NOTICE OF MEETING
WALLER COUNTY, TEXAS
REGULAR SESSION

Wednesday, December 10, 2025 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 Treasurer for Approval of Payroll Disbursements.

4. Request by County Treasurer for approval of Election Payroll Disbursements.

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

6. Request by County Treasurer to approve Fixed Asset Transfers to IT, Storage, and Environmental.

7. Request by County Treasurer to approve annual review of Waller County Investment Policy.

8. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers.

9. Spread upon the minutes Juvenile Probation line-item budget transfers WC 2025-61 and WC 2025-66.

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

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

12. Request by the County Engineer for a Formal Notice from Norfleet Land Services for a 14" NG Pipeline Installation and road bore within the right of way of Morton Rd and Schlipf Rd - Project #2025-2078.

13. Request by County Engineer for a Formal Notice from Centric Fiber for a Right of Way installation of a Fiber Cabinet placed on a 6' X 5' concrete slab on Betka Rd. - Project # 2025-2831.

14. Request by County Engineer to accept a Formal Notice from Ezee Fiber of Texas LLC for installation of Fiber Optic Cable with Conduit and accessories within the right of way of Freeman Ranch Dr., Amberwood Park Dr., Lone Rider Dr., Elaine Valley Dr., San Miguel Creek Dr., Beechwood Hacienda Dr., Rustic Shadow Drive., Mustang Trot Dr., Texas Pecan Dr., Sunny Highlands Dr., Light Summit Dr., Lynn Lotus Dr., Polly Grove Dr., and Beckendorff Rd - (Project # 2025-2735).

15. Request by County Engineer to approve the Final Plat of Sabine Springs Detention Reserve B Phase 1 in Precinct 2.

16. Request by County Engineer to approve the Final Plat of Lakes of Cane Island Detention Reserve A in Precinct 4.

17. Request by County Engineer to approve the Final Plat of Lakes of Cane Island Detention Reserve B in Precinct 4.

18. Request by County Engineer to approve the Final Plat of Lakes of Cane Island Detention Reserve C & D in Precinct 4.

19. Request by County Engineer to approve the Final Plat of Lakes of Cane Island Detention Reserve E in Precinct 4.

20. Request by County Engineer to approve the Final Plat of Lakes of Cane Island Detention Reserve F in Precinct 4.

21. Request by County Engineer to approve the Final Plat of Jordan Ranch Commercial in Precinct 4.

22. Request by County Engineer to approve the Final Plat of Mirabella Detention Basin 5 Phase 1 and Detention Basin 6 in Precinct 3.

23. Request by County Engineer to approve the Final Plat of Lakes of Cane Island Waller County M.U.D. NO. 58 Lift Station No. 1 in Precinct 4.

24. Request by County Engineer to approve the Final Plat of Lakes of Cane Island Section 3 and accept the Construction Bond in Precinct 4.

25. Request by County Engineer to approve the Final Plat of Lakes of Cane Island Section 4 and accept the Construction Bond in Precinct 4.

26. Request by County Engineer to place roads in Heritage West (Schlipf Road) into the developer's one-year maintenance period, effective September 29, 2025, and reduce the maintenance bond.

27. Request by County Engineer to place roads in Maple Woods Section 1 into the developer's one-year maintenance period, effective September 17, 2025, and reduce the maintenance bond.

28. Request by County Engineer to authorize the Road and Bridge Department to issue a public notice in the Katy Times, for two consecutive weeks, establishing a public hearing to amend the Major Thoroughfare Plan/Map for Kickapoo Road. Advertisement to be paid from line item 125-401-544100 [Bid Notices and Printing].

29. Request by Procurement Director to approve renewal of Bid 2025-02, term contract for pavement markings from Stripes & Stops with requested 20% price increase. Funds to be paid from line item 110-530-587411 [Sign & Striping Materials].

30. Spread upon the minutes the 2026 allotment for Waller County of $33,256.00 RAP, and other items such as Concrete Traffic Barrier and Signal Poles from The Texas Department of Transportation (TxDOT-LGAP Trans Code 201.706).

Requests to approve payments on the following:

31. $1,125.00 for Invoice dated November 3, 2025 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].

32. $815.36 for reimbursement payments to Trey Duhon for Courthouse Grand Opening expenses to be paid from line item 604-604-581839 [Courthouse Soft Cost].

33. $166.49 for reimbursement payment to McKenzie Kelley for Courthouse Grand Opening expenses to be paid from line item 604-604-581839 [Courthouse Soft Cost].

34. $7,500.00 for Invoice dated November 10, 2025, to Gulf Coast Rail District from line item 125-411-562300 [County Organizational Dues].

35. $5,000.00 for Invoice #3832 to TAG Houston Region from line item 125-411-562300 [County Organizational Dues].

36. $1,362.00 for Invoice #1028429883 to Pitney Bowes to be paid from line item 606-606-581839 [Soft Cost].

37. $60.00 for Invoice #25-8042 to be paid to Precision Printing and Office Supply from 606-606-581839 [Soft Cost].

38. $12,820.13 to be paid for Invoice #10.25.2025 to San Bernard Electric Cooperative to be coded to 604-604-581839 [Soft Cost for VMC].

39. $11,025.91 for Invoice# 11325, $2,082.51 for Invoice #11881, and $3,249.61 for Invoice #11975 for a total of $16,358.03 to Wilson Bauhaus Interiors to be paid from line item 606-606-581839 [Soft Cost].

40. $1,207.21 for Invoice #51222 and $1,365.97 for Invoice #51282 for a total of $2,573.18 to LDD Blueline to be paid from line item 606-606-545407 [Professional Services/Vehicle Maintenance Garage].

41. $3,712.50 for Invoice #51220, and $3,712.50 for Invoice #51280, for a total of $7,425.00 to Blueline TD, LLC from line item 125-600-545403 [Precinct 3 Building].

42. $2,812.50 for Invoice #51281, and $2,878.12 for Invoice #51221, for a total of $5,690.62 to LDD Blueline to be paid from line item 125-600-5454020 [Soft Cost].

43. $2,047.46 for Invoice #64 to King Architectural Consulting Services to be paid from line item 604-604-545405 [Professional Services].

44. $4,757.50 for Invoice #1013 and $2,200.00 for Invoice #1014 to J& M Cabling Solutions to be paid from line item 606-606-581839 [Courthouse Soft Cost].

45. $13,846.95 for Invoice dated October 28, 2025 to AT&T to be paid from line item 606-606-581839 [Soft Cost].

46. $12,362.45 for Invoice #10844384440, $5,774.90 for Invoice #10844185530, and $4,032.96 for Invoice #10837854346, for a total of $22,170.31 to Dell Marketing LP to be paid from line item 606-606-831839 [Soft Cost].

47. $31,665.12 for Invoice #218230 to Granicus to be paid from line item 606-606-581839 [Soft Costs].

48. $9,551.00 for Invoice dated November 4, 2025, to Benny E Courtney to be paid from 606-606-581839 [Soft Cost].

49. $200.00 for Invoice #SO221668 to FTG Texas to be paid from line item 606-606-581839 [Soft Cost].

50. $600.00 for Invoice #7359 to The Randle Law Office to be paid from line item 125-411-540300 [Legal].

51. $49,680.29 for Invoice #34043-6 to BGE, Inc. Services current September 27, 2025, through October 24, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

52. $36,973.86 for Invoice #34041-6 to BGE, Inc. Services current September 27, 2025, through October 24, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

53. $46,626.35 for Invoice #194340 to HR Green for Professional Services rendered August 23, 2025, through September 26, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

54. $43,777.60 for Invoice #195172 to HR Green for Professional Services rendered from September 27, 2025 to October 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

55. $64,121.27 for Invoice #65035800-1025-07 to Kimley-Horn and Associates, Inc. for services rendered October 1, 2025, through October 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

56. $224,475.03 for Invoice #202547780 to LJA Engineering, Inc. for Professional Services rendered September 6, 2025, through October 3, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

57. $26,774.00 for Invoice #100389-7 to RG Miller Engineers, Inc. for Professional Engineering Services rendered September 22, 2025 to October 19, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

58. $35,669.91 for Invoice #304200.00-7 to Schaumburg & Polk, Inc. Professional Services from September 29, 2025, through November 2, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

59. $96,936.97 for Invoice #203286-5 to TEDSI Infrastructure Group for Professional Services from October 1, 2025 to October 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

60. $19,501.75 for Invoice #25-001.006 to Trilogy Engineering Services LLC. Preliminary Engineering Services from October 1, 2025, through October 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

61. $82,706.04 for Invoice # 610005-6 to Volkert, Inc. for Professional Services rendered September 20, 2025 through October 17, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

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

PRESENTATION

63. Presentation by the Waller County 4-H Horse Club.

64. Discuss and take action to approve request by the Waller County 4-H Horse Club to use the Community Center on a continued basis for the 2nd Tuesday each month for 2026 beginning January 13, 2026.

TAX ASSESSOR-COLLECTOR

65. Presentation of the October and November 2025 Collections.

506TH DISTRICT JUDGE

66. Discuss and take action to approve the Indigent Defense Attorney Contracts for the Waller County District Felony Contract for Calendar Year 2026, and authorize the County Judge to sign the contracts on behalf of the County.

COUNTY COURT AT LAW 2

67. Discuss and take action to approve the Indigent Defense Attorney Contracts for Waller County, County Court at Law 2 for Calendar Year 2026, and authorize the County Judge to sign the contracts on behalf of the County.

SHERIFF

68. Discuss and take action to approve request for variance to the Waller County Travel Policy to ratify travel and allow an exception for purchase of out-of-state travel and expenses of $5,729.38 to be paid from line item 125-516-533202 [Training/LEOSE].

COUNTY ENGINEER

69. Discuss and take action to approve additional services in the amount of $169,865.00 for Construction Engineering and Inspection on Riley Rd at Birch Creek for IEA, Inc. - Supplement #1 to contract approved on October 30, 2024. Funds to be paid from line item 110-530-590000 [Bridge Replacement].

COUNTY JUDGE

70. Discuss and take action to approve Official Bond and Oath for County Judge.

LIBRARY

71. Discuss and take action to accept $50.00 from Deborah Flint and post the donation revenue budget line 125-000-472210 [County Donations]. The proceeds will be expended from budget line 125-537-536600 [Donations/Library].

GRANT MANAGER

72. Discuss and take action to authorize the County Judge to execute a second amendment with H2O Partners relative to the County's Hazard Mitigation Plan Update (GLO Contract 22-130-043-E436).

PROCUREMENT DIRECTOR

73. Discuss and take action on Amendment to Agreement with Utility Associates, Inc. utilizing Texas Department of Information Resources contract number DIR-CPO-4799, for an additional sixteen (16) in-car video systems for Constables in the amount of $104,160.00 for the term through May 30, 2028. Funds to be paid from line item 125-411-569600 [Contingency].

74. Discuss and take action to award Bid 26-001, Term Contract for Road Base and Construction Materials to all bidders meeting specifications for Fiscal Year 2026. Funds to be paid from line item 110-530-587505 [Road Materials].

75. Discuss and take action to award Bid 26-002, Term Contract for Oils and Asphalts to all bidders meeting specifications for Fiscal Year 2026. Funds to be paid from line item 110-530-587505 [Road Materials].

76. Discuss and take action on Agreement with FirstStep Pavement Management for roadway pavement needs assessment, in the amount not to exceed $50,000.00. Funds to be paid from line item 110-530-545800 [Prof. Consulting/Flood Plain Management].

COMMISSIONER, PRECINCT 3

77. Discuss and take action to waive the fee for the Community Center for the Waller County Seasoned Senior Events in 2026 on the following dates from 8:00a-12:00p(noon):

    January: 16th

    February: 16th

    March: 6th and 13th

    April: 3rd and 10th

    May: 1st

    June: 5th and 12th

    July: 1st and 6th

    August 14th and 21st.

78. Discuss and take action on TxDOT Road Feasibility Study.

DIRECTOR OF POLICY AND ADMINISTRATION

79. Discuss and take action on McGregor Lane Development Agreement.

80. Discuss and take action on Interlocal Agreement with Brookshire Katy Drainage District (BKDD).

DIRECTOR OF FACILITIES

81. Discuss and take action to approve payment of $827,481.62 for Application #37 to SEDALCO, Inc. to be paid from the following line items:

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

    $794,454.71- 604-604-581000 [Bldg Purch, Const, or Improv].

82. Discuss and take action on payment of $138,887.50 for Application #21 SEDALCO funds to be paid from line item 125-600-581620 [Justice Center Modulars].

83. Discuss and take action on payment of $137,180.98 for Application #1 to Gullo Commercial funds to be paid from line item 606-606-545407 [Vehicle Maintenance Garage].

84. Discuss and take action on payment of $86,936.69 for Application #2 to Gullo Commercial funds to be paid from line item 606-606-545407 [Vehicle Maintenance Garage].

MISCELLANEOUS

85. Discuss and take action to appoint a Primary and an Alternate Representative on the HGAC Transportation Policy Council (TPC).

86. Discuss and take action to appoint a Primary and an Alternate Representative on the HGAC Technical Advisory Committee (TAC).

87. Discuss and take action to authorize firework sales or prohibit or restrict certain fireworks in unincorporated areas of Waller County.

88. 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.

89. 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

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

91. 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.

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

93. 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 – NOVEMBER 19, 2025

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 19th day of November 2025 at its meeting place at the Waller County Joe Kuciemba Annex, Hempstead, Texas.

CALL TO ORDER

The meeting was called to order by Presiding Judge Justin Beckendorff at 9:00 a.m. with the following members of the Court present to-wit:

John A. Amsler, Commissioner Precinct 1
Walter Smith, Commissioner Precinct 2
Kendric D. Jones, Commissioner Precinct 4
Justin Beckendorff, Commissioner Precinct 4 – *Presiding Judge*
Debbie Hollan, County Clerk
Absent: Carbett "Trey" J. Duhon III, County Judge

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

1. Approval of Agenda.

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

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

PUBLIC COMMENT - *None*

CONSENT AGENDA

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

2. Approval of Minutes – November 12, 2025

3. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers.

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

DRAFT

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

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

7. Request by County Treasurer for approval of Election Payroll Disbursements.

8. Request by County Engineer to declare surplus property and request permission to sell a used 2004 Ford Escape, a 2011 Volvo Motor Grader and a used 2003 Ingersoll Rand Roller on govdeals.com.

9. Request by County Engineer to place roads in Sunterra Lakes Section 1 into the developer's one-year maintenance period, effective August 11, 2025, and reduce the maintenance bond.

10. Request by County Engineer to place roads in Sunterra Lakes Section 4 into the developer's one-year maintenance period, effective August 4, 2025, and reduce the maintenance bond.

11. Request by County Engineer to place roads in Sunterra Lakes Boulevard Street Dedication Section 1 into the developer's one-year maintenance period, effective August 27, 2025, and reduce the maintenance bond.

12. Request by County Engineer to place roads in Sunterra Lakes Section 2 into the developer's one-year maintenance period, effective July 31, 2025, and reduce the maintenance bond.

13. Request by County Engineer to place roads in Sunterra Lakes Section 3 into the developer's one-year maintenance period, effective July 31, 2025, and reduce the maintenance bond.

14. Request by County Engineer to approve acceptance of the roads in Sunterra Section 71 into county maintenance and release the bond.

15. Request by County Engineer to approve acceptance of the roads in Sunterra Section 55 into county maintenance and release the bond.

16. Request by County Engineer to approve acceptance of the roads in Twinwood Business Park Phase 1A, Segment E into county maintenance and release the bond.

17. Request by County Engineer to approve acceptance of the roads in Freeman Ranch Section 5 into county maintenance and release the bond.

18. Request by County Engineer to approve the Final Plat of Sunterra North Commercial Development and accept the Construction Bond in Precinct 3.

19. Request by County Engineer to approve the Final Plat of Sofi Lakes Reserve Section 1 in Precinct 3.

20. Request by County Engineer to approve Final Replat of Pederson Road Business Park Second Replat in Precinct 4.

DRAFT

21. Request by County Engineer to approve the Final Plat of Sofi Lakes Reserve Section 2 in Precinct 3.

22. Request by County Engineer to accept a Formal Notice by Trident Intrastate Pipeline LLC for 48" Natural Gas Pipeline within the right of way of Morison Rd, Hebert Rd, Mound Creek Rd, Joseph Rd, Howell Rd, Reids Prairie Rd and Pine Tree Ln. - Project # 2025-2023.

23. Request by County Engineer to accept a Formal Notice by Ezee Fiber Texas LLC for Fiber Optic Cable with Conduit and Accessories within the right of way of Pappas Dr, Pappas Creek Ct, Green Prairie Dr, Southern Sky Dr, Southern Creek Ct, Pecan Creek Dr, Tallow Pointe Ln, Redwood Peak Ln, Canton Farms Ct, Norhill Heights Ln, Willow Breeze Dr, Willow Oak Way and Piper Glen Ln. (Willow Creek Farms) - Project # 2025-2720.

24. Request by County Engineer to accept a Formal Notice by Jordan Ranch Real Estate, LLC for 365 feet of 8" Sanitary Sewer Lines, and Road Bore within the right of way of Jordan Ranch Blvd, and West Miller Rd., - Project # 2025-2275.

25. Request by County Engineer to accept a Formal Notice by Ezee Fiber Texas, LLC for Fiber Optic Lines with Conduit and Accessories within the right of way of Kingsland Blvd., Scarlet Oak Ln., Fringe Tree Ln., Cork Tree Ct., Tulip Tree Ln., Silver Linden Ln., and Spindle Tree Ln.- Project # 2025-2737.

26. Request by County Engineer to accept a Formal Notice by Ezee Fiber Texas, LLC for Fiber Optic Lines with Conduit and Accessories within the right of way of Jordan Ranch Blvd, Pappas Dr., Willow Creek Ln, Prairie Farms Dr, Katy Creek Ct, Stone Creek Ct, Green Meadows Ln, White Oak Ln, Golden Sky Ct, Prairie Creek Ct, Creekside Dr, Western Sky Dr, Live Oak Way and Arrowbrook Ln.- Project # 2025-2739.

27. Request by County Engineer to accept a Formal Notice by Comcast of Houston, LLC for Fiber Optic Cable within the right of way of Penick Rd- Project # 2025-2606.

28. Request by County Engineer to accept a Formal Notice by A T & T Communications for Fiber Optic Cable within the right of way of Joseph Rd.- Project # 2025-2236.

29. ~~Request by Commissioner, Precinct 3 to issue a public notice in a newspaper of general circulation establishing a public hearing during the regular session of Commissioners Court on December 10, 2025 on the creation of Waller County Tax Increment Reinvestment Zone (TIRZ), Precinct 3 within Waller County. Funds to be paid from line item 125-401-544100 [Bid Notices and Printing].~~ **Item WITHDRAWN.**

Requests to approve payments on the following:

30. $10,400.00 for Invoice #1581 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].

31. $85,124.45 for Invoice #75157-5 to Civil Corp for Professional Services rendered through September 28, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

DRAFT

32. $95,731.15 for Invoice #74083-4 to Civil Corp for Professional Services rendered through August 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

33. $130,051.23 for Invoice #112575-4 to Edminster Hinshaw Russ & Assoc. dba EHRA Engineering. Professional Services for the Date Ending September 21, 2025. Funds to be paid from line item 605-605- 545405 [Prof. Services].

34. $52,549.02 for Invoice #GG-1546-2 to Gradient Group for Billing Period August 1, 2025 through September 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

35. $75,876.50 for Invoice #203265-4 to TEDSI Infrastructure Group for Professional Services rendered from September 1, 2025 through September 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

36. $15,450.00 for Invoice #25-001.005 to Trilogy Engineering Services LLC for services rendered from September 1, 2025 through September 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

37. $24,150.00 for Invoice #1004 to URSA Dynamics LLC to be paid from line item 125-411-540300 [Legal].

38. $1,680.00 for Invoice #7306 to The Kaelle Law Office to be paid from line item 125-411-540300 [Legal].

39. Request by County Auditor to approve and/or Ratify Accounts Payable.

Motion to approve **Consent Agenda** with number 29 withdrawn made by Commissioner Jones, seconded by Commissioner Smith.
Motion carried by 4-0 vote.

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

ECONOMIC DEVELOPMENT

40. **Presentation and update** by the Waller County Economic Development Partnership.
No action required.

41. Discuss and take action to approve contract with the Waller County Economic Development Partnership for 2026-2028.

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

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

42. **Public hearing**: on the adoption of the Waller County Tax Abatement Guidelines and Criteria.

Public Hearing began at 9:13 a.m.
Vince Yokum highlighted changes to the guidelines.
No public comments received.
Public Hearing ended at 9:17 a.m.

DRAFT

43. Discuss and take action to adopt a resolution to participate in tax abatement agreements and approve the Waller County Tax Abatement Guidelines and Criteria.

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

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

COUNTY ENGINEER

44. **Public Hearing:** Pederson Road Business Park Second Replat. The amendment will create 5 (five) Commercial Reserves by Owners IU Heritage LP.

Public Hearing began at 9:18 a.m.
Mr. Ross McCall explained the amendment.
No public comments received.
Public Hearing ended at 9:20 a.m.

45. Discuss and take action to approve the Final Plat of W[illegible]rford Run in Precinct 2.

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

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

DISTRICT ATTORNEY

46. Discuss and take action to approve creation of paid internship program for District Attorney's Office. *(no backup submitted)*

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

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

GRANT MANAGER

47. ~~Discuss and take action to approve new grant projects funded by the FY22 SETH grant in an amount not to exceed $[illegible]8,000.00~~.

Motion made by Commissioner Jones, seconded by Commissioner Smith.
Motion and Second withdrawn. **ITEM WITHDRAWN.**

FIRE MARSHAL

48. Discuss and take action on Burn Ban.

Motion made by Commissioner Jones to allow the Fire Marshal at his discretion to lift the Burn Ban (on this Burn Ban), seconded by Commissioner Smith.
Motion carried by 4-0 vote.

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

DRAFT

TREASURER

49. Discuss and take action to approve continuation of policy and payment for Texas Association of Counties Auto Liability, Auto Physical Damage, and General Liability coverages effective January 1, 2026. ***and***

50. Discuss and take action to approve continuation of policy and payment for Texas Association of Counties Workers' Compensation coverage effective 01/01/2026. ***and***

51. Discuss and take action to approve CJD Crime Victims Salary Order for grant year 2025-2026. ***and***

52. Discuss and take action to approve Salary Order amendment 2025.7 effective ~~November 23, 2025~~ **December 7, 2025**.

Motion to approve **items 49-52** with effective date changed to item 5[illegible] made by Commissioner Jones, seconded by Commissioner Smith.
Motion carried by 4-0 vote.

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

DIRECTOR OF FACILITIES

53. Discuss and take action on the 3rd floor expansion project including review of final floor plan and guaranteed maximum price from Sedalia.

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

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

MISCELLANEOUS

54. Discuss and take action to appoint Lyn[illegible] Spencer to serve as Waller County's primary representative on the HGA[illegible] Local Development Corporation.

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

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

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 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.**

56. ~~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.**

DRAFT

EXECUTIVE SESSION

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

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

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

ADJOURN MEETING

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

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

Meeting was **ADJOURNED** at 10:01 a.m.

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

_____
Debbie Hollan
Waller County Clerk

APPROVED this the 10th day of December 2025.

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

DRAFT

FIXED ASSET TRANSFERS

TAG #	SERIAL#	TRANSFER TO (DEPT)	TRANSFERRED FROM (DEPT)	DATE	DESCRIPTION
4411		Storage	Treasurer	12/10/2025	HON 68511 600 Series Lateral File
9503		Storage	Treasurer	12/10/2025	HON 68511 600 Series Lateral File
9718		Storage	Treasurer	12/10/2025	HON 68511 600 Series Lateral File
6464		Storage	Treasurer	12/10/2025	HON 68511 600 Series Lateral File
6465		Storage	Treasurer	12/10/2025	HON 68511 600 Series Lateral File
1145		Storage	Treasurer	12/10/2025	5 shelf
1146		Storage	Treasurer	12/10/2025	2 shelf
575		Storage	Treasurer	12/10/2025	2 shelf
No tag		Storage	Treasurer	12/10/2025	Bar height chars (4)
No tag		Storage	Treasurer	12/10/2025	3 shelf
1147		Storage	Treasurer	12/10/2025	2 door storage cabinet
no tag		Storage	Treasurer	12/10/2025	Hon left return desk
no tag		Storage	Treasurer	12/10/2025	desk riser

SIGNATURE: D. R. Pott

SIGNATURE: John Beaty

**** SIGNATURES ARE REQUIRED BY BOTH DEPARTMENTS & MUST GO THROUGH COMMISSIONER'S COURT FOR APPROVAL**

FIXED ASSET TRANSFERS

TAG #	SERIAL#	TRANSFER TO (DEPT)	TRANSFERRED FROM (DEPT)	DATE	DESCRIPTION
5267		Environmental	Treasurer	12/1/2025	HON 68511 600 Series Lateral File
5268		Environmental	Treasurer	12/1/2025	HON 68511 600 Series Lateral File
4935		Environmental	Treasurer	12/1/2025	HON 68511 600 Series Lateral File
9115		Environmental	Treasurer	12/1/2025	HON 68511 600 Series Lateral File
5335-A		Environmental	Treasurer	12/1/2025	Series CL Shaped Reception Desk
5335-B		Environmental	Treasurer	12/1/2025	Series CL Shaped Reception Desk
No Tag		Environmental	Treasurer	12/1/2025	Hon 72x30 desk
No Tag		Environmental	Treasurer	12/1/2025	Hon 72x30 desk with return
No Tag		Environmental	Treasurer	12/1/2025	Hon 72x30 desk with return
No Tag		Environmental	Treasurer	12/1/2025	Multi-piece Executive Desk
No Tag		Environmental	Treasurer	12/2/2025	Multi-piece Executive Desk

SIGNATURE: Tonya Mewis

SIGNATURE: Jack Beaty

**** SIGNATURES ARE REQUIRED BY BOTH DEPARTMENTS & MUST GO THROUGH COMMISSIONER'S COURT FOR APPROVAL**

FIXED ASSET TRANSFERS

TAG #	SERIAL#	TRANSFER TO (DEPT)	TRANSFERRED FROM (DEPT)	DATE	DESCRIPTION
4901		IT	Treasurer	12/1/2025	Xerox Documate 5445 Scanner
4955		IT	Treasurer	12/1/2025	Optiplex 7040 Minitower Computer
4956		IT	Treasurer	12/1/2025	Optiplex 7040 Minitower Computer
4960		IT	Treasurer	12/1/2025	Optiplex 7040 Minitower Computer

SIGNATURE:

SIGNATURE:

**** SIGNATURES ARE REQUIRED BY BOTH DEPARTMENTS & MUST GO THROUGH COMMISSIONER'S COURT FOR APPROVAL**

RESOLUTION OF ANNUAL REVIEW OF THE INVESTMENT POLICY WALLER COUNTY

WHEREAS, Waller County has been legally created and operates pursuant to the general laws of the State of Texas applicable to Counties; and

WHEREAS, Waller County Commissioners' Court convened on this date at a meeting open to the public and wishes to review the Investment Policy for the County, in the form attached hereto, pursuant to Chapter 2256, The Texas Government Code, as amended from time to time; Now, therefore,

BE IT RESOLVED BY COMMISSIONERS' COURT OF WALLER COUNTY THAT:

1. The Investment Policy, in the form attached hereto is hereby reviewed and approved at its annual review.

2. The provisions of this Resolution shall be effective as of the date reviewed and shall remain in effect until modified by action of this Court.

PASSED AND APPROVED, this 10th day of December, 2025.

Carbett "Trey" J. Duhon III, County Judge

John A. Amsler
Commissioner, Pct. 1

Walter E. Smith
Commissioner, Pct. 2

Kendric D. Jones
Commissioner, Pct. 3

Justin Beckendorff
Commissioner, Pct. 4

ATTEST:

Debbie Hollan
County Clerk

WALLER COUNTY
INVESTMENT POLICY

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1.00 INVESTMENT SCOPE OF POLICY

1.01 General Statement

This policy serves to satisfy the statutory requirement of Local Government Code 116.112 and Government Code Chapter 2256 to define and adopt a formal investment policy. This policy will be reviewed annually according to Section 2256.005(e), Government Code, Public Funds Act.

1.02 Funds Included

This investment policy applies to all financial assets of all funds of the County of Waller, Texas at the present time and any funds to be created in the future and any other funds held in custody by the County Treasurer, unless expressly prohibited by law or unless it is in contravention of any depository bank.

2.00 INVESTMENT AUTHORITY AND CONTROL

2.01 County's Investment Officer

In accordance with Sec. 116.112(a), Loc. Gov. Code and/or Chap. 2256, Sec. 2256.005 (f) and (g), Government Code, the County Treasurer under the direction of the Waller County Commissioners' Court, may invest county funds that are not immediately required to pay obligations of the county.

If the investment officer has a personal business relationship with an entity, or is related within the second degree by affinity or consanguinity to an individual, seeking to sell an investment to the county, the investment officer must file a statement disclosing that personal business interest, or relationship with the Texas Ethics Commission and the Commissioners' Court in accordance with Government Code 2256.

2.02 Quality and Capability of Investment Manager

It is the county's policy to provide training required by the Public Funds Act, Sec. 2256.008 and periodic training in investments for the County Treasurer through courses and seminars offered by professional organizations and associations in order to insure the quality, capability and currency of the County Treasurer in making investment decisions.

2.03 Prudence and Ethical Standards

Waller County uses the "prudent person rule" when managing the portfolios within the applicable legal and policy constraints. The prudent person rule is restated as follows: "Investments must be made with the judgment and care, under prevailing circumstances, which persons of prudence, discretion and intelligence would exercise in the management of their own affairs for investment, not for speculation, considering the probable safety of their capital as well as the probable income to be derived."

2.04 Liability of Investment Officer

In accordance with Sec. 113.005, Texas Local Government Code, the County Treasurer is not responsible for any loss of the county funds through the failure or negligence of a depository. This section does not release the Treasurer from responsibility for a loss resulting from the official misconduct or negligence of the Treasurer, including a mis-appropriation of the funds, or from responsibility for funds until a depository is selected and the funds are deposited.

2.05 Investment Advisory Committee

The Investment Advisory Committee reviews investment policies and procedures. Members of the Committee include: County Judge, Appointed County Commissioner, District Attorney, Tax Assessor/Collector, County Auditor and County Treasurer. The Treasurer will serve as chairman of the committee and meetings will be called as needed.

2.06 Accounting and Audit Control

The Waller County Treasurer will establish liaison with the Waller County Auditor in preparing investment forms to assist the County Auditor for accounting and auditing control. The Treasurer is subject to audit by the County Auditor. In addition, the Waller County Commissioners' Court, at a minimum, will have an annual audit of all county funds, as well as an annual compliance audit of management controls on investments and adherence to the entity's established investment policies in accordance with 2256.005(m).

3.00 INVESTMENT OBJECTIVES

3.01 General Statement

Funds of the county will be invested in accordance with federal and state law, this investment policy and written administrative procedures. The county will invest according to investment strategies for each fund as they are adopted by Commissioners' Court.

3.02 Safety of Principal

The primary objective of Waller County is to ensure the safety of principal in all funds and avoid speculative investing.

3.03 Maintenance of Adequate Liquidity

The secondary objective of Waller County is to strive to maintain adequate liquidity, through scheduled maturity of investments to cover the cash needs of the county consistent with the objectives of this policy.

3.04 Diversification

It will be the policy of Waller County to diversify its portfolio to eliminate the risk of loss resulting from over concentration of assets in a specific maturity, a specific issuer or a specific class of investments. Investments of the county shall always be selected to provide for stability of income and reasonable liquidity.

3.05 Maturity/Marketability

Portfolio maturities will be structured to achieve the highest return of interest consistent with liquidity requirements of the county's cash needs. No investment shall have a legal stated maturity of more than twelve (12) months.

3.06 Yield

It will be the objective of Waller County to earn the maximum rate of return allowed on its investments within the policies imposed by its safety and liquidity objectives and state and federal law governing investment of public funds.

4.00 INVESTMENT STRATEGY

4.01 Waller County Funds

All funds of Waller County that are invested, are invested by matching maturity of investments with liabilities. Investments are made with the intention of holding to maturity, but with the ability to liquidate should funds be needed at any time.

This strategy is achieved by utilizing overnight investments through Pools, Certificates of Deposit, Time Deposits, Treasuries and US Agencies.

4.02 Fiduciary Funds

All fiduciary funds that are invested, are invested by matching maturity of investments with cash needs, investments are made with the ability to liquidate should funds be needed at any time. This strategy is achieved by utilizing overnight investments through Pools, Certificates of Deposit, Time Deposits, Treasuries and US Agencies with stated final maturity of one year or less.

5.00 INVESTMENT INSTRUMENTS

The Waller County Treasurer shall use any or all of the following authorized investment instruments consistent with governing law and this policy.

5.01 Bank Investments

1. Fully collateralized Certificates of Deposits.
   a. Bids for certificates of deposit may be solicitated:
      i. orally;
      ii. in writing;
      iii. electronically; or
      iv. in any combination of those methods.
2. Fully collateralized Time Deposits.
3. Fully collateralized interest bearing checking accounts.

5.02 Overnight Investments

1. TexPool-Investments authorized by TexPool Investment Policy.
2. Texas Cooperative Liquid Assets Securities System Trust (Texas CLASS) -Investments authorized by Texas CLASS Investment Policy.

5.03 Other Investments

1. US Treasury Securities with a legal stated maturity of twelve (12) months or less.
2. Obligations issued by a federal agency or instrumentality of the United States with a legal stated maturity of twelve (12) months or less.

6.00 INVESTMENT INSTITUTIONS DEFINED

6.01 Depository Bank

Depository Bank under a depository contract executed by Waller County Commissioners' Court and in compliance with VCTA, Texas Local Government Code, Chapter 117.

6.02 Other Banks

Other state or national banks domiciled in Texas that are insured by FDIC-fully collateralized Certificates of Deposits or Time Deposits.

6.03 Federal Reserve Bank

Treasury direct through the Direct Treasury Account for Waller County, Treasury Securities.

6.04 Public Funds Pools

TexPool-Overnight funds.
Texas CLASS-Overnight funds.

6.05 US Security Dealers

US Security Dealers recommended by the County Treasurer, Investment Advisory Committee and approved by Commissioners' Court.

7.00 BROKER/DEALER/INSTITUTION QUALIFICATIONS AND PROCEDURES

7.01 Qualifications for Approval of Broker/Dealer Institutions

In accordance with Sec. 2256.005(k) Government Code, a written copy of this investment policy shall be presented to any person seeking to sell to the county an authorized investment. Before being considered for approval the registered principal of the business organization seeking to sell an authorized investment shall execute a written instrument substantially to the effect the registered principal has:

1. Received and thoroughly reviewed the investment policy of the county and has:
2. Proof of governmental investment experience.
3. Good references from public funds investment officers.

7.02 Confirmation of Trade

A confirmation of trade will be provided by the broker/dealer to the Waller County Treasurer for every purchase of an investment security. This trade ticket and confirmation will become a part of the file that is maintained on every investment.

7.03 It will be the policy of the county that all Securities purchased through a Broker shall be purchased using the "deliver vs. payment" method through the Federal Reserve System. By so doing, county funds are not released until the county has received through the Federal Reserve wire, the securities purchased.

8.00 COLLATERAL AND SAFEKEEPING

8.01 Collateral or Insurance

The Waller County Treasurer shall insure that all county funds are fully collateralized or insured consistent with federal and state law and the current depository contract in one or more of the following manners:
1. FDIC insurance coverage.
2. United Stated Government Bonds, Notes, Bills and Agencies.

8.02 Safekeeping

All purchased securities shall be held in safekeeping by the county or a county account in a third party financial institution, or with a Federal Reserve Bank.

Securities pledged as collateral shall be deposited in trust with the Federal Reserve Bank or another disinterested third party bank under an appropriate legal contract. The amount of such securities pledged shall be determined by their market value.

8.03 Collateral Reporting

The Treasurer of Waller County shall report to the County Commissioners' Court his or her valuation of all collateral compared to all county deposits on a monthly basis. Collateral deficiencies should be identified and immediately corrected through additional collateral deposited.

8.04 Rate Monitoring

The Treasurer of Waller County shall monitor on a monthly basis the ratings of Waller County Investments, provided by a nationally recognized rating service. Ratings of investments shall be reported quarterly to Commissioners' Court. Investment pools must be continuously rated no lower than AAA or AAA-m or at an equivalent rating.

9.00 INVESTMENT REPORTING

9.01 Monthly Reporting

The Waller County Treasurer will report in writing monthly to Commissioners' Court and to the County Auditor. The report shall include a detailed listing of all purchases, sales and payments and description of each security held.

9.02 Quarterly Reporting

In accordance with Texas Government Code, Title 10, Sec. 2256.023, the Waller County Treasurer will report quarterly the portfolio statistics, listing the type and description of investments in detail, the broker/dealer used for the purchase, the yield to maturity, the stated maturity date and the previous and current market value.

Joan Beaty
Waller County Treasurer
j.beaty@wallercounty.us

836 Austin St, Ste 2200
Hempstead, Texas 77445

Phone 979-826-7707
Fax 979-472-3909

December 10, 2025

Honorable Carbett “Trey” J. Duhon III
And
Honorable Commissioners’ Court
Waller County
Hempstead, Texas

Gentlemen:

In accordance with Section 2256.005(e), Government Code, Public Funds Act, I respectfully request your approval of the attached Investment Policy for Waller County funds and endorsement of the Resolution of Annual Review. The Investment Advisory Committee has reviewed the policy and agrees there are no necessary changes to the policy this year.

Thank you for time and attention to this request.

Sincerely,

Joan Beaty

Joan Beaty, CIO, CCT
Waller County Treasurer

Order to Amend 2025 Budget

Amendment # 2025- 58
Date Approved 12-10-2025

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

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
BUDGET LINE- ITEM TRANSFERS:					
From:					
125-416-568400	General - District Attorney	Miscellaneous	$ 3,000.00	$ (51.00)	$ 2,949.00
To:					
125-416-562310	General - District Attorney	Bar Dues	$ 3,300.00	$ 51.00	$ 3,351.00
		Net Change to Budget (Rev)/Exp		$ -	

Purpose of transfer:

Transfer will cover bar dues for the remainder of FY25.

Alan Younts 11/20/2025

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

Order to Amend 2025 Budget

Amendment # 2025- 64
Date Approved 12-10-2025

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

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
BUDGET LINE- ITEM TRANSFERS:					
From:					
125-411-569600	General - All Other	Contingency	$ 285,649.00	$ (10,000.00)	$ 275,649.00
To:					
125-513-510100	General - Constable 3	Part Time	$ 20,000.00	$ 10,000.00	$ 30,000.00
		Net Change to Budget (Rev)/Exp		$ -	

Purpose of transfer:

Part-time currently has a negative budget variance of $7,445.00 and could lead to the department being overall negative at the of FY25.

Alan Younts 11/24/2025

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

Order to Amend 2025 Budget

Amendment # 2025- 67
Date Approved 12-10-2025

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

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
BUDGET LINE- ITEM TRANSFERS:					
From:					
125-511-581816	General - Constable 1	Aircard/Wireless	$ 2,400.00	$ (2,399.00)	$ 1.00
To:					
125-511-568400	General - Constable 1	Miscellaneous	$ -	$ 250.00	$ 250.00
125-511-581810	General - Constable 1	Equipment	$ 5,000.00	$ 2,149.00	$ 7,149.00
		Net Change to Budget (Rev)/Exp		$ -	

Purpose of transfer:

To fund year end equipment purchases.

Alan Younts 11/25/2025

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

Order to Amend 2025 Budget

Amendment # 2025- 71
Date Approved 12-10-2025

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

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
BUDGET LINE- ITEM TRANSFERS:					
From:					
125-421-568400	General - JP 4	Miscellaneous	$ 3,000.00	$ (1,000.00)	$ 2,000.00
To:					
125-421-530200	General - JP 4	Supplies & Stationary	$ 5,000.00	$ 1,000.00	$ 6,000.00
		Net Change to Budget (Rev)/Exp		$ -	

Purpose of transfer:

To fund needed supplies for FY25.

Alan Younts 12/3/2025

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

Order to Amend 2025 Budget

Amendment # 2025- 70
Date Approved 12-10-2025

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

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
BUDGET LINE- ITEM TRANSFERS:					
From:					
125-420-568400	General - JP 3	Miscellaneous	$ 750.00	$ (750.00)	$ -
125-420-581800	General - JP 3	Furniture & Equipment	$ 2,000.00	$ (2,000.00)	$ -
To:					
125-420-510101	General - JP 3	Part-Time	$ 30,000.00	$ 2,750.00	$ 32,750.00
		Net Change to Budget (Rev)/Exp		$ -	

Purpose of transfer:

To fund additional part-time needs to complete a reorganization of Pct 3 office.

Alan Younts 12/3/2025

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

Order to Amend 2025 Budget

Amendment # 2025- 72
Date Approved 12-10-2025

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

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
BUDGET LINE- ITEM TRANSFERS:					
From:					
125-516-587523	General - Sheriff Admin	Fleet Management	$ 650,000.00	$ (65,000.00)	$ 585,000.00
To:					
125-516-533000	General - Sheriff Admin	Fuel & Oil	$ 500,000.00	$ 65,000.00	$ 565,000.00
		Net Change to Budget (Rev)/Exp		$ -	

Purpose of transfer:

Transfer to fund anticipated year-end fuel & oil budget for FY25.

Alan Younts 12/4/2025

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

Order to Amend 2025 Budget

Amendment # 2025- 61
Date Approved Next Juvenile Board Meeting

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

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
BUDGET LINE- ITEM TRANSFERS:					
From:					
125-506-530800	General - Juvenile Probation	Supplies	$ 750.00	$ (555.00)	$ 195.00
125-506-581813	General - Juvenile Probation	Copier/Printer	$ 2,615.00	$ (2,035.00)	$ 580.00
125-507-563800	General - Juvenile Detention	Groceries	$ 2,000.00	$ (449.00)	$ 1,551.00
125-507-564300	General - Juvenile Detention	Disinfectant & Soap	$ 400.00	$ (50.00)	$ 350.00
125-507-565500	General - Juvenile Detention	Long Term Detention	$ 60,500.00	$ (10,085.00)	$ 50,415.00
125-507-568400	General - Juvenile Detention	Miscellaneous	$ 20,500.00	$ (2,459.00)	$ 18,041.00
To:					
125-506-545310	General - Juvenile Probation	Staff Training	$ 10,000.00	$ 1,525.00	$ 11,525.00
125-507-564001	General - Juvenile Detention	Other Detention Expense	$ 6,100.00	$ 510.00	$ 6,610.00
125-507-565000	General - Juvenile Detention	Short Term Detention	$ 130,000.00	$ 13,598.00	$ 143,598.00
		Net Change to Budget (Rev)/Exp		$ -	

Purpose of transfer:

Year end budget adjustments to fund possible shortfalls in training and detention expenses.

Spread on CC minutes 12-10-2025.

Alan Younts 11/21/2025

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

Order to Amend 2025 Budget

Amendment # 2025- 69
Date Approved 12-10-2025

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

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
BUDGET LINE- ITEM TRANSFERS:					
From:					
125-440-563000	General - County Judge	Training & Conference	$ 9,908.00	$ (1,348.00)	$ 8,560.00
To:					
125-440-587523	General - County Judge	Fleet Mgmt Lease	$ 11,000.00	$ 1,348.00	$ 12,348.00
		Net Change to Budget (Rev)/Exp		$ -	

Purpose of transfer:

To fund the anticpated shortfall in Fleet Mgmt Lease Payments for FY25.

Alan Younts 12/3/2025

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

Order to Amend 2025 Budget

Amendment # 2025-66
Date Approved Next Juvenile Board Meeting

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

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
BUDGET AMENDMENTS:					
125-000-423824	General Revenue	State Revenue	$ (79,812.00)	$ (161,660.00)	$ (241,472.00)
125-507-565510	General-JP Detention	Long Term Detention-Grant R	$ 74,312.00	$ 161,660.00	$ 235,972.00
		NET TOTAL BUDGET AMENDMENT:		$ -	

Purpose of budget amendment:
To certify 2025-2026 TJJD Grant R award of $161,660.00 and amend the Juvenile Probation Department Long Term Detention budget.

The Oaks Brownwood - Diversion # 25-D0345 - $80,830
Granbury Regional Juvenile Justice - Diversion 26-D0065 - $80,830.00

Other notes:
Name of Agency: TJJD
Oaks Brownwood Grant Period: 09-01-2025 to 07-31-2026.
Granbury Grant Period: 2026

Spread upon the CC minutes on 12-10-2025

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

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

REVENUE CERTIFICATION

Alan Younts 11/25/2025

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

Order to Amend 2025 Budget

Amendment # 2025-73
Date Approved 12-10-2025

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

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
BUDGET AMENDMENTS:					
125-000-472210	General-Revenue	County Donations	$ (133,900.00)	$ (50.00)	$ (133,950.00)
125-537-536600	General-Library	Donations/Library	$ 566.00	$ 50.00	$ 616.00
		NET TOTAL BUDGET AMENDMENT:		$ -	

Purpose of budget amendment:

Certify the cash donation of $50.00 from Deborah Flint and amend the 2025 budget.

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

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

REVENUE CERTIFICATION

Alan Younts 12/4/2025

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

Order to Amend 2025 Budget

Amendment # 2025- 62
Date Approved 12-10-2025

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

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
BUDGET LINE- ITEM TRANSFERS:					
From:					
125-509-563000	General - FM	Training & Conference	$ 8,000.00	$ (2,850.00)	$ 5,150.00
To:					
125-509-510104	General - FM	Part Time (Investigator/Inspector)	$ 10,000.00	$ 1,000.00	$ 11,000.00
125-509-587523	General - FM	Fleet Management Lease Payment	$ 55,000.00	$ 1,850.00	$ 56,850.00
		Net Change to Budget (Rev)/Exp		$ -	

Purpose of transfer:

Year-end budget adjustments for potential negative variances.

Alan Younts 11/21/2025

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

Order to Amend 2025 Budget

Amendment # 2025- 63
Date Approved 12-10-2025

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

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
BUDGET LINE- ITEM TRANSFERS:					
From:					
125-513-530200	General - Constable 3	Supplies & Stationary	$ 2,500.00	$ (2,460.00)	$ 40.00
125-513-581816	General - Constable 3	Air Card/Wireless	$ 1,000.00	$ (1,000.00)	$ -
To:					
125-513-581700	General - Constable 3	Equipment	$ 40,760.00	$ 3,460.00	$ 44,220.00
		Net Change to Budget (Rev)/Exp		$ -	

Purpose of transfer:

To purchase 6 (six) tactical vests from Galls.

Alan Younts 11/24/2025

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

Order to Amend 2025 Budget

Amendment # 2025- 60
Date Approved 12-10-2025

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

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
BUDGET LINE- ITEM TRANSFERS:					
From:					
125-519-530100	General - CSCD	Supplies	$ 4,500.00	$ (400.00)	$ 4,100.00
125-519-581813	General - CSCD	Copier/Printer	$ 7,000.00	$ (1,100.00)	$ 5,900.00
To:					
125-519-581800	General - CSCD	Furniture & Equipment	$ 1,500.00	$ 1,500.00	$ 3,000.00
		Net Change to Budget (Rev)/Exp		$ -	

Purpose of transfer:

Transfer will fund additional furniture needs for FY25.

Alan Younts 11/20/2025

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

Order to Amend 2025 Budget

Amendment # 2025- 68
Date Approved 12-10-2025

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

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
BUDGET LINE- ITEM TRANSFERS:					
From:					
125-436-560100	General - Treasurer	Bond Premiums	$ 2,500.00	$ (400.00)	$ 2,100.00
125-436-563000	General - Treasurer	Training & Conference	$ 5,518.00	$ (146.00)	$ 5,372.00
To:					
125-436-530200	General - Treasurer	Supplies & Stationary	$ 3,200.00	$ 146.00	$ 3,346.00
125-436-581800	General - Treasurer	Furniture & Equipment	$ 482.00	$ 400.00	$ 882.00
		Net Change to Budget (Rev)/Exp		$ -	

Purpose of transfer:

These transfers will fund printer and employment posters.

Alan Younts 12/3/2025

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

Order to Amend 2025 Budget

Amendment # 2025-65
Date Approved 12-10-2025

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

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
BUDGET AMENDMENTS:					
125-000-472210	General-Revenue	County Donations	$ (131,400.00)	$ (2,500.00)	$ (133,900.00)
125-509-536710	General-FM	Cash Donations	$ 15,757.00	$ 2,500.00	$ 18,257.00
		NET TOTAL BUDGET AMENDMENT:		$ -	

Purpose of budget amendment:

Certify the cash donation of $2,500.00 from ATMOS and amend the 2025 budget.

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

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

REVENUE CERTIFICATION

Alan Younts 11/24/2025

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

Order to Amend 2025 Budget

Amendment # 2025- 59
Date Approved 12-10-2025

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

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
BUDGET LINE- ITEM TRANSFERS:					
From:					
125-411-569600	General - All Other	Contingency	$ 389,809.00	$ (104,160.00)	$ 285,649.00
To:					
125-511-581810	General - Constable 1	Equipment	$ 5,000.00	$ 26,040.00	$ 31,040.00
125-512-581810	General - Constable 2	Equipment	$ 22,829.00	$ 26,040.00	$ 48,869.00
125-513-581700	General - Constable 3	Equipment	$ 40,760.00	$ 26,040.00	$ 66,800.00
125-514-581810	General - Constable 4	Equipment	$ -	$ 26,040.00	$ 26,040.00
		Net Change to Budget (Rev)/Exp		$ -	

Purpose of transfer:

To fund the unbudgeted purchase of sixteen (16) cameras from CoreForce Tech (formerly Utility). To be able to post this transaction to FY25, this equipment must be delivered by December 31, 2025. Otherwise, this will need to be addressed again for FY26.

Alan Younts 11/20/2025

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

MONTHLY REPORT DUE TO COMMISSIONER'S COURT
DATE: OCTOBER 2025

OFFICE	DATE RECEIVED
ANIMAL CONTROL	11/12/25
AUDITOR	11/25/25
CONSTABLE PCT#1	11/2/25
CONSTABLE PCT#2	10/29/25
CONSTABLE PCT#3	11/10/25
CONSTABLE PCT#4	11/10/25
COUNTY CLERK	11/6/25
DISTRICT CLERK	11/7/25
ENVIRONMENTAL	10/9-10-/15-10/16-10/23-10/30/25
FIRE MARSHALL	10/6/25
JP#1	10/16-10/24-11/13/25
JP#2	10/10-10/24-11/6/25
JP#3	10/17-10/20-11/5-11/18/25
JP#4	10/13-10/29-11/10/25
LIBRARY - HEMPSTEAD	11/6/25
LIBRARY- BROOKSHIRE	11/6/25
RECYCLE CENTER	11/6/25
ROAD AND BRIDGE	10/2-10/9-10/16-10/23-10/30
SHERIFF	11/12/25
TAX OFFICE	11/6/25

74-215
(2-06)

STATE OF TEXAS
COMPTROLLER'S JUDICIARY SECTION

Please Circle Claim Quarter			
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Item 11.

QUARTERLY REQUEST FOR COUNTY REIMBURSEMENT OF JUROR PAYMENTS

– Texas Government Code 61.0015 –

COMPTROLLER USE ONLY

AGY	COBJ	TC	FUND	AY	PCA	APPROVAL	DOCUMENT NUMBER	DOCUMENT AMOUNT
241	7612	225	0328	25	04885			

THIS SECTION TO BE COMPLETED BY COUNTY

County name/address for warrant or direct deposit notification

Liz Pirkle
Waller County District Clerk
836 Austin St, Rm 318
Hempstead, Texas 77445-4673

County taxpayer identification number: 17460010790

Mail code: 001

Please Email Completed Form & supporting documentation to:
jud123@cpa.texas.gov

Questions:
Call 800-531-5441, Ext. 6-5985

JUROR PAYMENT REIMBURSEMENT REQUEST

CALENDAR CLAIM QUARTER	CLAIM DUE BY	CLAIM WILL BE PAID BY		AMOUNT REQUESTED		
Q3 July 1 to Sept 30 2025	Oct 17, 2025	Nov 21, 2025		$4552.00		

Per instructions on reverse side, please attach supporting documentation with this request for payment.

COUNTY CERTIFICATION

I, Carbett "Trey" Duhon (PRINT NAME), the authorized official of the Commissioner's Court of Waller County hereby certify that the amounts requested are due and payable pursuant to Section 61.0015 (b) of the Government Code and are to the best of my knowledge true and correct.

	Authorized Official/Commissioner's Court	Title	Date
sign here			

COUNTY CONTACT INFORMATION

Person to contact regarding information on this form Name & Title	Contact E-mail	Contact Phone Number
Julie Loudin Asst. Auditor	jloudin@wallercounty.us	979-826-7740

COMPTROLLER'S JUDICIARY SECTION APPROVAL

I approve this request for payment and to the best of my knowledge this request for payment is true and correct. This payment complies with Section 61.0015 of the Texas Government Code.

☐ Direct deposit ☐ Check enclosed

Audited by:	Date

SEE REVERSE SIDE FOR PROCEDURES AND FURTHER INSTRUCTIONS

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STATE OF TEXAS
COMPTROLLER'S JUDICIARY SECTION

Please Circle Claim Quar

1 2 3 4

QUARTERLY REQUEST FOR COUNTY REIMBURSEMENT OF JUROR PAYMENTS
- Texas Government Code 61.0015-

SUPPORTING DOCUMENTATION

Supporting Documentation

County Name

Waller

Quarterly Date Range
7/1/25 9/30/2025

Grand Total Amount Requested

First Original Service Date		Juror First /Last Name	Days Served (this quarter)	Amt Paid to Juror (by County)	Days Requested from State		Amount Requested
					1stDay $14.00	2nd Day& Addt'l days/$52.00	
Jury Type-+		PETIT JURY					
1	7/14/25	CHARLIE AYRO	4	194.00	14.00	156.00	170.00
2	7/14/25	LOUISE BAUM	1	20.00	14.00	0.00	14.00
3	7/14/25	PAUL BEHREND	4	194.00	14.00	156.00	170.00
4	7/14/25	HILDA BESA	4	194.00	14.00	156.00	170.00
5	7/14/25	BRYAN BLESSING	4	194.00	14.00	156.00	170.00
6	7/14/25	MICHELLE BUCK	4	194.00	14.00	156.00	170.00
7	7/14/25	JOCQLENE BURNETT	1	20.00	14.00	0.00	14.00
8	7/14/25	NITA CALVIT	1	20.00	14.00	0.00	14.00
9	7/14/25	MARIJANE CHAVEZ	1	20.00	14.00	0.00	14.00
10	7/14/25	TYLER CHESLEY	1	20.00	14.00	0.00	14.00
11	7/14/25	AUDREY CLARK	1	20.00	14.00	0.00	14.00
12	7/14/25	CARLONDA COCKRELL	4	194.00	14.00	156.00	170.00
13	7/14/25	KAREN CRAFT	1	20.00	14.00	0.00	14.00
14	7/14/25	LAJOY CURRIE	1	20.00	14.00	0.00	14.00
15	7/14/25	MATTHEW DE RUYTER	1	20.00	14.00	0.00	14.00
16	7/14/25	CELESTINE DUNCAN	1	20.00	14.00	0.00	14.00
17	7/14/25	DORIS ESQUIVEL	1	20.00	14.00	0.00	14.00
18	7/14/25	JOAN FEXER	1	20.00	14.00	0.00	14.00
19	7/14/25	MERITZIA GOMEZ	1	20.00	14.00	0.00	14.00
20	7/14/25	NANCY GOMEZ	1	20.00	14.00	0.00	14.00
21	7/14/25	CHRISTIAN GONZALEZ	1	20.00	14.00	0.00	14.00
22	7/14/25	DANIEL GRIMALDO	1	20.00	14.00	0.00	14.00
23	7/14/25	SUSAN GUTOWSKI	4	194.00	14.00	156.00	170.00
24	7/14/25	ZACHARY HUBERT	1	20.00	14.00	0.00	14.00
25	7/14/25	ALSTON HUESERS	1	20.00	14.00	0.00	14.00
26	7/14/25	MICHELLE HUTCHINSON	1	20.00	14.00	0.00	14.00
27	7/14/25	WANDA JACKSON	1	20.00	14.00	0.00	14.00
28	7/14/25	JAYVEN JEAN LOUIS	1	20.00	14.00	0.00	14.00
29	7/14/25	DIANA JESKE	1	20.00	14.00	0.00	14.00
30	7/14/25	ROBERT JOHNSON	1	20.00	14.00	0.00	14.00
							1512.00

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STATE OF TEXAS
COMPTROLLER'S JUDICIARY SECTION

Item 11.

Please Circle Claim Quar

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QUARTERLY REQUEST FOR COUNTY REIMBURSEMENT OF JUROR PAYMENTS
- Texas Government Code 61.0015-

SUPPORTING DOCUMENTATION

Supporting Documentation

County Name: Waller

Quarterly Date Range: 7/1/25 9/30/2025

Grand Total Amount Requested

First Original Service Date		Juror First /Last Name	Days Served (this quarter)	Amt Paid to Juror (by County)	Days Requested from State		Amount Requested
					1stDay $14.00	2nd Day & Addt'l days/$52.00	
Jury Type-+		PETIT JURY					
1	7/14/25	GLORIA KEA	1	20.00	14.00	0.00	14.00
2	7/14/25	JOHN LOFTIN JR	1	20.00	14.00	0.00	14.00
3	7/14/25	BOBBIE LOVELESS	1	20.00	14.00	0.00	14.00
4	7/14/25	DOROTHY MARQUEZ	1	20.00	14.00	0.00	14.00
5	7/14/25	ANITRA MCKINLEY	1	20.00	14.00	0.00	14.00
6	7/14/25	CLAIR MENNING	1	20.00	14.00	0.00	14.00
7	7/14/25	WESLEY MERSIOVSKY	1	20.00	14.00	0.00	14.00
8	7/14/25	JOYCE METSA	1	20.00	14.00	0.00	14.00
9	7/14/25	ANETT MIER	4	194.00	14.00	156.00	170.00
10	7/14/25	JENNIFER MIKO	1	20.00	14.00	0.00	14.00
11	7/14/25	DAVID MILLER	1	20.00	14.00	0.00	14.00
12	7/14/25	SHAWN MOEBES	1	20.00	14.00	0.00	14.00
13	7/14/25	MELISSA MORALES	1	20.00	14.00	0.00	14.00
14	7/14/25	STEFFANY MORENO	4	194.00	14.00	156.00	170.00
15	7/14/25	HILLARY NEUMAN	1	20.00	14.00	0.00	14.00
16	7/14/25	IRIS ORTIZ	1	20.00	14.00	0.00	14.00
17	7/14/25	KIRK PIPER	1	20.00	14.00	0.00	14.00
18	7/14/25	DELORES RAGSTON	1	20.00	14.00	0.00	14.00
19	7/14/25	TODD ALAN	1	20.00	14.00	0.00	14.00
20	7/14/25	HILDA RINGEL	4	194.00	14.00	156.00	170.00
21	7/14/25	SHARON ROBERTS	4	194.00	14.00	156.00	170.00
22	7/14/25	ROBLEDO SALAZAR	1	20.00	14.00	0.00	14.00
23	7/14/25	ENRIQUE SANCHEZ	1	20.00	14.00	0.00	14.00
24	7/14/25	RAJVIR SINGH	1	20.00	14.00	0.00	14.00
25	7/14/25	LOU THIBODEAUX-WALKER	1	20.00	14.00	0.00	14.00
26	7/14/25	LETICIA VARGAS	4	194.00	14.00	156.00	170.00
27	7/14/25	KRISTEN WENDT	4	194.00	14.00	156.00	170.00
28	7/14/25	EDMOND WEWERS	1	20.00	14.00	0.00	14.00
29	7/14/25	HARMONY WILLIAMS	1	20.00	14.00	0.00	14.00
30	7/14/25	ERIK WILSON	1	20.00	14.00	0.00	14.00
							1356.00

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STATE OF TEXAS
COMPTROLLER'S JUDICIARY SECTION

Please Circle Claim Quar

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QUARTERLY REQUEST FOR COUNTY REIMBURSEMENT OF JUROR PAYMENTS
- Texas Government Code 61.0015-

SUPPORTING DOCUMENTATION

Supporting Documentation

County Name: Waller

Quarterly Date Range: 7/1/25 9/30/2025

Grand Total Amount Requested

	First Original Service Date	Juror First /Last Name	Days Served (this quarter)	Amt Paid to Juror (by County)	Days Requested from State		Amount Requested
					1stDay $14.00	2nd Day & Addt'l days/$52.00	
Jury Type-+		PETIT JURY					
1	7/14/25	ASHELY WOOD	1	20.00	14.00	0.00	14.00
2	7/14/25	MYRACLE WOODS	1	20.00	14.00	0.00	14.00
3	7/14/25	LORI ZELENY	1	20.00	14.00	0.00	14.00
4	7/15/25	FATIMA DE JESUS	1	20.00	14.00	0.00	14.00
5	7/15/25	CHRISTOPHER HENDRIX	1	20.00	14.00	0.00	14.00
6	7/15/25	DONNA KNAAK	1	20.00	14.00	0.00	14.00
7	7/15/25	DARRION WASHINGTON	1	20.00	14.00	0.00	14.00
8	7/24/25	CLINT CORNELIUS	1	20.00	14.00	0.00	14.00
9	7/24/25	REBECCA HENDRIX	1	20.00	14.00	0.00	14.00
10	7/24/25	ANTIERRA HOUSTON	1	20.00	14.00	0.00	14.00
11	7/24/25	KALEB KENNEDY	1	20.00	14.00	0.00	14.00
12	7/24/25	JUSTIN PILAT	1	20.00	14.00	0.00	14.00
13	7/24/25	TYLER RENKEN	1	20.00	14.00	0.00	14.00
14	7/24/25	VERONICA RIOJAS	1	20.00	14.00	0.00	14.00
15	7/24/25	BRIAN SCHAFER	1	20.00	14.00	0.00	14.00
16	7/24/25	DOMINGO VILLARREAL	1	20.00	14.00	0.00	14.00
17	7/24/25	JAMES WOODARD JR	1	20.00	14.00	0.00	14.00
18	8/15/25	ASHLEY BITTNER	1	20.00	14.00	0.00	14.00
19	8/15/25	AYDEN BLOMBERG	1	20.00	14.00	0.00	14.00
20	8/15/25	ELIZABETH BLOUNT	1	20.00	14.00	0.00	14.00
21	8/15/25	ROBIN CHAVARRIA	1	20.00	14.00	0.00	14.00
22	8/15/25	CARLOS CHAVEZ II	1	20.00	14.00	0.00	14.00
23	8/15/25	FRANCISCO CHIA	1	20.00	14.00	0.00	14.00
24	8/15/25	JULIO DOMINGUEZ	1	20.00	14.00	0.00	14.00
25	8/15/25	DEBORAH FITZGERALD	1	20.00	14.00	0.00	14.00
26	8/15/25	GIOVANNI GAUDIOSO	1	20.00	14.00	0.00	14.00
27	8/15/25	RUBY HERRING	1	20.00	14.00	0.00	14.00
28	8/15/25	DONNA LAPAGLIA-CARLSON	1	20.00	14.00	0.00	14.00
29	8/15/25	ANDRA LIEBL	1	20.00	14.00	0.00	14.00
30	8/15/25	KAYLA MUNDY	1	20.00	14.00	0.00	14.00
							420.00

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STATE OF TEXAS
COMPTROLLER'S JUDICIARY SECTION

Please Circle Claim Quar

1 2 3 4

Item 11.

QUARTERLY REQUEST FOR COUNTY REIMBURSEMENT OF JUROR PAYMENTS
- Texas Government Code 61.0015-

SUPPORTING DOCUMENTATION

Supporting Documentation

County Name

Waller

Quarterly Date Range
7/1/25 9/30/2025

Grand Total Amount Requested

First Original Service Date		Juror First /Last Name	Days Served (this quarter)	Amt Paid to Juror (by County)	Days Requested from State		Amount Requested
					1stDay $14.00	2nd Day& Addt'l days/$52.00	
Jury Type-+		PETIT JURY					
1	8/15/25	SIERRA HALL	1	20.00	14.00	0.00	14.00
2	8/15/25	TRAVIS MUZNY	1	20.00	14.00	0.00	14.00
3	8/15/25	CHRISTOPHER NEAL	1	20.00	14.00	0.00	14.00
4	8/15/25	CRISTIAN PEREZ	1	20.00	14.00	0.00	14.00
5	8/15/25	JONATHAN ROCK	1	20.00	14.00	0.00	14.00
6	8/15/25	APOLINAR RODARTE	1	20.00	14.00	0.00	14.00
7	8/15/25	DIEDRE SCOTT	1	20.00	14.00	0.00	14.00
8	8/15/25	MARY STALSBY	1	20.00	14.00	0.00	14.00
9	8/15/25	JENNIFER STROUP	1	20.00	14.00	0.00	14.00
10	8/15/25	KAYLEE TETER	1	20.00	14.00	0.00	14.00
11	8/15/25	KHIEM TRAN	1	20.00	14.00	0.00	14.00
12	8/15/25	SAMUEL WHITLEY	1	20.00	14.00	0.00	14.00
13	8/15/25	CHRISTOPHER YORK	1	20.00	14.00	0.00	14.00
14	8/15/25	CLARENCE ELLISON E	2	78.00	14.00	52.00	66.00
15	8/15/25	BRYSON MOORE	2	78.00	14.00	52.00	66.00
16	8/15/25	MONICA ORTIZ	2	78.00	14.00	52.00	66.00
17	8/15/25	ESBELDA PEARSON	2	78.00	14.00	52.00	66.00
18	8/15/25	KAEMAN PERKINS	2	78.00	14.00	52.00	66.00
19	8/15/25	BOBBY RUNNELS	2	78.00	14.00	52.00	66.00
20	8/19/25	PAMELA BROWN	1	20.00	14.00	0.00	14.00
21	8/19/25	BAILEY KEYS	1	20.00	14.00	0.00	14.00
22	8/19/25	KATHERINE KOSTAK	1	20.00	14.00	0.00	14.00
23	8/19/25	SLEIGHT LAESSER	1	20.00	14.00	0.00	14.00
24	8/19/25	VICTORIA MOCK	1	20.00	14.00	0.00	14.00
25	8/19/25	MARIA MONTOYA	1	20.00	14.00	0.00	14.00
26	8/19/25	EDDIE RODRIGUEZ	1	20.00	14.00	0.00	14.00
27	8/19/25	PEGGY SANTUCCI	1	20.00	14.00	0.00	14.00
28	8/19/25	TRISTAN STRAWN	1	20.00	14.00	0.00	14.00
29	8/19/25	HERSCHELL VARGAS	1	20.00	14.00	0.00	14.00
30							
							718.00

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STATE OF TEXAS
COMPTROLLER'S JUDICIARY SECTION

Please Circle Claim Quar

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QUARTERLY REQUEST FOR COUNTY REIMBURSEMENT OF JUROR PAYMENTS
- Texas Government Code 61.0015-

SUPPORTING DOCUMENTATION

Supporting Documentation

County Name: Waller

Quarterly Date Range: 7/1/25 9/30/2025

Grand Total Amount Requested

First Original Service Date		Juror First /Last Name	Days Served (this quarter)	Amt Paid to Juror (by County)	Days Requested from State		Amount Requested
					1stDay $14.00	2nd Day & Addt'l days/$52.00	
Jury Type-+		GRAND JURORS					
1	7/21/25	FRANCINE ARCHIE	1	20.00	14.00	0.00	14.00
2	7/21/25	JOHN BOAZ II	1	20.00	14.00	0.00	14.00
3	7/21/25	SHARON COLE	1	20.00	14.00	0.00	14.00
4	7/21/25	LUIS DAZA	1	20.00	14.00	0.00	14.00
5	7/21/25	CYNTHIA DERKOWSKI	1	20.00	14.00	0.00	14.00
6	7/21/25	ELOISE DUENAS	1	20.00	14.00	0.00	14.00
7	7/21/25	AHMED ELBESS	1	20.00	14.00	0.00	14.00
8	7/21/25	SHELLEY FRIES	1	20.00	14.00	0.00	14.00
9	7/21/25	JOCELYNE GARCIA	1	20.00	14.00	0.00	14.00
10	7/21/25	ANDREW HERBER	1	20.00	14.00	0.00	14.00
11	7/21/25	COURTNEY HEEDLES	1	20.00	14.00	0.00	14.00
12	7/21/25	STEPHANIE HENDRIX	1	20.00	14.00	0.00	14.00
13	7/21/25	JAMES HOSS	1	20.00	14.00	0.00	14.00
14	7/21/25	LASANDRA JAMES	1	20.00	14.00	0.00	14.00
15	7/21/25	DERRICK JOE	1	20.00	14.00	0.00	14.00
16	7/21/25	NAVIKA KUMAR	1	20.00	14.00	0.00	14.00
17	7/21/25	JO LACINA	1	20.00	14.00	0.00	14.00
18	7/21/25	STEPHEN LAFAVER	1	20.00	14.00	0.00	14.00
19	7/21/25	JONATHON LINER	1	20.00	14.00	0.00	14.00
20	7/21/25	JOSE LOZANO	1	20.00	14.00	0.00	14.00
21	7/21/25	CAMILLO LUJAN	1	20.00	14.00	0.00	14.00
22	7/21/25	JAMES MEREDITH	1	20.00	14.00	0.00	14.00
23	7/21/25	DEIDRE MORGAN	1	20.00	14.00	0.00	14.00
24	7/21/25	DIANE MUNSON	1	20.00	14.00	0.00	14.00
25	7/21/25	KURT NELSON	1	20.00	14.00	0.00	14.00
26	7/21/25	PHILIP NGUYEN	1	20.00	14.00	0.00	14.00
27	7/21/25	SHARA NGUYEN	1	20.00	14.00	0.00	14.00
28	7/21/25	CHRISTOPHER PATE	1	20.00	14.00	0.00	14.00
29	7/21/25	ALYSSA REYES	1	20.00	14.00	0.00	14.00
30	7/21/25	DAVID RODRIGUEZ	1	20.00	14.00	0.00	14.00
							420.00

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STATE OF TEXAS
COMPTROLLER'S JUDICIARY SECTION

Please Circle Claim Quar

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QUARTERLY REQUEST FOR COUNTY REIMBURSEMENT OF JUROR PAYMENTS
- Texas Government Code 61.0015-

SUPPORTING DOCUMENTATION

Supporting Documentation

County Name: Waller

Quarterly Date Range: 7/1/25 9/30/2025

Grand Total Amount Requested:

First Original Service Date		Juror First /Last Name	Days Served (this quarter)	Amt Paid to Juror (by County)	Days Requested from State		Amount Requested
					1stDay $14.00	2nd Day & Addt'l days/$52.00	
Jury Type-+		GRAND JURORS					
1	7/21/25	CHRISTOPHER SANDOVAL	1	20.00	14.00	0.00	14.00
2	7/21/25	FERNANDO SANTOS	1	20.00	14.00	0.00	14.00
3	7/21/25	JANICE SCHULZE	1	20.00	14.00	0.00	14.00
4	7/21/25	KYLE SPEARS	1	20.00	14.00	0.00	14.00
5	7/21/25	JOHN TONG	1	20.00	14.00	0.00	14.00
6	7/21/25	MELANIE VOSS	1	20.00	14.00	0.00	14.00
7	7/21/25	KENNETH WETHINGTON	1	20.00	14.00	0.00	14.00
8	7/21/25	SHEILA WHITE	1	20.00	14.00	0.00	14.00
9	7/21/25	LAN ZHANG	1	20.00	14.00	0.00	14.00
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							126.00

WALLER COUNTY
RIGHT-OF-WAY PERMIT

Approval Date: 2025-11-10

Permit # 2025-2078

Issued To: Norfleet Land Services, Jeffery Bryant

Road Name: Morton Rd and Schlipf Rd.

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
RIGHT-OF-WAY PERMIT

Approval Date: 2025-11-13

Permit # 2025-2831

Issued To: Centric Fiber , Katy Cox

Road Name: Betka Rd

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
RIGHT-OF-WAY PERMIT

Approval Date: 2025-11-21

Permit # 2025-2735

Issued To: Ezee Fiber Texas, LLC, Seann Perry

Road Name: Freeman Ranch Dr., Amberwood Park Dr., Lone Rider Dr., Elaine Valley Dr., San Miguel Creek Dr., Beechwood Hacienda Dr., Rustic Shadow Drive., Mustang Trot Dr., Texas Pecan Dr., Sunny Highlands Dr., Light Summit Dr., Lynn Lotus Dr., Polly Grove Dr., and Beckendorff Rd.

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

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sabine Springs Detention Reserve B Phase 1

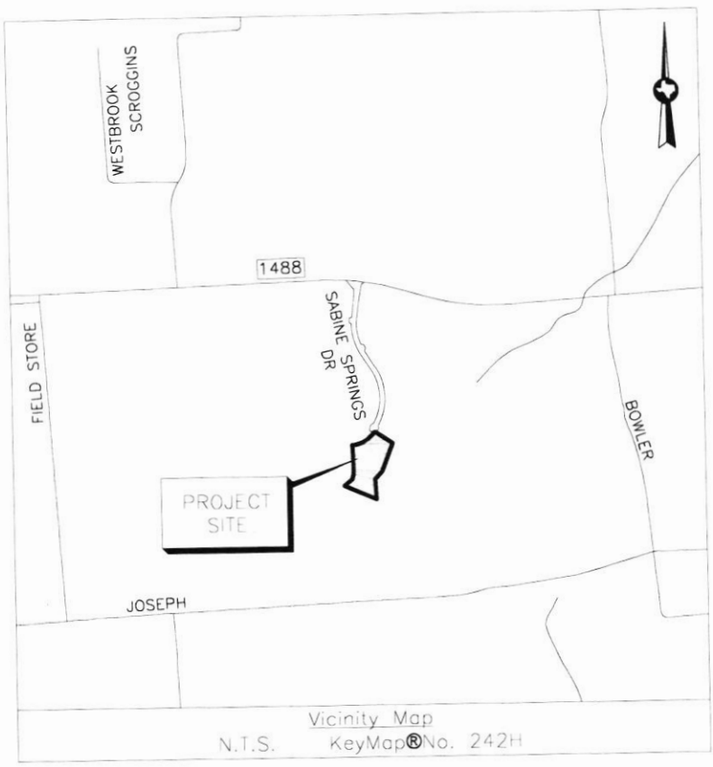
Date: December 10, 2025

Background

Final Plat of Sabine Springs Detention Reserve B Phase 1 which consists of 5.639 acres will include 1 Block and 1 Reserve in Precinct 2.

Staff Recommendation

Approve Plat



Vicinity Map
N.T.S. KeyMap® No. 242H

FINAL PLAT OF SABINE SPRINGS DETENTION RESERVE "B" PHASE 1

BEING A SUBDIVISION OF 5.639 ACRES OUT OF THE JOHN REESE SURVEY, A-242, WALLER COUNTY, TEXAS.

1 BLOCK 1 RESERVE

OWNER

FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION
2001 TIMBERLOCH PLACE, SUITE 325, SPRING, TEXAS 77380
713-457-1690

OCTOBER, 2025	OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELEWARE CORPORATION 2001 TIBERLOCH PLACE, SUITE 325, SPRING, TEXAS 77380 713-457-1090	SABINE SPRNGS DETENTION RESERVE "B" PHASE 1	EHRA ENGINEERING THE FUTURE SINCE 1936
			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
SHEET 1 OF 16			

STATE OF TEXAS)

COUNTY OF WALLER)

We, Forestar (USA) Real Estate Group Inc., a Delaware corporation owner (or owners) of the property subdivided in the above map of the Sabine Springs Detention Reserve "B" Phase 1, 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.

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 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 dipstyle 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 Forestar Real Estate Group Inc., to the purchaser of each and every lot in the subdivision prior to culmination of each sale.

6. There are no known 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 our hand in Waller County, Texas, this 5TH, day of NOVEMBER, 2025.

OWNER
Forestar (USA) Real Estate Group Inc.,
a Delaware Corportion

BY: _____
Colin Daly, Development Director
Forestar (USA) Real Estate Group Inc., a Delaware corporation

STATE OF TEXAS)

COUNTY OF MONTGOMERY)

BEFORE ME, the undersigned authority, on this day personally appeared Colin Daly, Development Director of Forestar (USA) Real Estate Group Inc., a Delaware corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed it for the purposes and considerations set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 5TH day of NOVEMBER, 2025.

_____
Notary Public in and for the State of Texas
My Commission expires: 11-14-2028

DAYNA INGLE
Notary Public, State of Texas
Comm. Expires 11-14-2028
Notary ID 135169001

OCTOBER, 2025	OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELEWARE CORPORATION 2001 TIBERLOCH PLACE, SUITE 325, SPRING, TEXAS 77380 713–457–1090	SABINE SPRNGS DETENTION RESERVE "B" PHASE 1	EHRA ENGINEERING THE FUTURE SINCE 1936 — 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
SHEET 2 OF 16			

I, J. Ross McCall, P.E., County Engineer of Waller County, Texas, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

_____
Date

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

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 No. _____ 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

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

_____
Carbett "Trey" J. Duhon III
County Judge

_____
John A. Amsler
Commissioner, Precinct 1

_____
Walter E. Smith, P.E., R.P.L.S.
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 then current Waller County Subdivision and Development Regulations, in this regard.

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Kevin M. Reidy, 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 3rd day of November, 2025

Deirdre Ann Brock
Notary Public in and for the State of Texas

My Commission expires: 06/30/2027

DEIRDRE ANN BROCK
Notary Public, State of Texas
Comm. Expires 06-30-2027
Notary ID 128627191

OCTOBER, 2025	OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELEWARE CORPORATION 2001 TIBERLOCH PLACE, SUITE 325, SPRING, TEXAS 77380 713-457-1090	SABINE SPRNGS DETENTION RESERVE "B" PHASE 1	EHRA ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
SHEET 3 OF 16				

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

No Portion of this subdivision is known by surveyor to lie within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

No Portion of this subdivisions lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community Panel No. 48473C0075E, dated February 18, 2009.

No Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel No. 48473C0075E, dated February 18, 2009.

Kevin M. Reidy,
Registered Professional Land Surveyor
Texas Registration No. 6450

11-3-25

STATE OF TEXAS
REGISTERED
KEVIN M. REIDY
6450
PROFESSIONAL
LAND SURVEYOR

OWNER'S RESPONSIBILITIES:

(1) No structure in this subdivision shall be occupied until connected to a public sewer system which has been approved and permitted by Waller County Environmental Department.

(2) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.

(3) 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:
(a) For a subdivision of fewer than 50 houses, 2,500 gallons of storage: or
(b) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.

(4) Structures built on lots in the designated Floodplain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot above the 500-year floodplain 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.

(5) 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.

(6) 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.

(7) 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.

(8) 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 Forestar (USA) Real Estate Group Inc., a Delaware corporation, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.

(9) 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.

SAN BERNARD ELECTRIC COOPERATIVE, INC.

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

1. There is a fifteen feet (15') wide unobstructed utility easement along all property lines adjacent to all existing publicly dedicated roads bordering the subdivision and public roads within the subdivision dedicated by this plat (unless otherwise noted).

2. There is a twenty feet (20') wide unobstructed utility easement for guy, being ten feet (10') on each side of the centerline of the guy and protruding five feet (5') past the point of where the anchor enters the earth.

3. San Bernard Electric Cooperative, Inc. is granted the right to build and maintain utilities on, across, along, upon, over, above and under all publicly dedicated road right-of-ways in this subdivision, in order to provide electric and other services to lots as it becomes necessary.

4. San Bernard Electric Cooperative, Inc. shall have the right to remove, cut down, and chemically treat with herbicides, all trees, shrubbery and vegetation within said easement and the right to remove, cut, and trim, from time to time, all dead, weak leaning, or dangerous trees adjacent to and outside of said easement that are tall enough to strike the conductor and/or equipment in falling. San Bernard Electric Cooperative, Inc. will not be responsible for removing debris from vegetation growing outside their easements when cutting down weak and leaning trees and brush outside the easement.

5. San Bernard Electric Cooperative, Inc. shall have the right to use and keep all of said easement area granted hereby free and clear of any and all obstructions, except fences that do not exceed eight feet (8') in height and do not interfere with the operation and replacement of San Bernard Electric Cooperative's facilities, San Bernard Electric Cooperative, Inc. shall have the right of ingress and egress to and from said right-of-way for the purpose of reclearing vegetation, constructing, reconstructing, rephasing, respanning, operating, inspecting, repairing, maintaining, replacing, adding, and removing said conductors, poles and equipment. Access for construction, maintenance, inspection, and surveying of facilities may be done with, but not limited to vehicles, ATV, aerial drone, pedestrian, and other methods.

6. The grantor, his successors, assigns, agents or licensees shall not have the right to cause or permit any obstacles, except fences not to exceed eight feet (8') in height, to be placed or constructed within said easement area without the express written consent of the cooperative. Fences shall not be placed or constructed in any way that would prevent San Bernard Electric Cooperative, Inc. from exercising any rights and privileges expressed herein.

7. All above descriptions are further described and locations indicated on plat drawing.

NOTES:

(1) B.L. indicates Building Line
C.I.P. indicates Capped Iron Pipe
ESMT. indicates Easement
FND indicates Found
I.R. indicates Iron Rod
N.T.S. indicates Not To Scale
PG. indicates Page
P.O.B. indicates Point Of Beginning
SQ.FT. indicates Square Feet
U.E. indicates Utility Easement
VOL. indicates Volume
W.C.C.F. NO. indicates Waller County Clerk's File Number
W.C.D.R. indicates Waller County Deed Records

(2) All easements extend equidistant from either side of the property and lot lines unless otherwise noted.

(3) All bearings are Lambert grid bearings and all coordinates refer to the Texas 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). Scale factor = 0.999956892874.

(4) All lot corners, reserves and block corners are set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.

(5) According to City Planning Letter issued by Old Republic National Title Insurance Company with GF# TXA369824 on September 25, 2025, there are no pipeline easements within the boundaries of this plat.

(6) 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.

(7) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0075E, dated February 18, 2009, the subject property appears to be within Unshaded Zone "X"; defined as areas outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ and Associates, Inc.

(8) The property subdivided in the foregoing plat lies in Waller County, Waller County M.U.D. No. 65 and Waller Independent School District.

(9) A subdivision variance has been approved to allow a minimum lot width of 45 feet by Waller County Commissioners Court on October 2, 2024.

(10) A subdivision variance has been approved to allow a minimum right-of-way width of 60 feet for a collector street by Waller County Commissioners Court of October 2, 2024.

(11) A subdivision variance has been approved to allow cul-de-sacs to have a right-of-way radius of 60 feet and a pavement radius of 50 feet by Waller County Commissioners Court on October 2, 2024.

(12) A subdivision variance has been approved to allow a minimum centerline radius of a local street of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on October 2, 2024.

(13) A subdivision variance has been approved to allow a minimum centerline radius for a collector street of 650 feet with a minimum tangent of 150 feet between reverse curves by Waller County Commissioners Court on October 2, 2024.

METES AND BOUNDS DESCRIPTION
BEING 5.639 ACRES
IN THE JOHN REESE SURVEY, ABSTRACT NO. 242
WALLER COUNTY, TEXAS

A 5.639 ACRE TRACT OF LAND IN THE JOHN REESE SURVEY, ABSTRACT NO. 242 WALLER COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 282.5 ACRE TRACT CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC. AS DESCRIBED BY DOCUMENT RECORDED UNDER WALLER COUNTY CLERK'S FILE NUMBER (W.C.C.F. NO.) 2415478, THE SAID 5.639 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

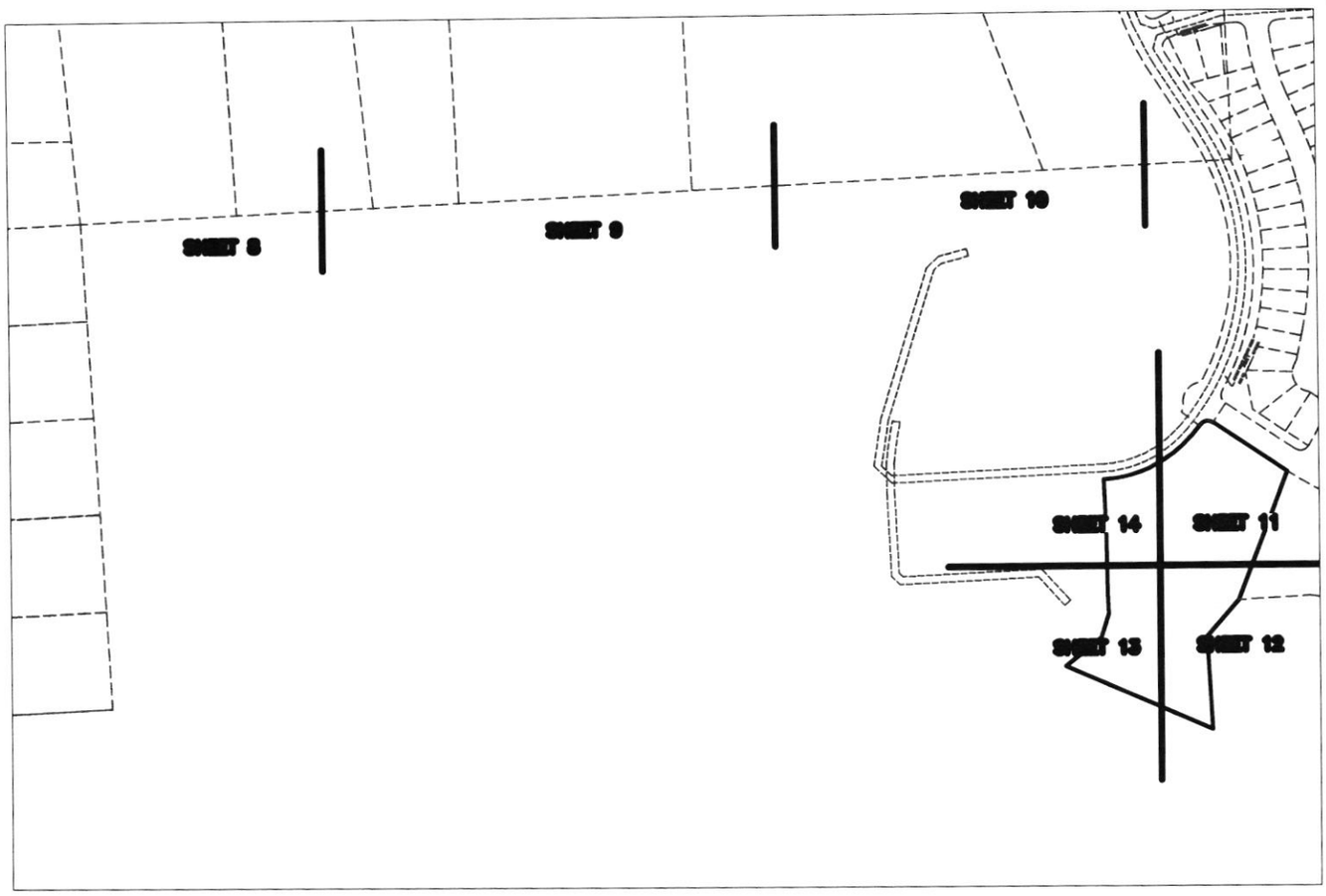
COMMENCING at a 1-inch iron pipe found marking the northeast corner of a called 5.00 acre tract conveyed to Mark H. White, ET UX., as described in document recorded under Vol. 464, Pg. 291 of the Waller County Deed Records (W.C.D.R.), the southeast corner of a called 4.538 acre tract conveyed to Shirley A. Flora as described in document recorded under Vol. 566, Pg. 696 W.C.D.R., the southwest corner of a called 6.223 acre tract conveyed to Ernestine Kwiatkowski as described in document recorded under Vol. 427, Pg. 137 W.C.D.R., the northwest corner of said 282.5 acre tract;

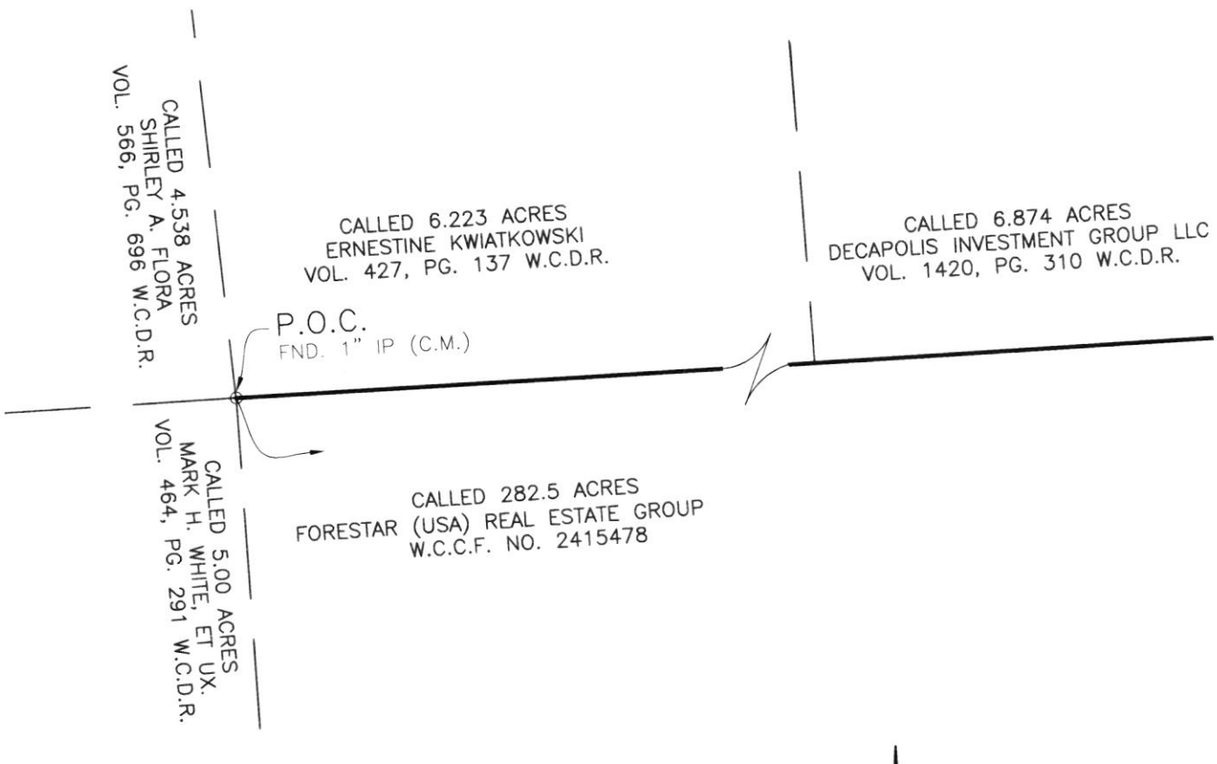
THENCE, North 87°23'10" East, along the south line of said 6.223 acre tract, a called 6.874 acre tract conveyed to Decapolis Investments Group, LLC. as recorded under Vol. 1420, Pg. 310 W.C.D.R., a called 4.8858 acre tract (Tract 2) conveyed to Roland Kenneth Robinson as recorded under Vol. 546, Pg. 2 W.C.D.R., a called 15.6338 acre tract conveyed to Jose Oviedo, ET UX. as described in document recorded under W.C.C.F. NO. 1605665, a called 19.643 acre tract conveyed to Ralph David Franz, JR. as described in document recorded under W.C.C.F. NO. 1709285, and a called 17.63 acre tract conveyed to Forestar (USA) Real Estate Group, Inc. as described by document recorded under W.C.C.F. NO. 2415508, common to the north line of said 282.5 acre tract, passing at a distance of 2,527.71 feet a 5/8-inch iron rod found on said common line marking the southeast corner of said 19.643 acre tract, and southwest corner of said 17.63 acre tract, continuing for a total distance of 3,023.69 feet to a 1/2-inch iron pipe found on said common line marking the southeast corner of said 17.63 acre tract and an interior corner of said 282.5 acre tract;

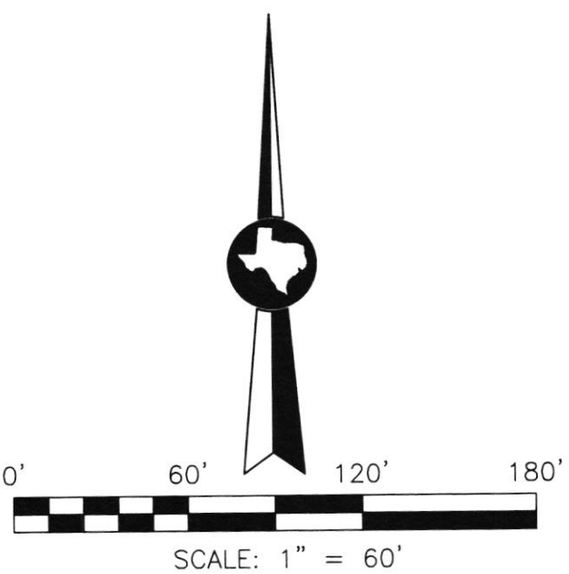
THENCE, South 07°26'29" West, over and across said 282.5 acre tract for a distance of 696.85 feet to the beginning of a non-tangent curve to the right and POINT OF BEGINNING of the herein described tract;

THENCE, continuing over and across said 282.5 acre tract, the following thirteen (13) courses and distances;

1. In a easterly direction, along said non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 85°31'32" (chord bears North 80°43'36" East, 33.95 feet), and an arc distance of 37.32 feet, to a point for tangency;
2. South 56°30'38" East, a distance of 232.41 feet to the northeast corner of the herein described tract;
3. South 21°16'06" West, a distance of 357.28 feet to an angle on the east line of the herein described tract;
4. South 41°39'59" West, a distance of 126.69 feet to a to an angle on the east line of the herein described tract;
5. South 03°08'09" East, a distance of 241.39 feet to the southeast corner of the herein described tract;
6. North 66°41'58" West, a distance of 418.57 feet to the southwest corner of the herein described tract;
7. North 51°27'39" East, a distance of 119.70 feet to an angle on the west line of the herein described tract;
8. North 18°10'08" East, a distance of 64.11 feet to an angle on the west line of the herein described tract;
9. North 02°36'50" West, a distance of 55.90 feet to an angle on the west line of the herein described tract;
10. North 00°58'02" West, a distance of 174.01 feet to an angle on the west line of the herein described tract;
11. North 02°36'50" West, a distance of 120.00 feet to the beginning of a non-tangent curve to the left;
12. In a northeasterly direction, along said non-tangent curve to the left, having a radius of 330.00 feet, a central angle of 46°09'35" (chord bears North 64°01'25" East, 258.73 feet), and an arc distance of 265.86 feet, to the beginning of a compound curve to the left;
13. In a northeasterly direction, along said compound curve to the left, having a radius of 680.00 feet, a central angle of 02°58'47" (chord bears North 39°27'13" East, 35.36 feet), and an arc distance of 35.37 feet, to the POINT OF BEGINNING and containing 5.639 acres of land;

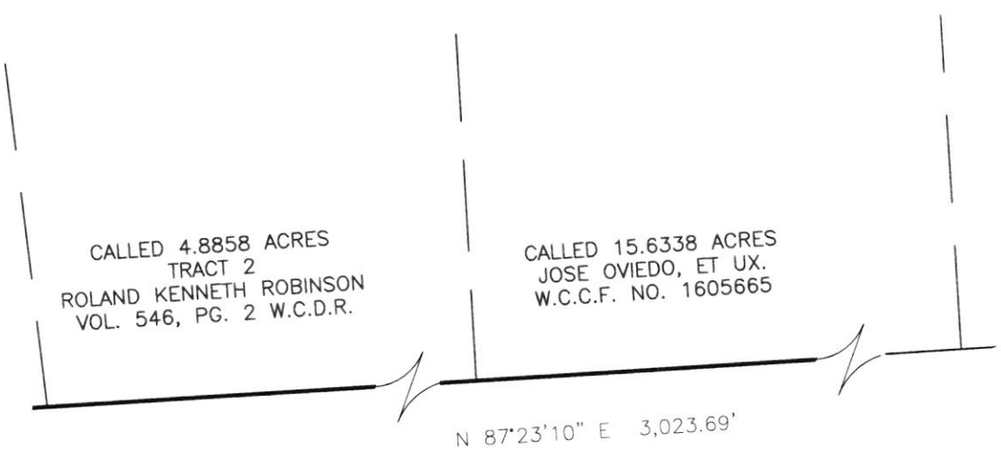




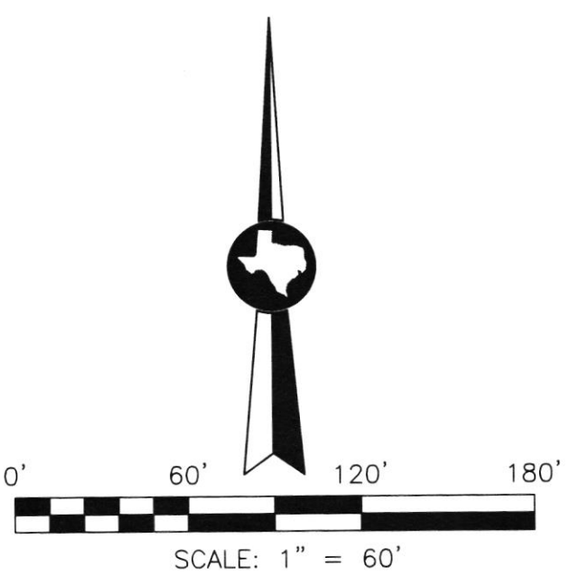


SCALE: 1" = 60'

OCTOBER, 2025	OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELEWARE CORPORATION 2001 TIBERLOCH PLACE, SUITE 325, SPRING, TEXAS 77380 713-457-1090	SABINE SPRNGS DETENTION RESERVE "B" PHASE 1	EHRA ENGINEERING THE FUTURE SINCE 1936 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
SHEET 8 OF 16			



CALLED 282.5 ACRES
FORESTAR (USA)
REAL ESTATE GROUP INC.
W.C.C.F. NO. 2415478



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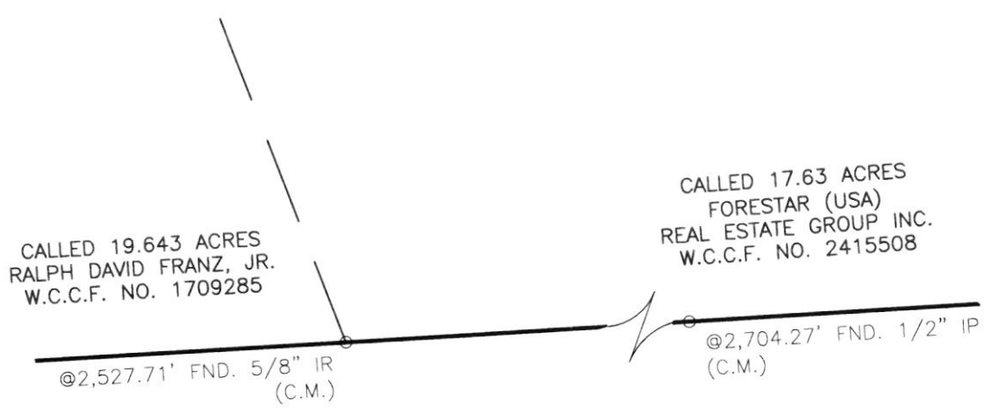
SHEET 9 OF 16			



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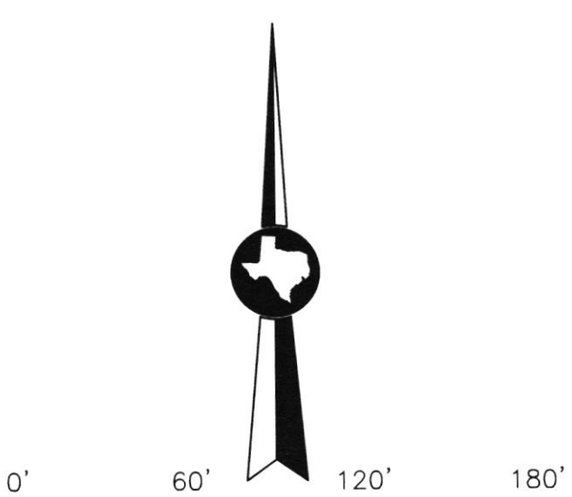

SCALE: 1" = 60'

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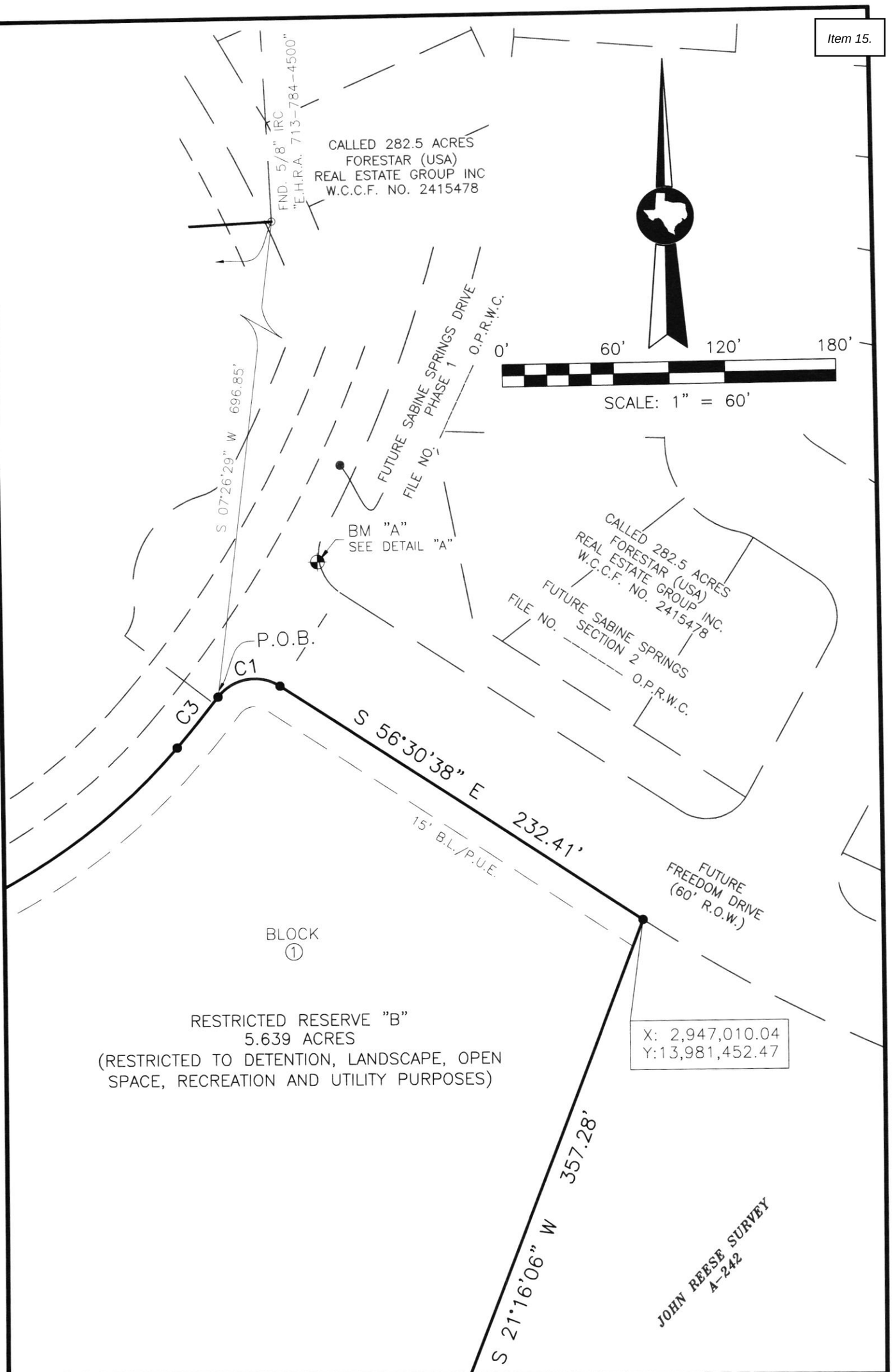
SHEET 10 OF 16			



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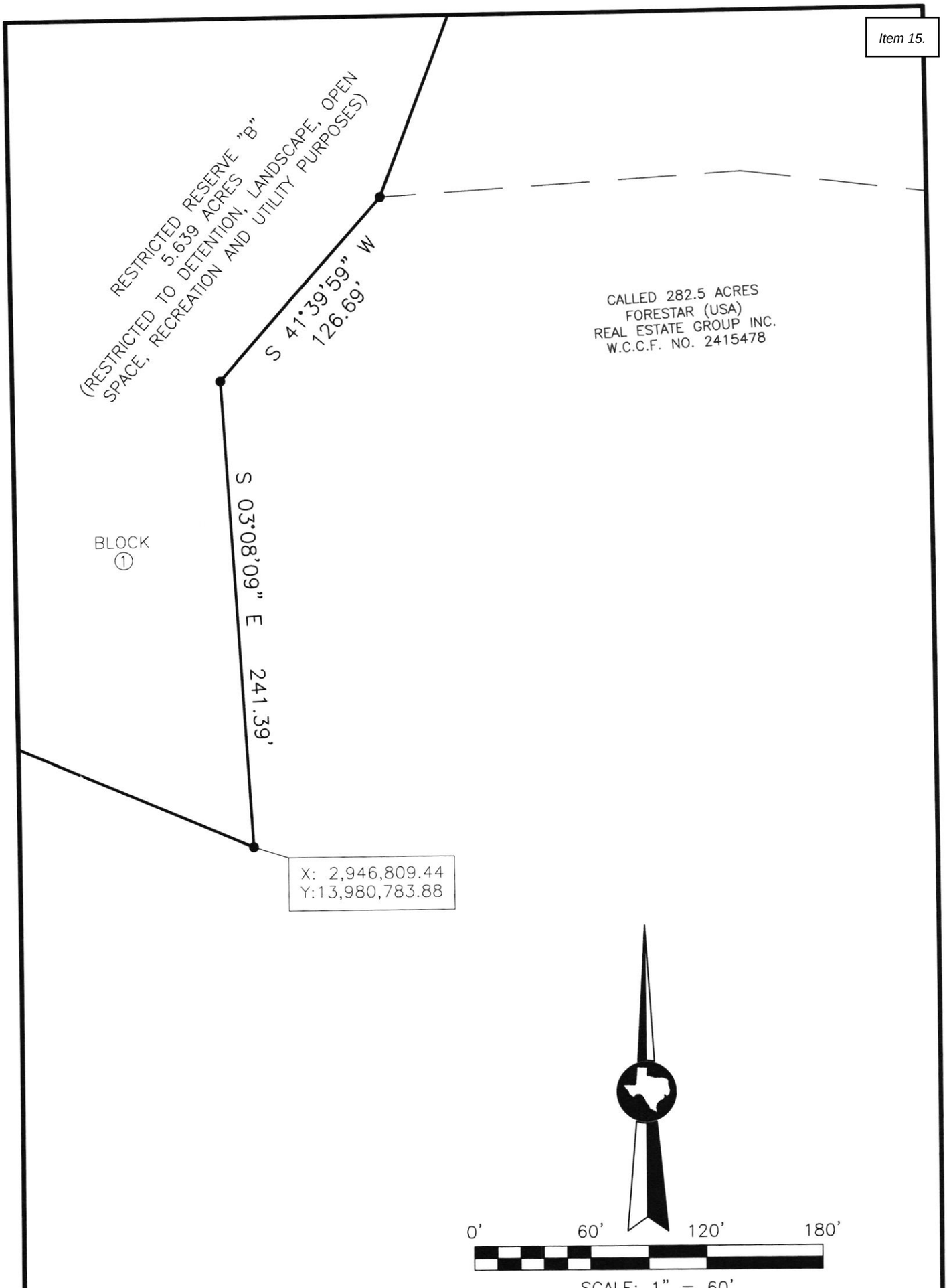
SHEET 11 OF 16			



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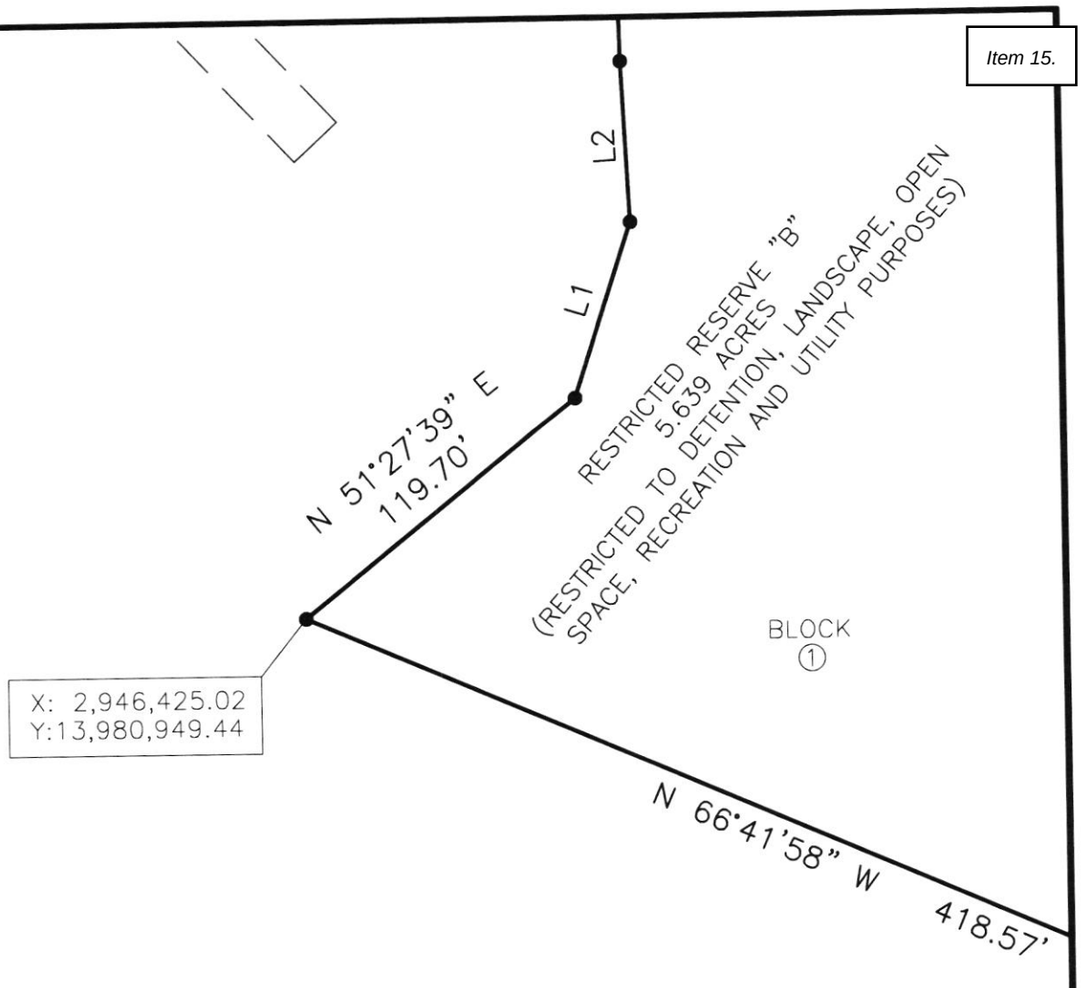
SHEET 12 OF 16			



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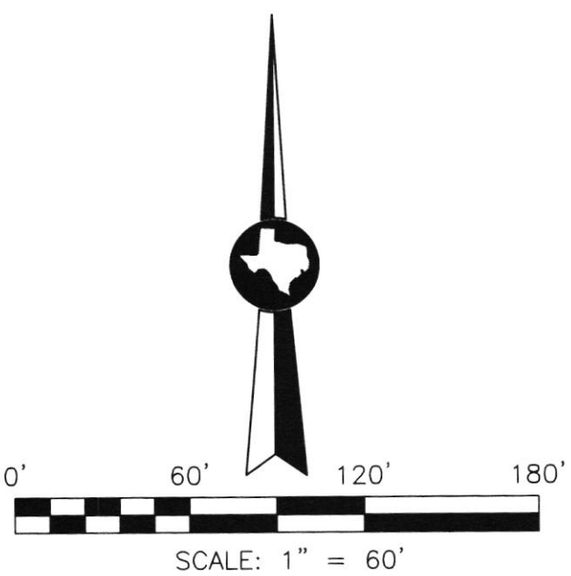
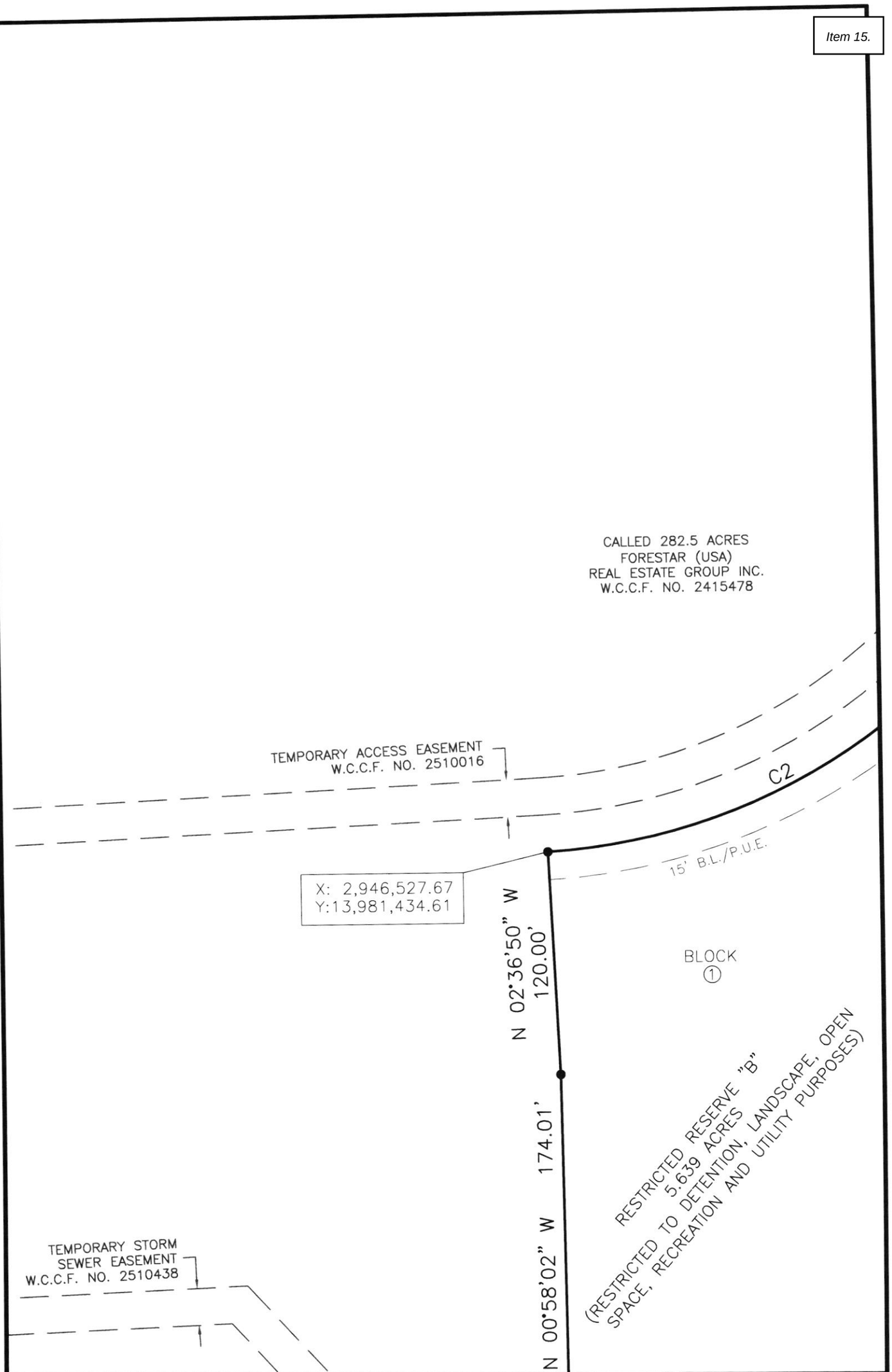
W.C.C.F. NO. 2415478



SCALE: 1" = 60'

OCTOBER, 2025	OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELEWARE CORPORATION 2001 TIBERLOCH PLACE, SUITE 325, SPRING, TEXAS 77380 713-457-1090	SABINE SPRNGS DETENTION RESERVE "B" PHASE 1	EHRA ENGINEERING THE FUTURE SINCE 1936 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
SHEET 13 OF 16			



OCTOBER, 2025	OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELEWARE CORPORATION 2001 TIBERLOCH PLACE, SUITE 325, SPRING, TEXAS 77380 713-457-1090	SABINE SPRNGS DETENTION RESERVE "B" PHASE 1	EHRA ENGINEERING THE FUTURE SINCE 1936 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
SHEET 14 OF 16			

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	37.32'	33.95'	N 80°43'36" E	85°31'32"
C2	330.00'	265.86'	258.73'	N 64°01'25" E	46°09'35"
C3	680.00'	35.37'	35.36'	N 39°27'13" E	2°58'47"

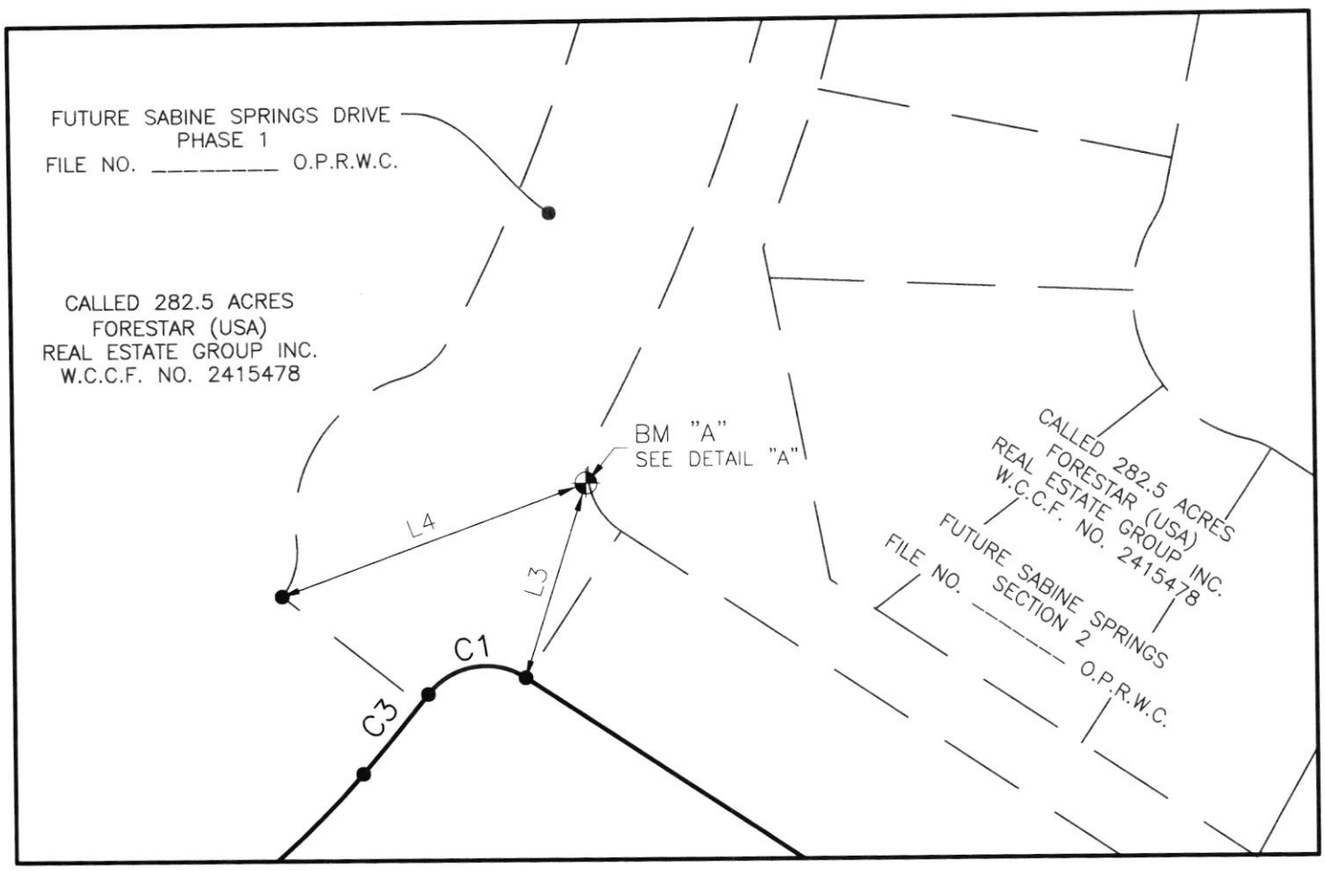
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 18°10'08" E	64.11'
L2	N 02°36'50" W	55.90'
L3	N 17°40'13" E	69.87'
L4	N 69°54'33" E	111.18'

PARKLAND TABLE

PLAT	PARKS / TRAILS	OPEN SPACE	TOTAL
SABINE SPRINGS DRIVE PHASE 1	0.00 AC.	0.10 AC.	0.10 AC.
SABINE SPRINGS WALLER COUNTY M.U.D. NO. 65 WWTP	0.00 AC.	0.00 AC.	0.00 AC.
SABINE SPRINGS WALLER COUNTY M.U.D. NO. 65 WP	0.00 AC.	0.00 AC.	0.00 AC.
SABINE SPRINGS DETENTION RESERVE 'A'	0.00 AC.	5.08 AC.	5.08 AC.
SABINE SPRINGS DETENTION RESERVE 'B' PHASE 1	1.22 AC.	2.20 AC.	3.42 AC.
SABINE SPRINGS SECTION 1	1.37 AC.	0.75 AC.	2.12 AC.
TOTAL	2.59 AC.	8.13 AC.	10.72 AC.

REQUIRED NEIGHBORHOOD PARKLAND
1 ACRE PER 54 LOTS @ 800 LOTS = 14.8

1) 50% MINIMUM (7.4 ACRES) SHALL BE POCKET PARK/COMMUNITY PARK/ TRAILS AROUND DETENTION PONDS.
2) REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE (LANDSCAPE BUFFERS, OPEN SPACE, DETENTION AREAS).



DETAIL "A"
BENCHMARK "A" (BM "A")
SCALE: 1"=60'
A 5/8" BLUE CAPPED IRON ROD
STAMPED "E.H.R.A. T.P."
ELEV.=302.13' (NAVD88 – GEOID18)

OCTOBER, 2025	OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELEWARE CORPORATION 2001 TIBERLOCH PLACE, SUITE 325, SPRING, TEXAS 77380 713-457-1090	SABINE SPRNGS DETENTION RESERVE "B" PHASE 1	EHRA ENGINEERING THE FUTURE SINCE 1936 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
SHEET 16 OF 16			

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Lakes of Cane Island Detention Reserve "A"

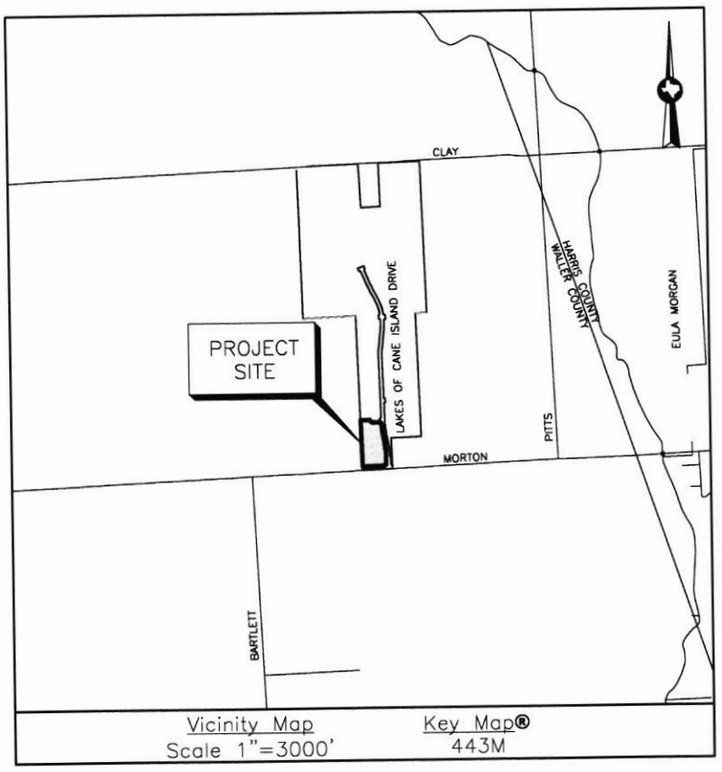
Date: December 10, 2025

Background

Final Plat of Lakes of Cane Island Detention Reserve A which consists of 6.907 acres will include 1 Block and 2 Reserves in Precinct 4.

Staff Recommendation

Approve Plat



FINAL PLAT OF LAKES OF CANE ISLAND DETENTION RESERVE "A"

BEING A SUBDIVISION OF 6.907 ACRES OF LAND LOCATED IN
THE H. & T. C. R.R. CO. SURVEY
SECTION 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS.

1 BLOCK 2 RESERVES

OWNER / DEVELOPER

PHHOU - CANE ISLAND 178, LLC,
A TEXAS LIMITED LIABILITY COMPANY
3200 SOUTHWEST FREEWAY, STE. 2800
HOUSTON, TEXAS 77027
800-247-3779

JANUARY, 2025

SEPTEMBER, 2025 JOB NO. 231-068-10 SHEET 1 OF 14	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "A"	EHRA ENGINEERING THE FUTURE 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300

STATE OF TEXAS §

COUNTY OF WALLER §

We, PHHOU – Cane Island 178, LLC, a Texas limited liability company acting by and through Michael C. Brisch, Chief Legal and Administrative Officer of PH Land Holdings, LLC, a Texas Limited Liability Company, Sole Member of PHHOU – Cane Island 178, LLC, a Texas Liability Company, owner (or owners) of the property subdivided in the above map of LAKES OF CANE ISLAND DETENTION RESERVE "A", 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.

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, 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 dipstyle driveways are encouraged where appropriate.

4. Property owners will obtain Development Permits/Permit Exemptions form 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 PHHOU – Cane Island 178, LLC, a Texas Limited Liability Company, 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 our hand in Waller County, Texas, this 5th day of November, 2025.

OWNER
PHHOU–Cane Island 178, LLC,
a Texas limited liability company

By: PH Land Holdings, LLC,
a Texas limited liability company, Sole Member

BY: Michael C. Brisch
Michael C. Brisch
Chief Legal and Administrative Officer

STATE OF TEXAS }
COUNTY OF Harris }

BEFORE ME, the undersigned authority, on this day personally appeared Michael C. Brisch, 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 5th day of November, 2025.

Melissa Jo Trader
Notary Public in and for the State of Texas
My Commission expires: July 22, 2029

MELISSA JO TRADER
NOTARY PUBLIC, STATE OF TEXAS
Notary ID #128038443
Expires July 22, 2029

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with the certificate of authentication was filed for registration in my office on the _____ day of _____, 2025, A.D. at ____ o'clock _.M., in File No. _____ 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

APPROVED by Commissioners Court of Waller County, Texas, this _____ day of _____, 2025 A.D.

_____
Carbett "Trey" J. Duhon III
County Judge

_____
John A. Amsler
Commissioner, Precinct 1

_____
Walter E. Smith, P.E., R.P.L.S.
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 then current Waller County Subdivision and Development Regulations, in this regard.

I, J. Ross McCall, P.E., County Engineer of Waller County, Texas, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

_____
Date

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

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

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

No Portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community Panel No. 48473C0375E, dated February 18, 2009.

No Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel No. 48473C0375E, dated February 18, 2009.

STATE OF TEXAS
REGISTERED
ROBERT L. BOELSCHE
4446
PROFESSIONAL
LAND SURVEYOR

Robert L Boelsche

Robert L. Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

STATE OF TEXAS §

COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Robert L. Boelsche, 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 30th day of October, 2025.

Deirdre Ann Brock

Notary Public in and for the State of Texas
My Commission expires: 6/30/2027

DEIRDRE ANN BROCK
Notary Public, State of Texas
Comm. Expires 06-30-2027
Notary ID 128627191

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-157 and 2024-109

APPROVED BY THE BOARD OF SUPERVISORS ON 02.10.2025
DATE

PRESIDENT

SECRETARY

DISTRICT ENGINEER

The above have signed these plans and /or plat based on the recommendation of the Districts'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.

OWNER'S RESPONSIBILITIES:

(1) No structure in this subdivision shall be occupied until connected to a public sewer system which has been approved and permitted by Waller County Environmental Department.

(2) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.

(3) 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:
(a) For a subdivision of fewer than 50 houses, 2,500 gallons of storage: or
(b) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.

(4) 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.

(5) 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.

(6) 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.

(7) 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.

(8) 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 PHHOU – Cane Island 178, LLC, a Texas Liability Company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.

(9) 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.

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

METES AND BOUNDS DESCRIPTION
LAKES OF CANE ISLAND
DETENTION RESERVE "A"
BEING 6.907 ACRES
LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY,
SECTION NO. 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS

DESCRIPTION OF AN 6.907 ACRE TRACT OF LAND LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY, SECTION NO. 127, ABSTRACT NO. 205, WALLER COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 178.71 ACRES CONVEYED TO PHHOU-CANE ISLAND 178, LLC BY DEED RECORDED UNDER FILE NUMBER (FILE NO.) 2401492 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), SAID 6.907 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a "MAG" nail called for and found in the northerly line of that certain tract of land called 23.5782 acres as described in the deed recorded under Volume 995, Page 420-W.C.D.R. marking the southwesterly corner of the said 178.71 acre tract and the southeasterly corner of that certain tract of land called 0.9103 acres as described in the deed recorded under File No. 601133-W.C.D.R., being in the apparent southerly line of the H. & T. C. R.R. Survey, Section 127, Abstract 205 and being generally along the centerline of Morton Road (based on a width of 60 feet as monumented and occupied);

THENCE, North 01°53'03" West, along the westerly line of the said 178.71 acre tract and the easterly line of said 0.9103 acre tract for a distance of 60.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner and POINT OF BEGINNING of the herein described tract of land;

(1) THENCE, North 01°53'03" West, continuing along the westerly line of said 178.71 acre tract for a distance of 802.89 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwest corner of the herein described tract of land;

(2) THENCE, North 88°06'57" East, for a distance of 155.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve to the left;

(3) THENCE, in a southerly direction along the arc of said curve to the left having a radius of 50.00 feet, a central angle of 113°29'58", an arc length of 99.05 feet, and a chord bearing of South 56°10'26" East, for a distance of 83.63 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for reverse curvature;

(4) THENCE, in an easterly direction along the arc of said reverse curve to the right having a radius of 25.00 feet, a central angle of 21°02'22", an arc length of 9.18 feet, and a chord bearing of North 77°35'46" East, for a distance of 9.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(5) THENCE, North 88°06'57" East, for a distance of 98.07 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(6) THENCE, in a southeasterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of South 46°53'03" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(7) THENCE, South 01°53'03" East, for a distance of 34.51 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(8) THENCE, in a southerly direction along the arc of said curve to the left having a radius of 830.00 feet, a central angle of 10°37'34", an arc length of 153.93 feet, and a chord bearing of South 07°11'50" East, for a distance of 153.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(9) THENCE, South 12°30'37" East, for a distance of 156.20 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(10) THENCE, in a southerly direction along the arc of said curve to the right having a radius of 600.00 feet, a central angle of 10°37'34", an arc length of 111.28 feet, and a chord bearing of South 07°11'50" East, for a distance of 111.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(11) THENCE, South 01°53'03" East, for a distance of 253.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(12) THENCE, in a southwesterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 89°52'09", an arc length of 39.21 feet, and a chord bearing of South 43°03'01" West, for a distance of 35.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(13) THENCE, South 87°59'06" West, for a distance of 383.38 feet to the POINT OF BEGINNING and containing 6.907 acres of land.

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

BENCHMARK:

BENCHMARK FOR THIS PROJECT IS FLOODPLAIN REFERENCE MARK NUMBER 190095 WHICH IS A BRASS DISK STAMPED 190095 ON BRIDGE AT MORTON ROAD AND UPPER BUFFALO BAYOU LOCATED ON DOWNSTREAM SIDE OF ROAD, ON SOUTHWEST CORNER OF BRIDGE IN KEYMAP 444P IN THE BARKER WATERSHED NEAR STREAM T100-00-00 ELEV. 150.69 FEET NAVD 1988, 2001 ADJUSTED.

TEMPORARY BENCHMARK:

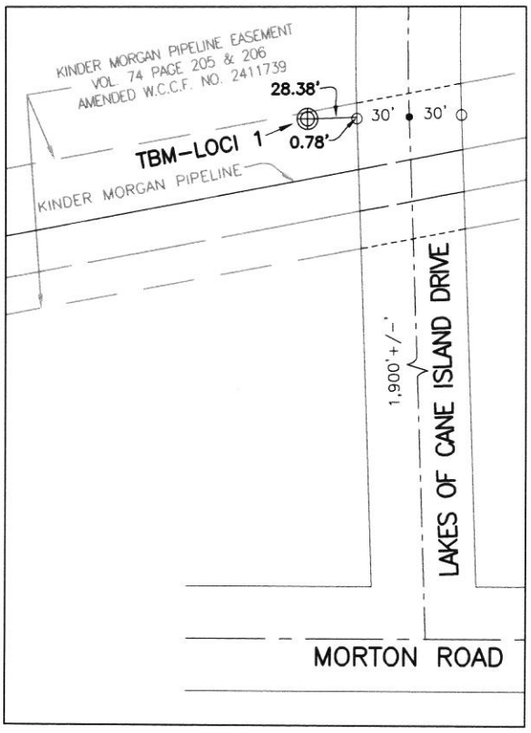
TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 1" SET IN CONCRETE.

HAVING COORDINATES OF:

X: 2,967,021.02
Y:13,859,781.28

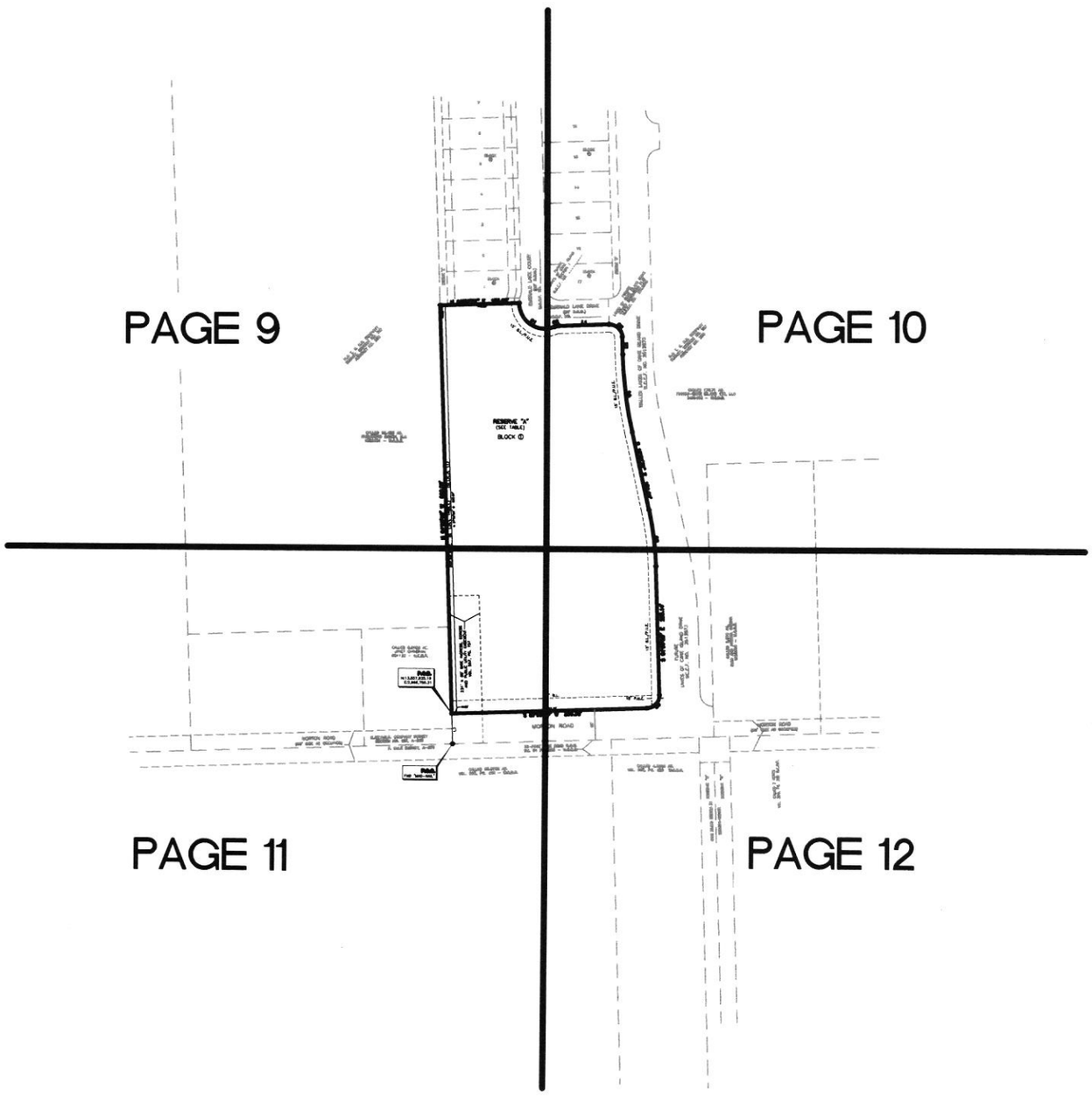
TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4204)

ELEV.= 156.70 FEET
NAVD 1988, 2001 ADJUSTED.



SEPTEMBER, 2025	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "A"	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-10			
SHEET 7 OF 14			

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



SEPTEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "A"	EHRA ENGINEERING THE FUTURE
JOB NO. 231–068–10			
SHEET 8 OF 14			

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
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TBPE No. F-726
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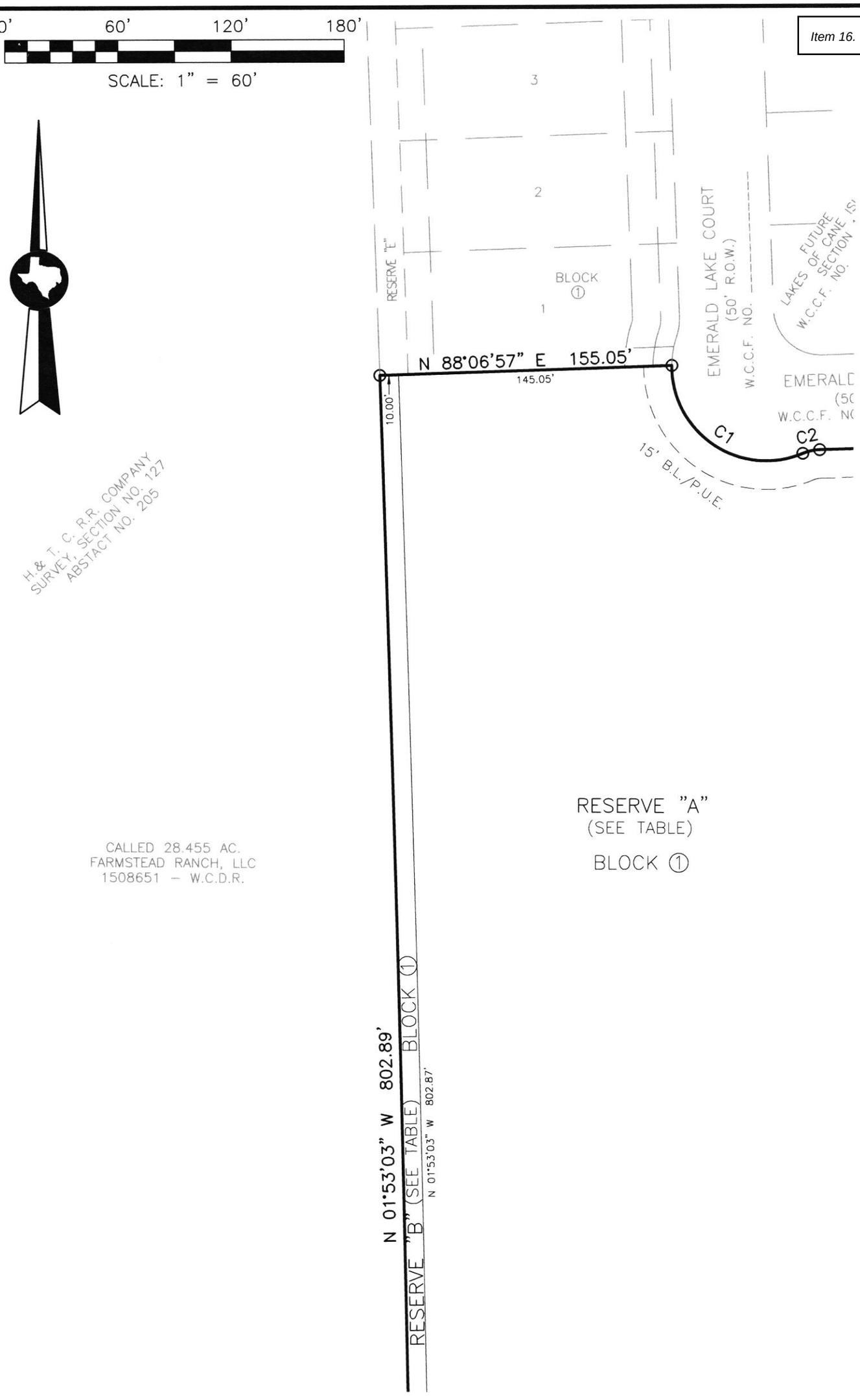
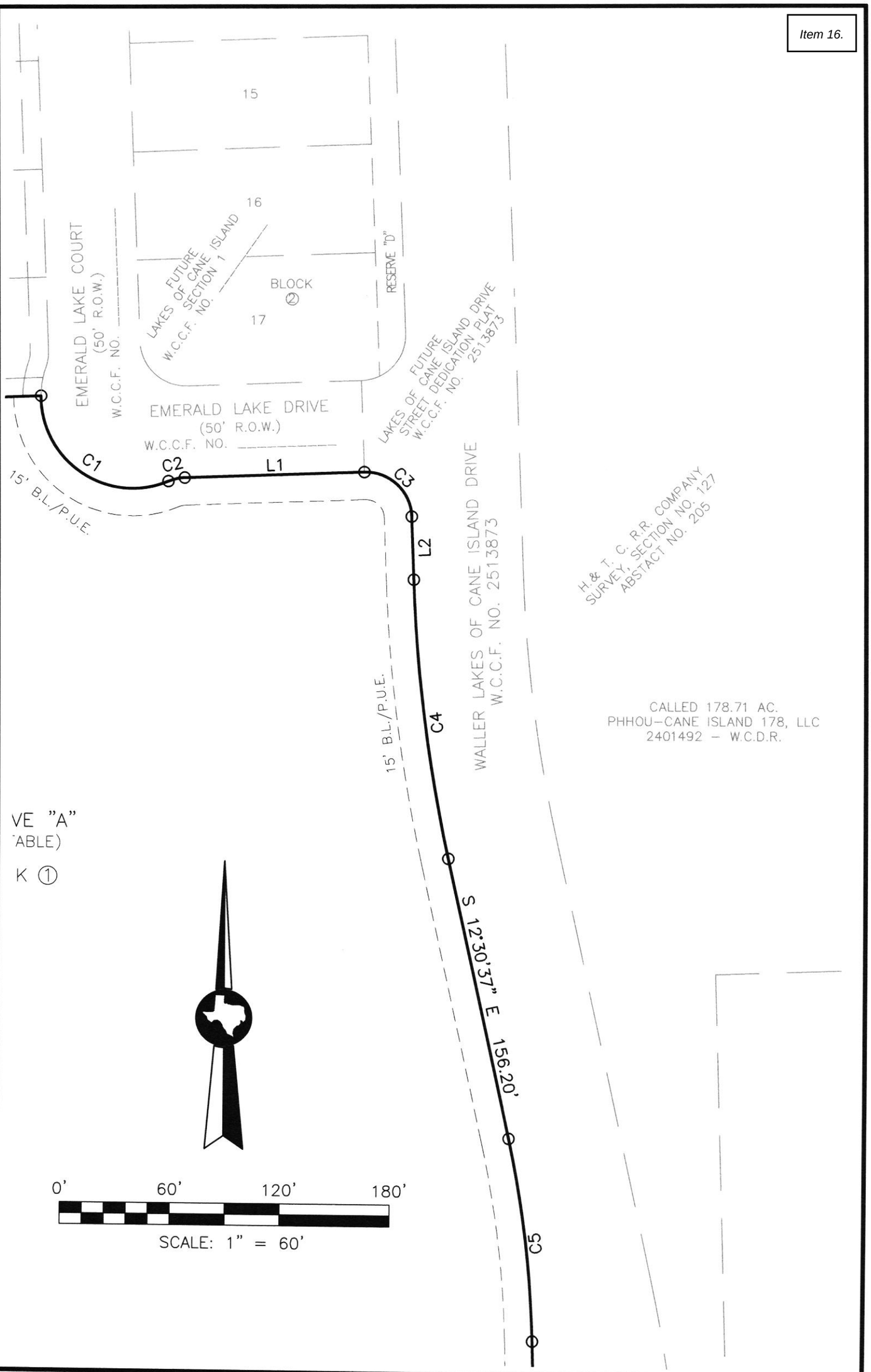
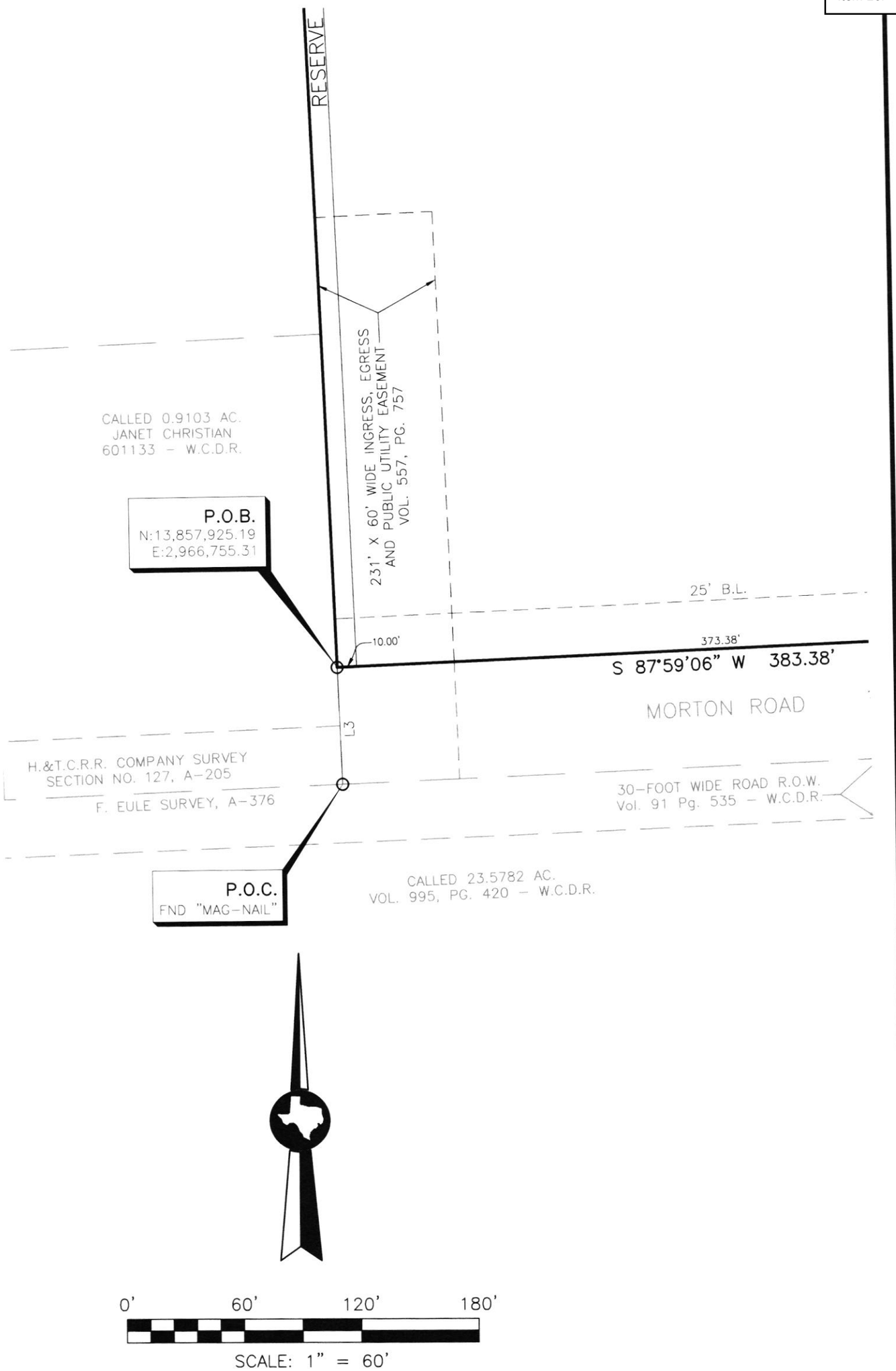


SEPTEMBER, 2025 JOB NO. 231-068-10 SHEET 9 OF 14	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "A"	EHRA ENGINEERING THE FUTURE	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300



SEPTEMBER, 2025	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "A"	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-10			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 10 OF 14			



SEPTEMBER, 2025	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "A"	EHRA ENGINEERING THE FUTURE
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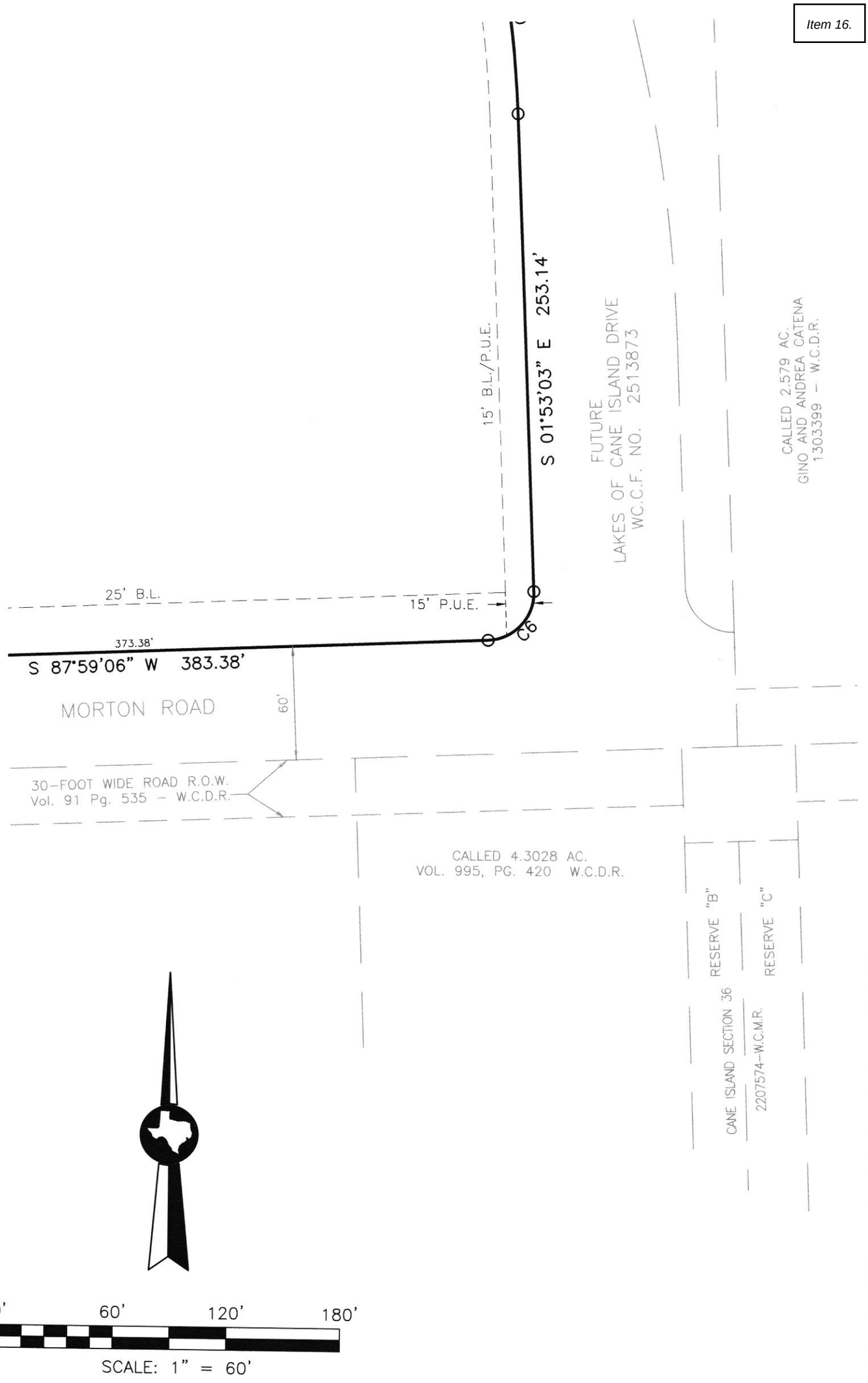
SHEET 11 OF 14			



SEPTEMBER, 2025	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "A"	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-10			
SHEET 12 OF 14			

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
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GENERAL NOTES

1. Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.

2. A– indicates Abstract
AC. indicated Acres
B.L. indicates Building Line
EAE indicates Emergency Access Easement
H.L.&P. indicates Houston Lighting and Power
NTS indicates Not to Scale
PG. indicates Page
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right–Of–Way
SEC indicates Section
SQ.FT. indicates Square Feet
S.S.E. indicates Sanitary Sewer Easement
STM S.E. indicates Storm Sewer Easement
VOL. indicates Volume
W.C.C.F. NO. indicates Waller County Clerk's File Number
W.C.D.R. indicates Waller County Deed Records
W.C.M.R. indicates Waller County Map Records
W.L.E. indicates Water Line Easement
U.E indicates Utility Easement
(F) indicates Found 3/4–inch capped iron rod stamped "E.H.R.A. 713–784–4500"

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Waller County, Texas, Community Panel No 48473C0375E the subject property shown hereon lies within Unshaded "Zone X" (areas determined to be outside the 0.2% annual chance flood).

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man–made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

4. Elevations and contour lines shown hereon are based upon Reference Mark Number 190090 which is a TxDOT Brass Disk on bridge at Franz Road and Upper Buffalo Bayou located on upstream concrete wall, on northwest corner of bridge in Key Map® 444T in the Barker Watershed near stream T100–00–00 ELEV. 145.36 Feet NAVD 1988, 2001 Adjusted.

5. All corners of the subject tract are marked with 5/8" capped iron rods stamped "E.H.R.A. 713–784–4500", unless otherwise noted.

6. All Easements extend equidistant from either side of the property and lot lines unless otherwise noted.

7. The property subdivided in the foregoing plat lies in Waller County, Katy Independent School District, and Brookshire–Katy Drainage District.

8. A subdivision variance has been approved to allow a minimum right–of–way width of a collector street from 80 feet to 60 feet by Waller County Commissioners Court on September 28, 2022.

9. A subdivision variance has been approved to allow a minimum lot width of 40 feet and a minimum lot area of 5,000 square feet by Waller County Commissioners Court on September 28, 2022.

10. A subdivision variance has been approved to allow cul–de–sacs to have a right–of–way radius of 60 feet and a pavement radius of 50 feet by Waller County Commissioners Court on September 28, 2022.

11. A subdivision variance has been approved to allow local streets to have a right–of way width of 50 feet by Waller County Commissioners Court on September 28, 2022.

12. A subdivision variance has been approved to allow a minimum centerline radius for local roads of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on September 28, 2022.

13. A subdivision variance has been approved to allow a minimum centerline radius for a collector street of 650 feet with a minimum tangent of 150 feet between reverse curves by Waller County Commissioners Court on August 16, 2023

14. No pipelines or pipeline easements exist within the boundary of this plat.

15. The proposed land uses for the Lakes of Cane Island Detention Reserve "A" shall consist of detention, open space and park land.

16. A subdivision variance has been approved to allow 25' Garage Building Lines and 20' Front Building lines along cul–de–sacs and knuckles by Waller County Commissioners Court on September 17, 2025.

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

PARKLAND TABLE

PLAT	ACREAGE
LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1	0.00 AC.
LAKES OF CANE ISLAND WATER PLANT	0.00 AC.
LAKES OF CANE ISLAND STREET DEDICATION	0.00 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'A'	3.27 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'B'	1.90 AC.
LAKES OF CANE ISLAND DETENTION RESERVES 'C' & 'D'	3.87 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'E'	2.03 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'F'	6.60 AC.
LAKES OF CANE ISLAND SECTION 1	0.42 AC.
LAKES OF CANE ISLAND SECTION 2	0.00 AC.
LAKES OF CANE ISLAND SECTION 3	0.68 AC.
LAKES OF CANE ISLAND SECTION 4	0.72 AC.
LAKES OF CANE ISLAND REC CENTER	3.14 AC.
LAKES OF CANE ISLAND SECTION 5	0.71 AC.
LAKES OF CANE ISLAND SECTION 6	0.05 AC.
LAKES OF CANE ISLAND SECTION 7	3.97 AC.
TOTAL	27.36 AC.

REQUIRED PARKLAND:
10.56 ACRES PER 54 LOTS @ 570 LOTS
1.) 50% MINIMUM (5.28 ACRES) SHALL BE POCKET/COMMUNITY PARK
2.) REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE
(LANDSCAPE BUFFERS, OPEN SPACE, 50% OF AMENITIZED DETENTION AREAS)

RESERVE TABLE

RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	292,844	6.7230
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	8,029	0.184
TOTAL		300,873	6.907

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00'	99.05'	113°29'58"	S 56°10'26" E	83.63'
C2	25.00'	9.18'	21°02'22"	N 77°35'46" E	9.13'
C3	25.00'	39.27'	90°00'00"	S 46°53'03" E	35.36'
C4	830.00'	153.93'	10°37'34"	S 07°11'50" E	153.71'
C5	600.00'	111.28'	10°37'34"	S 07°11'50" E	111.12'
C6	25.00'	39.21'	89°52'09"	S 43°03'01" W	35.31'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°06'57" E	98.07'
L2	S 01°53'03" E	34.51'
L3	N 01°53'03" W	60.00'

OWNERS:
PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY

LAKES OF CANE ISLAND DETENTION RESERVE "A"

EHRA
ENGINEERING THE FUTURE
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Lakes of Cane Island Detention Reserve "B"

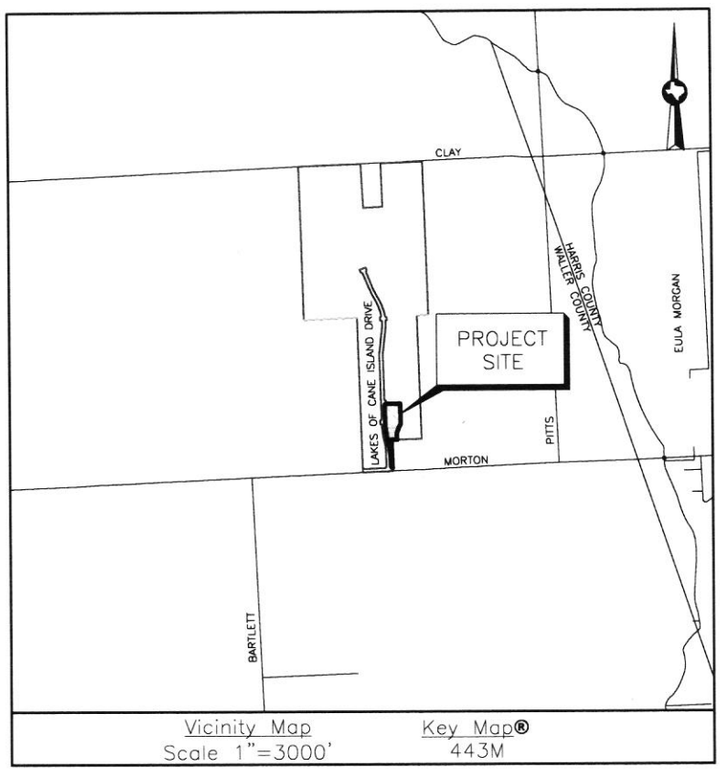
Date: December 10, 2025

Background

Final Plat of Lakes of Cane Island Detention Reserve B which consists of 3.795 acres will include 1 Block and 1 Reserve in Precinct 4.

Staff Recommendation

Approve Plat



FINAL PLAT OF LAKES OF CANE ISLAND DETENTION RESERVE "B"

BEING A SUBDIVISION OF 3.795 ACRES OF LAND LOCATED IN
THE H. & T. C. R.R. CO. SURVEY
SECTION 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS.

1 BLOCK 1 RESERVE

OWNER / DEVELOPER

PHHOU - CANE ISLAND 178, LLC,
A TEXAS LIMITED LIABILITY COMPANY
3200 SOUTHWEST FREEWAY, STE. 2800
HOUSTON, TEXAS 77027
800-247-3779

SEPTEMBER, 2025

EHRA
ENGINEERING THE FUTURE
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

STATE OF TEXAS §

COUNTY OF WALLER §

We, PHHOU – Cane Island 178, LLC, a Texas limited liability company acting by and through Michael C. Brisch, Chief Legal and Administrative Officer of PH Land Holdings, LLC, a Texas Limited Liability Company, Sole Member of PHHOU – Cane Island 178, LLC, a Texas Liability Company, owner (or owners) of the property subdivided in the above map of LAKES OF CANE ISLAND DETENTION RESERVE "B", 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.

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, 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 dipstyle driveways are encouraged where appropriate.

4. Property owners will obtain Development Permits/Permit Exemptions form 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 PHHOU – Cane Island 178, LLC, a Texas Limited Liability Company, 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 our hand in Waller County, Texas, this 5th day of November 2025.

OWNER
PHHOU-Cane Island 178, LLC,
a Texas limited liability company

By: PH Land Holdings, LLC,
a Texas limited liability company, Sole Member

BY: Michael C. Brisch
Michael C. Brisch
Chief Legal and Administrative Officer

10011 MEADOWGLEN LN
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WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

STATE OF TEXAS }

COUNTY OF Harris }

BEFORE ME, the undersigned authority, on this day personally appeared Michael C. Brisch, 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 5th day of November, 2025.

Melinda Trader
Notary Public in and for the State of Texas
My Commission expires: July 22, 2029

MELISSA JO TRADER
NOTARY PUBLIC, STATE OF TEXAS
Notary ID #128038443
Expires July 22, 2029

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with the certificate of authentication was filed for registration in my office on the _____ day of _____, 2025, A.D. at ____ o'clock _.M., in File No. _____ 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

APPROVED by Commissioners Court of Waller County, Texas, this _____ day of _____, 2025 A.D.

_____
Carbett "Trey" J. Duhon III
County Judge

_____
John A. Amsler
Commissioner, Precinct 1

_____
Walter E. Smith, P.E., R.P.L.S.
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 then current Waller County Subdivision and Development Regulations, in this regard.

I, J. Ross McCall, P.E., County Engineer of Waller County, Texas, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

_____
Date

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

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

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

No Portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community Panel No. 48473C0375E, dated February 18, 2009.

No Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel No. 48473C0375E, dated February 18, 2009.

STATE OF TEXAS REGISTERED ROBERT L. BOELSCHE 4446 PROFESSIONAL LAND SURVEYOR

Robert L. Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

STATE OF TEXAS)(

COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared Robert L. Boelsche, 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 30th day of October, 2025.

DEIRDRE ANN BROCK
Notary Public, State of Texas
Comm. Expires 06-30-2027
Notary ID 128627191

Notary Public in and for the State of Texas
My Commission expires: 06/30/2027

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-158 and 2024-109

APPROVED BY THE BOARD OF SUPERVISORS ON 02.10.25
DATE

PRESIDENT

SECRETARY

DISTRICT ENGINEER

The above have signed these plans and /or plat based on the recommendation of the Districts'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.

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OWNER'S RESPONSIBILITIES:

(1) No structure in this subdivision shall be occupied until connected to a public sewer system which has been approved and permitted by Waller County Environmental Department.

(2) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.

(3) 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:
   (a) For a subdivision of fewer than 50 houses, 2,500 gallons of storage: or
   (b) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.

(4) 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.

(5) 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.

(6) 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.

(7) 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.

(8) 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 PHHOU – Cane Island 178, LLC, a Texas Liability Company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.

(9) 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.

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METES AND BOUNDS DESCRIPTION
LAKES OF CANE ISLAND
DETENTION RESERVE "B"
BEING 3.795 ACRES
LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY,
SECTION NO. 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS

DESCRIPTION OF A 3.795 ACRE TRACT OF LAND LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY, SECTION NO. 127, ABSTRACT NO. 205, WALLER COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 178.71 ACRES CONVEYED TO PHHOU-CANE ISLAND 178, LLC BY DEED RECORDED UNDER FILE NUMBER (FILE NO.) 2401492 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), SAID 3.795 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a "MAG" nail called for and found marking the southeasterly corner of the said 178.71 acre tract and the southwesterly corner of that certain tract of land called 2.579 acres as described in the deed recorded under File No. 1303399-W.C.D.R., being in the apparent southerly line of the H. & T. C. R.R. Survey, Section 127, Abstract 205 and being generally along the centerline of Morton Road (based on a variable width as monumented and occupied);

THENCE, North 01°53'03" West, along the easterly line of the said 178.71 acre tract common to the said 2.579 acre tract for a distance of 60.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southerly most corner and POINT OF BEGINNING of the herein described tract of land;

(1) THENCE, in a northwesterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of North 46°53'03" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(2) THENCE, North 01°53'03" West, for a distance of 130.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(3) THENCE, in a northerly direction along the arc of said curve to the left having a radius of 830.00 feet, a central angle of 10°37'34", an arc length of 153.93 feet, and a chord bearing of North 07°11'50" West, for a distance of 153.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(4) THENCE, North 12°30'37" West, for a distance of 248.85 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(5) THENCE, in a northerly direction along the arc of said curve to the right having a radius of 770.00 feet, a central angle of 10°37'34", an arc length of 142.80 feet, and a chord bearing of North 07°11'50" West, for a distance of 142.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(6) THENCE, North 01°53'03" West, for a distance of 374.51 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(7) THENCE, in a northeasterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of North 43°06'57" East, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(8) THENCE, North 88°06'57" East, for a distance of 208.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(9) THENCE, in a easterly direction along the arc of said curve to the right having a radius of 300.00 feet, a central angle of 06°11'43", an arc length of 32.44 feet, and a chord bearing of South 88°47'12" East, for a distance of 32.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(10) THENCE, South 01°53'03" East, for a distance of 347.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(11) THENCE, South 26°32'39" West, for a distance of 90.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(12) THENCE, South 19°19'49" West, for a distance of 85.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(13) THENCE, South 02°00'54" East, for a distance of 110.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the northerly line of said 2.579 acre tract;

(14) THENCE, South 87°59'06" West, continuing along the northerly line of said 2.579 acre tract for a distance of 93.73 feet to 1/2-inch capped iron rod stamped "KALKOMEY" found marking the common corner of said 178.71 acre tract and said 2.579 acre tract;

(15) THENCE, South 01°53'03" East, continuing along the westerly line of said 2.579 acre tract for a distance of 475.00 feet to the POINT OF BEGINNING and containing or 3.795 acres of land.

10011 MEADOWGLEN LN
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WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

BENCHMARK:

BENCHMARK FOR THIS PROJECT IS FLOODPLAIN REFERENCE MARK NUMBER 190095 WHICH IS A BRASS DISK STAMPED 190095 ON BRIDGE AT MORTON ROAD AND UPPER BUFFALO BAYOU LOCATED ON DOWNSTREAM SIDE OF ROAD, ON SOUTHWEST CORNER OF BRIDGE IN KEYMAP 444P IN THE BARKER WATERSHED NEAR STREAM T100-00-00 ELEV. 150.69 FEET NAVD 1988, 2001 ADJUSTED.

TEMPORARY BENCHMARK:

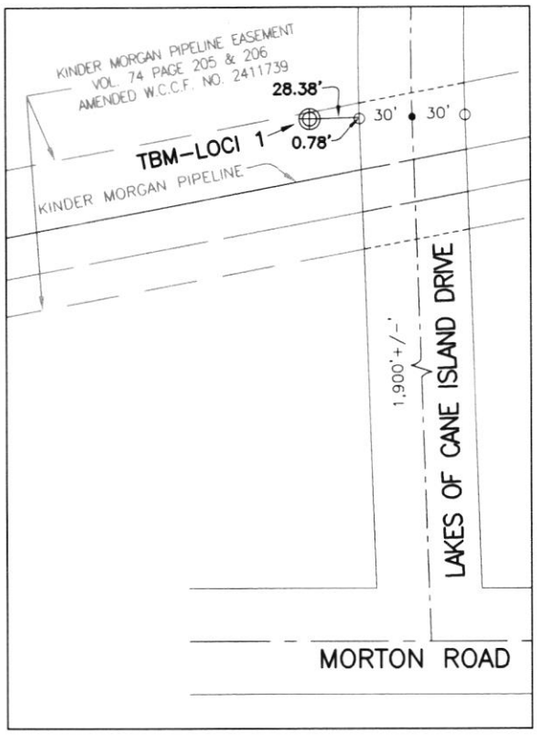
TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 1" SET IN CONCRETE.

HAVING COORDINATES OF:

X: 2,967,021.02
Y:13,859,781.28

TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4204)

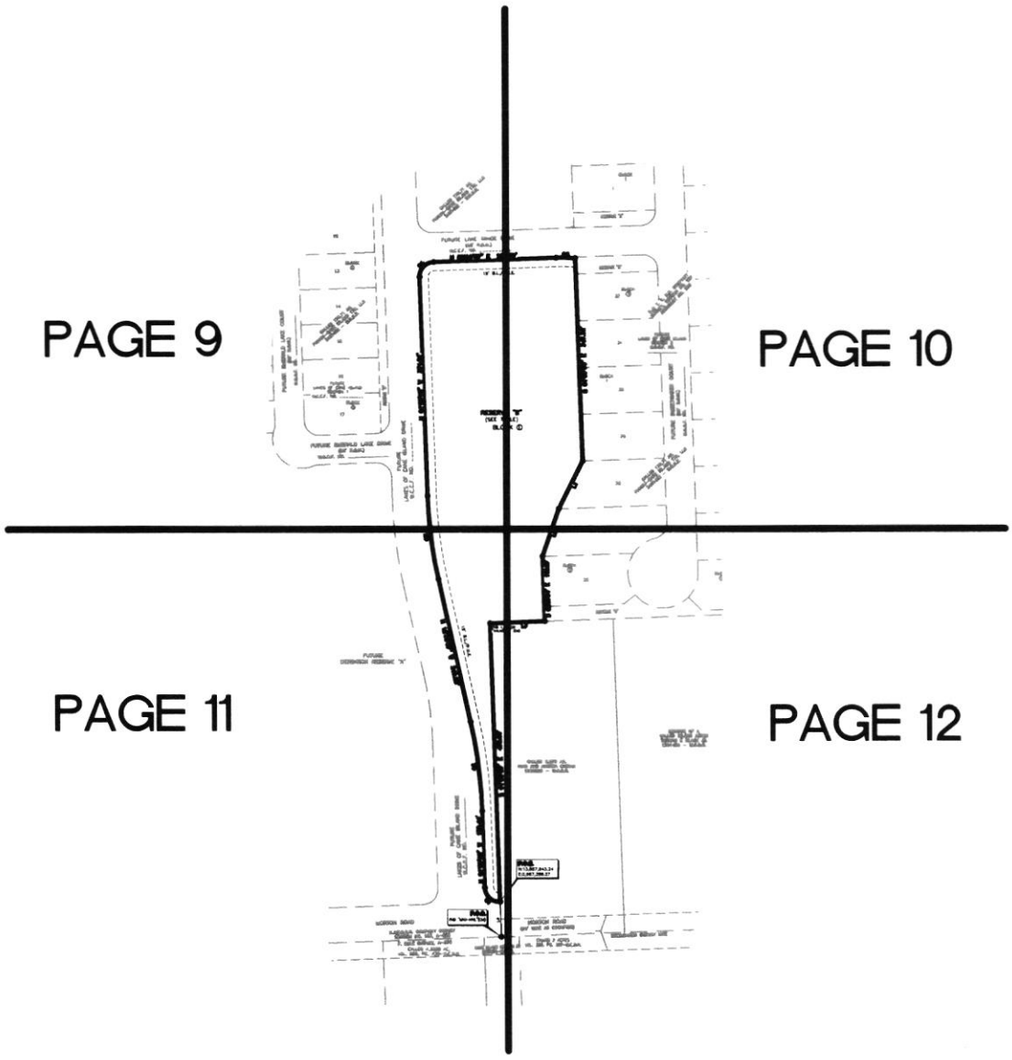
ELEV.= 156.70 FEET
NAVD 1988, 2001 ADJUSTED.



SEPTEMBER, 2025	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "B"	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-10			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 7 OF 14			

0' 300' 600' 900'

SCALE: 1" = 300'



SEPTEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "B"	EHRA ENGINEERING THE FUTURE
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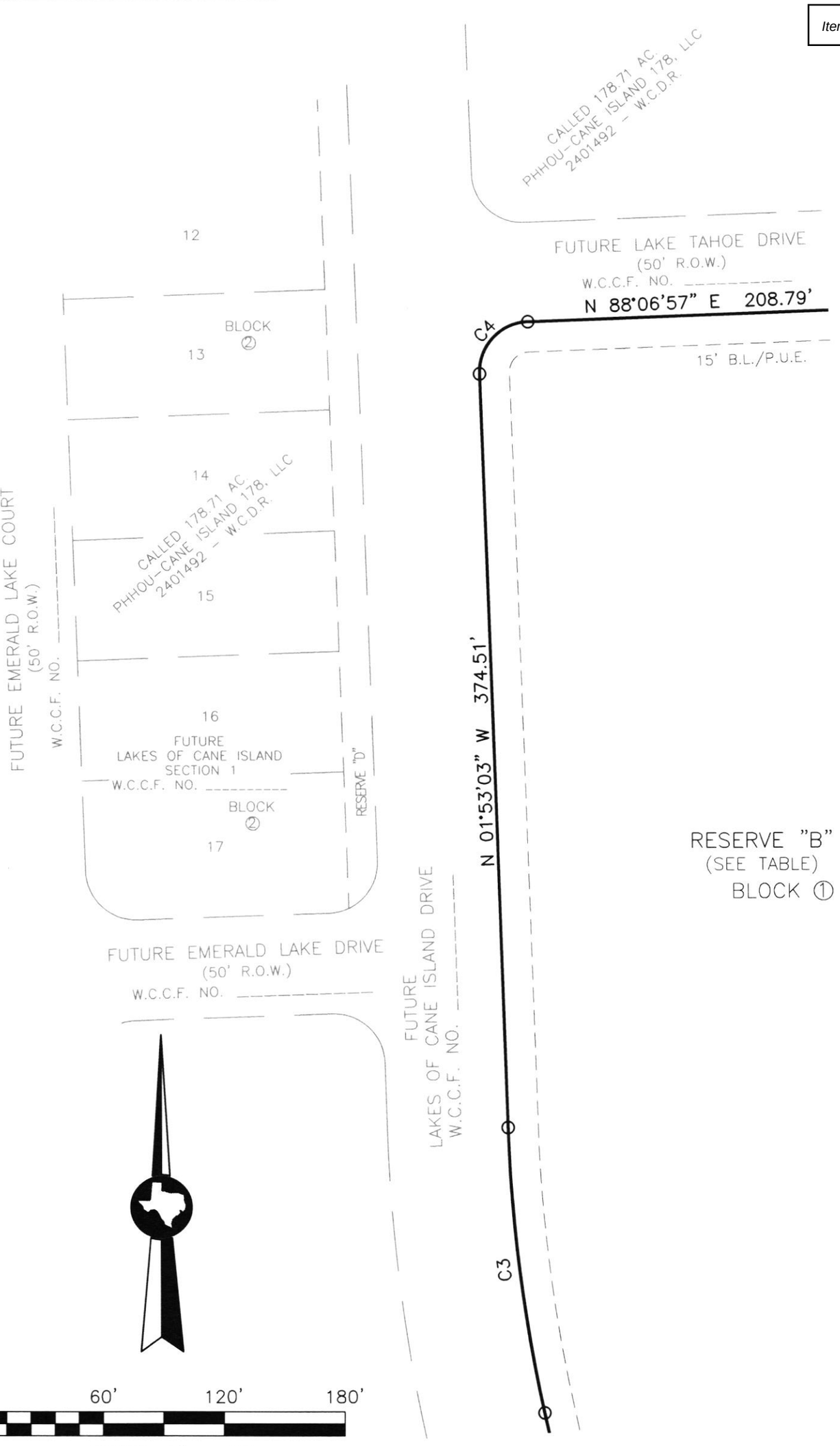
SHEET 8 OF 14			



SEPTEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "B"	EHRA ENGINEERING THE FUTURE
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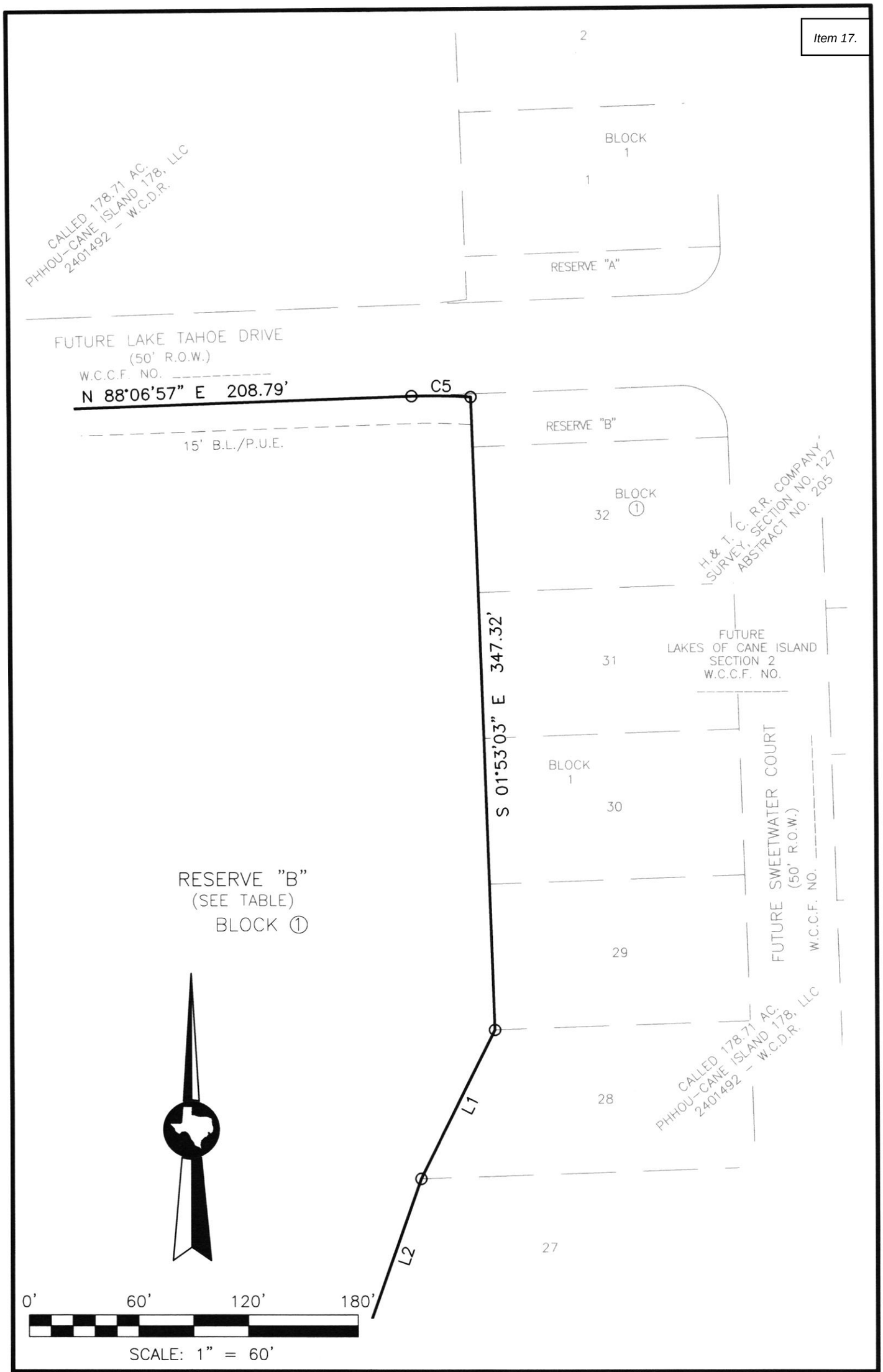
SHEET 9 OF 14			



SEPTEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "B"	EHRA ENGINEERING THE FUTURE
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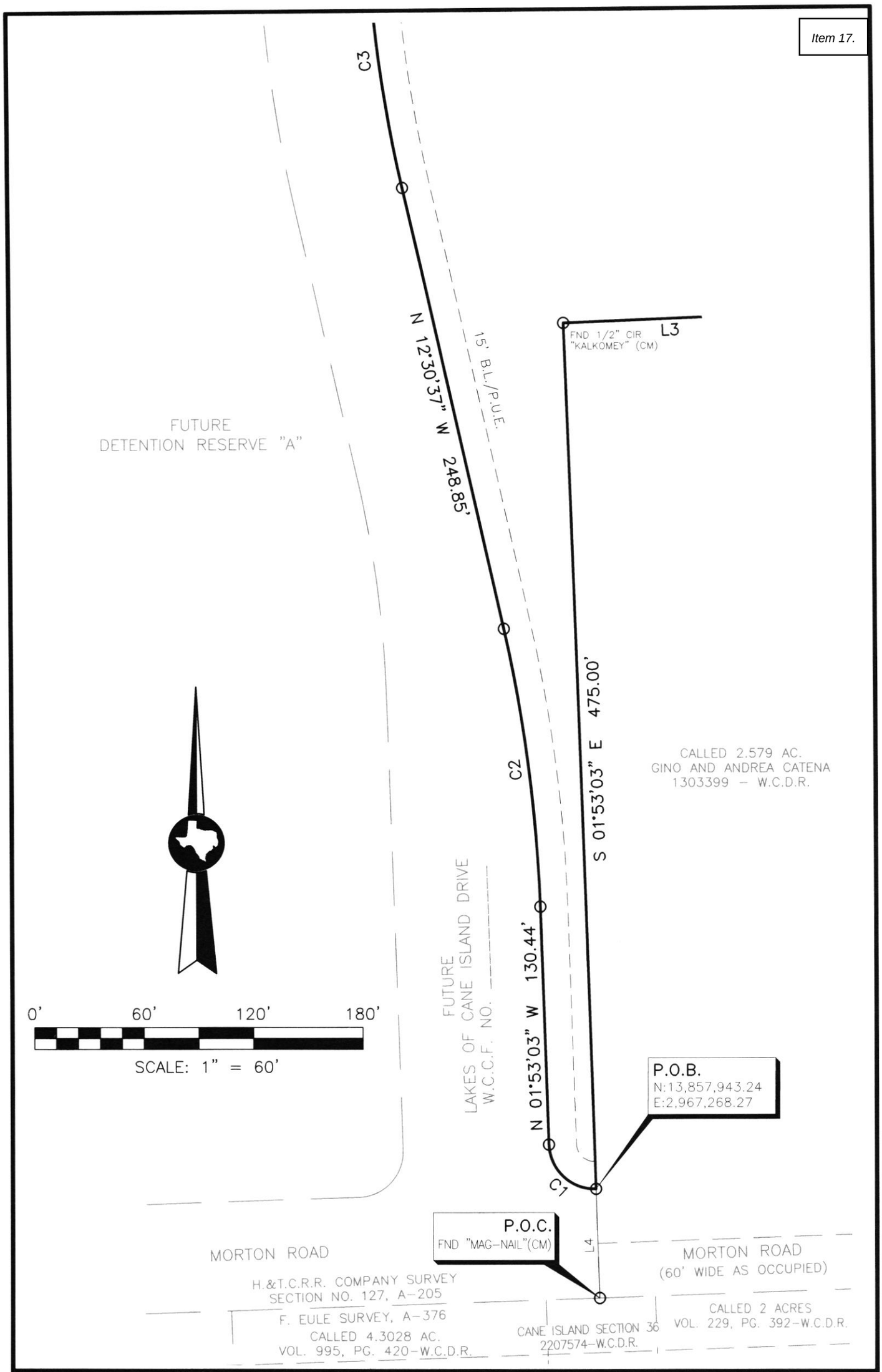
SHEET 10 OF 14			



SEPTEMBER, 2025	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "B"	EHRA ENGINEERING THE FUTURE
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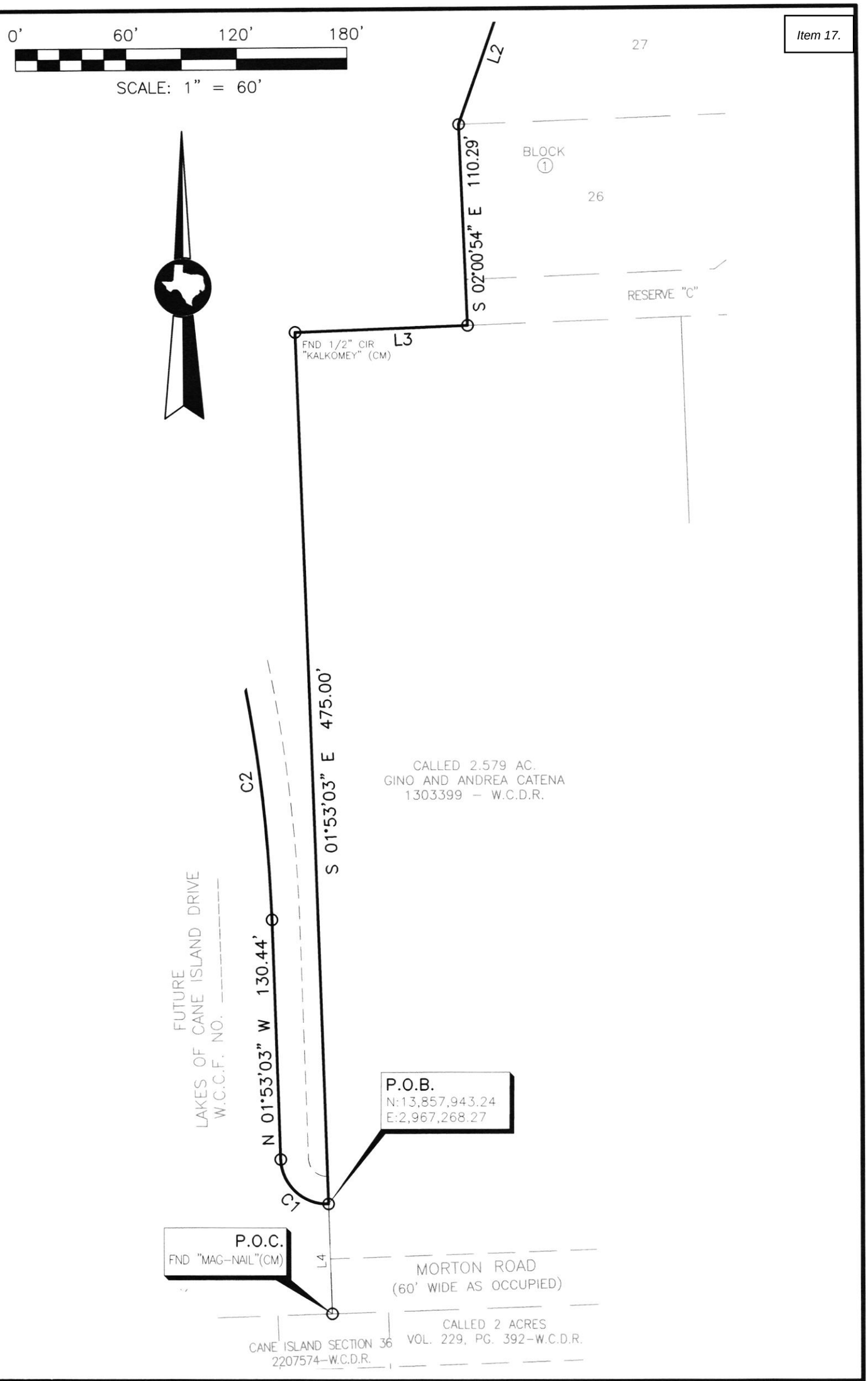
SHEET 11 OF 14			



SEPTEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "B"	EHRA ENGINEERING THE FUTURE
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SHEET 12 OF 14			

GENERAL NOTES

1. Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.

2. A– indicates Abstract
AC. indicated Acres
B.L. indicates Building Line
CM indicates Controlling Monument
EAE indicates Emergency Access Easement
FND. indicates Found
H.L.&P. indicates Houston Lighting and Power
NTS indicates Not to Scale
PG. indicates Page
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right–Of–Way
SEC indicates Section
SQ.FT. indicates Square Feet
S.S.E. indicates Sanitary Sewer Easement
STM S.E. indicates Storm Sewer Easement
VOL. indicates Volume
W.C.C.F. NO. indicates Waller County Clerk's File Number
W.C.D.R. indicates Waller County Deed Records
W.C.M.R. indicates Waller County Map Records
W.L.E. indicates Water Line Easement
U.E indicates Utility Easement
(F) indicates Found 3/4–inch capped iron rod stamped "E.H.R.A. 713–784–4500"

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Waller County, Texas, Community Panel No 48473C0375E the subject property shown hereon lies within Unshaded "Zone X" (areas determined to be outside the 0.2% annual chance flood).

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man–made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

4. Elevations and contour lines shown hereon are based upon Reference Mark Number 190090 which is a TxDOT Brass Disk on bridge at Franz Road and Upper Buffalo Bayou located on upstream concrete wall, on northwest corner of bridge in Key Map® 444T in the Barker Watershed near stream T100–00–00 ELEV. 145.36 Feet NAVD 1988, 2001 Adjusted.

5. All corners of the subject tract are marked with 3/4" capped iron rods stamped "E.H.R.A. 713–784–4500", unless otherwise noted.

6. All Easements extend equidistant from either side of the property and lot lines unless otherwise noted.

7. The property subdivided in the foregoing plat lies in Waller County, Katy Independent School District, and Brookshire–Katy Drainage District.

8. A subdivision variance has been approved to allow a minimum right–of–way width of a collector street from 80 feet to 60 feet by Waller County Commissioners Court on September 28, 2022.

9. A subdivision variance has been approved to allow a minimum lot width of 40 feet and a minimum lot area of 5,000 square feet by Waller County Commissioners Court on September 28, 2022.

10. A subdivision variance has been approved to allow cul–de–sacs to have a right–of–way radius of 60 feet and a pavement radius of 50 feet by Waller County Commissioners Court on September 28, 2022.

11. A subdivision variance has been approved to allow local streets to have a right–of way width of 50 feet by Waller County Commissioners Court on September 28, 2022.

12. A subdivision variance has been approved to allow a minimum centerline radius for local roads of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on September 28, 2022.

13. A subdivision variance has been approved to allow a minimum centerline radius for a collector street of 650 feet with a minimum tangent of 150 feet between reverse curves by Waller County Commissioners Court on August 16, 2023

14. No pipelines or pipeline easements exist within the boundary of this plat.

15. The proposed land uses for the Lakes of Cane Island Detention Reserve "B" shall consist of detention, open space and park land.

16. A subdivision variance has been approved to allow 25' Garage Building Lines and 20' Front Building lines along cul–de–sacs and knuckles by Waller County Commissioners Court on September 17, 2025.

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

PARKLAND TABLE

PLAT	ACREAGE
LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1	0.00 AC.
LAKES OF CANE ISLAND WATER PLANT	0.00 AC.
LAKES OF CANE ISLAND STREET DEDICATION	0.00 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'A'	3.27 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'B'	1.90 AC.
LAKES OF CANE ISLAND DETENTION RESERVES 'C' & 'D'	3.87 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'E'	2.03 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'F'	6.60 AC.
LAKES OF CANE ISLAND SECTION 1	0.42 AC.
LAKES OF CANE ISLAND SECTION 2	0.00 AC.
LAKES OF CANE ISLAND SECTION 3	0.68 AC.
LAKES OF CANE ISLAND SECTION 4	0.72 AC.
LAKES OF CANE ISLAND REC CENTER	3.14 AC.
LAKES OF CANE ISLAND SECTION 5	0.71 AC.
LAKES OF CANE ISLAND SECTION 6	0.05 AC.
LAKES OF CANE ISLAND SECTION 7	3.97 AC.
TOTAL	27.36 AC.

REQUIRED PARKLAND:
10.56 ACRES PER 54 LOTS @ 570 LOTS
1.) 50% MINIMUM (5.28 ACRES) SHALL BE POCKET/COMMUNITY PARK
2.) REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE
(LANDSCAPE BUFFERS, OPEN SPACE, 50% OF AMENITIZED DETENTION AREAS)

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	90°00'00"	N 46°53'03" W	35.36'
C2	830.00'	153.93'	10°37'34"	N 07°11'50" W	153.71'
C3	770.00'	142.80'	10°37'34"	N 07°11'50" W	142.60'
C4	25.00'	39.27'	90°00'00"	N 43°06'57" E	35.36'
C5	300.00'	32.44'	6°11'43"	S 88°47'12" E	32.42'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 26°32'39" W	90.97'
L2	S 19°19'49" W	85.82'
L3	S 87°59'06" W	93.73'
L4	N 01°53'03" W	60.00'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
B	DETENTION, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	165,310	3.795

EHRA
ENGINEERING THE FUTURE

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TBPELS No. 10092300

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Lakes of Cane Island Detention Reserve "C" & "D"

Date: December 10, 2025

Background

Final Plat of Lakes of Cane Island Detention Reserve "C" &" D" which consists of 7.728 acres will include 1 Block and 2 Reserves in Precinct 4.

Staff Recommendation

Approve Plat

FINAL PLAT OF LAKES OF CANE ISLAND DETENTION RESERVES "C" AND "D"

BEING A SUBDIVISION OF 7.728 ACRES OF LAND
LOCATED IN THE H. & T. C. R.R. CO. SURVEY
SECTION 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS.

1 BLOCKS 2 RESERVES

OWNER

PHHOU - CANE ISLAND 178, LLC,
A TEXAS LIMITED LIABILITY COMPANY
3200 SOUTHWEST FREEWAY, SUITE 2800
HOUSTON, TEXAS 77027
800-247-3779

SEPTEMBER, 2025

SEPTEMBER, 2025 JOB NO. 231-068-10 SHEET 1 OF 14	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "C&D"	EHRA ENGINEERING THE FUTURE 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300

STATE OF TEXAS §

COUNTY OF WALLER §

We, PHHOU – Cane Island 178, LLC, a Texas limited liability company acting by and through Michael C. Brisch, Chief Legal and Administrative Officer of PH Land Holdings, LLC, a Texas Limited Liability Company, Sole Member of PHHOU – Cane Island 178, LLC, a Texas Liability Company, owner (or owners) of the property subdivided in the above map of LAKES OF CANE ISLAND DETENTION RESERVE "B", 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.

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, 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 dipstyle driveways are encouraged where appropriate.

4. Property owners will obtain Development Permits/Permit Exemptions form 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 PHHOU – Cane Island 178, LLC, a Texas Limited Liability Company, 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 our hand in Waller County, Texas, this 5th day of November 2025.

OWNER
PHHOU-Cane Island 178, LLC,
a Texas limited liability company

By: PH Land Holdings, LLC,
a Texas limited liability company, Sole Member

BY: Michael C. Brisch
Michael C. Brisch
Chief Legal and Administrative Officer

STATE OF TEXAS)

COUNTY OF Harris)

BEFORE ME, the undersigned authority, on this day personally appeared Michael C. Brisch, 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 5th day of November, 2025.

Melissa Jo Trader
Notary Public in and for the State of Texas
My Commission expires: July 22, 2029

MELISSA JO TRADER
NOTARY PUBLIC, STATE OF TEXAS
Notary ID #128038443
Expires July 22, 2029

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with the certificate of authentication was filed for registration in my office on the _____ day of _____, 2025, A.D. at ____ o'clock _.M., in File No. _____ 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

APPROVED by Commissioners Court of Waller County, Texas, this _____ day of _____, 2025 A.D.

_____
Carbett "Trey" J. Duhon III
County Judge

_____
John A. Amsler
Commissioner, Precinct 1

_____
Walter E. Smith, P.E., R.P.L.S.
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 then current Waller County Subdivision and Development Regulations, in this regard.

I, J. Ross McCall, P.E., County Engineer of Waller County, Texas, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

_____
Date

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

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

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

No Portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community Panel No. 48473C0375E, dated February 18, 2009.

No Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel No. 48473C0375E, dated February 18, 2009.

STATE OF TEXAS
REGISTERED
ROBERT L. BOELSCHE
4446
PROFESSIONAL
LAND SURVEYOR

Robert L Boelsche

Robert L. Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

STATE OF TEXAS)(

COUNTY OF Harris)(

BEFORE ME, the undersigned authority, on this day personally appeared Robert L. Boelsche, 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 30th day of October, 2025.

DEIRDRE ANN BROCK
Notary Public, State of Texas
Comm. Expires 06-30-2027
Notary ID 128627191

Deirdre Ann Brock
Notary Public in and for the State of Texas
My Commission expires: 6/30/2027

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-159 and 2024-109

APPROVED BY THE BOARD OF SUPERVISORS ON 2.10.2025
DATE

PRESIDENT

SECRETARY

DISTRICT ENGINEER

The above have signed these plans and /or plat based on the recommendation of the Districts'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.

OWNER'S RESPONSIBILITIES:

(1) No structure in this subdivision shall be occupied until connected to a public sewer system which has been approved and permitted by Waller County Environmental Department.

(2) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.

(3) 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:
(a) For a subdivision of fewer than 50 houses, 2,500 gallons of storage: or
(b) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.

(4) 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.

(5) 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.

(6) 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.

(7) 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.

(8) 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 PHHOU – Cane Island 178, LLC, a Texas Liability Company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.

(9) 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.

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
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TBPE No. F-726
TBPELS No. 10092300

METES AND BOUNDS DESCRIPTION
LAKES OF CANE ISLAND
DETENTION RESERVE "C & D"
BEING A 7.728 ACRE TRACT OF LAND
LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY,
SECTION NO. 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS

DESCRIPTION OF A 7.728 ACRE TRACT OF LAND LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY, SECTION NO. 127, ABSTRACT NO. 205, WALLER COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 178.71 ACRES CONVEYED TO PHHOU-CANE ISLAND 178, LLC BY DEED RECORDED UNDER FILE NUMBER (FILE NO.) 2401492 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), SAID 7.728 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 1/2-inch iron rod called for and found marking an "L" corner of said 178.71 acre tract and the northeasterly corner of that certain tract of land called 28.455 acres as described in the deed recorded under File No. 1508651-W.C.D.R.;

THENCE, South 01°53'03" East, along the westerly line of the said 178.71 acre tract common to the said 28.455 acre tract a distance of 83.47 feet to a point for corner;

THENCE, North 88°06'57" East, for a distance of 486.95 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of curvature, being the southwest corner and the POINT OF BEGINNING of the herein described tract of land;

(1) THENCE, in a northerly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°21'53", an arc length of 39.43 feet, and a chord bearing of North 42°44'03" East, for a distance of 35.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(2) THENCE, North 87°55'00" East, for a distance of 189.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(3) THENCE, South 01°53'03" East, for a distance of 388.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(4) THENCE, South 06°57'38" West, for a distance of 108.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(5) THENCE, South 04°28'12" East, for a distance of 126.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(6) THENCE, South 79°21'53" West, for a distance of 76.92 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(7) THENCE, South 02°31'53" East, for a distance of 160.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(8) THENCE, South 27°08'11" East, for a distance of 88.45 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(9) THENCE, South 20°51'56" East, for a distance of 84.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(10) THENCE, South 01°53'03" East, for a distance of 426.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature;

(11) THENCE, in a westerly direction along the arc of said curve to the right having a radius of 300.00 feet, a central angle of 06°11'43", an arc length of 32.44 feet, and a chord bearing of South 85°01'06" West, for a distance of 32.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(12) THENCE, South 88°06'57" West, for a distance of 208.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature;

(13) THENCE, in a northeasterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of North 46°53'03" West, for a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(14) THENCE, North 01°53'03" East, for a distance of 675.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature;

(15) THENCE, in a northerly direction along the arc of said curve to the right having a radius of 1,170.00 feet, a central angle of 08°04'43", an arc length of 164.97 feet, and a chord bearing of North 02°09'19" East, for a distance of 164.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(16) THENCE, North 06°11'40" East, for a distance of 371.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature;

(17) THENCE, in a northerly direction along the arc of said reverse curve to the left having a radius of 830.00 feet, a central angle of 08°38'34", an arc length of 125.20 feet, and a chord bearing of North 01°52'23" West, for a distance of 125.08 feet to the POINT OF BEGINNING and containing 7.728 acres of land.

10011 MEADOWGLEN LN
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TBPE No. F-726
TBPELS No. 10092300

BENCHMARK:

BENCHMARK FOR THIS PROJECT IS FLOODPLAIN REFERENCE MARK NUMBER 190095 WHICH IS A BRASS DISK STAMPED 190095 ON BRIDGE AT MORTON ROAD AND UPPER BUFFALO BAYOU LOCATED ON DOWNSTREAM SIDE OF ROAD, ON SOUTHWEST CORNER OF BRIDGE IN KEYMAP 444P IN THE BARKER WATERSHED NEAR STREAM T100-00-00 ELEV. 150.69 FEET NAVD 1988, 2001 ADJUSTED.

TEMPORARY BENCHMARK:

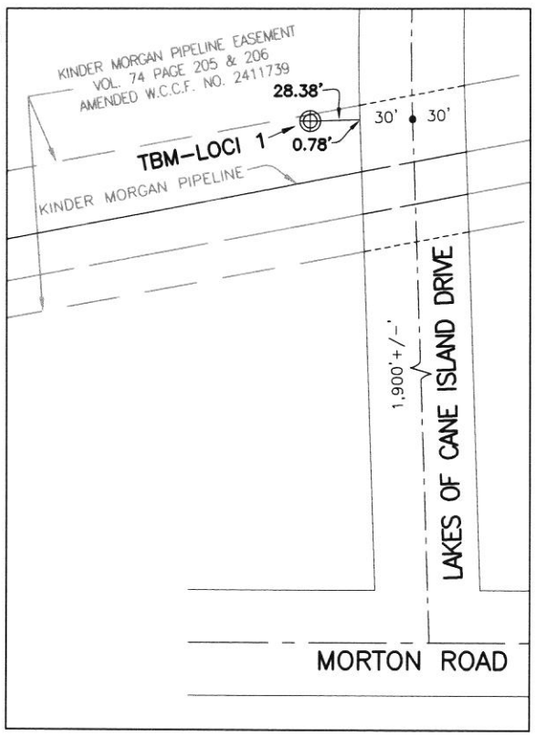
TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 1" SET IN CONCRETE.

HAVING COORDINATES OF:

X: 2,967,021.02
Y:13,859,781.28

TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4204)

ELEV.= 156.70 FEET
NAVD 1988, 2001 ADJUSTED.



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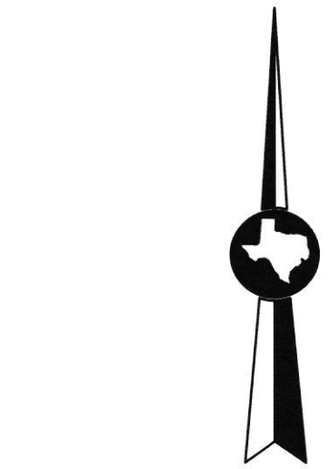
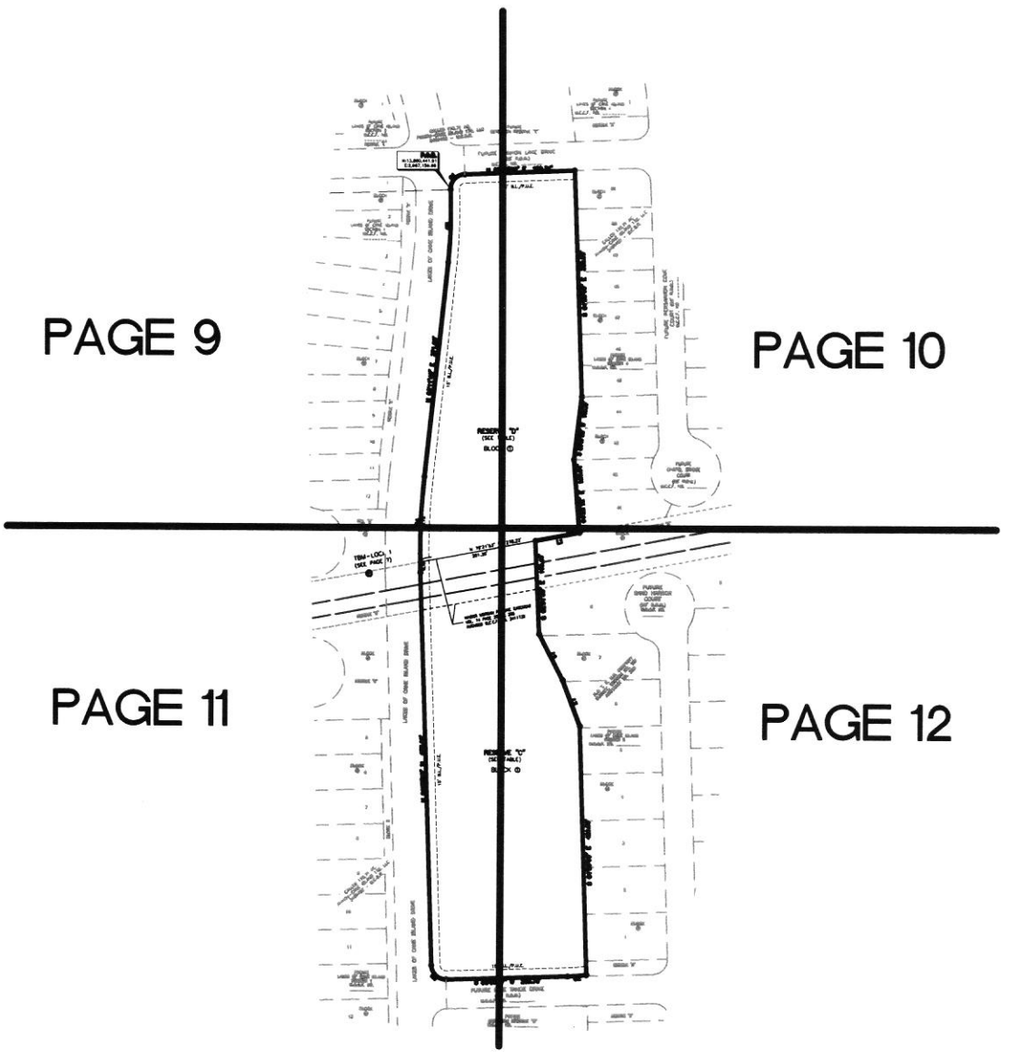
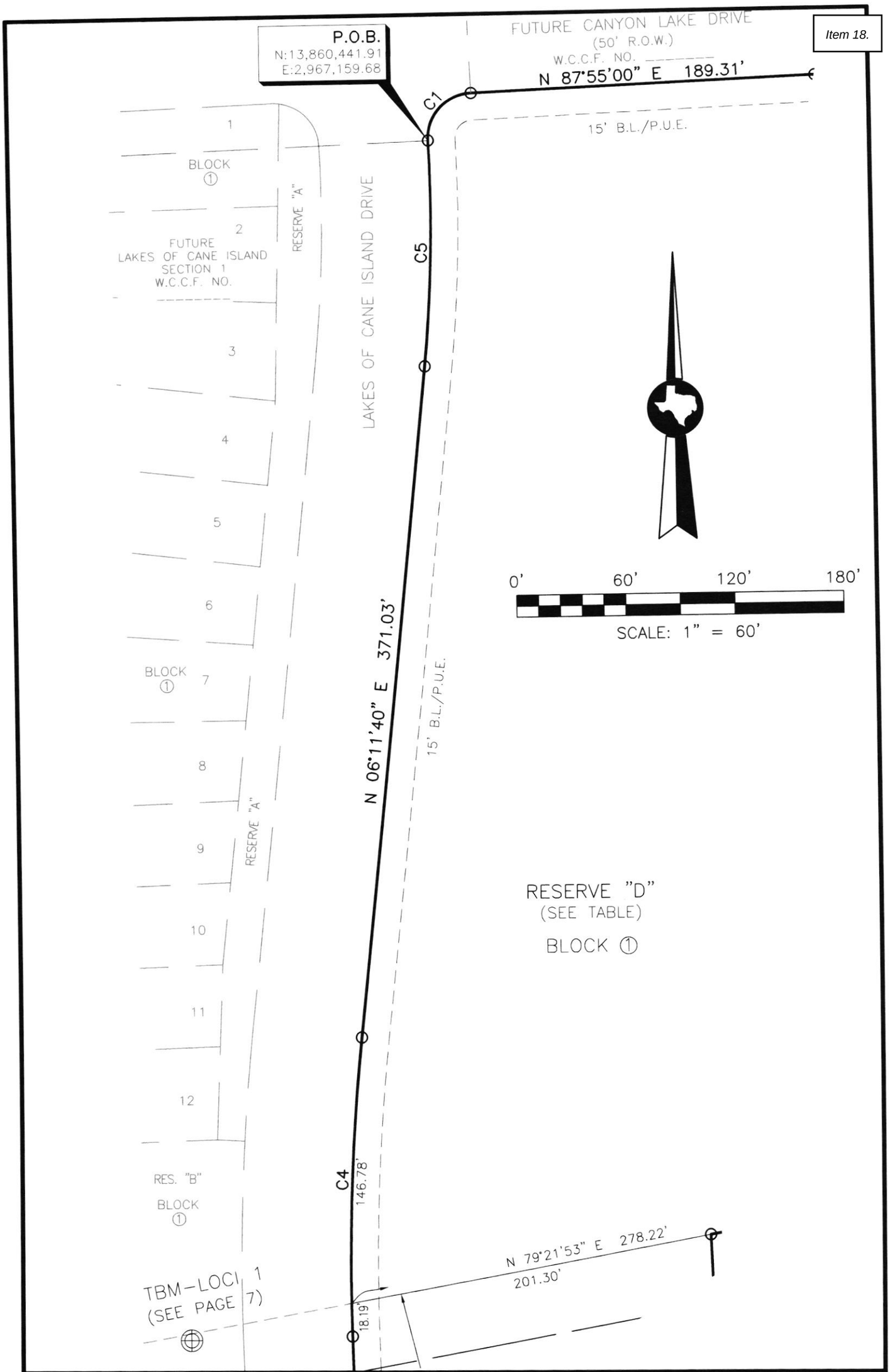


0’ 300’ 600’ 900’

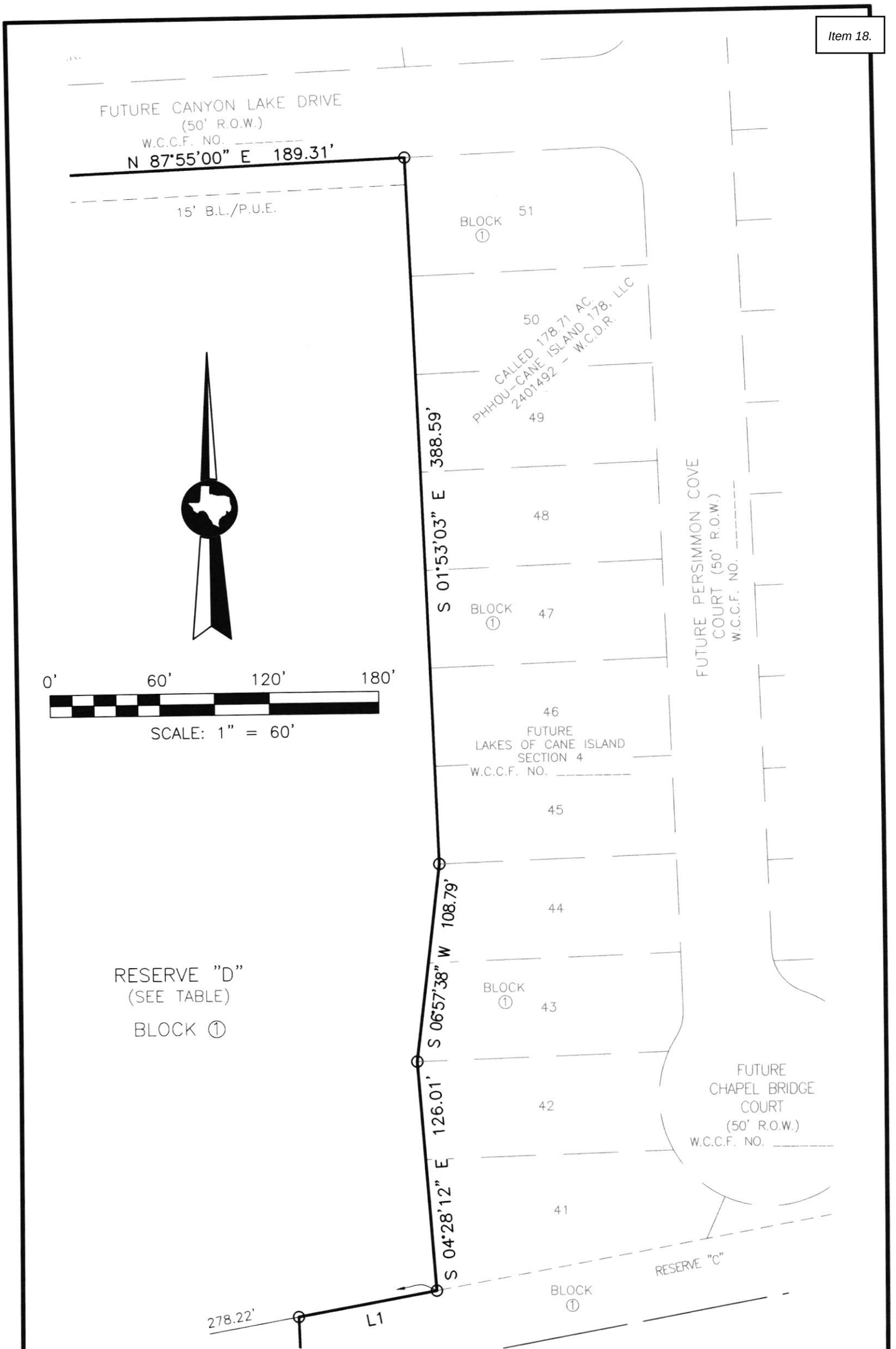
SCALE: 1” = 300’



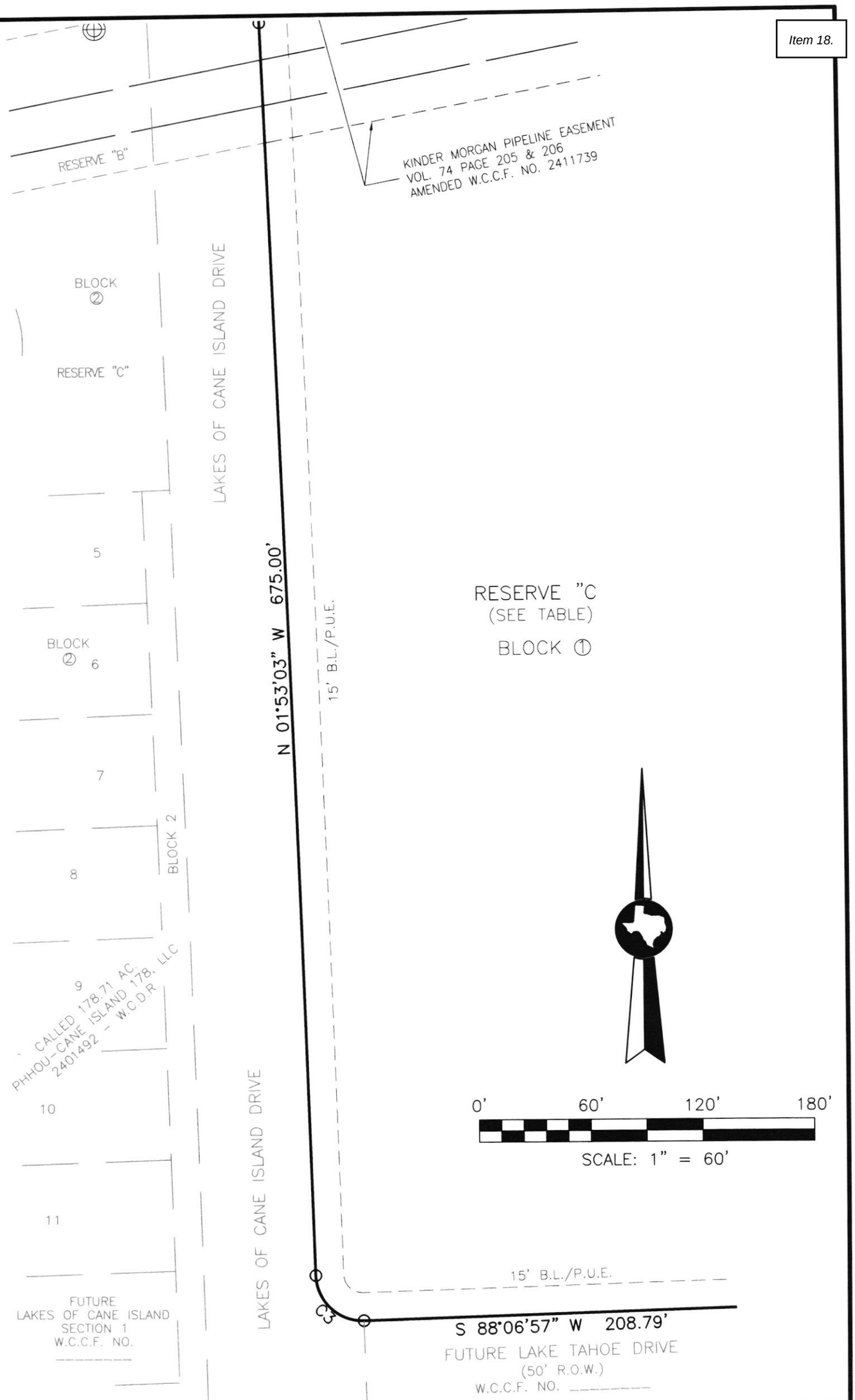
SEPTEMBER, 2025 JOB NO. 231-068-10 SHEET 8 OF 14	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "C&D"	EHRA ENGINEERING THE FUTURE 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300



SEPTEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "C&D"	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-10			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 9 OF 14			



SEPTEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "C&D"	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-10			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 10 OF 14			



SEPTEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "C&D"	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-10			
SHEET 11 OF 14			

10011 MEADOWGLEN LN
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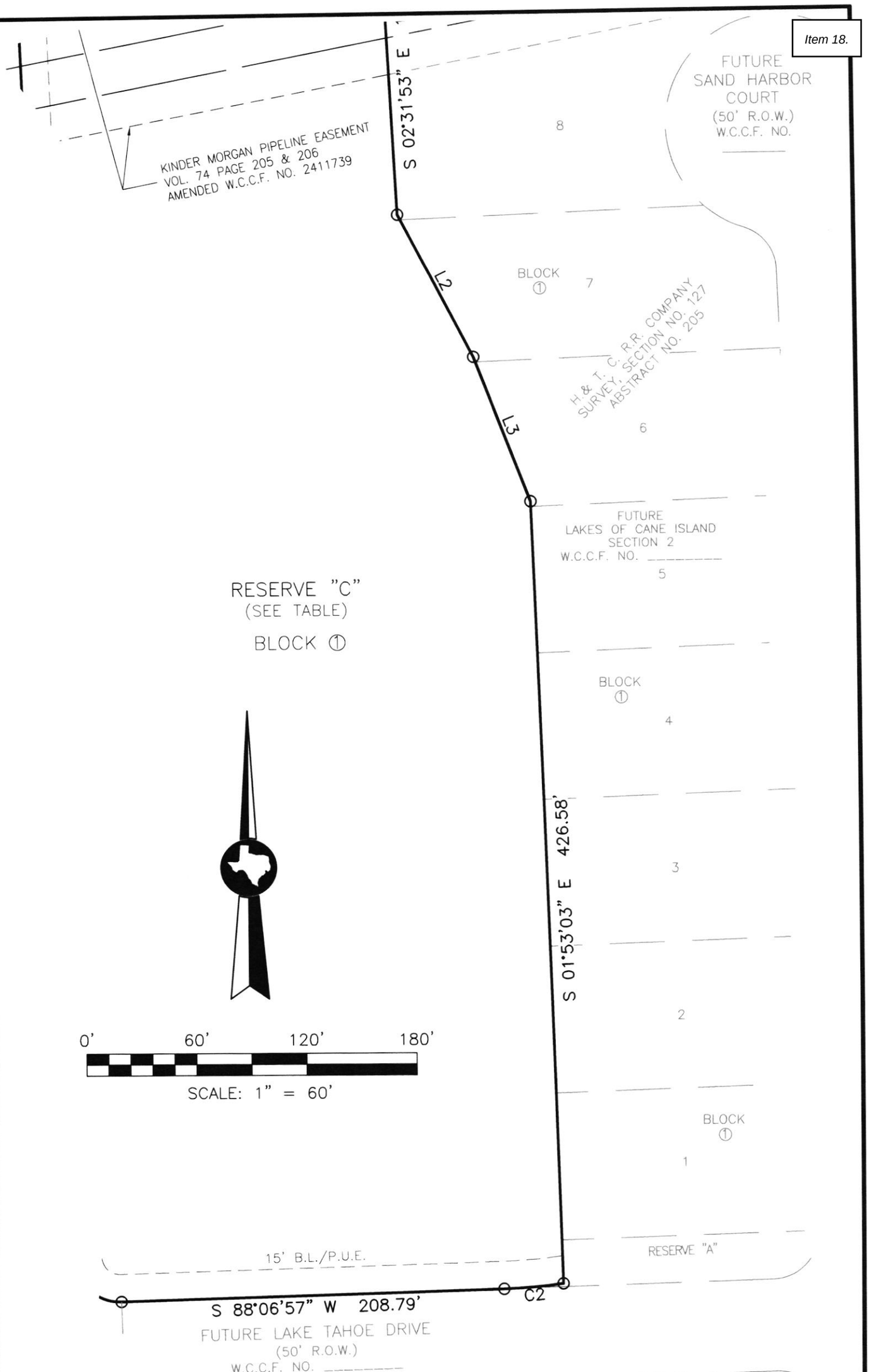
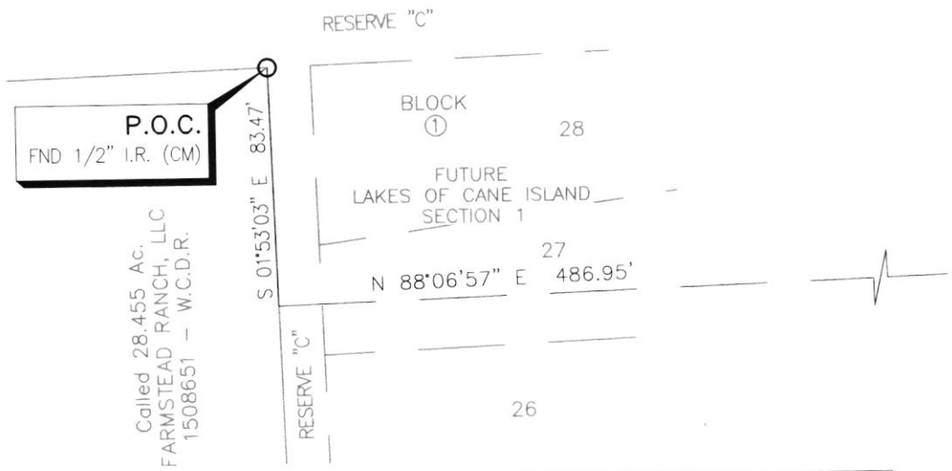
TBPE No. F-726
TBPELS No. 10092300



SEPTEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "C&D"	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-10			
SHEET 12 OF 14			

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
C	RECREATION, DETENTION, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	180,674	4.148
D	RECREATION, DETENTION, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	155,946	3.580
TOTAL		336,620	7.728

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.43'	90°21'53"	N 42°44'03" E	35.47'
C2	300.00'	32.44'	6°11'43"	S 85°01'06" W	32.42'
C3	25.00'	39.27'	90°00'00"	N 46°53'03" W	35.36'
C4	1,170.00'	164.97'	8°04'43"	N 02°09'19" E	164.83'
C5	830.00'	125.20'	8°38'34"	N 01°52'23" E	125.08'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 79°21'53" W	76.92'
L2	S 27°08'11" E	88.45'
L3	S 20°51'56" E	84.60'

PARKLAND TABLE

PLAT	ACREAGE
LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1	0.00 AC.
LAKES OF CANE ISLAND WATER PLANT	0.00 AC.
LAKES OF CANE ISLAND STREET DEDICATION	0.00 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'A'	3.27 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'B'	1.90 AC.
LAKES OF CANE ISLAND DETENTION RESERVES 'C' & 'D'	3.87 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'E'	2.03 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'F'	6.60 AC.
LAKES OF CANE ISLAND SECTION 1	0.42 AC.
LAKES OF CANE ISLAND SECTION 2	0.00 AC.
LAKES OF CANE ISLAND SECTION 3	0.68 AC.
LAKES OF CANE ISLAND SECTION 4	0.72 AC.
LAKES OF CANE ISLAND REC CENTER	3.14 AC.
LAKES OF CANE ISLAND SECTION 5	0.71 AC.
LAKES OF CANE ISLAND SECTION 6	0.05 AC.
LAKES OF CANE ISLAND SECTION 7	3.97 AC.
	27.36 AC.

REQUIRED PARKLAND:
10.56 ACRES PER 54 LOTS @ 570 LOTS
1.) 50% MINIMUM (5.28 ACRES) SHALL BE POCKET/COMMUNITY PARK
2.) REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE
(LANDSCAPE BUFFERS, OPEN SPACE, 50% OF AMENITIZED DETENTION AREAS)

OWNERS:
PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY

LAKES OF CANE ISLAND
DETENTION RESERVE "C&D"

EHRA
ENGINEERING THE FUTURE
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
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TBPE No. F-726
TBPELS No. 10092300

NOTES:

(1) A.E. indicates Aerial Easement
B.L. indicates Building Line
(CM) indicated Controlling Monument
D.R.W.C.TX. indicates Deed Records of Waller County, Texas
FND. indicates Found
I.R. indicates Iron Rod
N.T.S. indicates Not To Scale
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
PG. indicates Page
P.U.E. indicates Public Utility Easement
R indicates Radius
R.O.W. indicates Right-Of-Way
SQ.FT. indicates Square Feet
U.E. indicates Utility Easement
VOL. indicates Volume
W.C.C.F. NO. indicates Waller County Clerk's File Number
W.C.D.R. indicates Waller County Deed Records
indicates change in street name

(2) 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). Scale factor = 0.99990226.

(3) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.

(4) All lot corners, reserves and block corners are set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.

(5) There are no pipeline or pipeline easements within the boundaries of this plat.

(6) 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.

(7) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0375E, dated February 18, 2009, the subject property appears to be within Unshaded Zone "X" defined as areas outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ and Associates, Inc.

(8) The property subdivided in the foregoing plat lies in Waller County, Katy Independent School District and Brookshire-Katy Drainage District..

(9) A subdivision variance has been approved to allow a minimum right-of-way width of a collector street from 80 feet to 60 feet by Waller County Commissioners Court on September 28, 2022.

(10) A subdivision variance has been approved to allow a minimum lot width of 40 feet and a minimum lot area of 5,000 square feet by Waller County Commissioners Court on September 28, 2022.

(11) A subdivision variance has been approved to allow cul-de-sacs to have a right-of-way radius of 60 feet and a pavement radius of 50 feet by Waller County Commissioners Court on September 28, 2022.

(12) A subdivision variance has been approved to allow local streets to have a right-of way width of 50 feet by Waller County Commissioners Court on September 28, 2022.

(13) A subdivision variance has been approved to allow a minimum centerline radius for local roads of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on September 28, 2022.

(14) A subdivision variance has been approved to allow a minimum centerline radius for a collector street of 650 feet with a minimum tangent of 150 feet between reverse curves by Waller County Commissioners Court on August 16, 2023

(15) One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves 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.

(16) The proposed land uses for the Lakes of Cane Island Detention Reserves "C' & "D" shall consist of detention, open space, park land, utility purposes and recreation.

(17) A subdivision variance has been approved to allow 25' Garage Building Lines and 20' Front Building lines along cul-de-sacs and knuckles by Waller County Commissioners Court on September 17, 2025.

SEPTEMBER, 2025	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "C&D"	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-10			
SHEET 14 OF 14			

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Lakes of Cane Island Detention Reserve "C" & "D"

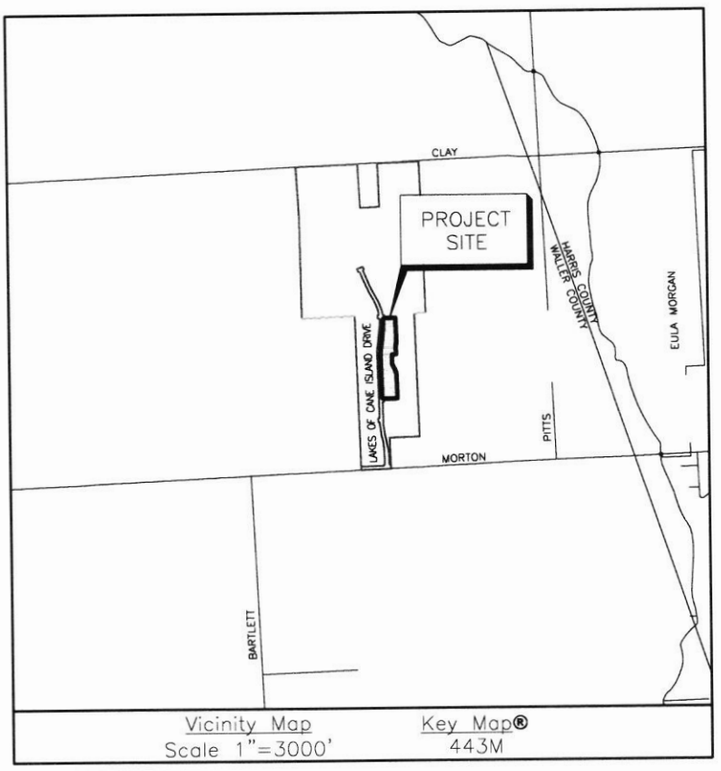
Date: December 10, 2025

Background

Final Plat of Lakes of Cane Island Detention Reserve "C" &" D" which consists of 7.728 acres will include 1 Block and 2 Reserves in Precinct 4.

Staff Recommendation

Approve Plat



FINAL PLAT OF LAKES OF CANE ISLAND DETENTION RESERVE "E"

BEING A SUBDIVISION OF 4.062 ACRES OF LAND
LOCATED IN THE H. & T. C. R.R. CO. SURVEY
SECTION 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS.
1 BLOCK 1 RESERVE

OWNER / DEVELOPER

PHHOU - CANE ISLAND 178, LLC,
A TEXAS LIMITED LIABILITY COMPANY
3200 SOUTHWEST FREEWAY, STE. 2800
HOUSTON, TEXAS 77027
800-247-3779

SEPTEMBER, 2025

SEPTEMBER, 2025 JOB NO. 231-068-10 SHEET 1 OF 15	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "E"	EHRA ENGINEERING THE FUTURE 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300

STATE OF TEXAS §

COUNTY OF WALLER §

We, PHHOU – Cane Island 178, LLC, a Texas limited liability company acting by and through Michael C. Brisch, Chief Legal and Administrative Officer of PH Land Holdings, LLC, a Texas Limited Liability Company, Sole Member of PHHOU – Cane Island 178, LLC, a Texas Liability Company, owner (or owners) of the property subdivided in the above map of Lakes of Cane Island Detention Reserve "E", 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.

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, 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 dipstyle driveways are encouraged where appropriate.

4. Property owners will obtain Development Permits/Permit Exemptions form 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 PHHOU – Cane Island 178, LLC, a Texas Limited Liability Company, 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 our hand in Waller County, Texas, this 5th day of November, 2025.

OWNER
PHHOU-Cane Island 178, LLC,
a Texas limited liability company

By: PH Land Holdings, LLC,
a Texas limited liability company, Sole Member

BY: Michael C. Brisch
Michael C. Brisch
Chief Legal and Administrative Officer

STATE OF TEXAS)

COUNTY OF Harris)

BEFORE ME, the undersigned authority, on this day personally appeared Michael C. Brisch, 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 5th day of November, 2025.

Melissa Jo Trader
Notary Public in and for the State of Texas
My Commission expires: July 22, 2029

MELISSA JO TRADER
NOTARY PUBLIC, STATE OF TEXAS
Notary ID #128038443
Expires July 22, 2029

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

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

No Portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community Panel No. 48473C0375E, dated February 18, 2009.

No Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel No. 48473C0375E, dated February 18, 2009.

STATE OF TEXAS
REGISTERED
ROBERT L. BOELSCHE
4446
PROFESSIONAL
LAND SURVEYOR

Robert L Boelsche
Robert L. Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

STATE OF TEXAS)

COUNTY OF Harris)

BEFORE ME, the undersigned authority, on this day personally appeared Robert Boelsche, 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 30th day of October, 2025.

Deirdre Ann Brock
Notary Public in and for the State of Texas
My Commission expires: 6/30/2027

DEIRDRE ANN BROCK
Notary Public, State of Texas
Comm. Expires 06-30-2027
Notary ID 128627191

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with the certificate of authentication was filed for registration in my office on the _____ day of _____, 2025, A.D. at ____ o'clock _.M., in File No. _____ 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

APPROVED by Commissioners Court of Waller County, Texas, this _____ day of _____, 2025 A.D.

_____
Carbett "Trey" J. Duhon III
County Judge

_____
John A. Amsler
Commissioner, Precinct 1

_____
Walter E. Smith, P.E., R.P.L.S.
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 then current Waller County Subdivision and Development Regulations, in this regard.

I, J. Ross McCall, P.E., County Engineer of Waller County, Texas, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

_____
Date

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

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-160 and 2024-109

APPROVED BY THE BOARD OF SUPERVISORS ON 2·10·2025
DATE

PRESIDENT

SECRETARY

DISTRICT ENGINEER

The above have signed these plans and /or plat based on the recommendation of the Districts'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.

OWNER'S RESPONSIBILITIES:

(1) No structure in this subdivision shall be occupied until connected to a public sewer system which has been approved and permitted by Waller County Environmental Department.

(2) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.

(3) 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:
(a) For a subdivision of fewer than 50 houses, 2,500 gallons of storage: or
(b) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.

(4) 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.

(5) 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.

(6) 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.

(7) 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.

(8) 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 PHHOU – Cane Island 178, LLC, a Texas Liability Company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.

(9) 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.

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

METES AND BOUNDS DESCRIPTION
LAKES OF CANE ISLAND
DETENTION RESERVE "E"
BEING A 4.062 ACRE TRACT OF LAND
LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY,
SECTION NO. 127, ABSTRACT NO. 205,
WALLER COUNTY, TEXAS

DESCRIPTION OF A 4.062 ACRE TRACT OF LAND LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY, SECTION NO. 127, ABSTRACT NO. 205, WALLER COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO PHHOU-CANE ISLAND 178, LLC AND BEING CALLED 178.71 ACRES BY DEED RECORDED UNDER FILE NUMBER (NO.) 2401492 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), SAID 4.062 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the apparent northerly line of the H. & T. C. R.R. Survey, A-205, and generally located in Clay Road marking the northerly common corner of said 178.71 acre tract and that certain tract of land called 42.786 acres tract described under File No. 1307040-W.C.D.R.;

THENCE, South 01°42'01" East, along the common line between between the 178.71 acre tract and the called 42.786 acre tract, passing at a distance of 30.12 feet a 5/8-inch iron rod called for and found for reference, and continuing for a total distance of 2,071.29 feet to a point for corner from which a 1/2-inch capped iron pipe stamped "Kalkomey" called for and found in the northerly line of that certain tract of land called 52.777 acres tract described under Waller County Clerk's File No. 1407118 marking a southerly common corner of said 178.71 acre tract and the called 42.786 acre tract bears South 01°42'01" East for a distance of 568.42 feet;

THENCE, North 88°17'59" East, for a distance of 1,166.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner and POINT OF BEGINNING of the herein described tract of land;

(1) THENCE, North 67°29'26" East, for a distance of 49.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(2) THENCE, North 67°56'14" East, for a distance of 301.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northeast corner of the herein described tract of land;

(3) THENCE, South 11°41'44" East, for a distance of 546.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(4) THENCE, South 11°08'30" East, for a distance of 55.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(5) THENCE, South 06°48'24" East, for a distance of 97.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the the southeast corner of the herein described tract of land;

(6) THENCE, South 87°55'00" West, for a distance of 198.88 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(7) THENCE, in a northwesterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 82°54'57", an arc length of 36.18 feet, and a chord bearing of North 50°37'32" West, for a distance of 33.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking a point of reverse curvature;

(8) THENCE, in a northwesterly direction along the arc of said reverse curve to the left having a radius of 830.00 feet, a central angle of 20°13'39", an arc length of 293.02 feet, and a chord bearing of North 19°16'53" West, for a distance of 291.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(9) THENCE, North 29°23'43" West, for a distance of 181.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(10) THENCE, in a northwesterly direction along the arc of said curve to the right having a radius of 620.00 feet, a central angle of 07°22'38", an arc length of 79.83 feet, and a chord bearing of North 25°42'24" West, for a distance of 79.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(11) THENCE, North 22°01'05" West, for a distance of 38.10 feet to the POINT OF BEGINNING and containing 4.062 acres of land.

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TBPELS No. 10092300

BENCHMARK:

BENCHMARK FOR THIS PROJECT IS FLOODPLAIN REFERENCE MARK NUMBER 190095 WHICH IS A BRASS DISK STAMPED 190095 ON BRIDGE AT MORTON ROAD AND UPPER BUFFALO BAYOU LOCATED ON DOWNSTREAM SIDE OF ROAD, ON SOUTHWEST CORNER OF BRIDGE IN KEYMAP 444P IN THE BARKER WATERSHED NEAR STREAM T100-00-00 ELEV. 150.69 FEET NAVD 1988, 2001 ADJUSTED.

TEMPORARY BENCHMARK:

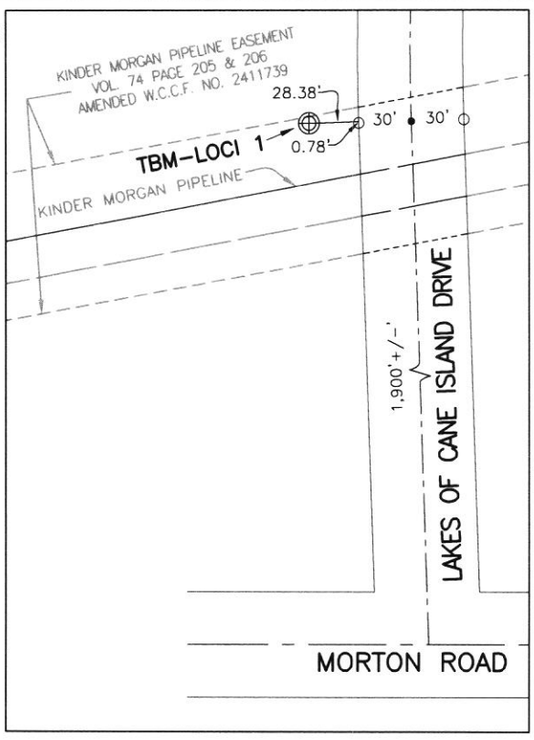
TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 1" SET IN CONCRETE.

HAVING COORDINATES OF:

X: 2,967,021.02
Y:13,859,781.28

TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4204)

ELEV.= 156.70 FEET
NAVD 1988, 2001 ADJUSTED.



10011 MEADOWGLEN LN
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TBPE No. F-726
TBPELS No. 10092300

0' 300' 600' 900'

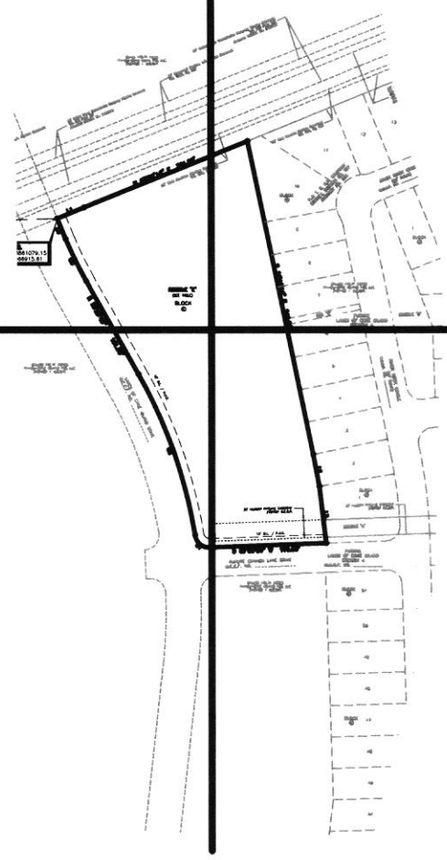
SCALE: 1" = 300'

PAGE 9

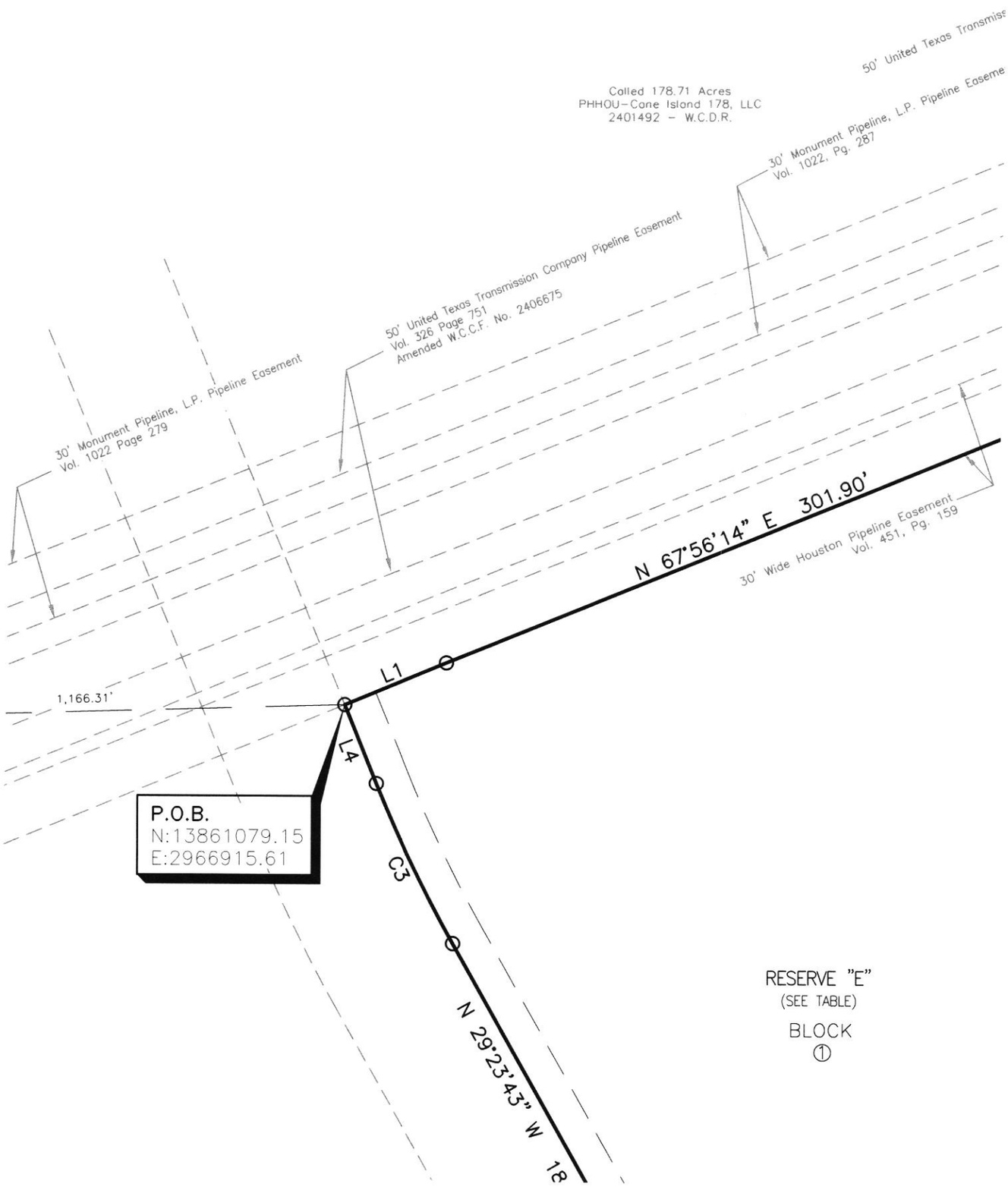
PAGE 10

PAGE 11

PAGE 12



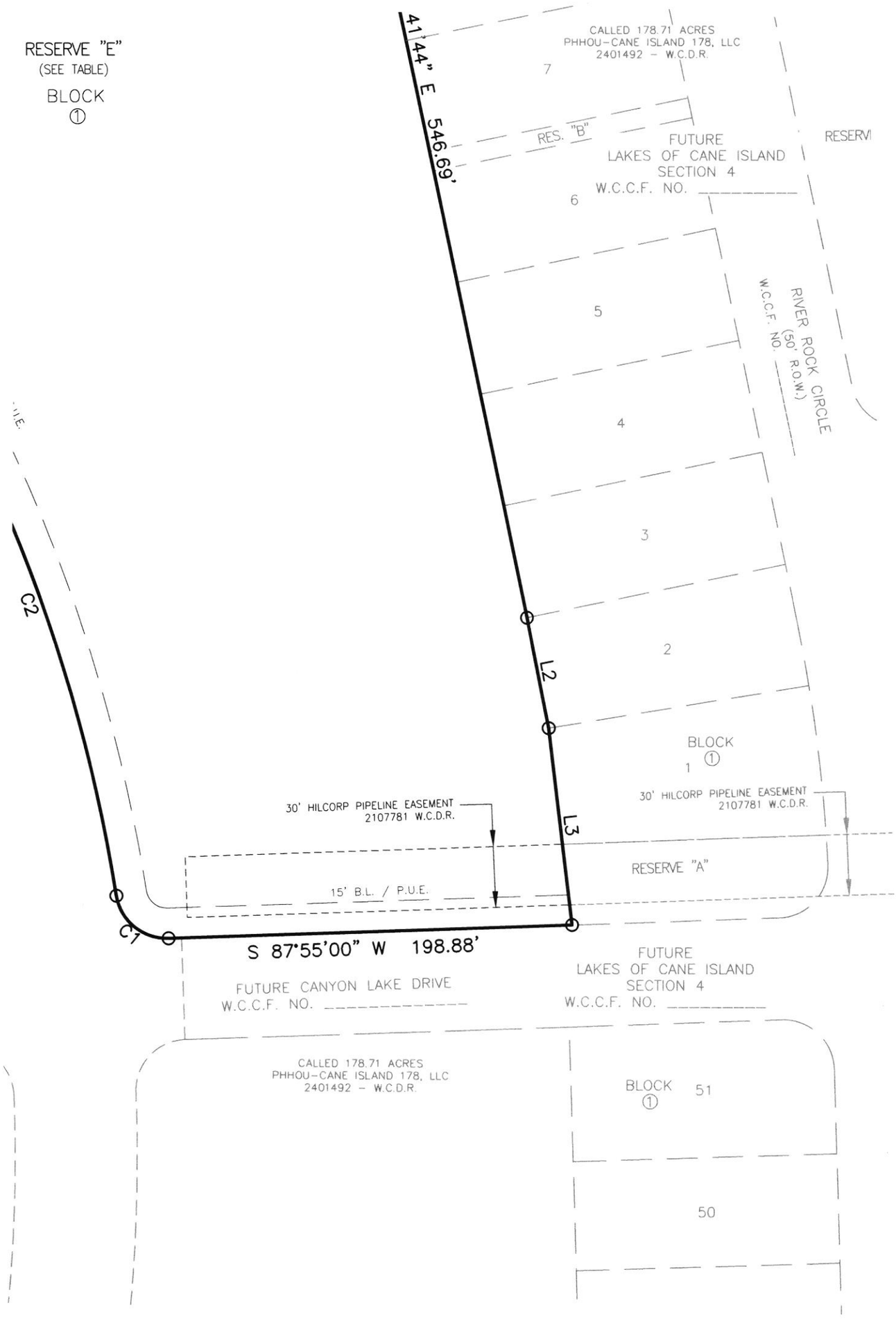
SEPTEMBER, 2025 JOB NO. 231-068-10 SHEET 8 OF 15	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "E"	EHRA ENGINEERING THE FUTURE	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300



SEPTEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "E"	EHRA ENGINEERING THE FUTURE 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
JOB NO. 231-068-10			
SHEET 9 OF 15			

SEPTEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "E"	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-10			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 10 OF 15			

SEPTEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "E"	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-10			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 11 OF 15			



SEPTEMBER, 2025	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "E"	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-10			
SHEET 12 OF 15			

10011 MEADOWGLEN LN
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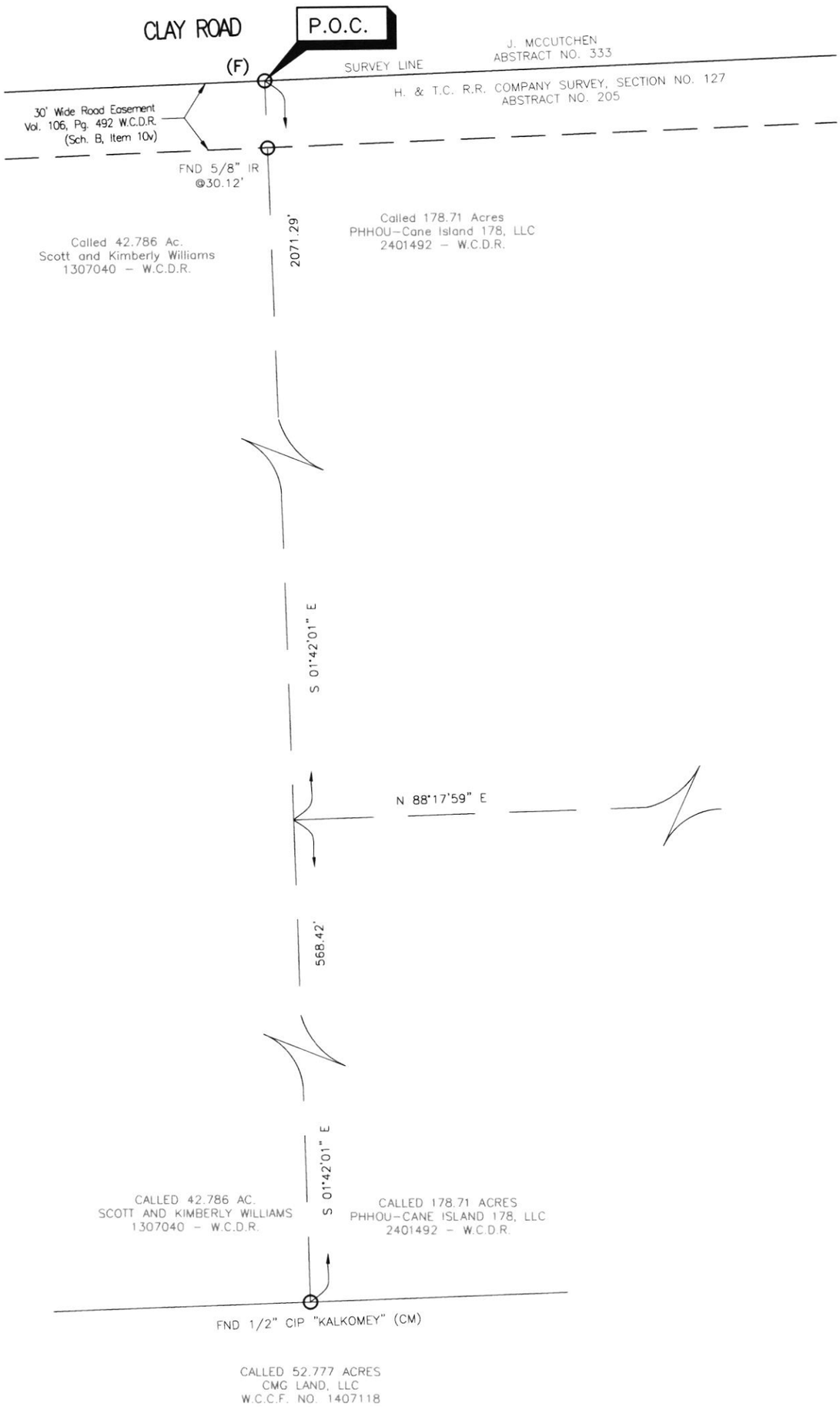

SEPTEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "E"	EHRA ENGINEERING THE FUTURE
JOB NO. 231–068–10			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 13 OF 15			

GENERAL NOTES

1. Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.

2. A– indicates Abstract
B.L. indicates Building Line
EAE indicates Emergency Access Easement
H.L.&P. indicates Houston Lighting and Power
NTS indicates Not to Scale
PG. indicates Page
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right–Of–Way
SEC indicates Section
SQ.FT. indicates Square Feet
S.S.E. indicates Sanitary Sewer Easement
STM S.E. indicates Storm Sewer Easement
VOL. indicates Volume
W.C.C.F. NO. indicates Waller County Clerk's File Number
W.C.D.R. indicates Waller County Deed Records
W.C.M.R. indicates Waller County Map Records
W.L.E. indicates Water Line Easement
U.E indicates Utility Easement
(F) indicates Found 3/4–inch capped iron rod stamped "E.H.R.A. 713–784–4500"

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Waller County, Texas, Community Panel No 48473C0375E the subject property shown hereon lies within Unshaded "Zone X" (areas determined to be outside the 0.2% annual chance flood).

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man–made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

4. Elevations and contour lines shown hereon are based upon Reference Mark Number 190090 which is a TxDOT Brass Disk on bridge at Franz Road and Upper Buffalo Bayou located on upstream concrete wall, on northwest corner of bridge in Key Map® 444T in the Barker Watershed near stream T100–00–00 ELEV. 145.36 Feet NAVD 1988, 2001 Adjusted.

5. All lots shall have a minimum interior side building line of five (5) feet measured from the property line.

6. All corners of the subject tract are marked with 3/4" capped iron rods stamped "E.H.R.A. 713–784–4500", unless otherwise noted.

7. All Easements extend equidistant from either side of the property and lot lines unless otherwise noted.

8. The property subdivided in the foregoing plat lies in Waller County, Katy Independent School District, and Brookshire–Katy Drainage District.

9. A subdivision variance has been approved to allow a minimum right–of–way width of a collector street from 80 feet to 60 feet by Waller County Commissioners Court on September 28, 2022.

10. A subdivision variance has been approved to allow a minimum lot width of 40 feet and a minimum lot area of 5,000 square feet by Waller County Commissioners Court on September 28, 2022.

11. A subdivision variance has been approved to allow cul–de–sacs to have a right–of–way radius of 60 feet and a pavement radius of 50 feet by Waller County Commissioners Court on September 28, 2022.

12. A subdivision variance has been approved to allow local streets to have a right–of way width of 50 feet by Waller County Commissioners Court on September 28, 2022.

13. A subdivision variance has been approved to allow a minimum centerline radius for local roads of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on September 28, 2022.

14. A subdivision variance has been approved to allow a minimum centerline radius for a collector street of 650 feet with a minimum tangent of 150 feet between reverse curves by Waller County Commissioners Court on August 16, 2023

15. No pipelines exist within the boundary of this plat, however, a pipeline easement is located within the boundary of this plat and is properly shown and identified.

16. The proposed land uses for the Lakes of Cane Island Detention Reserve "E" shall consist of detention, open space and park land.

17. A subdivision variance has been approved to allow 25' Garage Building Lines and 20' Front Building lines along cul–de–sacs and knuckles by Waller County Commissioners Court on September 17, 2025.

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PARKLAND TABLE

PLAT	ACREAGE
LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1	0.00 AC.
LAKES OF CANE ISLAND WATER PLANT	0.00 AC.
LAKES OF CANE ISLAND STREET DEDICATION	0.00 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'A'	3.27 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'B'	1.90 AC.
LAKES OF CANE ISLAND DETENTION RESERVES 'C' & 'D'	3.87 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'E'	2.03 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'F'	6.60 AC.
LAKES OF CANE ISLAND SECTION 1	0.42 AC.
LAKES OF CANE ISLAND SECTION 2	0.00 AC.
LAKES OF CANE ISLAND SECTION 3	0.68 AC.
LAKES OF CANE ISLAND SECTION 4	0.72 AC.
LAKES OF CANE ISLAND REC CENTER	3.14 AC.
LAKES OF CANE ISLAND SECTION 5	0.71 AC.
LAKES OF CANE ISLAND SECTION 6	0.05 AC.
LAKES OF CANE ISLAND SECTION 7	3.97 AC.
TOTAL	27.36 AC.

REQUIRED PARKLAND:
10.56 ACRES PER 54 LOTS @ 570 LOTS
1.) 50% MINIMUM (5.28 ACRES) SHALL BE POCKET/COMMUNITY PARK
2.) REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE
(LANDSCAPE BUFFERS, OPEN SPACE, 50% OF AMENITIZED DETENTION AREAS)

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	36.18'	82°54'57"	N 50°37'32" W	33.10'
C2	830.00'	293.02'	20°13'39"	N 19°16'53" W	291.50'
C3	620.00'	79.83'	7°22'38"	N 25°42'24" W	79.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 67°29'26" E	49.47'
L2	S 11°08'30" E	55.43'
L3	S 06°48'24" E	97.60'
L4	N 22°01'05" W	38.10'

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
E	RECREATION, DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	176,931	4.062
TOTAL		176,931	4.062

SEPTEMBER, 2025

JOB NO. 231-068-10

SHEET 15 OF 15

OWNERS:
PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY

LAKES OF CANE ISLAND DETENTION RESERVE "E"

EHRA
ENGINEERING THE FUTURE

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Lakes of Cane Island Detention Reserve "F"

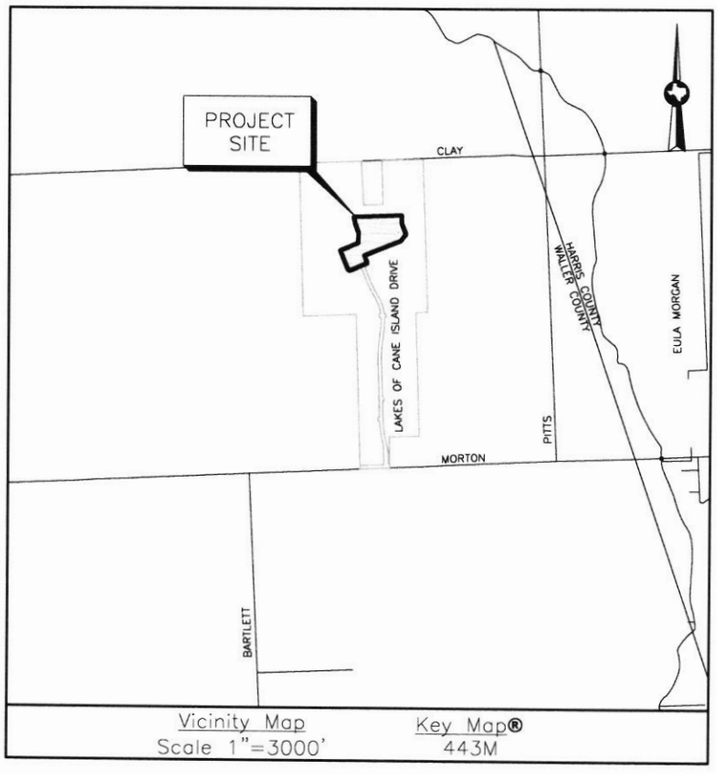
Date: December 10, 2025

Background

Final Plat of Lakes of Cane Island Detention Reserve "F" which consists of 13.13 acres will include 1 Block and 1 Reserve in Precinct 4.

Staff Recommendation

Approve Plat



FINAL PLAT OF LAKES OF CANE ISLAND DETENTION RESERVE "F"

BEING A SUBDIVISION OF 13.13 ACRES OF LAND
LOCATED IN THE H. & T. C. R.R. CO. SURVEY
SECTION 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS.

1 BLOCK 1 RESERVE

OWNER / DEVELOPER

PHHOU - CANE ISLAND 178, LLC,
A TEXAS LIMITED LIABILITY COMPANY
3200 SOUTHWEST FREEWAY, STE. 2800
HOUSTON, TEXAS 77027
800-247-3779

SEPTEMBER, 2025

SEPTEMBER, 2025 JOB NO. 231-068-10 SHEET 1 OF 16	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "F"	EHRA ENGINEERING THE FUTURE 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300

STATE OF TEXAS §

COUNTY OF WALLER §

We, PHHOU – Cane Island 178, LLC, a Texas limited liability company acting by and through Michael C. Brisch, Chief Legal and Administrative Officer of PH Land Holdings, LLC, a Texas Limited Liability Company, Sole Member of PHHOU – Cane Island 178, LLC, a Texas Liability Company, owner (or owners) of the property subdivided in the above map of Lakes of Cane Island Detention Reserve "F", 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.

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, 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 dipstyle driveways are encouraged where appropriate.

4. Property owners will obtain Development Permits/Permit Exemptions form 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 PHHOU – Cane Island 178, LLC, a Texas Limited Liability Company, 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 our hand in Waller County, Texas, this 5th day of November 2025.

OWNER
PHHOU–Cane Island 178, LLC,
a Texas limited liability company

By: PH Land Holdings, LLC,
a Texas limited liability company, Sole Member

BY: Michael C. Brisch
Michael C. Brisch
Chief Legal and Administrative Officer

STATE OF TEXAS }

COUNTY OF Harris }

BEFORE ME, the undersigned authority, on this day personally appeared Michael C. Brisch, 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 5th day of November, 2025.

Melissa Trader

Notary Public in and for the State of Texas

My Commission expires: July 22, 2029

MELISSA JO TRADER
NOTARY PUBLIC, STATE OF TEXAS
Notary ID #128038443
Expires July 22, 2029

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

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

No Portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community Panel No. 48473C0375E, dated February 18, 2009.

No Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel No. 48473C0375E, dated February 18, 2009.

STATE OF TEXAS
REGISTERED
ROBERT L. BOELSCHE
4446
PROFESSIONAL
LAND SURVEYOR

Robert L. Boelsche

Robert L. Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

STATE OF TEXAS }

COUNTY OF Harris }

BEFORE ME, the undersigned authority, on this day personally appeared Robert Boelsche, 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 30th day of October, 2025.

DEIRDRE ANN BROCK
Notary Public, State of Texas
Comm. Expires 06-30-2027
Notary ID 128627191

Deirdre Ann Brock

Notary Public in and for the State of Texas

My Commission expires: 6/30/2027

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with the certificate of authentication was filed for registration in my office on the _____ day of _____, 2025, A.D. at ____ o'clock _.M., in File No. _____ 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

SEPTEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "F"	EHRA ENGINEERING THE FUTURE 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
JOB NO. 231-068-10			
SHEET 3 OF 14			

APPROVED by Commissioners Court of Waller County, Texas, this ____ day of _____, 2025 A.D.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., R.P.L.S.
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 then current Waller County Subdivision and Development Regulations, in this regard.

I, J. Ross McCall, P.E., County Engineer of Waller County, Texas, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date

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

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-161 and 2024-109

APPROVED BY THE BOARD OF SUPERVISORS ON 02·10·2025
DATE

PRESIDENT

SECRETARY

DISTRICT ENGINEER

The above have signed these plans and /or plat based on the recommendation of the Districts'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.

OWNER'S RESPONSIBILITIES:

(1) No structure in this subdivision shall be occupied until connected to a public sewer system which has been approved and permitted by Waller County Environmental Department.

(2) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.

(3) 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:
(a) For a subdivision of fewer than 50 houses, 2,500 gallons of storage: or
(b) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.

(4) 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.

(5) 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.

(6) 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.

(7) 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.

(8) 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 PHHOU – Cane Island 178, LLC, a Texas Liability Company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.

(9) 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.

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
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WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

METES AND BOUNDS DESCRIPTION
LAKES OF CANE ISLAND
DETENTION RESERVE "F"
BEING A 13.13 ACRE TRACT OF LAND
LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY,
SECTION NO. 127, ABSTRACT NO. 205,
WALLER COUNTY, TEXAS

DESCRIPTION OF A 13.13 ACRE TRACT OF LAND LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY, SECTION NO. 127, ABSTRACT NO. 205, WALLER COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CONVEYED TO PHHOU–CANE ISLAND 178, LLC AND BEING CALLED 178.71 ACRES BY DEED RECORDED UNDER FILE NUMBER (NO.) 2401492 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), SAID 13.13 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found in the apparent northerly line of the H. & T. C. R.R. Survey, A–205, and generally located in Clay Road marking the northerly common corner of said 178.71 acre tract and that certain tract of land called 42.786 acres tract described under File No. 1307040–W.C.D.R.;

THENCE, South 01°42'01" East, along the common line between the 178.71 acre tract and the called 42.786 acre tract, passing at a distance of 30.12 feet a 5/8–inch iron rod called for and found for reference, and continuing for a total distance of 958.71 feet to a point for corner from which a 1/2–inch capped iron pipe stamped "Kalkomey" called for and found in the northerly line of that certain tract of land called 52.777 acres tract described under Waller County Clerk's File No. 1407118 marking the southerly common corner of said 178.71 acre tract and the called 42.786 acre tract bears South 01°42'01" East for a distance of 1,681.00 feet;

THENCE, North 88°17'59" East, for a distance of 913.28 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set in an arc of a non–tangent curve marking the northwesterly corner and POINT OF BEGINNING of the herein described tract of land;

(1) THENCE, in a easterly direction along the arc of said non–tangent curve to the right having a radius of 475.00 feet, a central angle of 06°28'04", an arc length of 53.62 feet, and a chord bearing of North 84°32'05" East, for a distance of 53.59 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

(2) THENCE, North 87°46'07" East, for a distance of 762.10 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set marking the northeasterly corner of the herein described tract of land;

(3) THENCE, South 02°13'53" East, for a distance of 155.76 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

(4) THENCE, South 21°51'08" East, for a distance of 188.14 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

(5) THENCE, South 37°24'41" West, for a distance of 154.24 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

(6) THENCE, South 67°58'55" West, for a distance of 670.00 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

(7) THENCE, South 22°01'05" East, for a distance of 140.00 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set in an arc of a non–tangent curve marking the southernmost southeasterly corner of the herein described tract of land;

(8) THENCE, South 67°58'55" West, for a distance of 169.76 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for curvature;

(9) THENCE, in a southwesterly direction along the arc of said curve to the left having a radius of 525.00 feet, a central angle of 02°18'12", an arc length of 21.10 feet, and a chord bearing of South 66°49'49" West, for a distance of 21.10 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for tangency;

(10) THENCE, South 65°40'43" West, for a distance of 104.31 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for curvature;

(11) THENCE, in a southwesterly direction along the arc of said curve to the right having a radius of 475.00 feet, a central angle of 02°18'12", an arc length of 19.09 feet, and a chord bearing of South 66°49'49" West, for a distance of 19.09 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set marking a point of tangency;

(12) THENCE, South 67°58'55" West, for a distance of 11.64 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for curvature;

(13) THENCE, in a northwesterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and a chord bearing of North 67°01'05" West, for a distance of 35.36 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for tangency;

(14) THENCE, North 22°01'05" West, for a distance of 356.03 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

(15) THENCE, North 67°58'55" East, for a distance of 331.79 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

(16) THENCE, North 01°48'19" East, for a distance of 179.90 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

(17) THENCE, North 21°01'48" West, for a distance of 153.58 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

(18) THENCE, North 08°41'57" West, for a distance of 135.90 feet to the POINT OF BEGINNING and containing 13.13 acres of land.

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

BENCHMARK:

BENCHMARK FOR THIS PROJECT IS FLOODPLAIN REFERENCE MARK NUMBER 190095 WHICH IS A BRASS DISK STAMPED 190095 ON BRIDGE AT MORTON ROAD AND UPPER BUFFALO BAYOU LOCATED ON DOWNSTREAM SIDE OF ROAD, ON SOUTHWEST CORNER OF BRIDGE IN KEYMAP 444P IN THE BARKER WATERSHED NEAR STREAM T100-00-00 ELEV. 150.69 FEET NAVD 1988, 2001 ADJUSTED.

TEMPORARY BENCHMARK:

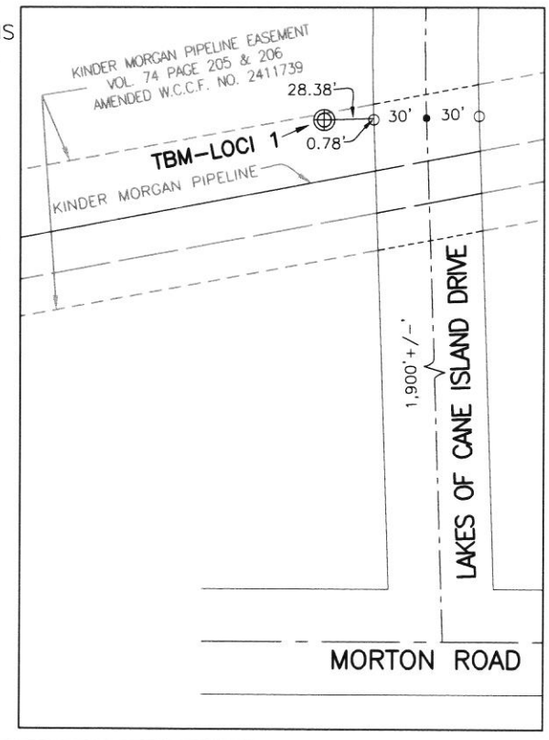
TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 1" SET IN CONCRETE.

HAVING COORDINATES OF:

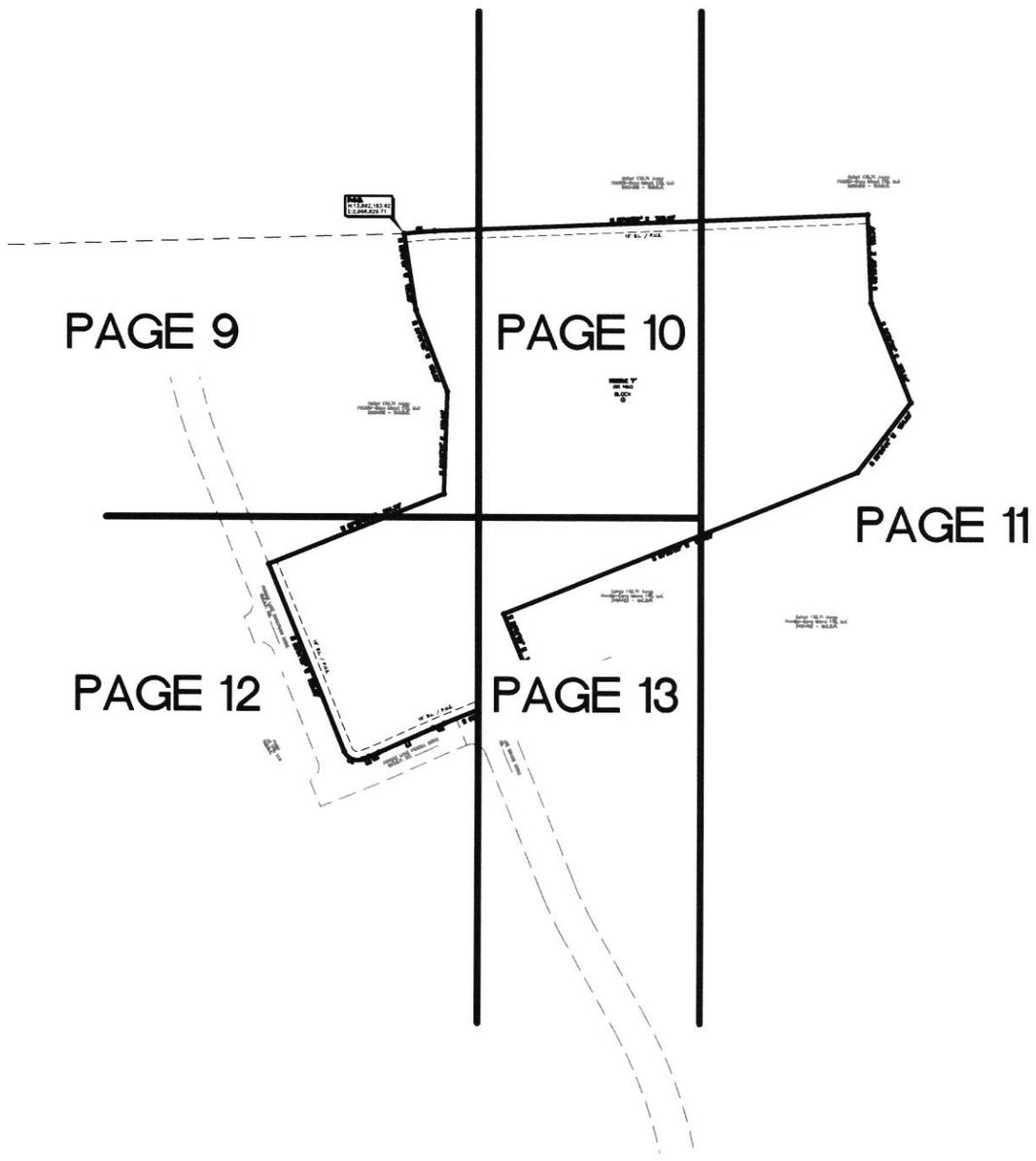
X: 2,967,021.02
Y:13,859,781.28

TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4204)

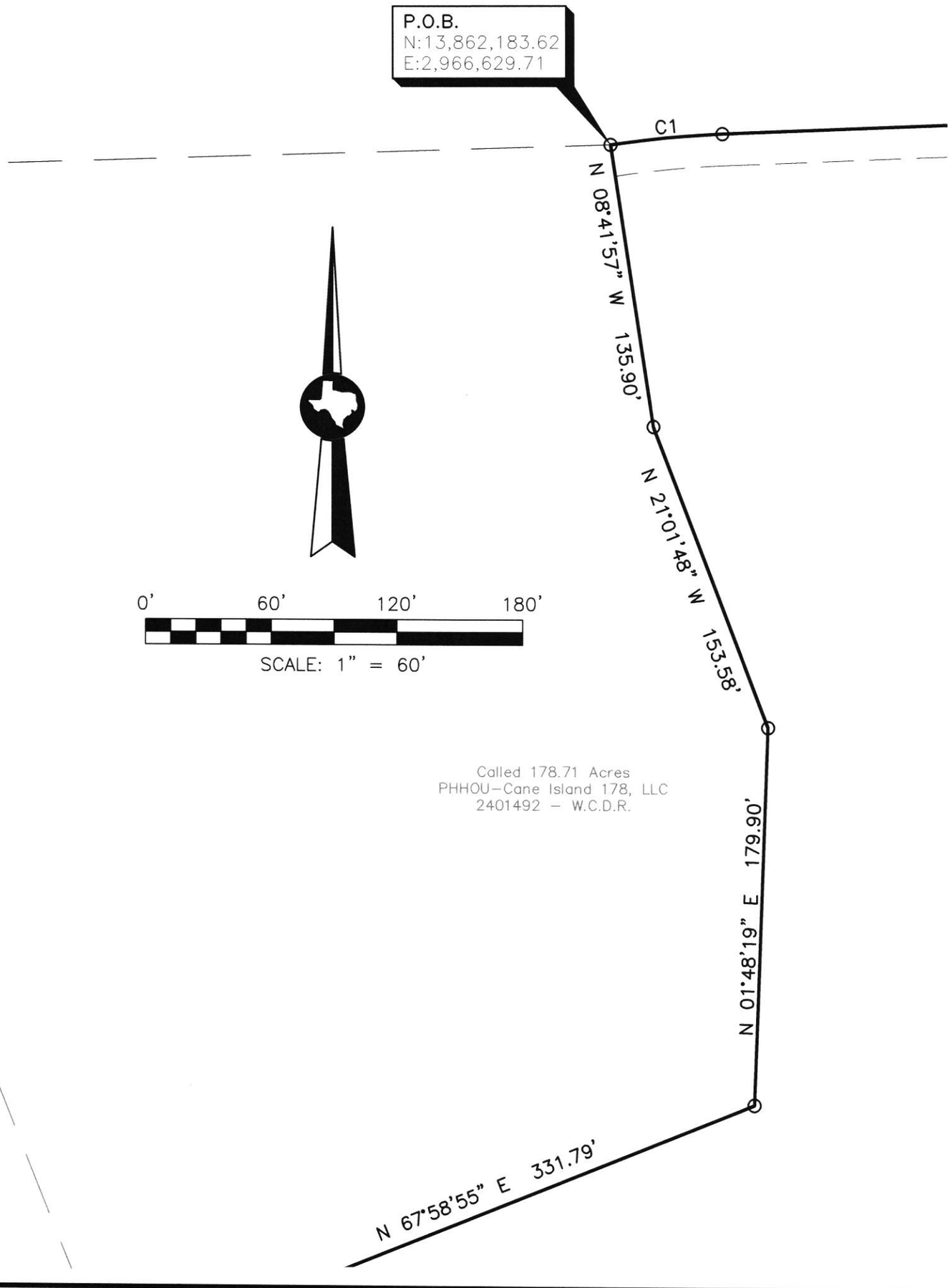
ELEV.= 156.70 FEET
NAVD 1988, 2001 ADJUSTED.



SEPTEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "F"	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-10			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 7 OF 16			



SEPTEMBER, 2025 JOB NO. 231-068-10 SHEET 8 OF 16	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "F"	EHRA ENGINEERING THE FUTURE 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300



SEPTEMBER, 2025 JOB NO. 231–068–10 SHEET 9 OF 16	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "F"	EHRA ENGINEERING THE FUTURE 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300

Called 178.71 Acres
PHHOU–Cane Island 178, LLC
2401492 – W.C.D.R.

N 87°46'07" E 762.10'

15' B.L. / P.U.E.

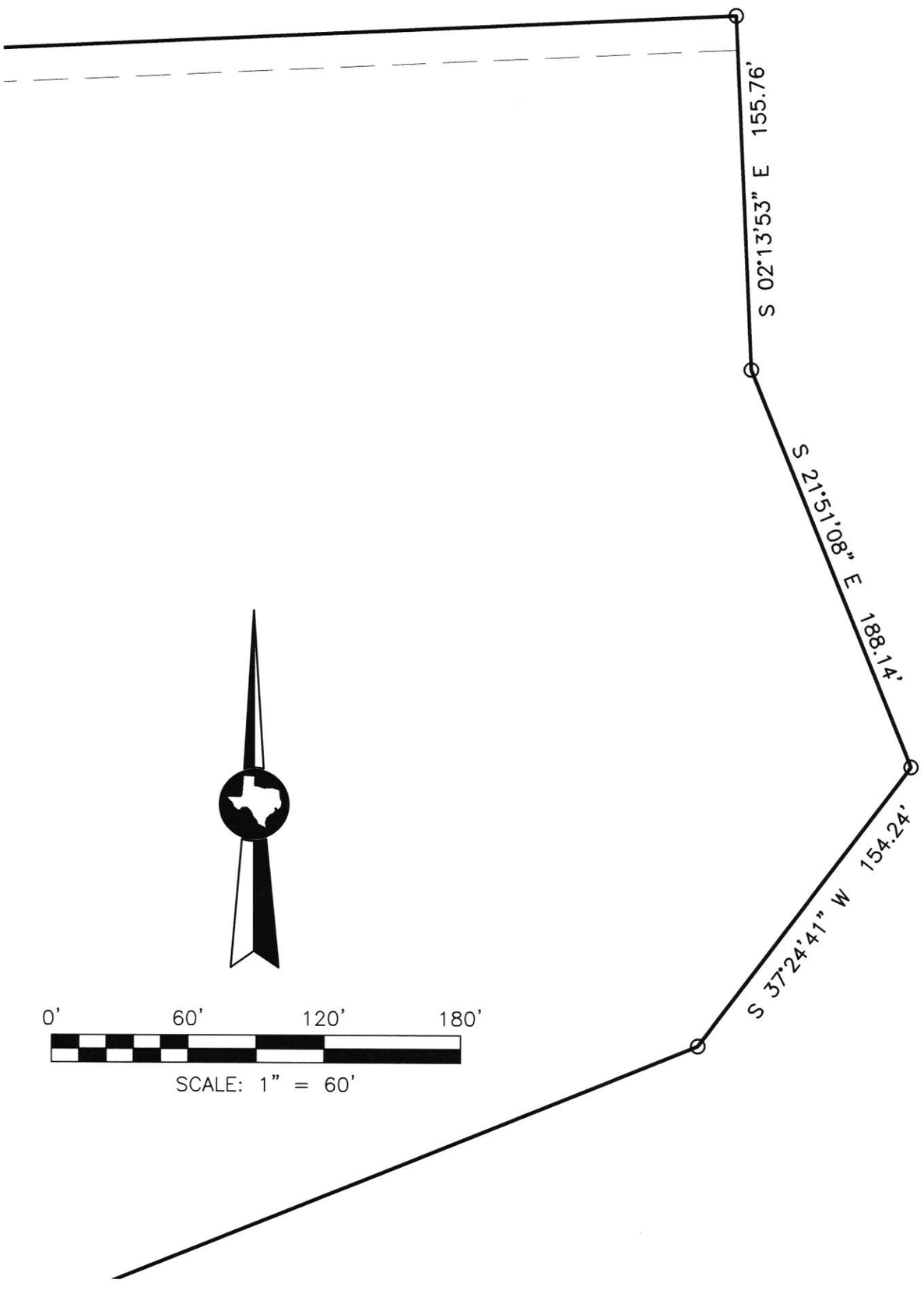
RESERVE "F"
(SEE TABLE)
BLOCK
①

0' 60' 120' 180'

SCALE: 1" = 60'

SEPTEMBER, 2025 JOB NO. 231–068–10 SHEET 10 OF 16	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "F"	EHRA ENGINEERING THE FUTURE	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300

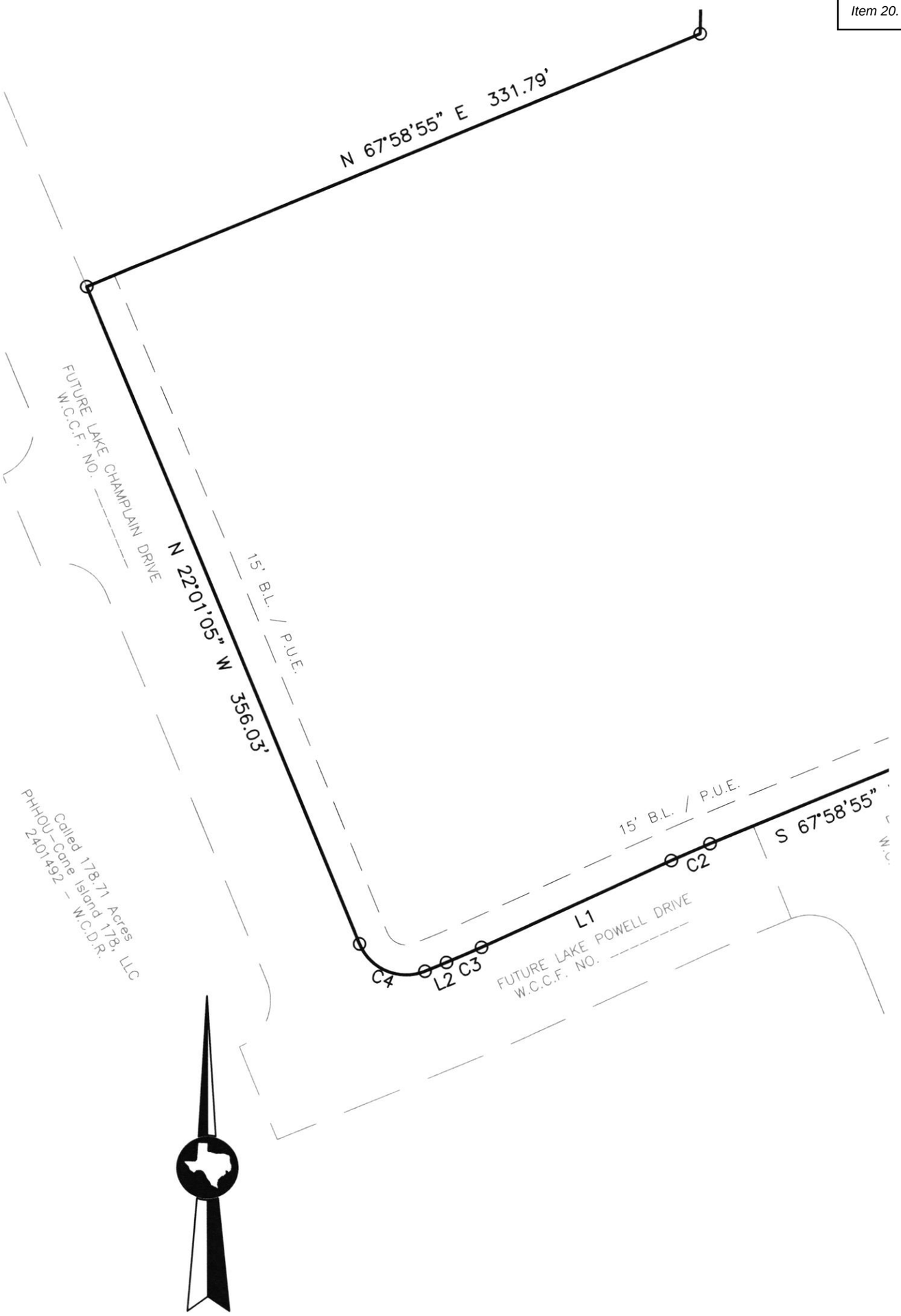
Called 178.71 Acres
PHHOU–Cane Island 178, LLC
2401492 – W.C.D.R.



0' 60' 120' 180'

SCALE: 1" = 60'

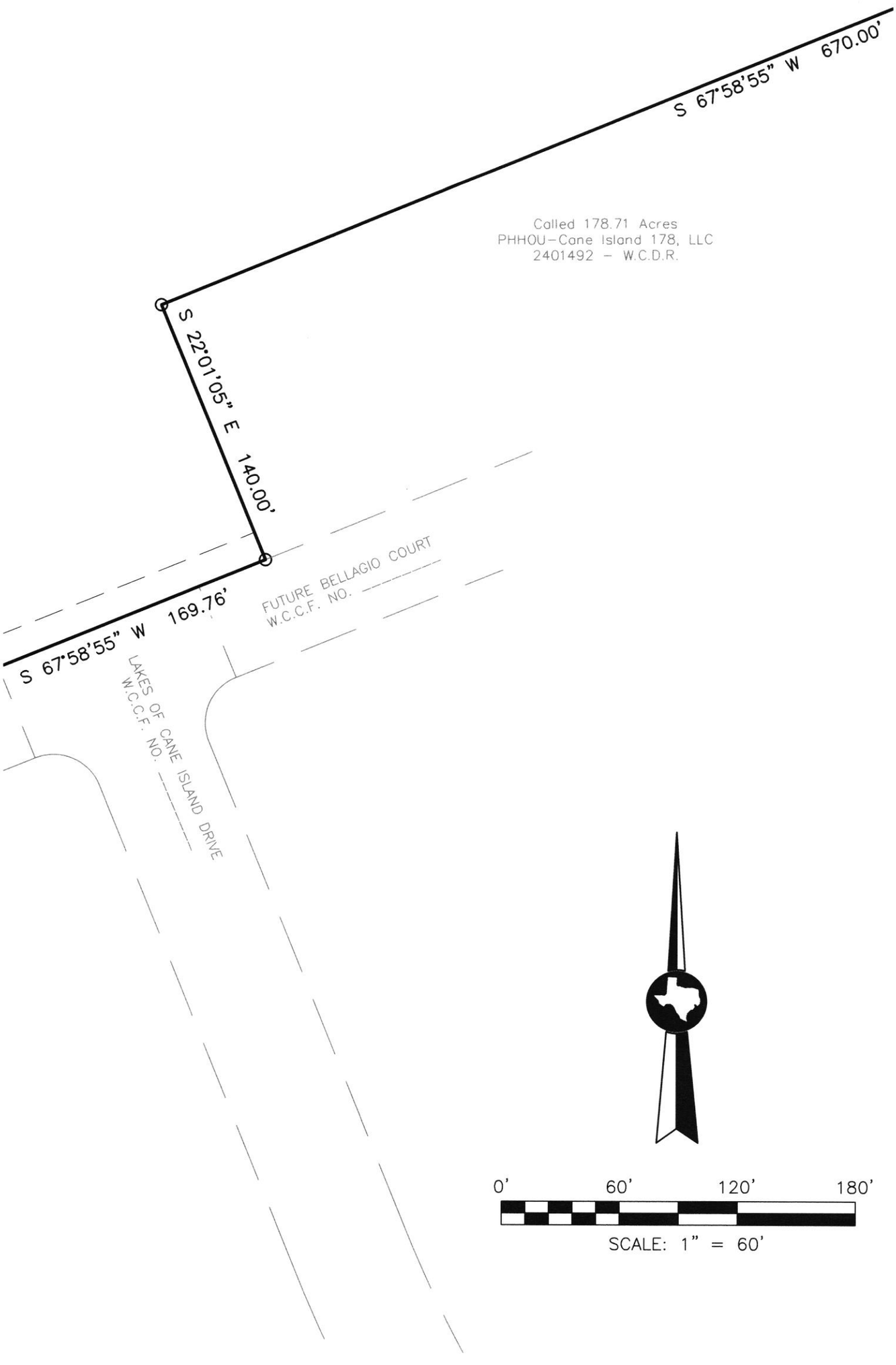
SEPTEMBER, 2025 JOB NO. 231–068–10 SHEET 11 OF 16	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "F"	EHRA ENGINEERING THE FUTURE 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300



0' 60' 120' 180'

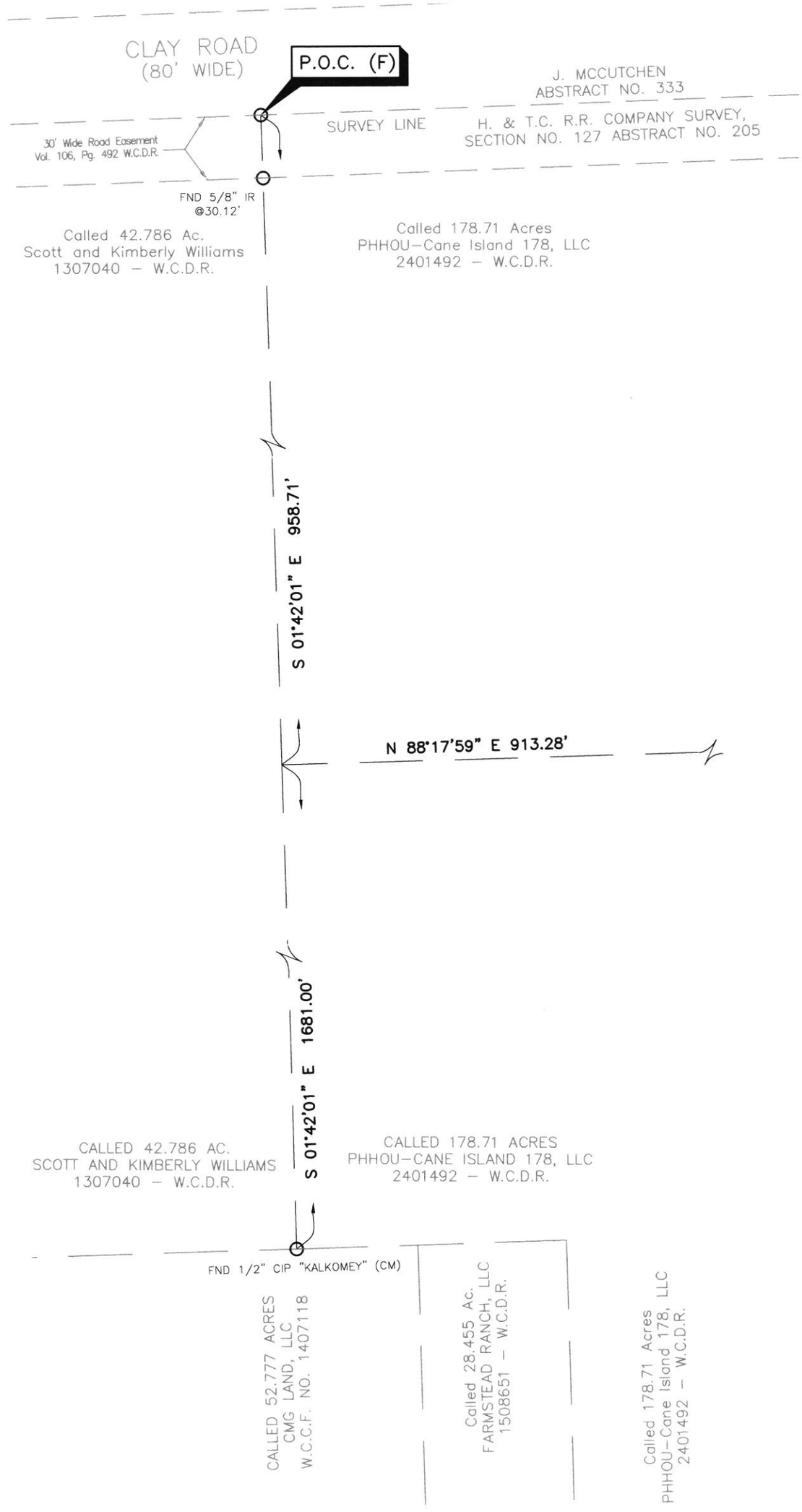
SCALE: 1" = 60'

SEPTEMBER, 2025 JOB NO. 231-068-10 SHEET 12 OF 16	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "F"	EHRA ENGINEERING THE FUTURE 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300



SEPTEMBER, 2025	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "F"	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-10			
SHEET 13 OF 16			

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



SEPTEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND DETENTION RESERVE "F"	EHRA ENGINEERING THE FUTURE
JOB NO. 231–068–10			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 14 OF 16			

GENERAL NOTES

1. Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.

2. A– indicates Abstract
B.L. indicates Building Line
EAE indicates Emergency Access Easement
H.L.&P. indicates Houston Lighting and Power
NTS indicates Not to Scale
PG. indicates Page
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right–Of–Way
SEC indicates Section
SQ.FT. indicates Square Feet
S.S.E. indicates Sanitary Sewer Easement
STM S.E. indicates Storm Sewer Easement
VOL. indicates Volume
W.C.C.F. NO. indicates Waller County Clerk's File Number
W.C.D.R. indicates Waller County Deed Records
W.C.M.R. indicates Waller County Map Records
W.L.E. indicates Water Line Easement
U.E indicates Utility Easement
(F) indicates Found 3/4–inch capped iron rod stamped "E.H.R.A. 713–784–4500"

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Waller County, Texas, Community Panel No 48473C0375E the subject property shown hereon lies within Unshaded "Zone X" (areas determined to be outside the 0.2% annual chance flood).

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man–made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

4. Elevations and contour lines shown hereon are based upon Reference Mark Number 190090 which is a TxDOT Brass Disk on bridge at Franz Road and Upper Buffalo Bayou located on upstream concrete wall, on northwest corner of bridge in Key Map® 444T in the Barker Watershed near stream T100–00–00 ELEV. 145.36 Feet NAVD 1988, 2001 Adjusted.

5. All lots shall have a minimum interior side building line of five (5) feet measured from the property line.

6. All corners of the subject tract are marked with 3/4" capped iron rods stamped "E.H.R.A. 713–784–4500", unless otherwise noted.

7. All Easements extend equidistant from either side of the property and lot lines unless otherwise noted.

8. The property subdivided in the foregoing plat lies in Waller County, Katy Independent School District, and Brookshire–Katy Drainage District.

9. A subdivision variance has been approved to allow a minimum right–of–way width of a collector street from 80 feet to 60 feet by Waller County Commissioners Court on September 28, 2022.

10. A subdivision variance has been approved to allow a minimum lot width of 40 feet and a minimum lot area of 5,000 square feet by Waller County Commissioners Court on September 28, 2022.

11. A subdivision variance has been approved to allow cul–de–sacs to have a right–of–way radius of 60 feet and a pavement radius of 50 feet by Waller County Commissioners Court on September 28, 2022.

12. A subdivision variance has been approved to allow local streets to have a right–of way width of 50 feet by Waller County Commissioners Court on September 28, 2022.

13. A subdivision variance has been approved to allow a minimum centerline radius for local roads of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on September 28, 2022

14. A subdivision variance has been approved to allow a minimum centerline radius for a collector street of 650 feet with a minimum tangent of 150 feet between reverse curves by Waller County Commissioners Court on August 16, 2023

15. No pipelines or pipeline easements exist within the boundary of this plat.

16. The proposed land use for the Lakes of Cane Island Detention Reserve "F" shall consist of detention, open space and park land.

17. A subdivision variance has been approved to allow 25' Garage Building Lines and 20' Front Building lines along cul–de–sacs and knuckles by Waller County Commissioners Court on September 17, 2025.

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
F	RECREATION, DETENTION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	570,561	13.13
TOTAL		570,561	13.13

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	475.00'	53.62'	6°28'04"	N 84°32'05" E	53.59'
C2	525.00'	21.10'	2°18'12"	S 66°49'49" W	21.10'
C3	475.00'	19.09'	2°18'12"	S 66°49'49" W	19.09'
C4	25.00'	39.27'	90°00'00"	N 67°01'05" W	35.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 65°40'43" W	104.31'
L2	S 67°58'55" W	11.64'

PARKLAND TABLE

PLAT	ACREAGE
LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1	0.00 AC.
LAKES OF CANE ISLAND WATER PLANT	0.00 AC.
LAKES OF CANE ISLAND STREET DEDICATION	0.00 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'A'	3.27 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'B'	1.90 AC.
LAKES OF CANE ISLAND DETENTION RESERVES 'C' & 'D'	3.87 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'E'	2.03 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'F'	6.60 AC.
LAKES OF CANE ISLAND SECTION 1	0.42 AC.
LAKES OF CANE ISLAND SECTION 2	0.00 AC.
LAKES OF CANE ISLAND SECTION 3	0.68 AC.
LAKES OF CANE ISLAND SECTION 4	0.72 AC.
LAKES OF CANE ISLAND REC CENTER	3.14 AC.
LAKES OF CANE ISLAND SECTION 5	0.71 AC.
LAKES OF CANE ISLAND SECTION 6	0.05 AC.
LAKES OF CANE ISLAND SECTION 7	3.97 AC.
TOTAL	27.36 AC.

REQUIRED PARKLAND:
10.56 ACRES PER 54 LOTS @ 570 LOTS
1.) 50% MINIMUM (5.28 ACRES) SHALL BE POCKET/COMMUNITY PARK
2.) REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE
(LANDSCAPE BUFFERS, OPEN SPACE, 50% OF AMENITIZED DETENTION AREAS)

OWNERS:
PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY

LAKES OF CANE ISLAND DETENTION RESERVE "F"

EHRA
ENGINEERING THE FUTURE
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Jordan Ranch Commercial

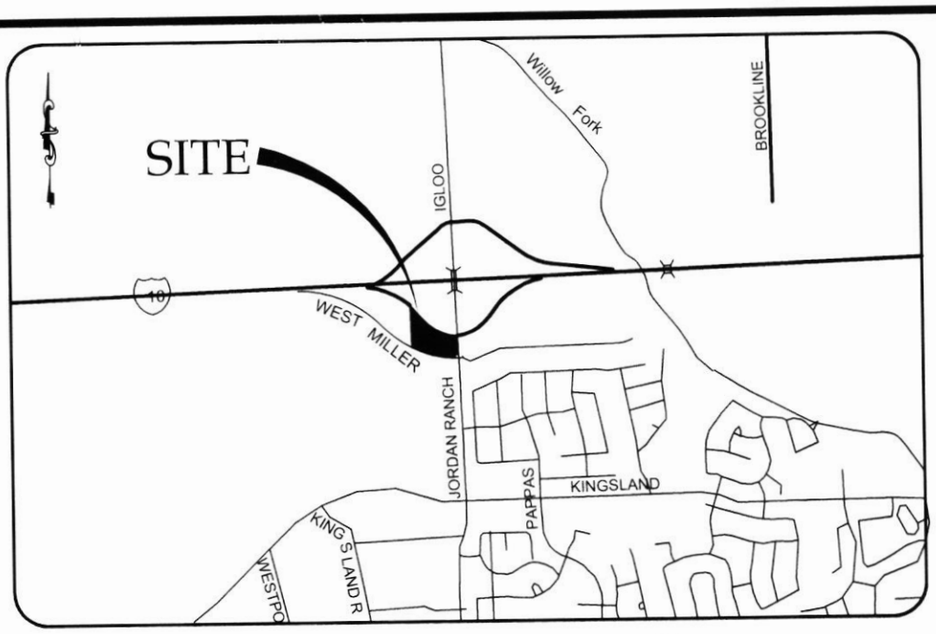
Date: December 10, 2025

Background

Final Plat of Jordan Ranch Commercial which consists of 4.000 acres will include 1 Block and 1 Reserve in Precinct 4.

Staff Recommendation

Approve Plat



VICINITY MAP SCALE: 1"=2000'
KEY MAP NO. 533Q

FINAL PLAT OF
JORDAN RANCH COMMERCIAL

A SUBDIVISION OF 4.000 ACRES (174, 239 SQUARE FEET) OF LAND ,
SITUATED IN THE H.& T.C. RAILROAD COMPANY SURVEY,
SECTION 101, ABSTRACT NUMBER 168
IN WALLER COUNTY, TEXAS

ONE (1) RESERVE AND ONE (1) BLOCK

SCALE: 1"= 30' DATE: OCTOBER, 2025

DATE: OCTOBER, 2025

SCALE: N.T.S

SHEET 1 OF 9

OWNER:
JORDAN RANCH REAL ESTATE LLC
A TEXAS LIMITED LIABILITY COMPANY
2 SAINT CHRISTOPHER CT
SUGAR LAND, TEXAS 77479
PH: 281-235-4023
E:SAMTEXTEL@AOL.COM

SURVEYOR:

ADVANCE SURVEYING, INC.
10518 KIPP WAY, SUITE A-2,
HOUSTON, TEXAS 77099
PHONE: 281 530-2939
FAX: 281-530-5464
EMAIL: advance_survey@asi23.com
FIRM NO. 10099200

STATE OF TEXAS
COUNTY OF WALLER

WE, JORDAN RANCH REAL ESTATE, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH KARIM ALI, ITS OWNER , BEING OFFICER OF JORDAN RANCH REAL ESTATE, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 4.0000 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF JORDAN RANCH RESERVE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

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 OF 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 QUARTERS (1–1/4) SQUARE FEET (15" DIAMETER 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. THERE ARE NO UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION EXCEPT AS SHOWN ON THE ABOVE PLAT.

6. 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 WHEREOF, JORDAN RANCH REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KARIM ALI, OWNER, THIS 29TH DAY OF OCTOBER, 2025.

KARIM ALI, OWNER

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KARIM ALI, OWNER OF JORDAN RANCH REAL ESTATE LLC, A TEXAS LIMITED LIABILITY COMPANY, 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 29TH DAY OF OCTOBER, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LISETT CAMPOS
PRINT NAME

MY COMMISSION EXPIRES: 11-12-2027

LISETT CAMPOS
Notary Public, State of Texas
Comm. Expires 11-12-2027
Notary ID 132249011

DATE: OCTOBER, 2025	OWNER: JORDAN RANCH REAL ESTATE LLC A TEXAS LIMITED LIABILITY COMPANY 2 SAINT CHRISTOPHER CT SUGAR LAND, TEXAS 77479 PH: 281-235-4023 E:SAMTEXTEL@AOL.COM	SURVEYOR:	**ADVANCE SURVEYING, INC.** **10518 KIPP WAY, SUITE A–2,** **HOUSTON, TEXAS 77099** **PHONE: 281 530–2939** **FAX: 281–530–5464** **EMAIL: advance_survey@asi23.com** **FIRM NO. 10099200**
SCALE: N.T.S			
SHEET 2 OF 10			

WE, FIRST LIBERTY BANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS JORDAN RANCH REAL ESTATE, AGAINST THE PROPERTY DESCRIBED INSTRUMENT OF RECORD IN CLERK'S FILE NO. 2513980 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: _____

LANCE SCHIELACK, EVP

PRINT NAME AND TITLE:

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, LANCE SCHIELACK OF FIRST LIBERTY BANK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10TH DAY OF NOVEMBER, 2025.

_____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: MAY 8TH, 2028

NOTARY PUBLIC STATE OF TEXAS
SABRINA PARRALES
Notary Public, State of Texas
Comm. Expires 05-08-2028
Notary ID 134844515

I, HENRY M. SANTOS, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

_____

HENRY M. SANTOS
TEXAS REGISTRATION NO. 5450

STATE OF TEXAS
REGISTERED
HENRY M. SANTOS
5450
PROFESSIONAL
LAND SURVEYOR

I, MARIO E. LANZA, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF WALLER COUNTY TO THE BEST OF MY KNOWLEGE.

_____

MARIO E LANZA
LICENSED PROFESSIONAL ENGINEER NO. 108702

STATE OF TEXAS
MARIO E. LANZA
108702
LICENSED
PROFESSIONAL ENGINEER

DATE: OCTOBER, 2025 SCALE: N.T.S SHEET 3 OF 9	OWNER: JORDAN RANCH REAL ESTATE LLC A TEXAS LIMITED LIABILITY COMPANY 2 SAINT CHRISTOPHER CT SUGAR LAND, TEXAS 77479 PH: 281-235-4023 E:SAMTEXTEL@AOL.COM	SURVEYOR: ASI **ADVANCE SURVEYING, INC.** 10518 KIPP WAY, SUITE A-2, HOUSTON, TEXAS 77099 PHONE: 281 530-2939 FAX: 281-530-5464 EMAIL: advance_survey@asi23.com FIRM NO. 10099200

LEGAL DESCRIPTION
4.0000 ACRES (174,239 SQUARE FEET)

BEING 4.0000 ACRES (174,239 SQUARE FEET) OF LAND, SITUATED IN THE H.& T.C. RAILROAD COMPANY SURVEY, SECTION 101, ABSTRACT NUMBER 168, WALLER COUNTY, TEXAS; BEING OUT OF AND A PART OF A 10.202 ACRE TRACT OF LAND, SAVE AND EXCEPT A 1,278 SQUARE FOOT TRACT DESCRIBED IN INSTRUMENT (2008) 806939; WITH SAID 4.0000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON SAID MAP OR PLAT THEREOF):

COMMENCING AT A POINT FOR REFERENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10 (320 FEET WIDE) AND THE WESTERLY RIGHT-OF-WAY LINE OF IGLOO ROAD (80 FEET WIDE), SAID POINT MARKING THE NORTHEAST CORNER OF A 5.867 ACRE TRACT, RECORDED IN VOLUME 927, PAGE 237 W.C.D.R.;

THENCE, SOUTH 09 DEGREES 24 MINUTES 57 SECONDS EAST, A DISTANCE OF 439.43 FEET, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID IGLOO ROAD, TO AN ANGLE POINT OF SAID 5.867 ACRE SAVE AND EXCEPT;

THENCE, SOUTH 02 DEGREES 32 MINUTES 14 SECONDS EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID IGLOO ROAD, NOW KNOWN AS JORDAN RANCH BOULEVARD (100 FEET WIDE), A DISTANCE OF 126.72 FEET,TO A POINT FOR AN ANGLE POINT;

THENCE, SOUTH 01 DEGREES 42 MINUTES 50 SECONDS EAST, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID IGLOO ROAD, NOW KNOWN AS JORDAN RANCH BOULEVARD), A DISTANCE OF 11.24 FEET A POINT FOR THE SOUTHEAST CORNER OF SAID 5.867 ACRE AND THE NORTHEAST CORNER OF A ONE-FOOT RESERVE FOR BUFFER SEPARATION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED UNDER VOLUME 1123, PAGE 653, OF THE DEED RECORDS OF WALLER COUNTY, TEXAS (W.C.D.R.), AND A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING NORTHWESTERLY, ALONG THE COMMON LINE BETWEEN THE SOUTHERLY LINE OF SAID 5.867 ACRE SAVE AND EXCEPT AND THE NORTHERLY LINE OF SAID ONE-FOOT RESERVE, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET, AN ARC LENGTH OF 10.03 FEET, AN INCLUDED ANGLE OF 01 DEGREE 02 MINUTES 42 SECONDS, A CHORD BEARING OF NORTH 87 DEGREES 11 MINUTES 07 SECONDS WEST, AND A DISTANCE OF 10.03 FEET, TO A 5/8 INCH CAPPED IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID ONE-FOOT RESERVE AND THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEGREE 42 MINUTES 50 SECONDS EAST, A DISTANCE OF 215.27 FEET, ALONG THE COMMON LINE BETWEEN THE WESTERLY LINE OF SAID ONE-FOOT RESERVE AND THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR THE NORTHEAST CORNER OF A 1,278 SQUARE FEET DRAINAGE EASEMENT NAMED TO ML. DE, L.P., BY DEED AS RECORDED IN VOL. 1132, PG. 466, W.C.D.R., AND THE NORTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING NORTHWESTERLY, ALONG THE COMMON LINE BETWEEN THE 1,278 SQ. FT. DRAINAGE EASEMENT AND THE HEREIN DESCRIBED TRACT, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,120.00 FEET, AN ARC LENGTH OF 30.03 FEET, AN INCLUDED ANGLE OF 01 DEGREE 32 MINUTES 10 SECONDS, A CHORD BEARING OF NORTH 89 DEGREES 19 MINUTES 12 SECONDS WEST, AND A DISTANCE OF 30.03 FEET, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR A POINT OF NON-TANGENCY OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEGREE 42 MINUTES 50 SECONDS EAST, A DISTANCE OF 25.04 FEET, ALONG SAID COMMON LINE, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR A POINT OF CURVATURE OF A CURVE TO THE RIGHT OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING NORTHWESTERLY, ALONG SAID COMMON LINE, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,145.00 FEET, AN ARC LENGTH OF 15.03 FEET, AN INCLUDED ANGLE OF 00 DEGREES 45 MINUTES 08 SECONDS, A CHORD BEARING OF NORTH 88 DEGREES 14 MINUTES 42 SECONDS WEST, AND A DISTANCE OF 15.03 FEET, TO A POINT OF NON-TANGENCY OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01 DEGREE 42 MINUTES 50 SECONDS EAST, A DISTANCE OF 15.03 FEET, ALONG SAID COMMON LINE, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF WEST MILLER ROAD (80 FEET WIDE), SAID POINT MARKING THE SOUTHWEST CORNER OF SAID 1,278 SQ. FT. DRAINAGE EASEMENT AND THE SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING NORTHWESTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WEST MILLER ROAD, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,160.00 FEET, AN ARC LENGTH OF 502.35 FEET, AN INCLUDED ANGLE OF 24 DEGREES 48 MINUTES 45 SECONDS, A CHORD BEARING OF NORTH 75 DEGREES 30 MINUTES 45 SECONDS WEST, AND A DISTANCE OF 498.43 FEET, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR A POINT OF NON-TANGENCY, MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01 DEGREES 42 MINUTES 50 SECONDS WEST, A DISTANCE OF 485.43 FEET, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET IN THE SOUTHERLY LINE OF SAID 5.867 ACRE SAVE AND EXCEPT, SAID POINT MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

THENCE, CONTINUING SOUTHEASTERLY, ALONG THE COMMON LINE BETWEEN THE SOUTHERLY LINE OF SAID 5.867 ACRE SAVE AND EXCEPT AND THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 660.00 FEET, AN ARC LENGTH OF 55.97 FEET, AN INCLUDED ANGLE OF 04 DEGREES 51 MINUTES 31 SECONDS, A CHORD BEARING OF SOUTH 43 DEGREES 58 MINUTES 45 SECONDS EAST, AND A DISTANCE OF 55.95 FEET, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR A POINT OF TANGENCY OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 41 DEGREES 32 MINUTES 58 SECONDS EAST, A DISTANCE OF 175.00 FEET, ALONG SAID COMMON LINE, TO A 5/8 INCH IRON ROD CAPPED "ADVANCE SURVEY" SET FOR A POINT OF CURVATURE OF A CURVE TO THE LEFT OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING SOUTHEASTERLY, ALONG SAID COMMON LINE, ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET, AN ARC LENGTH OF 433.05 FEET, AN INCLUDED ANGLE OF 45 DEGREES 06 MINUTES 47 SECONDS, A CHORD BEARING OF SOUTH 64 DEGREES 06 MINUTES 22 SECONDS EAST, AND A DISTANCE OF 421.95 FEET, TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE METES AND BOUNDS 4.0000 ACRES OR 174,239 SQUARE FEET OF LAND.

OWNER:
JORDAN RANCH REAL ESTATE LLC
A TEXAS LIMITED LIABILITY COMPANY
2 SAINT CHRISTOPHER CT
SUGAR LAND, TEXAS 77479
PH: 281-235-4023
E:SAMTEXTEL@AOL.COM

SURVEYOR:
ADVANCE SURVEYING, INC.
10518 KIPP WAY, SUITE A-2,
HOUSTON, TEXAS 77099
PHONE: 281 530-2939
FAX: 281-530-5464
EMAIL: advance_survey@asi23.com
FIRM NO. 10099200

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS , THIS _____ DAY OF _____, 20_____.

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

_____
JOHN A. AMSLER
COMMISSIONER, PRECINT 1

_____
WALTER E. SMITH, P.E., RPLS
COMMISSIONER, PRECINT 2

_____
KENDRIC D. JONES
COMMISSIONER, PRECINT 3

_____
JUSTIN BECKENDORFF
COMMISSIONER, PRECINT 4

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

_____
DATE

_____
J.ROSS MCCALL, P.E., COUNTY ENGINEER

BROOKSHIRE–KATY DRAINAGE DISTRICT PERMIT NO. 2025-23

APPROVED BY THE BOARD OF SUPERVISORS ON 05/28/25

_____
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 IN 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 LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

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PHONE: 281 530–2939
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FIRM NO. 10099200

GENERAL NOTES

1. BEARINGS WERE BASED ON THE TEXAS STATE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).

2. THE COORDINATES SHOWN HEREOF ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83 CORS) AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A COMBINED PROJECT SCALE FACTOR OF 0.99990961347.

3. 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.

4. 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.

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

6. 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.

7. THE PROPERTY SUBDIVIDED HEREIN 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 FORT BEND JORDAN RANCH LO, TO THE PURCHASE OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.

8. 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. THE PROPERTY LIES WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF FULSHEAR, WALLER COUNTY, FULSHEAR MUNICIPAL UTILITY DISTRICT NO 3A.

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

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

12. SUBJECT TO A RECIPROCAL ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED IN INSTRUMENT NO. 2410223 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY.

13. SUBJECT TO DRAINAGE EASEMENT AS RECORDED IN INSTRUMENT NO. 200806939 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

14. SUBJECT TO DRAINAGE EASEMENT AS RECORDED IN INSTRUMENT NO. 200807659 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

15. SUBJECT TO DRAINAGE EASEMENT AS RECORDED IN INSTRUMENT NO. 20087883 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.

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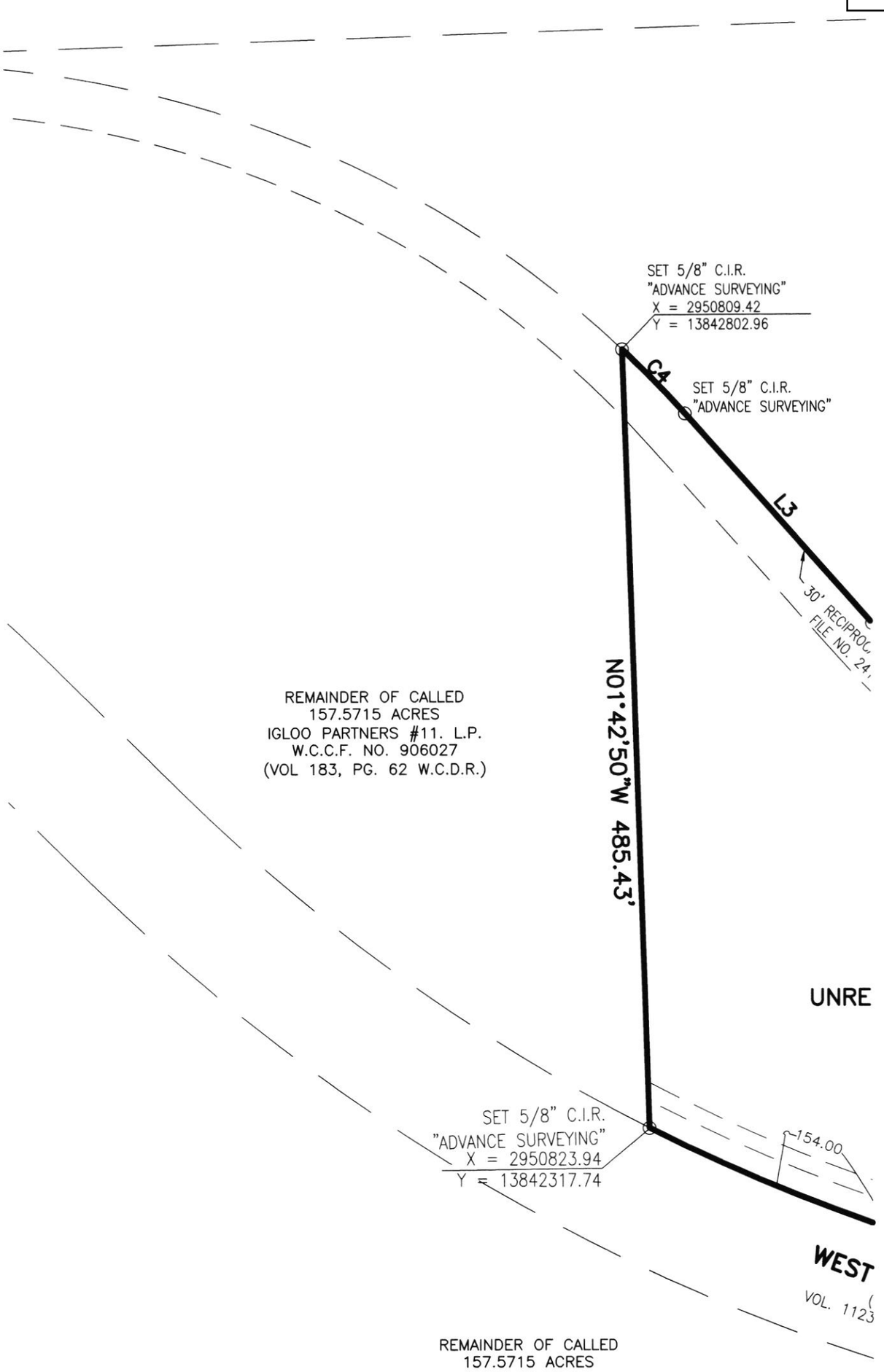
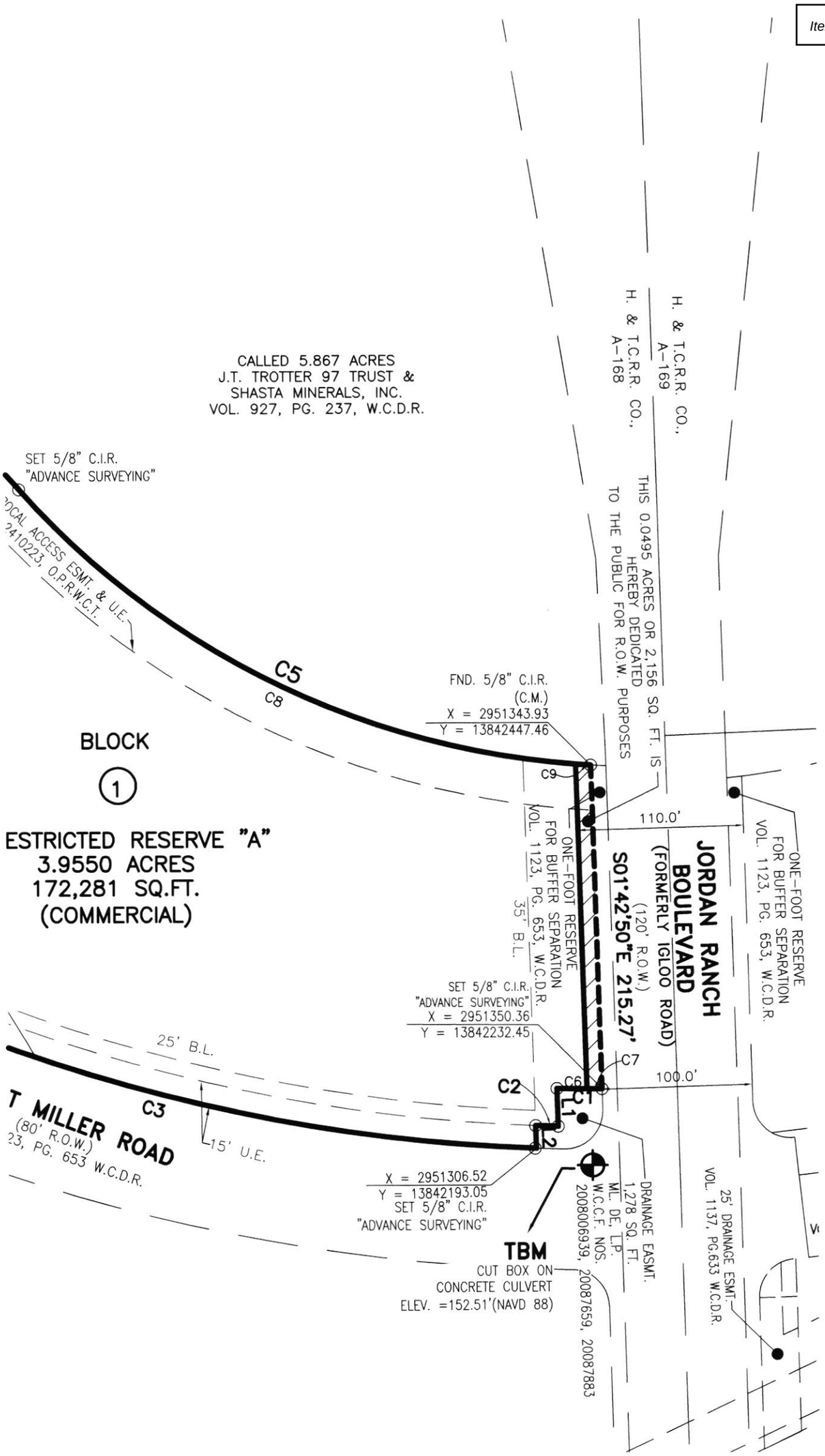
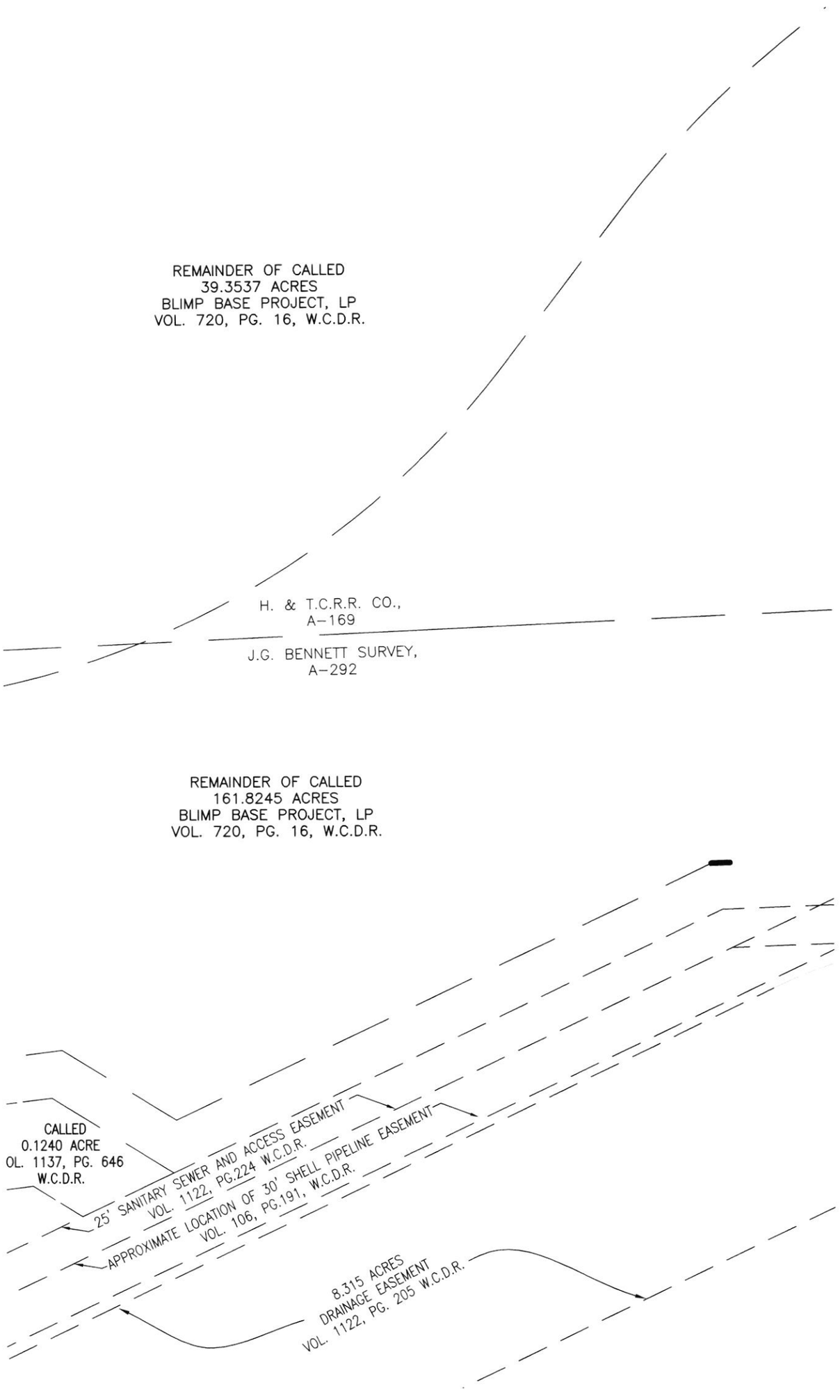


DATE: OCTOBER, 2025	OWNER: JORDAN RANCH REAL ESTATE LLC A TEXAS LIMITED LIABILITY COMPANY 2 SAINT CHRISTOPHER CT SUGAR LAND, TEXAS 77479 PH: 281-235-4023 E:SAMTEXTEL@AOL.COM	SURVEYOR: **ADVANCE SURVEYING, INC.** **10518 KIPP WAY, SUITE A-2,** **HOUSTON, TEXAS 77099** **PHONE: 281 530-2939** **FAX: 281-530-5464** **EMAIL: advance_survey@asi23.com** **FIRM NO. 10099200**
SCALE: N.T.S		
SHEET 7 OF 9		



DATE: OCTOBER, 2025	OWNER: JORDAN RANCH REAL ESTATE LLC A TEXAS LIMITED LIABILITY COMPANY 2 SAINT CHRISTOPHER CT SUGAR LAND, TEXAS 77479 PH: 281-235-4023 E:SAMTEXTEL@AOL.COM	SURVEYOR: **ADVANCE SURVEYING, INC.** 10518 KIPP WAY, SUITE A-2, HOUSTON, TEXAS 77099 PHONE: 281 530-2939 FAX: 281-530-5464 EMAIL: advance_survey@asi23.com FIRM NO. 10099200
SCALE: 1' = 80'		
SHEET 8 OF 9		



DATE: OCTOBER, 2025

SCALE: 1' = 80'

SHEET 9 OF 9

OWNER:
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WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Mirabella Detention Basin 5 Phase 1 and Detention Basin 6

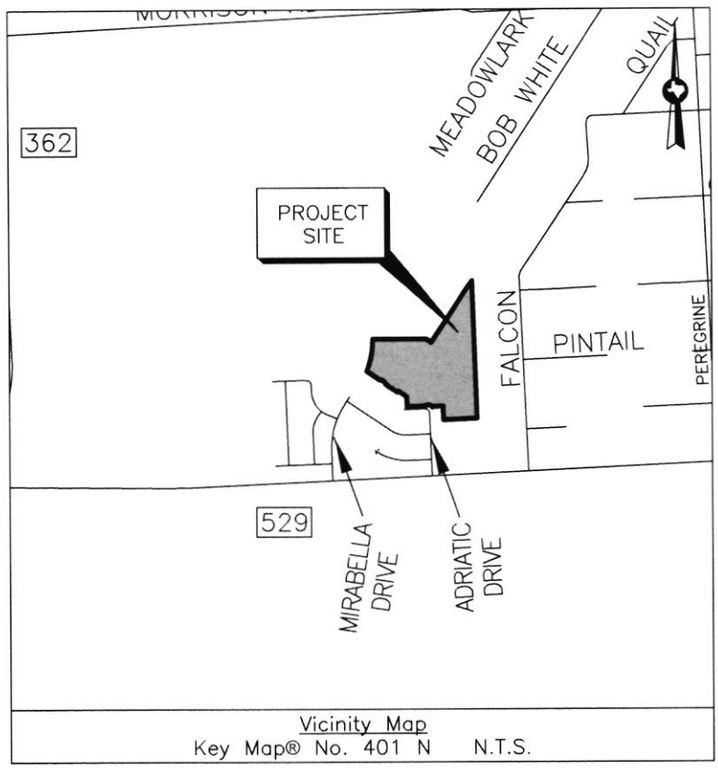
Date: December 10, 2025

Background

Final Plat of Mirabella Detention Basin 5 Phase 1 and Detention Basin 6 which consists of 23.39 acres will include 1 Block and 4 Reserves in Precinct 3.

Staff Recommendation

Approve Plat



Vicinity Map
Key Map® No. 401 N N.T.S.

FINAL PLAT OF MIRABELLA DETENTION BASIN 5 PHASE 1 & DETENTION BASIN 6

BEING A SUBDIVISION OF 23.39 ACRES OUT OF
THE H.&T.C. R.R. CO. SURVEY, SEC. 51, A-143
IN WALLER COUNTY, TEXAS.

1 BLOCK 4 RESERVES

OWNER

CENTURY LAND HOLDINGS OF TEXAS, LLC,
A COLORADO LIMITED LIABILITY COMPANY
333 CYPRESS RUN, SUITE 200
HOUSTON, TEXAS 77094
(713)222-7000

NOVEMBER, 2025 JOB NO. 231-060-30 SHEET 1 OF 12	OWNER: CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY	FINAL PLAT OF MIRABELLA DETENTION BASIN 5 PHASE 1 & DETENTION BASIN 6	EHRA ENGINEERING THE FUTURE SINCE 1936 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 PLATTING@EHRA.TEAM WWW.EHRA.TEAM TBPE No. F-726 TBPLS No. 10092300

STATE OF TEXAS §

COUNTY OF WALLER §

We, Century Land Holdings of Texas, LLC, a Colorado limited liability company, owner of the property subdivided in the above map of the MIRABELLA DETENTION BASIN 5 PHASE 1 & DETENTION BASIN 6, 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.

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, 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 dipstyle 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 Century Land Holdings of Texas, LLC, a Colorado limited liability company, 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 our hand in Waller County, Texas, this _____, day of _____, 202_.

OWNER
Century Land Holdings of Texas, LLC,
a Colorado limited liability company

BY: _____
Louis Trapolino, Vice President of Land
Century Land Holdings of Texas, LLC, a Colorado limited liability company

STATE OF TEXAS §

COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Louis Trapolino, Vice President of Land Century Land Holdings of Texas, LLC, a Colorado limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed it for the purposes and considerations set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of November, 2025.

Garrett Botkin
My Commission Expires
11/3/2029
Notary ID135529163

_____
Notary Public in and for the State of Texas
My Commission expires: 11/03/2029

NOVEMBER, 2025 JOB NO. 231-060-30 SHEET 2 OF 12	OWNER: CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY	FINAL PLAT OF MIRABELLA DETENTION BASIN 5 PHASE 1 & DETENTION BASIN 6	EHRA ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 PLATTING@EHRA.TEAM WWW.EHRA.TEAM TBPE No. F-726 TBPLS No. 10092300

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

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., R.P.L.S.
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 then current Waller County Subdivision and Development Regulations, in this regard.

I, J. Ross McCall, P.E., County Engineer of Waller County, Texas, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date

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

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 No. _____ 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

Brookshire–Katy Drainage District Permit No. 2024–150

Approved by the Board of Supervisors on 02|10|2025
DATE

PRESIDENT

SECRETARY

DISTRICT ENGINEER

The above have signed these plans and/or plat based on the recommendation of the District's Engineer who has reviewed all sheets provided and found them to be in general compliance with the District's "Rules, Regulations, and Guidelines". This approval is only valid for three hundred sixty–five (365) calendar days. After that time re–approval is required. Please note, this does not necessarily mean that all the calculations provided in these plans and/or plats have been completely checked and verified. Plans submitted have been prepared, signed and sealed by a professional engineer licensed to practice engineering in the State of Texas and plat has been signed and sealed by a registered professional land surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

NOVEMBER, 2025 JOB NO. 231–060–30 SHEET 3 OF 12	OWNER: CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY	FINAL PLAT OF MIRABELLA DETENTION BASIN 5 PHASE 1 & DETENTION BASIN 6	EHRA ENGINEERING THE FUTURE SINCE 1936 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 PLATTING@EHRA.TEAM WWW.EHRA.TEAM TBPE No. F-726 TBPLS No. 10092300

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

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

No Portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community Panel No. 48473C0275E, dated February 18, 2009.

No Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel No. 48473C0275E

A. Munroe Kelsay
Registered Professional Land Surveyor
Texas Registration No. 5580

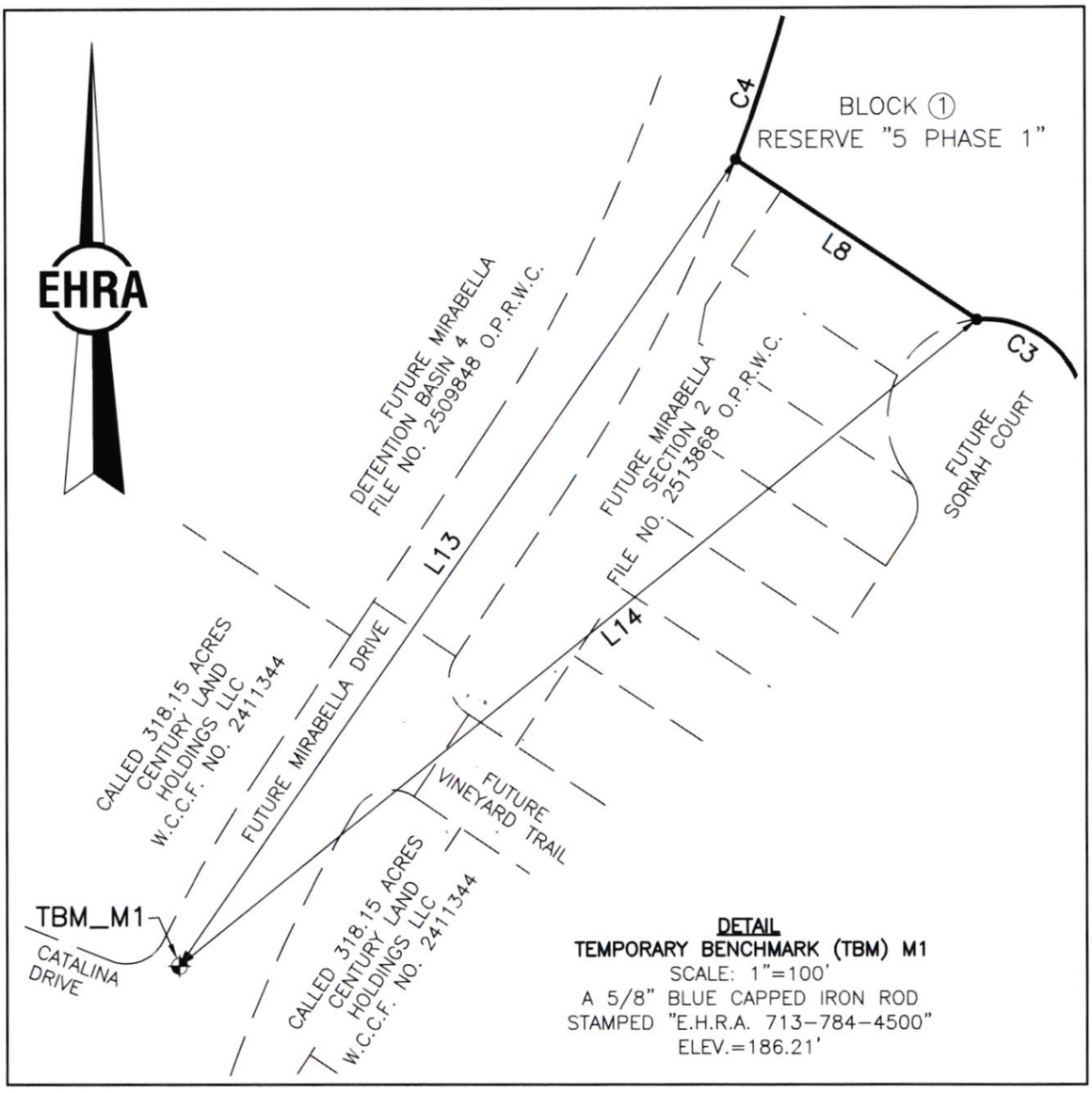
STATE OF TEXAS REGISTERED A. MUNROE KELSAY 5580 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared A. Munroe Kelsay, 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 3rd day of November 2025

Notary Public in and for the State of Texas
My Commission expires: 6/30/2027



DETAIL
TEMPORARY BENCHMARK (TBM) M1
SCALE: 1"=100'
A 5/8" BLUE CAPPED IRON ROD
STAMPED "E.H.R.A. 713-784-4500"
ELEV.=186.21'

NOVEMBER, 2025 JOB NO. 231-060-30 SHEET 4 OF 12	OWNER: CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY	FINAL PLAT OF MIRABELLA DETENTION BASIN 5 PHASE 1 & DETENTION BASIN 6	EHRA ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 PLATTING@EHRA.TEAM WWW.EHRA.TEAM TBPE No. F-726 TBPLS No. 10092300

OWNER'S RESPONSIBILITIES:

(1) No structure in this subdivision shall be occupied until connected to a public sewer system which has been approved and permitted by Waller County Environmental Department.

(2) No structure in this subdivision shall be occupied until connected to an individual water supply or a state–approved community water system.

(3) 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:
(a) For a subdivision of fewer than 50 houses, 2,500 gallons of storage: or
(b) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.

(4) Structures built on lots in the designated Floodplain shall be elevated to two (2) feet or more above the 500–year floodplain elevation, in the 100–year floodplain. Within the 500–year, these structures must be elevated to one (1) foot above the 500–year floodplain 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.

(5) 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.

(6) 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.

(7) 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.

(8) 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 Century Land Holdings Of Texas, LLC, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.

(9) 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.

RESERVE TABLE		
RESERVE	RESTRICTION TO	AREA
5 PHASE 1	DETENTION, LANDSCAPE, RECREATION, OPEN SPACE AND UTILITY PURPOSES	5.78 ACRES/251,510 SQ. FT.
A	LANDSCAPE, OPEN SPACE, DRAINAGE AND UTILITY PURPOSES	0.47 ACRES/20,445 SQ. FT.
6	DETENTION, LANDSCAPE, RECREATION, OPEN SPACE AND UTILITY PURPOSES	13.71 ACRES/597,320 SQ. FT.
B	DRAINAGE AND ACCESS PURPOSES	3.43 ACRES/149,508 SQ. FT.
		TOTAL ACREAGE=23.39 ACRES

PARK LAND TABLE

PLAT	PARKS / TRAILS	OPEN SPACE	TOTAL
DETENTION BASIN 5 PHASE 1 & DETENTION BASIN 6	0.26 AC.	8.00 AC.	8.26 AC.
DETENTION BASIN 4	2.40 AC.	2.56 AC.	4.96 AC.
SECTION 1	1.89 AC.	0.56 AC.	2.45 AC.
SECTION 2	0.68 AC.	4.46 AC.	5.14 AC.
SECTION 3	0.00 AC.	0.69 AC.	0.69 AC.
TOTAL	5.23 AC.	16.27 AC.	21.50 AC.

REQUIRED NEIGHBORHOOD PARK LAND
21.4 ACRES PER 54 LOTS @ 1,154 LOTS
1) 50% MINIMUM (10.7 ACRES) SHALL BE POCKET PARK/COMMUNITY PARK/ TRAILS AROUND DETENTION PONDS.
2) REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE (LANDSCAPE BUFFERS, OPEN SPACE, DETENTION AREAS).

EHRA
ENGINEERING THE FUTURE SINCE 1936

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GENERAL NOTES:

1. B.L. indicates Building Line
   Conc. Mon. indicates Concrete Monument
   D.E. indicates Drainage Easement
   ESMT. indicates Easement
   ELEV. indicates Elevation
   FND. indicates Found
   I.P. indicates Iron Pipe
   NO. indicates number
   N.T.S. indicates Not To Scale
   O.P.R.W.C. indicates Official Public Records Waller County
   PG. indicates Page
   P.O.B. indicates Point of Beginning
   P.T.P. indicates Pinched Topped Pipe
   P.U.E. indicates Public Utility Easement
   R.O.W. indicates Right–Of–Way
   VOL. indicates Volume
   W.C.C.F. No. indicates Waller County Clerk's File Number
   W.C.D.R. indicates Waller County Deed Records

2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99990836.

3. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.

4. All lot corners, reserves and block corners are set 5/8" iron rods with cap stamped "E.H.R.A. 713–784–4500" unless otherwise noted.

5. 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.

6. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0350E, dated February 18, 2009 and 48473C0275E, dated February 18, 2009, the subject property appears to be within Unshaded Zone "X"; defined as areas outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man–made or natural causes. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ and Associates, Inc.

7. A subdivision variance has been approved to allow a minimum lot width of 40 feet and compensating open space shall be provided for all lots smaller than 5,000 square feet by Waller County Commissioners Court on March 20, 2024.

8. A subdivision variance has been approved to allow cul–de–sacs to have a right–of–way radius of 60 feet and a pavement radius of 50 feet by Waller County Commissioners Court on March 20, 2024.

9. A subdivision variance has been approved to allow a minimum right–of–way width of a local street from 60 feet to 50 feet by Waller County Commissioners Court on March 20, 2024.

10. A subdivision variance has been approved to allow a minimum centerline radius for a local street of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on March 20, 2024.

11. A subdivision variance has been approved to allow a minimum right–of–way width of a collector street from 80 feet to 60 feet by Waller County Commissioners Court on March 20, 2024.

12. A subdivision variance has been approved to allow a minimum centerline radius for a collector street of 650 feet with a minimum tangent of 150 feet between reverse curves by Waller County Commissioners Court on March 20, 2024.

13. The proposed land use for Mirabella Detention Basin 5 Phase 1 & Detention Basin 6 shall consist of Detention, Parkland, and Open Space.

14. Park land shall comply with the the Development Agreement, approved on September 18, 2024. Furthermore park land shall adhere to required acreage of parkland provided in the Park Land Table upon the submission of the final plat for the Mirabella project.

15. The property subdivided in the foregoing plat lies in Waller County, Royal Independent School District, and Brookshire–Katy Drainage District.

16. Public Utility Easements are reserved for any non–electrical utility.

17. This plat is subject to an Affidavit to the public regarding on–site sewage facilities recorded in W.C.C.F. No. 1305276.

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FIELD DESCRIPTION

FIELD NOTES of a 23.39 acre tract of land situated in the H.&T.C. R.R. Company Survey, Section 51, Abstract No. 143, Waller County, Texas; said 23.39 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 under Waller County Clerk's File No. (W.C.C.F. No.) 2411344; said 23.39 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.

COMMENCING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Southeast corner of said 318.15 acre tract, the Southwest corner of Lot 39, Peregrine Estates, Section 1 as recorded in Volume 301, Page 197 of the Waller County Deed Records (W.C.D.R.) and being in the Northerly right-of-way line of F.M. 529 (120 feet wide) from which a found 1-3/4 inch disturbed iron pipe bears N 40°35'27" W, 2.72 feet.

THENCE N 02°03'04" W along the East line of said 318.15 acre tract and the West line of said Peregrine Estates a distance of 624.00 feet to the Southeast corner of this tract of land and the POINT OF BEGINNING.

THENCE along the Southerly line of this tract of land the following courses and distances:

1) S 87°53'10" W, a distance of 386.01 feet to a point for corner.

2) N 02°06'50" W, a distance of 157.00 feet to a point for corner.

3) S 87°53'10" W, a distance of 100.15 feet to a point for corner.

4) S 61°02'53" W, a distance of 24.52 feet to a point for corner, being in the arc of a non-tangent curve to the left.

5) Along said non-tangent curve to the left having a radius of 50.00 feet, a central angle of 93°37'41", an arc length of 81.71 feet and a chord bearing N 75°45'58" W, a distance of 72.91 feet to a point of reverse curvature.

6) Along said reverse curve to the right having a radius of 25.00 feet, a central angle of 30°27'58", an arc length of 13.29 feet and a chord bearing S 72°39'11" W, a distance of 13.14 feet to a point for corner.

7) S 87°53'10" W, a distance of 201.74 feet to the Southwest corner of this tract of land.

THENCE along the Southwesterly line of this tract of land the following courses and distances:

8) N 02°06'50" W, a distance of 114.34 feet to a point for corner.

9) N 55°52'28" W, a distance of 112.59 feet to a point for corner.

10) S 34°07'32" W, a distance of 16.20 feet to a point for corner.

11) N 56°18'22" W, a distance of 163.89 feet to a point for corner, being in the arc of a non-tangent curve to the left.

12) Along said non-tangent curve to the left having a radius of 60.00 feet, a central angle of 85°27'29", an arc length of 89.49 feet and a chord bearing N 52°39'46" W, a distance of 81.42 feet to a point for corner.

13) N 56°18'22" W, a distance of 175.43 feet to the most Westerly corner of this tract of land, being in the arc of a non-tangent curve to the left.

14) THENCE along the Westerly line of this tract of land and said non-tangent curve to the left having a radius of 1,030.00 feet, a central angle of 20°48'03", an arc length of 373.94 feet and a chord bearing N 10°39'41" E, a distance of 371.89 feet to the Northwest corner of this tract of land.

THENCE along the Northerly line of this tract of land the following courses and distances:

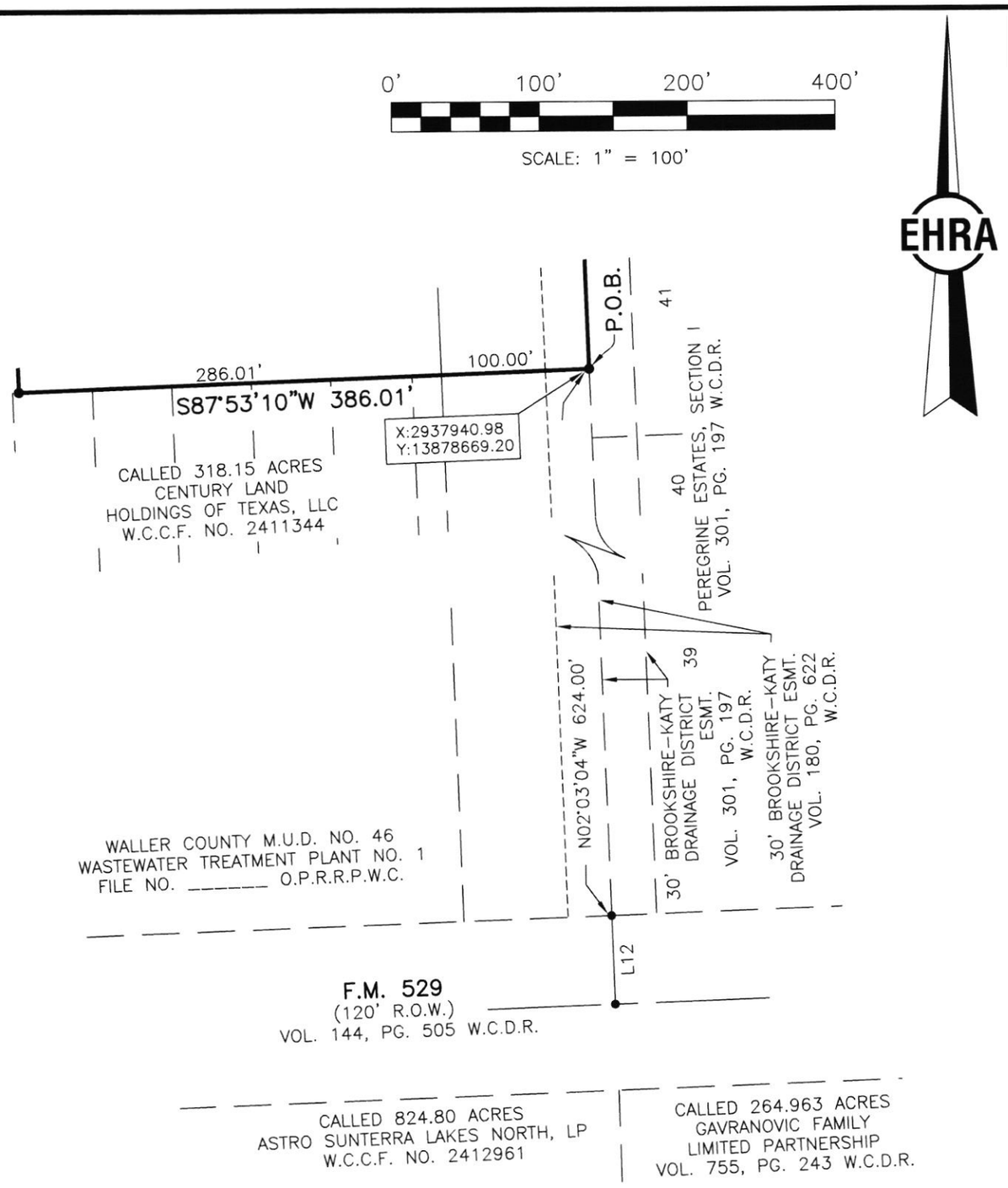
15) N 90°00'00" E, a distance of 602.02 feet to a point for corner;

16) S 56°23'09" E, a distance of 69.84 feet to a point for corner;

17) N 33°36'51" E, a distance of 798.47 feet to a point for corner;

18) N 34°25'28" E, a distance of 43.30 feet to the Northeast corner of this tract of land being in the East line of said 318.15 acre tract and the West line of said Peregrine Estates.

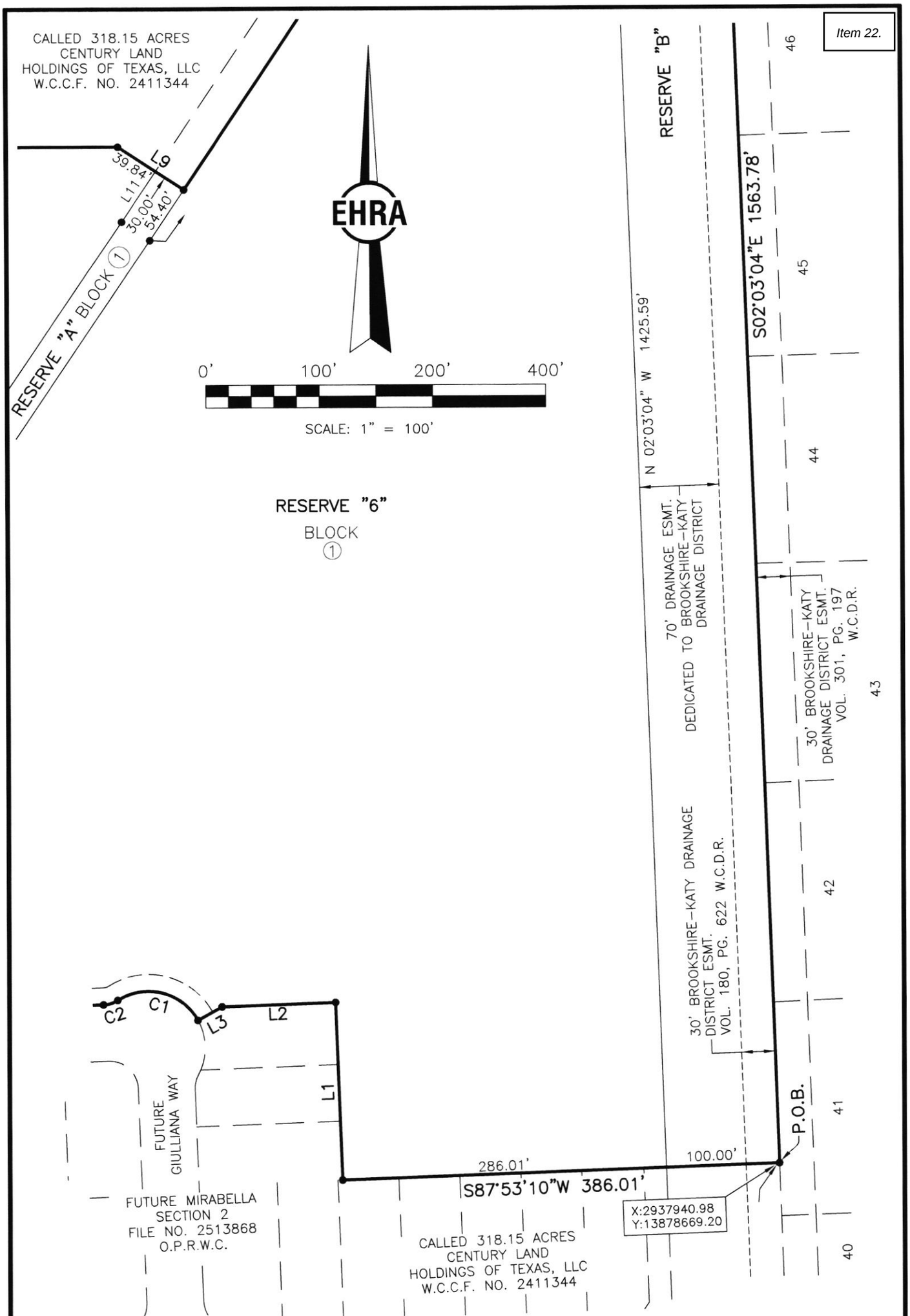
19) THENCE S 02°03'04" E, a distance of 1,563.78 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 23.39 acres (1,018,782 sq. ft.) of land.



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	93°37'41"	81.71'	N75°45'58"W	72.91'
C2	25.00'	30°27'58"	13.29'	S72°39'11"W	13.14'
C3	60.00'	85°27'29"	89.49'	N52°39'46"W	81.42'
C4	1030.00'	20°48'03"	373.94'	N10°39'41"E	371.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°06'50"W	157.00'
L2	S87°53'10"W	100.15'
L3	S61°02'53"W	24.52'
L4	N02°06'50"W	114.34'
L5	N55°52'28"W	112.59'
L6	S34°07'32"W	16.20'
L7	N56°18'22"W	163.89'
L8	N56°18'22"W	175.43'
L9	S56°23'09"E	69.84'
L10	N34°25'28"E	43.30'
L11	N33°36'51"E	54.26'
L12	S02°06'50"E	60.00'
L13	S34°45'18"W	594.21'
L14	S51°06'57"W	622.68'

NOVEMBER, 2025	OWNER: CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY	FINAL PLAT OF MIRABELLA DETENTION BASIN 5 PHASE 1 & DETENTION BASIN 6	EHRA ENGINEERING THE FUTURE SINCE 1936
JOB NO. 231-060-30			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 PLATTING@EHRA.TEAM WWW.EHRA.TEAM TBPE No. F-726 TBPLS No. 10092300
SHEET 8 OF 12			



NOVEMBER, 2025 JOB NO. 231-060-30 SHEET 9 OF 12	OWNER: CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY	FINAL PLAT OF MIRABELLA DETENTION BASIN 5 PHASE 1 & DETENTION BASIN 6	EHRA ENGINEERING THE FUTURE SINCE 1936

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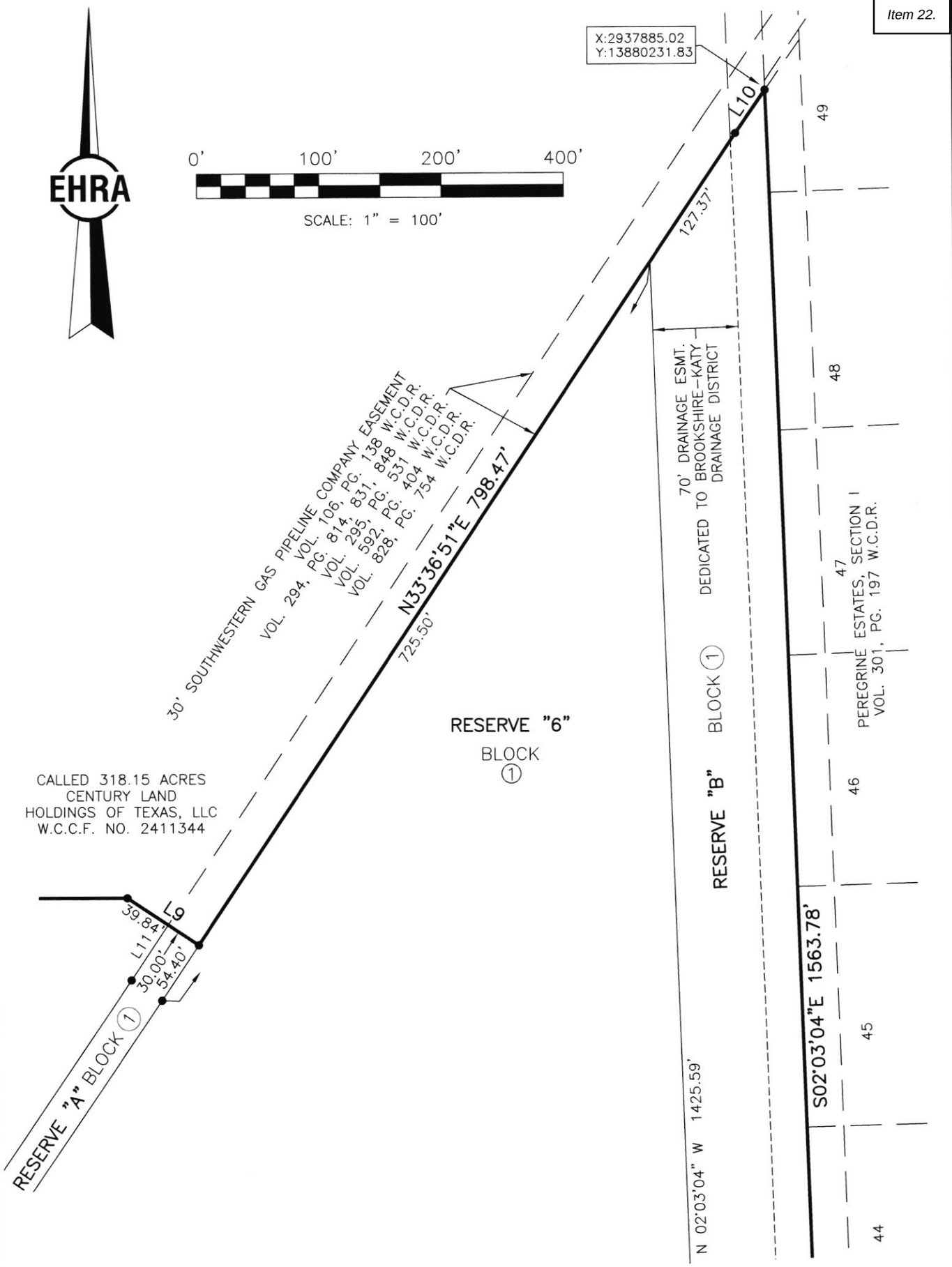

NOVEMBER, 2025 JOB NO. 231-060-30 SHEET 10 OF 12	OWNER: CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY	FINAL PLAT OF MIRABELLA DETENTION BASIN 5 PHASE 1 & DETENTION BASIN 6	EHRA ENGINEERING THE FUTURE SINCE 1936

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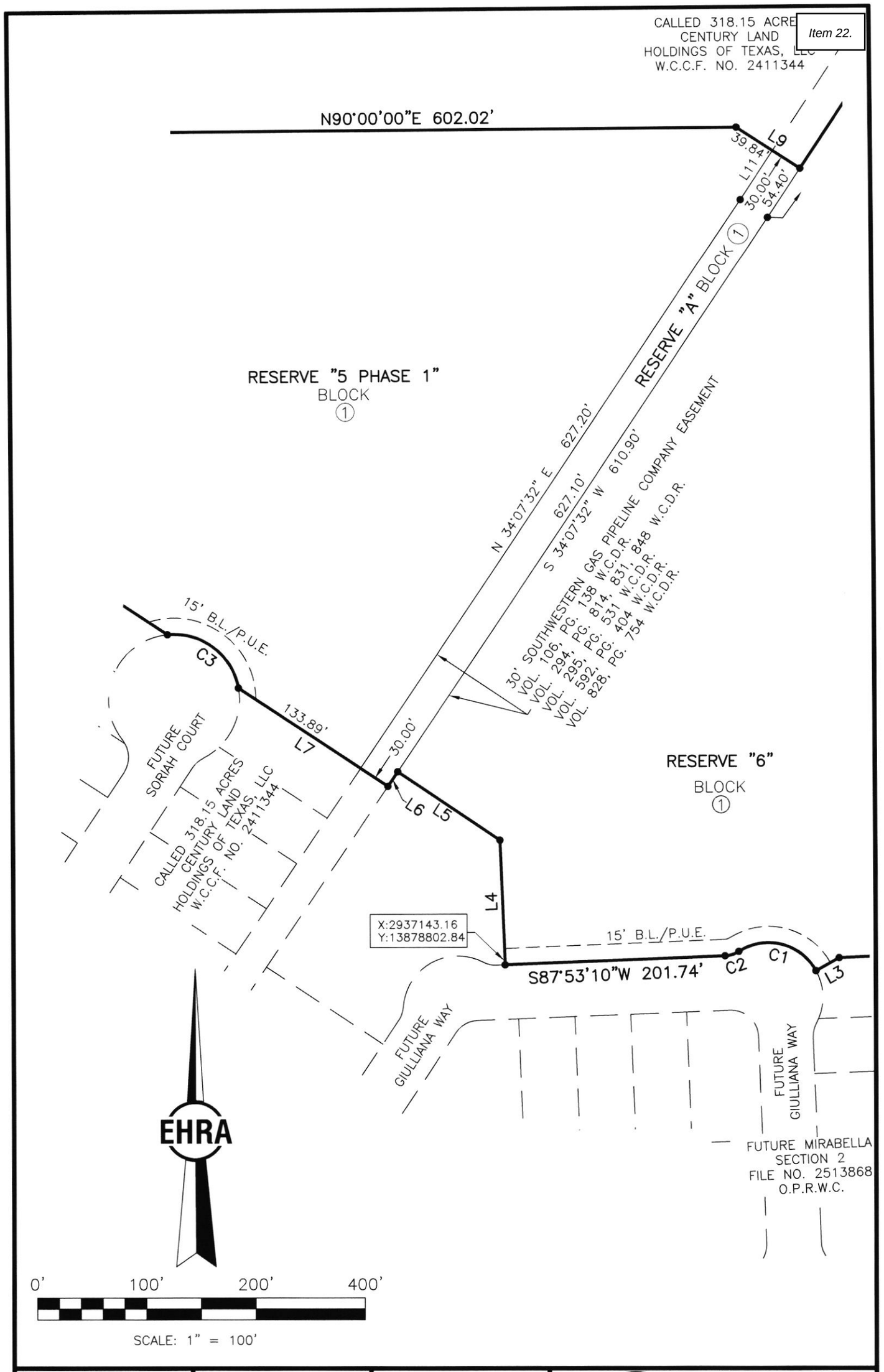

NOVEMBER, 2025 JOB NO. 231-060-30 SHEET 11 OF 12	OWNER: CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY	FINAL PLAT OF MIRABELLA DETENTION BASIN 5 PHASE 1 & DETENTION BASIN 6	EHRA ENGINEERING THE FUTURE SINCE 1936

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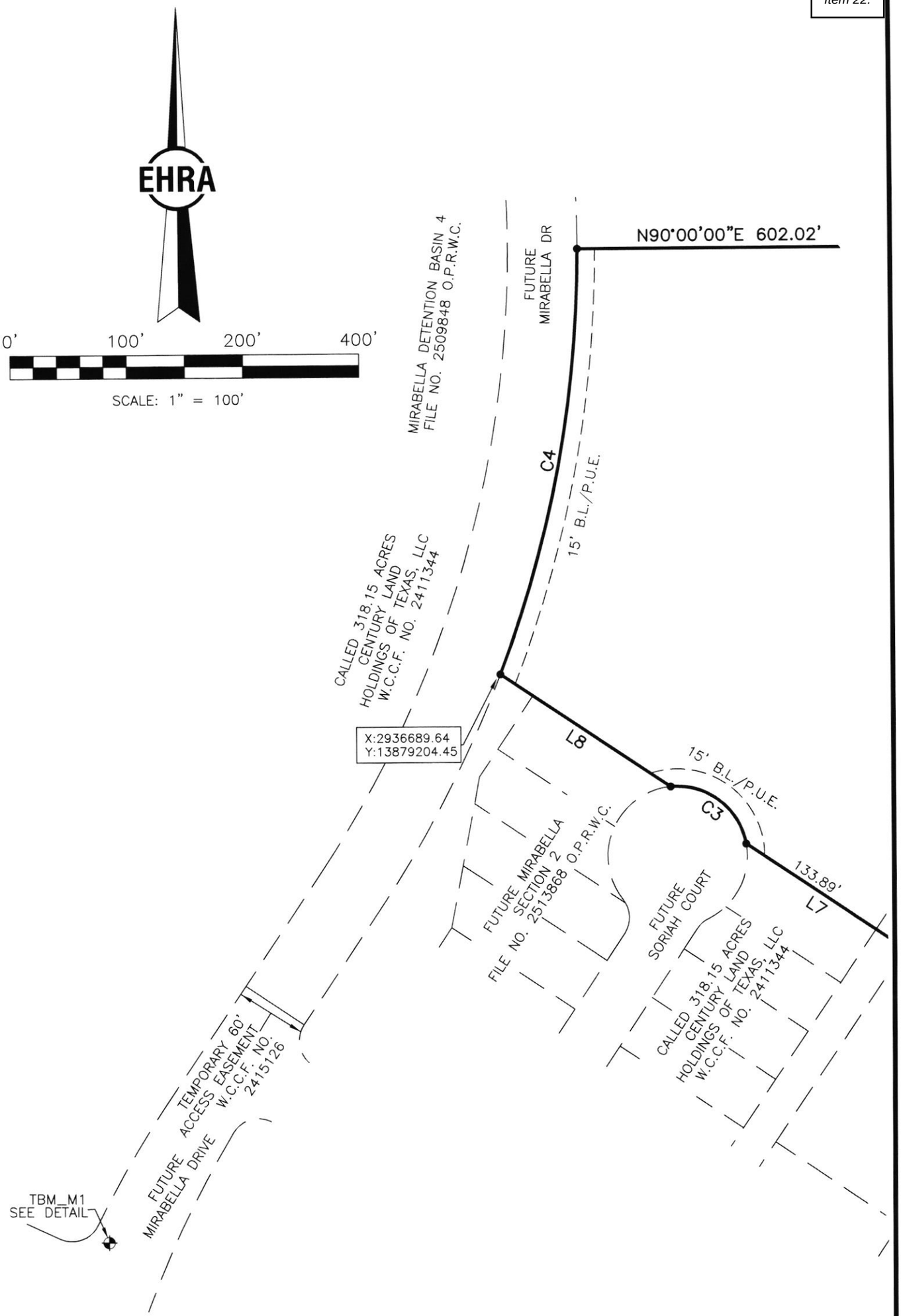


NOVEMBER, 2025 JOB NO. 231-060-30 SHEET 12 OF 12	OWNER: CENTURY LAND HOLDINGS OF TEXAS, LLC, A COLORADO LIMITED LIABILITY COMPANY	FINAL PLAT OF MIRABELLA DETENTION BASIN 5 PHASE 1 & DETENTION BASIN 6	EHRA ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 PLATTING@EHRA.TEAM WWW.EHRA.TEAM TBPE No. F-726 TBPLS No. 10092300

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Lakes of Cane Island WC M.U.D. NO. 58 Lift Station No. 1

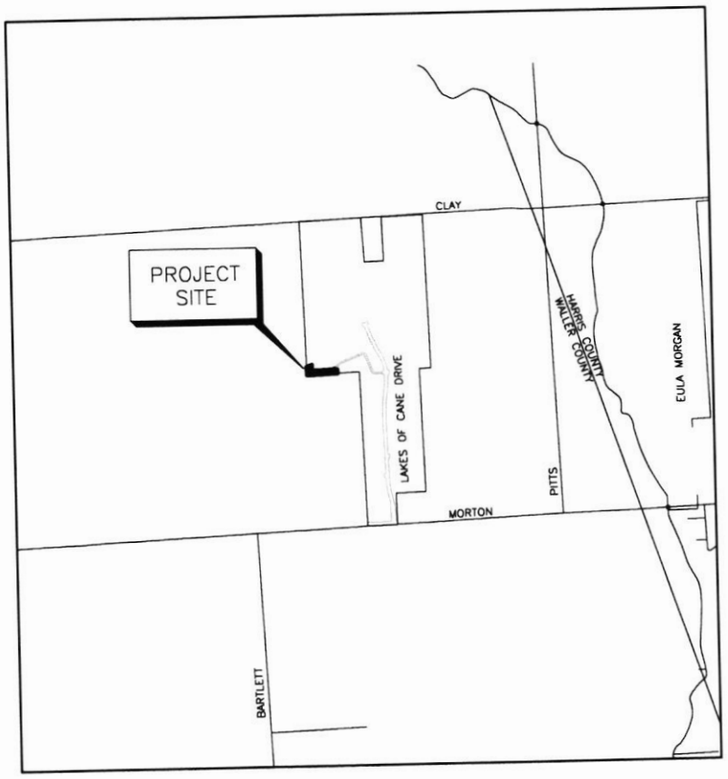
Date: December 10, 2025

Background

Final Plat of Lakes of Cane Island WC M.U.D. NO 58 Lift Station NO. 1 which consists of 0.9643 acres will include 1 Block and 1 Reserve in Precinct 4.

Staff Recommendation

Approve Plat



FINAL PLAT OF LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1

BEING A SUBDIVISION OF 0.9643 ACRES OUT OF
THE H. & T. C. R.R. COMPANY SURVEY
ABSTRACT NO. 205, SECTION 127
WALLER COUNTY, TEXAS.

1 BLOCK 1 RESERVE (0.9643 ACRES)

OWNER

PHHOU-CANE ISLAND 178, LLC, A
TEXAS LIMITED LIABILITY COMPANY
3200 SOUTHWEST FREEWAY, SUITE 2800
HOUSTON, TEXAS 77027
800-247-3779

OCTOBER, 2025

OCTOBER, 2025 JOB NO. 231-020-23 SHEET 1 OF 10	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1	EHRA ENGINEERING THE FUTURE 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300

STATE OF TEXAS §

COUNTY OF WALLER §

We, PHHOU – Cane Island 178, LLC, a Texas limited liability company acting by and through Michael C. Brisch, Chief Legal and Administrative Officer of PH Land Holdings, LLC, a Texas Limited Liability Company, Sole Member of PHHOU – Cane Island 178, LLC, a Texas Liability Company, owner (or owners) of the property subdivided in the above map of LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1, 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.

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, 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 dipstyle driveways are encouraged where appropriate.

4. Property owners will obtain Development Permits/Permit Exemptions form 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 PHHOU – Cane Island 178, LLC, a Texas Limited Liability Company, 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 our hand in Waller County, Texas, this _____, day of _____, 2025.

OWNER
PHHOU–Cane Island 178, LLC,
a Texas limited liability company

By: PH Land Holdings, LLC,
a Texas limited liability company, Sole Member

BY: _____
Lee Jones
Senior Vice President of Land

OCTOBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1	EHRA ENGINEERING THE FUTURE
JOB NO. 231-020-23			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 2 OF 10			

STATE OF TEXAS §

COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Lee Jones, 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 6th day of November, 2025.

Melinjo Trader

Notary Public in and for the State of Texas

My Commission expires: July 22, 2029

MELISSA JO TRADER
NOTARY PUBLIC, STATE OF TEXAS
Notary ID #128038443
Expires July 22, 2029

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

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

No Portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community Panel No. 48473C0375E, dated February 18, 2009.

No Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel No. 48473C0375E, dated February 18, 2009.

Robert L Boelsche

Robert L. Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

STATE OF TEXAS
REGISTERED
ROBERT L. BOELSCHE
4446
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §

COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Robert L. Boelsche, R.P.L.S., 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 5th day of November, 2025.

Deirdre Ann Brock

Notary Public in and for the State of Texas

My Commission expires: 6/30/2027

DEIRDRE ANN BROCK
Notary Public, State of Texas
Comm. Expires 06-30-2027
Notary ID 128627191

BROOKSHIRE–KATY DRAINAGE DISTRICT PERMIT NO. 2024–107

APPROVED BY THE BOARD OF SUPERVISORS ON 06.09.2025
DATE

PRESIDENT

SECRETARY

DISTRICT ENGINEER

The above have signed these plans and /or plat based on the recommendation of the Districts'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, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with the certificate of authentication was filed for registration in my office on the _____ day of _____, 2025, A.D. at ____ o'clock _.M., in File No. _____ 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

APPROVED by Commissioners Court of Waller County, Texas, this _____ day of _____, 2025 A.D.

_____
Carbett "Trey" J. Duhon III
County Judge

_____
John A. Amsler
Commissioner, Precinct 1

_____
Walter E. Smith, P.E., R.P.L.S.
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 then current Waller County Subdivision and Development Regulations, in this regard.

I, J. Ross McCall, P.E., County Engineer of Waller County, Texas, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

_____
Date

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

OWNER'S RESPONSIBILITIES:

(1) No structure in this subdivision shall be occupied until connected to a public sewer system which has been approved and permitted by Waller County Environmental Department.

(2) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.

(3) 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:
(a) For a subdivision of fewer than 50 houses, 2,500 gallons of storage: or
(b) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.

(4) 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.

(5) 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.

(6) 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.

(7) 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.

(8) 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 PHHOU-Cane Island 178, LLC, a Texas Limited Liability Company to the purchaser of each and every lot in the subdivision prior to culmination of each sale.

(9) 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.

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

METES AND BOUNDS DESCRIPTION
LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1
BEING A 42,004 SQUARE FOOT OR 0.9643 ACRE TRACT OF LAND
LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY, SECTION 127
ABSTRACT NO. 205
WALLER COUNTY, TEXAS

DESCRIPTION OF A 42,004 SQUARE FOOT OR 0.9643 ACRE TRACT OF LAND LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY, SECTION 127, ABSTRACT NO. 205, WALLER COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 178.71 ACRES CONVEYED TO PHHOU-CANE ISLAND 178, LLC, BY DEED RECORDED UNDER FILE NUMBER (FILE NO.) 2401492 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), SAID 42,004 SQUARE FOOT OR 0.9643 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 1/2-inch iron pipe with cap called for and found in the northerly line of that certain tract of land called 52.777 acres by deed recorded under File No. 1407118, W.C.D.R., marking the southerly common corner of said 178.71 acre tract of land and that certain tract of land called 42.76 acres by deed recorded under File No. 2503462, W.C.D.R., and being the southwesterly corner of the herein described tract of land;

(1) THENCE, North 01°42'01" West, along the common line of said 178.71 acre tract and said 42.76 acre tract for a distance of 135.31 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(2) THENCE, North 68°18'39" East, for a distance of 94.90 feet to 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(3) THENCE, South 02°05'00" East, for a distance of 102.15 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(4) THENCE, North 87°55'00" East, for a distance of 369.39 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(5) THENCE, North 51°53'05" East, for a distance of 25.00 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a non-tangent curve;

(6) THENCE, in a southeasterly direction along the arc of a non-tangent curve to the left having a radius of 60.00 feet, an arc length of 55.09 feet, an angle of 52°36'42", and a chord bearing South 64°25'16" East, for a distance of 53.18 feet to 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(7) THENCE, South 02°05'00" East, for a distance of 55.02 feet to a 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the southerly line of said 178.71 acre tract common to that certain tract of land called 28.445 acres described under File No. 1508657, W.C.D.R.;

(8) THENCE, South 87°55'00" West, along the common line of said tracts, at a distance of 136.16 feet pass a 3/8-inch iron rod found for reference, continue in all a total distance of 527.01 feet to the POINT OF BEGINNING and containing 42,004 square feet or 0.9643 acres of land.

BENCHMARK:

BENCHMARK FOR THIS PROJECT IS FLOODPLAIN REFERENCE MARK NUMBER 190095 WHICH IS A BRASS DISK STAMPED 190095 ON BRIDGE AT MORTON ROAD AND UPPER BUFFALO BAYOU LOCATED ON DOWNSTREAM SIDE OF ROAD, ON SOUTHWEST CORNER OF BRIDGE IN KEYMAP 444P IN THE BARKER WATERSHED NEAR STREAM T100-00-00 ELEV. 150.69 FEET NAVD 1988, 2001 ADJUSTED.

TEMPORARY BENCHMARK:

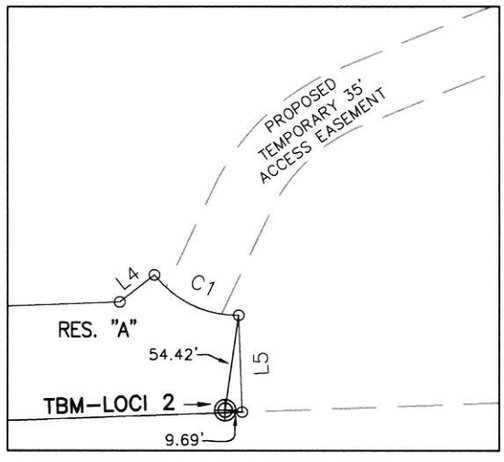
TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 2" SET IN CONCRETE.

HAVING COORDINATES OF:

X: 2,966,283.78
Y:13,860,496.70

TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4204)

ELEV.= 158.59 FEET
NAVD 1988, 2001 ADJUSTED.



OWNERS:
PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY

LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1

EHRA
ENGINEERING THE FUTURE
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

NOTES:

(1) Ac. indicated Acres
B.L. indicates Building Line
CIP indicated Capped Iron Pipe
FND. indicates Found
I.R. indicates Iron Rod
M.U.D. indicated Municipal Utility District
No. indicated Number
N.T.S. indicates Not To Scale
P.O.B. indicates Point of Beginning
PG. indicates Page
R.O.W. indicates Right-Of-Way
SQ.FT. indicates Square Feet
U.E. indicates Utility Easement
VOL. indicates Volume
W.C.C.F. NO. indicates Waller County Clerk's File Number
W.C.D.R. indicates Waller County Deed Records
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"

(2) 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). Scale factor = 0.99989405345.

(3) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.

(4) All lot corners, reserves and block corners are set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.

(5) There are no pipeline or pipeline easements within the boundaries of this plat.

(6) 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.

(7) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0375E, dated February 18, 2009, the subject property appears to be within Unshaded Zone "X" defined as areas outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ and Associates, Inc.

(8) The property subdivided in the foregoing plat lies in Waller County, Katy Independent School District and Brookshire-Katy Drainage District..

(9) A subdivision variance has been approved to allow a minimum right-of-way width of a collector street from 80 feet to 60 feet by Waller County Commissioners Court on September 28, 2022.

(10) A subdivision variance has been approved to allow a minimum lot width of 40 feet and a minimum lot area of 5,000 square feet by Waller County Commissioners Court on September 28, 2022.

(11) A subdivision variance has been approved to allow cul-de-sacs to have a right-of-way radius of 60 feet and a pavement radius of 50 feet by Waller County Commissioners Court on September 28, 2022.

(12) A subdivision variance has been approved to allow local streets to have a right-of way width of 50 feet by Waller County Commissioners Court on September 28, 2022.

(13) A subdivision variance has been approved to allow a minimum centerline radius for local roads of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on September 28, 2022.

(14) A subdivision variance has been approved to allow 25' Garage Building Lines and 20' Front Building lines along cul-de-sacs and knuckles by Waller County Commissioners Court on September 17, 2025.

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, LIFT STATION, OPEN SPACE, AND UTILITY PURPOSES	42,004 SQ.FT. / 0.09643 ACRE

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.00'	55.09'	52°36'42"	S 64°25'16" E	53.18'

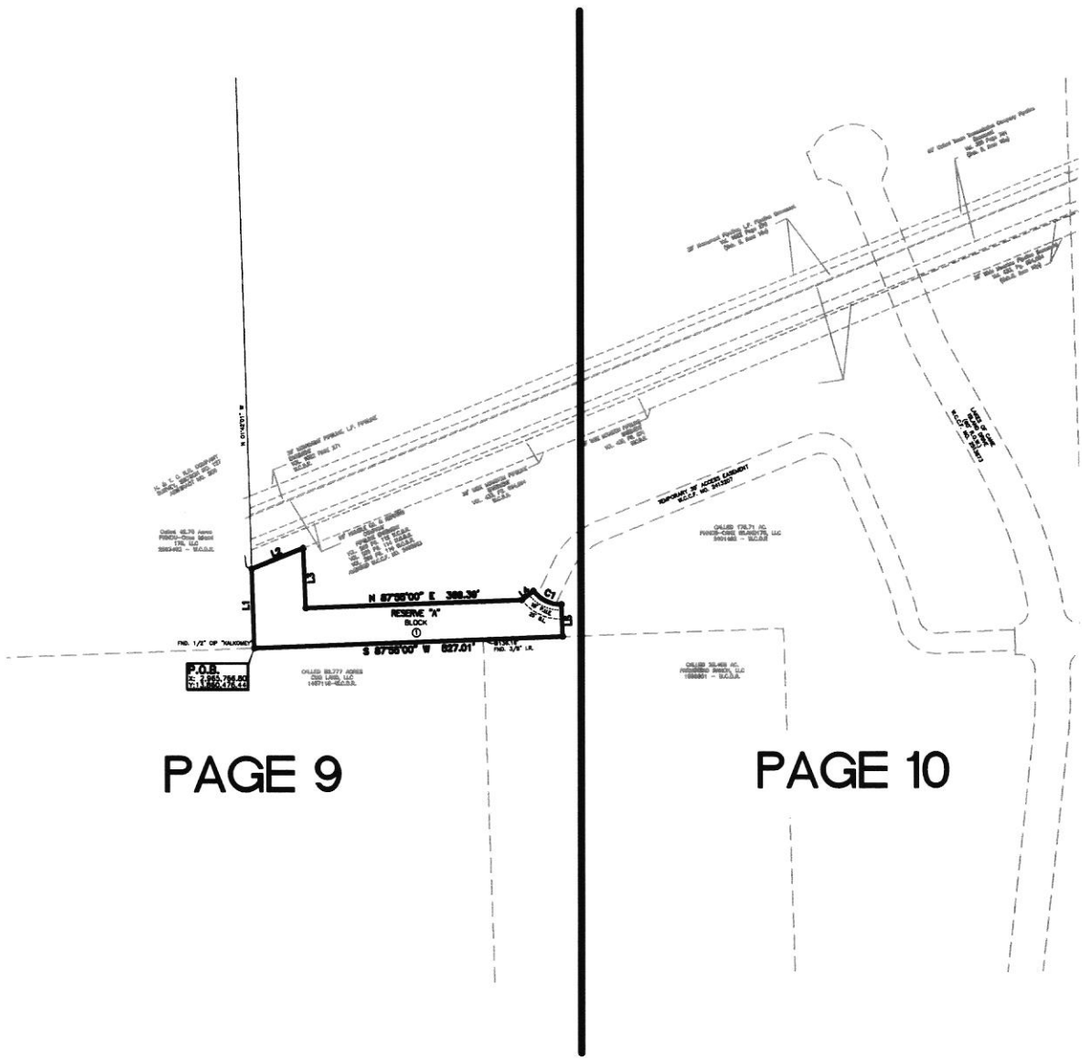
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 01°42'01" W	135.31'
L2	N 68°18'39" E	94.90'
L3	S 02°05'00" E	102.15'
L4	N 51°53'05" E	25.00'
L5	S 02°05'00" E	55.02'

EHRA
ENGINEERING THE FUTURE

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

0’ 300’ 600’ 900’

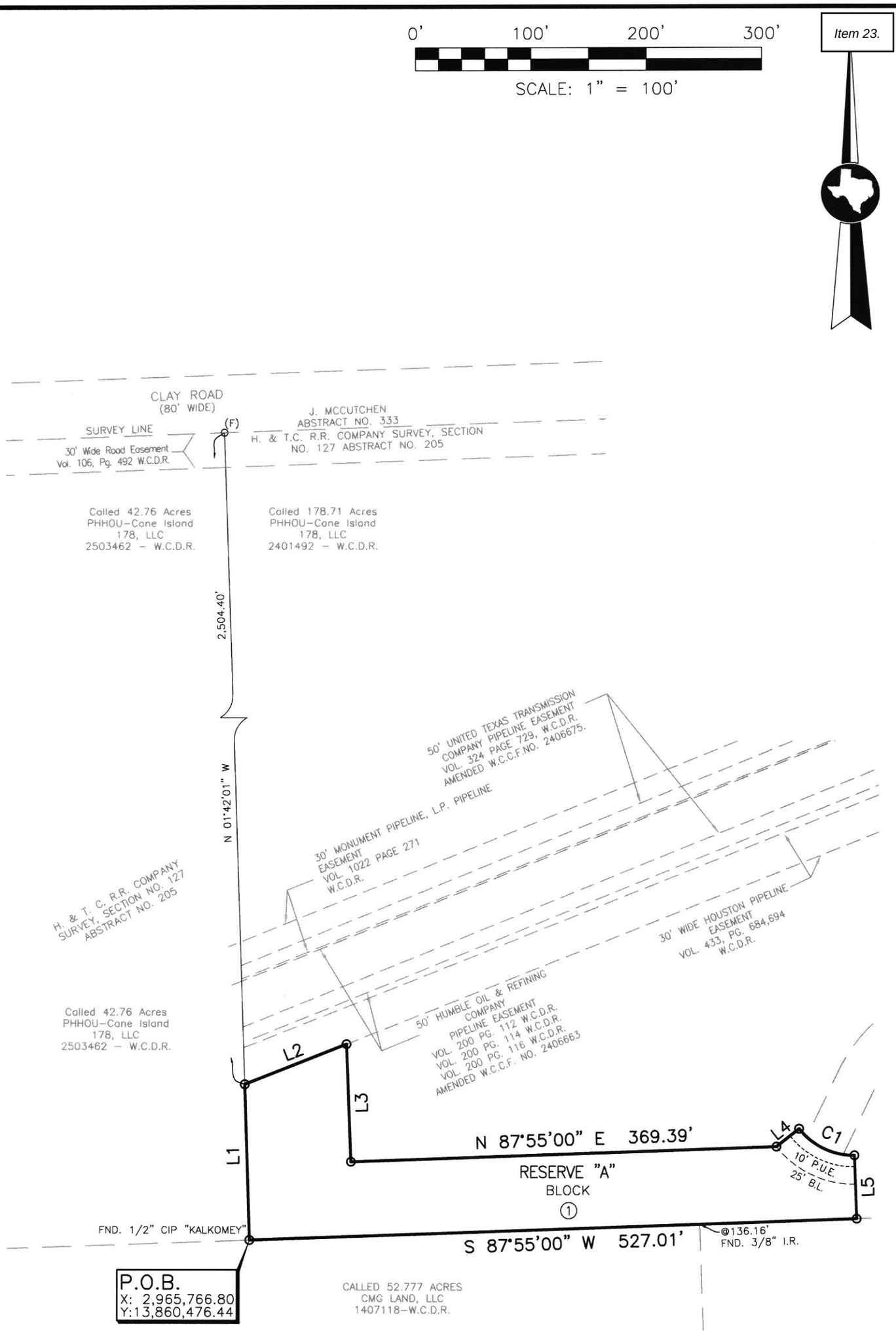
SCALE: 1” = 300’



PAGE 9

PAGE 10

OCTOBER, 2025 JOB NO. 231-020-23 SHEET 8 OF 10	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1	EHRA ENGINEERING THE FUTURE 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300



OCTOBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1	EHRA ENGINEERING THE FUTURE
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SHEET 9 OF 10			

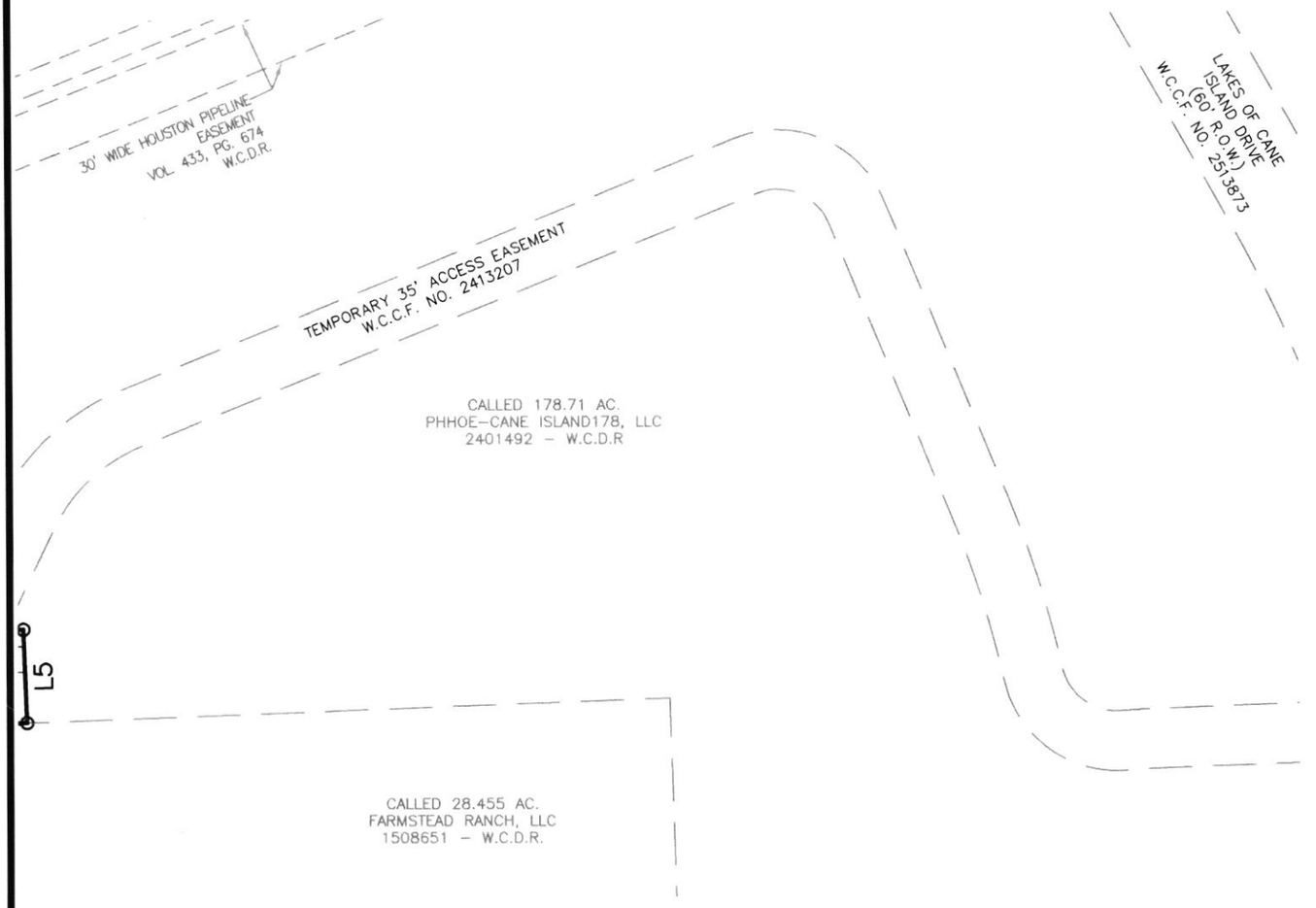
0' 100' 200' 300'

SCALE: 1" = 100'

PARKLAND TABLE

PLAT	ACREAGE
LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1	0.00 AC.
LAKES OF CANE ISLAND WATER PLANT	0.00 AC.
LAKES OF CANE ISLAND STREET DEDICATION	0.00 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'A'	3.27 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'B'	1.90 AC.
LAKES OF CANE ISLAND DETENTION RESERVES 'C' & 'D'	3.87 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'E'	2.03 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'F'	6.60 AC.
LAKES OF CANE ISLAND SECTION 1	0.42 AC.
LAKES OF CANE ISLAND SECTION 2	0.00 AC.
LAKES OF CANE ISLAND SECTION 3	0.68 AC.
LAKES OF CANE ISLAND SECTION 4	0.72 AC.
LAKES OF CANE ISLAND REC CENTER	3.14 AC.
LAKES OF CANE ISLAND SECTION 5	0.71 AC.
LAKES OF CANE ISLAND SECTION 6	0.05 AC.
LAKES OF CANE ISLAND SECTION 7	3.97 AC.
TOTAL	27.36 AC.

REQUIRED PARKLAND:
10.56 ACRES PER 54 LOTS @ 570 LOTS
1.) 50% MINIMUM (5.28 ACRES) SHALL BE POCKET/COMMUNITY PARK
2.) REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE
(LANDSCAPE BUFFERS, OPEN SPACE, 50% OF AMENITIZED DETENTION AREAS)



OCTOBER, 2025	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1	EHRA ENGINEERING THE FUTURE
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SHEET 10 OF 10			

10011 MEADOWGLEN LN
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TBPE No. F-726
TBPELS No. 10092300

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Lakes of Cane Island Section 3

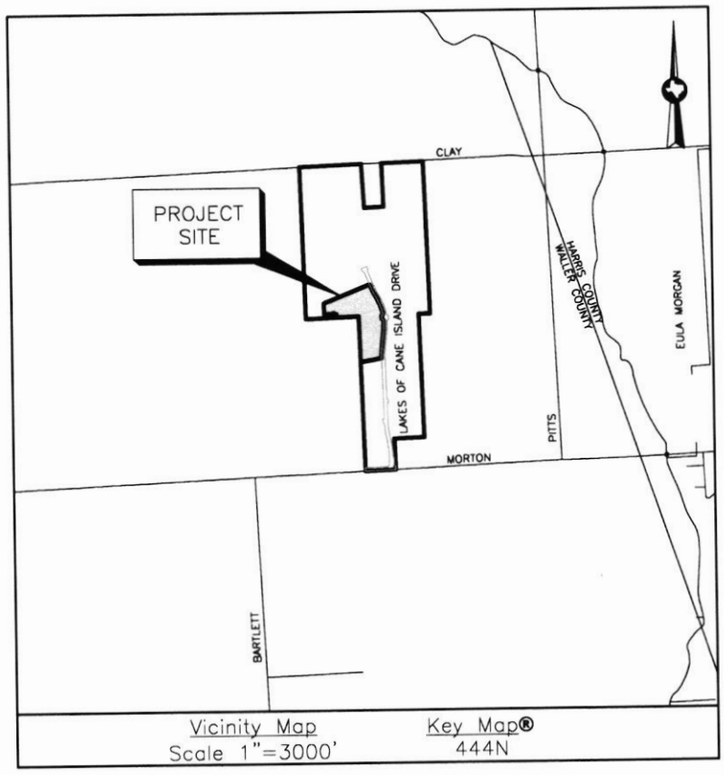
Date: December 10, 2025

Background

Final Plat of Lakes of Cane Island Section 3 which consists of 15.14 acres will include 62 Lots, 2 Blocks and 5 Reserves in Precinct 4.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF LAKES OF CANE ISLAND SECTION 3

BEING A SUBDIVISION OF 15.14 ACRES OF LAND
LOCATED IN THE H. & T. C. R.R. CO. SURVEY
SECTION 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS.

62 LOTS, 2 BLOCKS, 5 RESERVES

OWNER

PHHOU - CANE ISLAND 178, LLC,
A TEXAS LIMITED LIABILITY COMPANY
3200 SOUTHWEST FREEWAY, SUITE 2800
HOUSTON, TEXAS 77027
800-247-3779

NOVEMBER, 2025

STATE OF TEXAS §

COUNTY OF WALLER §

We, PHHOU – Cane Island 178, LLC, a Texas limited liability company acting by and through Lee Jones, Senior Vice President of Land of PH Land Holdings, LLC, a Texas Limited Liability Company, Sole Member of PHHOU – Cane Island 178, LLC, a Texas Liability Company, owner (or owners) of the property subdivided in the above map of Lakes of Cane Island Section 3, 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.

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, 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 dipstyle driveways are encouraged where appropriate.

4. Property owners will obtain Development Permits/Permit Exemptions form 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 PHHOU – Cane Island 178, LLC, a Texas Limited Liability Company, 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 our hand in Waller County, Texas, this 19th, day of November, 2025.

OWNER
PHHOU–Cane Island 178, LLC,
a Texas limited liability company
By: PH Land Holdings, LLC,
a Texas Limited Liability Company, Sole Member

BY: _____
Lee Jones
Senior Vice President of Land

NOVEMBER, 2025 JOB NO. 231–068–03 SHEET 2 OF 18	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 3	EHRA ENGINEERING THE FUTURE 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300

STATE OF TEXAS)(

COUNTY OF Harris)(

BEFORE ME, the undersigned authority, on this day personally appeared Lee Jones, 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 19th day of November, 2025.

MELISSA JO TRADER
NOTARY PUBLIC, STATE OF TEXAS
Notary ID #128038443
Expires July 22, 2029

Melissa Jo Trader
Notary Public in and for the State of Texas
My Commission expires: July 22, 2029

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

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

No Portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community Panel No. 48473C0375E, dated February 18, 2009.

No Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel No. 48473C0375E, dated February 18, 2009.

STATE OF TEXAS
REGISTERED
ROBERT L. BOELSCHE
4446
PROFESSIONAL
LAND SURVEYOR

Robert L. Boelsche
Robert L. Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

STATE OF TEXAS)(

COUNTY OF HARRIS)(

BEFORE ME, the undersigned authority, on this day personally appeared Robert L. Boelsche, R.P.L.S., 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 19th day of November, 2025

Deirdre Ann Brock
Notary Public in and for the State of Texas
My Commission expires: 6/30/2027

DEIRDRE ANN BROCK
Notary Public, State of Texas
Comm. Expires 06-30-2027
Notary ID 128627191

I, J. Ross McCall, P.E., County Engineer of Waller County, Texas, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date

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

BROOKSHIRE–KATY DRAINAGE DISTRICT PERMIT NO. 2025–21

APPROVED BY THE BOARD OF SUPERVISORS ON 07/29/2025
DATE

PRESIDENT

SECRETARY

DISTRICT ENGINEER

The above have signed these plans and /or plat based on the recommendation of the Districts'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, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with the certificate of authentication was filed for registration in my office on the _____ day of _____, 2025.
, A.D. at _ o'clock _.M., in File No. _____ 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

APPROVED by Commissioners Court of Waller County, Texas, this _____ day of _____, 2025. A.D.

_____
Carbett "Trey" J. Duhon III
County Judge

_____
John A. Amsler
Commissioner, Precinct 1

_____
Walter E. Smith, P.E., R.P.L.S.
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 then current Waller County Subdivision and Development Regulations, in this regard.

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WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

OWNER'S RESPONSIBILITIES:

(1) No structure in this subdivision shall be occupied until connected to a public sewer system which has been approved and permitted by Waller County Environmental Department.

(2) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.

(3) 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:
(a) For a subdivision of fewer than 50 houses, 2,500 gallons of storage: or
(b) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.

(4) 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.

(5) 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.

(6) 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.

(7) 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.

(8) 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 PHHOU-Cane Island 178, LLC, a Texas Limited Liability Company to the purchaser of each and every lot in the subdivision prior to culmination of each sale.

(9) 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.

METES AND BOUNDS DESCRIPTION
LAKES OF CANE ISLAND SECTION 3
BEING 15.14 ACRES
LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY,
SECTION NO. 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS

DESCRIPTION OF A 15.14 ACRE TRACT OF LAND LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY, SECTION NO. 127, ABSTRACT NO. 205, WALLER COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 178.71 ACRES CONVEYED TO PHHOU-CANE ISLAND 178, LLC BY DEED RECORDED UNDER FILE NUMBER (FILE NO.) 2401492 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), SAID 15.14 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a "MAG" nail called for and found in the northerly line of that certain tract of land called 23.5782 acres as described in the deed recorded under Volume 995, Page 420-W.C.D.R. marking the southwesterly corner of the said 178.71 acre tract and the southeasterly corner of that certain tract of land called 0.9103 acres as described in the deed recorded under File No. 601133-W.C.D.R., being in the apparent southerly line of the H. & T. C. R.R. Survey, Section 127, Abstract 205 and being generally along the centerline of Morton Road (based on a width of 60 feet as monumented and occupied);

THENCE, North 01°53'03" West, along the westerly line of the said 178.71 acre tract common to the said 0.9103 acre tract and that certain tract of land called 28.455 acres as described in the deed recorded under File No. 1508651-W.C.D.R. for a distance of 1,860.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner and POINT OF BEGINNING of the herein described tract of land;

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713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

(1) THENCE, North 01°53'03" West, continuing along a westerly line of the said 178.71 acre tract common to the said 28.455 acres for a distance of 785.76 feet to a 1/2-inch iron rod called for and found marking an "L" corner of said 178.71 acre tract and the northeasterly corner of the aforementioned 28.455 acre tract;

(2) THENCE, South 87°55'00" West, continuing along a southerly line of the said 178.71 acre tract common to the said 28.455 acres for a distance of 377.19 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(3) THENCE, North 02°05'00" West, for a distance of 55.02 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in an arc of a non-tangent curve to the right;

(4) THENCE, in a northwesterly direction along the arc of said non-tangent curve to the right having a radius of 60.00 feet, a central angle of 52°36'42", an arc length of 55.09 feet, and a chord bearing of North 64°25'16" West, for a distance of 53.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(5) THENCE, South 51°53'05" West, for a distance of 25.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(6) THENCE, South 87°55'00" West, for a distance of 141.26 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(7) THENCE, North 02°05'00" West, for a distance of 183.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(8) THENCE, North 68°18'39" East, for a distance of 325.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(9) THENCE, North 67°29'26" East, for a distance of 521.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(10) THENCE, South 22°01'05" East, for a distance of 37.59 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(11) THENCE, in a southeasterly direction along the arc of said curve to the left having a radius of 680.00 feet, a central angle of 07°22'38", an arc length of 87.55 feet, and a chord bearing of South 25°42'24" East, for a distance of 87.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(12) THENCE, South 29°23'43" East, for a distance of 181.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(13) THENCE, in a southeasterly direction along the arc of said curve to the right having a radius of 770.00 feet, a central angle of 19°10'30", an arc length of 257.69 feet, and a chord bearing of South 19°48'27" East, for a distance of 256.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for compound curvature;

(14) THENCE, in a southwesterly direction along the arc of said compound curve to the right having a radius of 25.00 feet, a central angle of 98°08'12", an arc length of 42.82 feet, and a chord bearing of South 38°50'54" West, for a distance of 37.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(15) THENCE, South 02°05'00" East, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

(16) THENCE, North 87°55'00" East, for a distance of 7.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(17) THENCE, in a southeasterly direction along the arc of said curve to the right having a radius of 25.00 feet, a central angle of 89°34'53", an arc length of 39.09 feet, and a chord bearing of South 47°17'34" East, for a distance of 35.23 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for compound curvature;

(18) THENCE, in a southerly direction along the arc of said compound curve to the right having a radius of 770.00 feet, a central angle of 08°41'48", an arc length of 116.87 feet, and a chord bearing of South 01°50'46" West, for a distance of 116.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(19) THENCE, South 06°11'40" West, for a distance of 371.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

(20) THENCE, in a southerly direction along the arc of said curve to the left having a radius of 1,230.00 feet, a central angle of 07°39'45", an arc length of 164.49 feet, and a chord bearing of South 02°21'48" West, for a distance of 164.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeasterly corner of the herein described tract of land;

(21) THENCE, South 79°21'53" West, for a distance of 359.21 feet to the POINT OF BEGINNING and containing 15.14 acres of land.

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TBPE No. F-726
TBPELS No. 10092300

BENCHMARK:

BENCHMARK FOR THIS PROJECT IS FLOODPLAIN REFERENCE MARK NUMBER 190095 WHICH IS A BRASS DISK STAMPED 190095 ON BRIDGE AT MORTON ROAD AND UPPER BUFFALO BAYOU LOCATED ON DOWNSTREAM SIDE OF ROAD, ON SOUTHWEST CORNER OF BRIDGE IN KEYMAP 444P IN THE BARKER WATERSHED NEAR STREAM T100-00-00 ELEV. 150.69 FEET NAVD 1988, 2001 ADJUSTED.

TEMPORARY BENCHMARK:

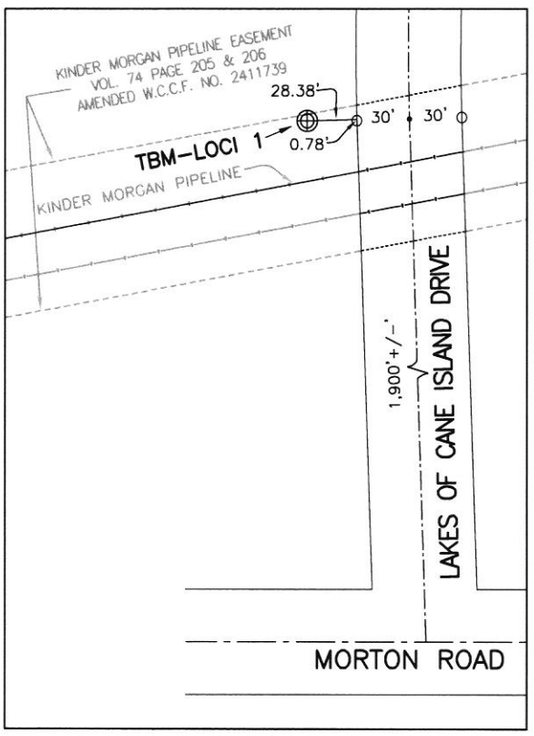
TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 1" SET IN CONCRETE.

HAVING COORDINATES OF:

X: 2,967,021.02
Y:13,859,781.28

TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4204)

ELEV.= 156.70 FEET
NAVD 1988, 2001 ADJUSTED.



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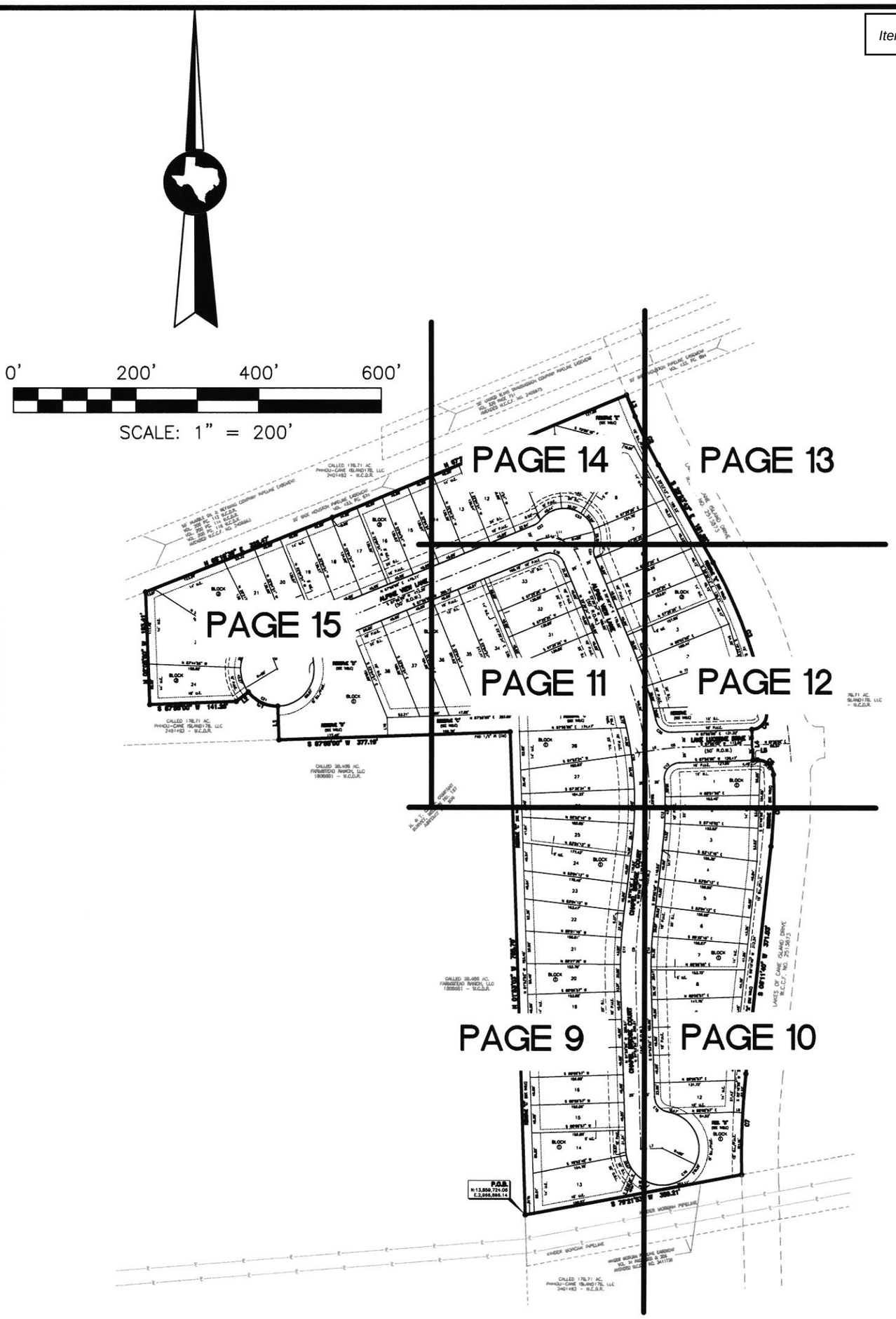
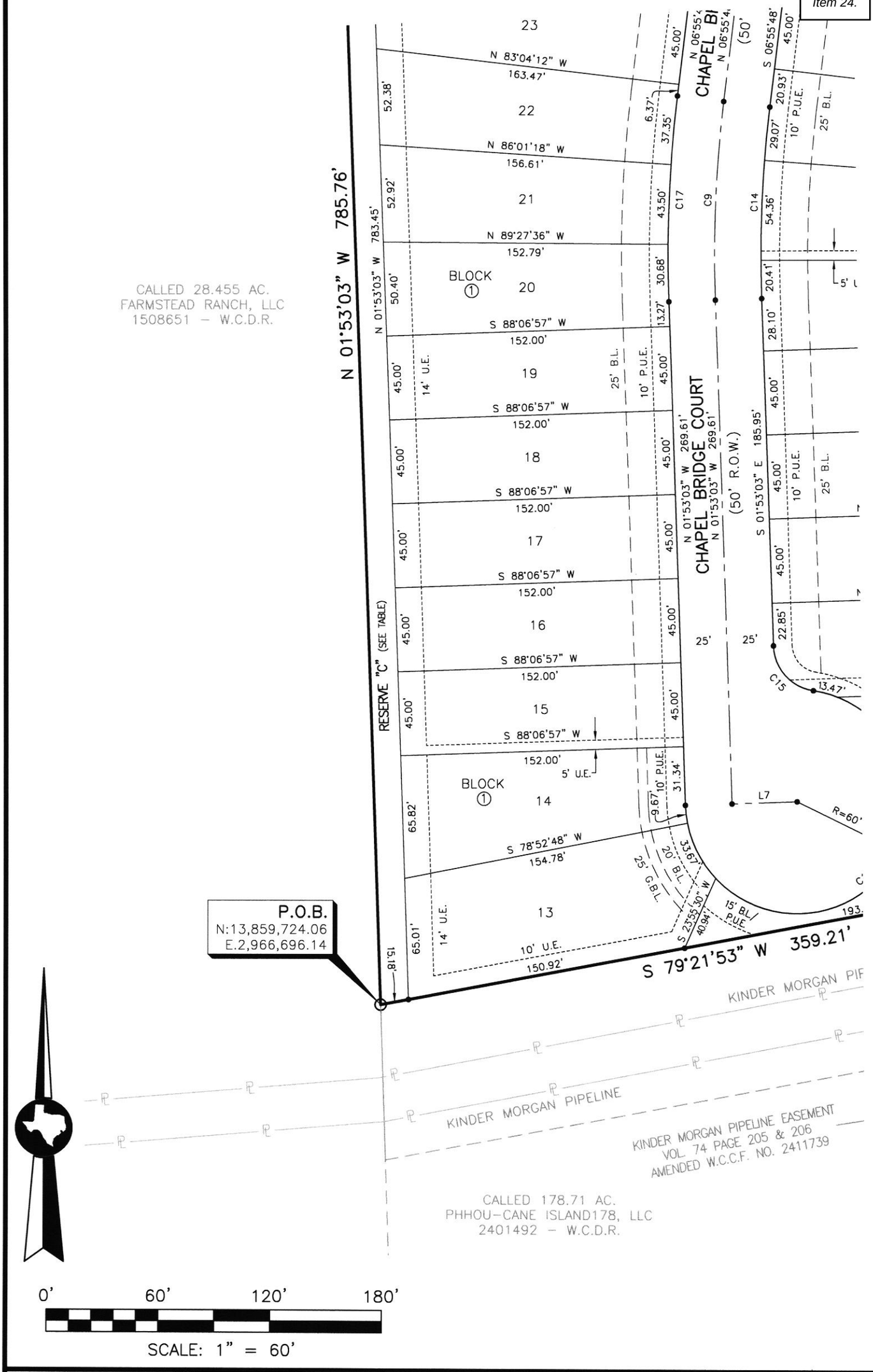


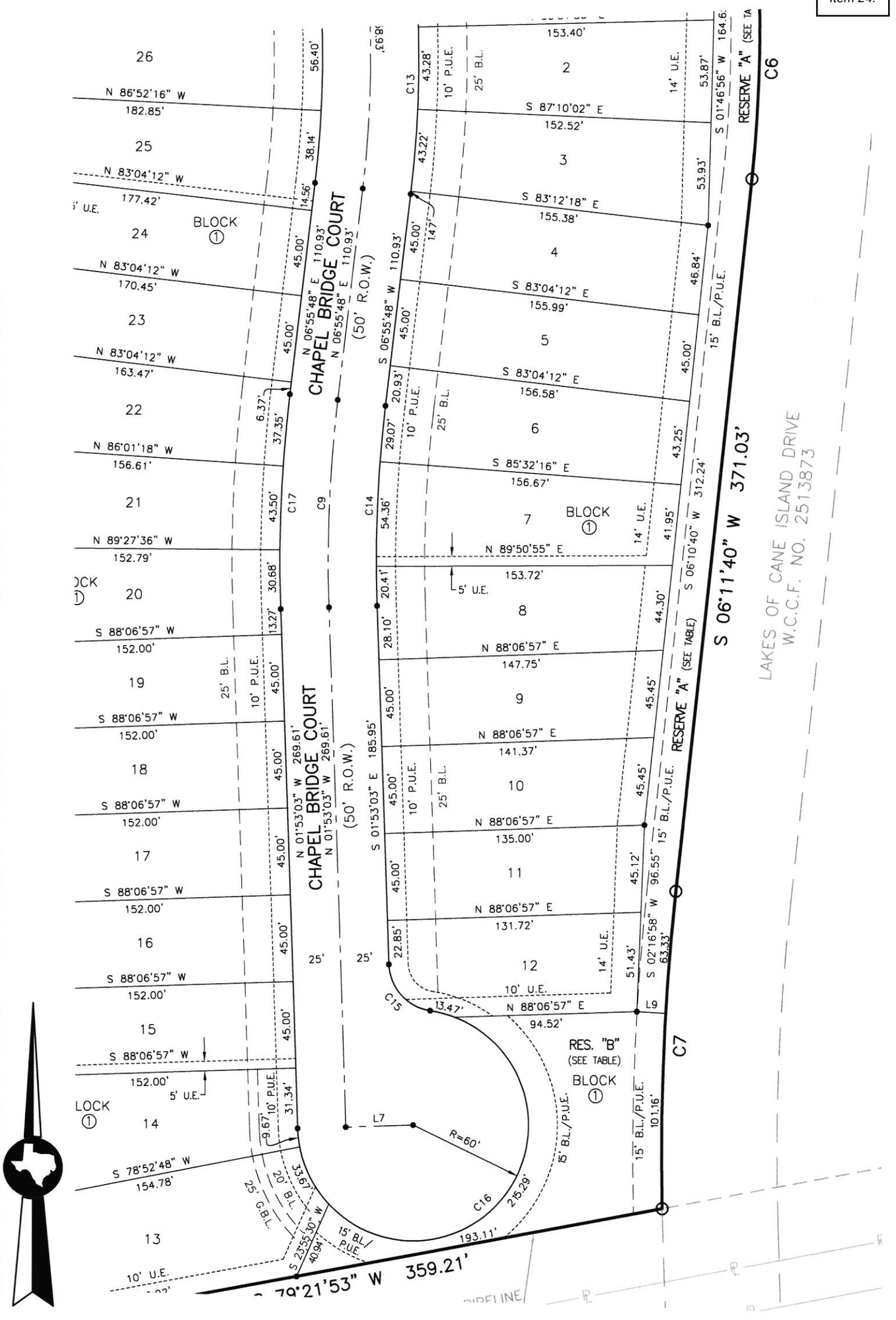
NOVEMBER, 2025 JOB NO. 231-068-03 SHEET 8 OF 18	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 3	EHRA ENGINEERING THE FUTURE 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300



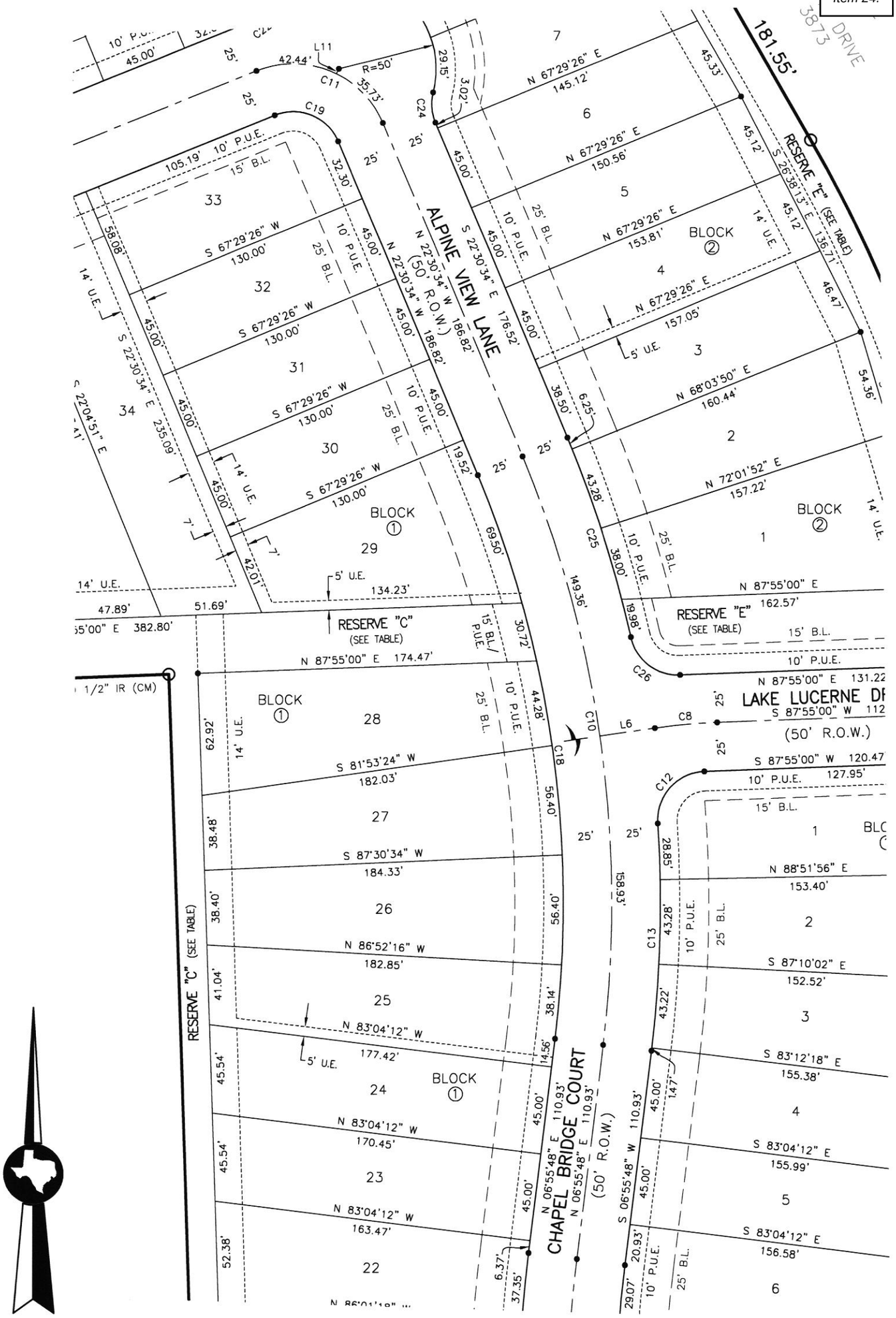
0' 60' 120' 180'

SCALE: 1" = 60'

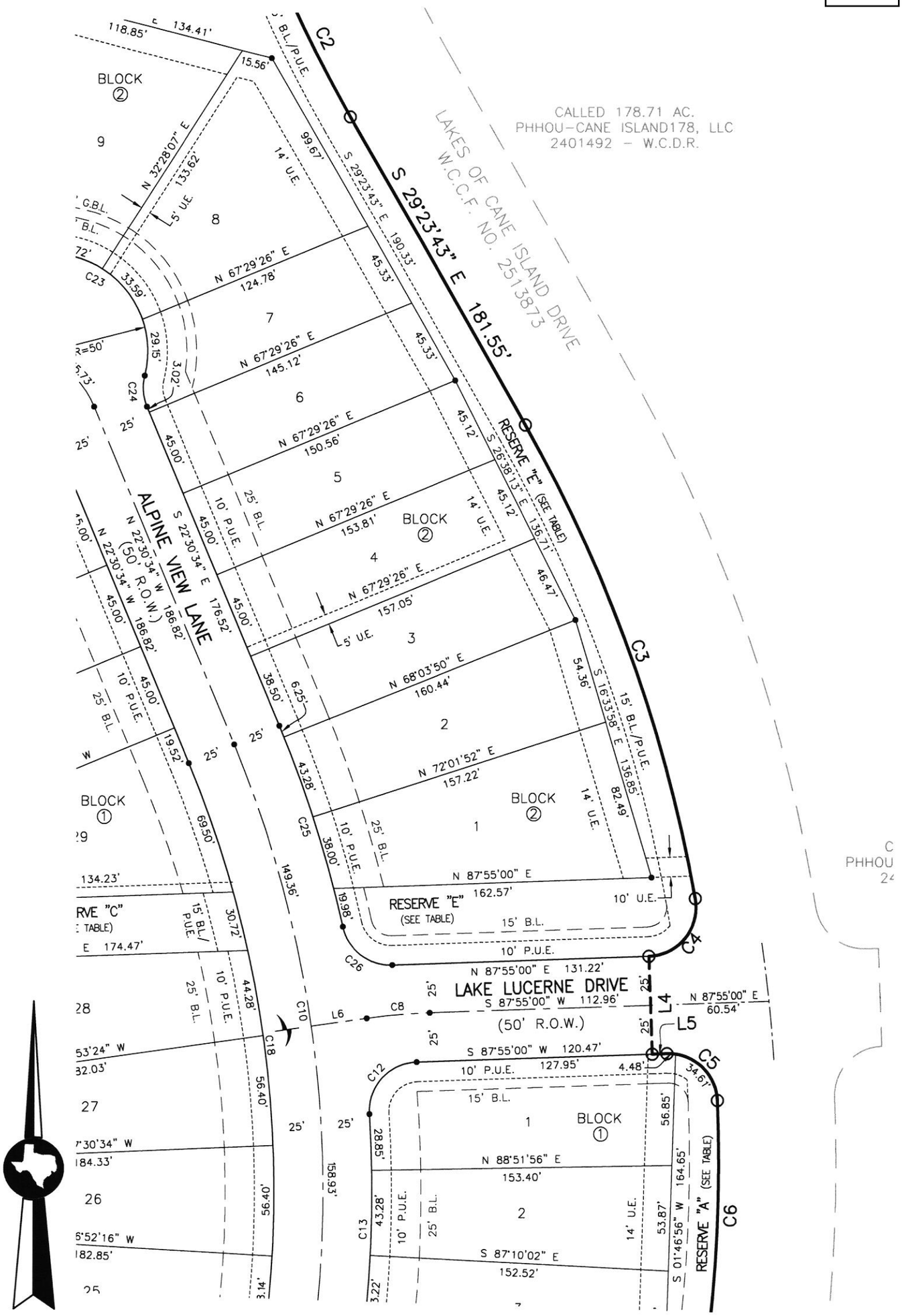
NOVEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 3	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-03			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 9 OF 18			



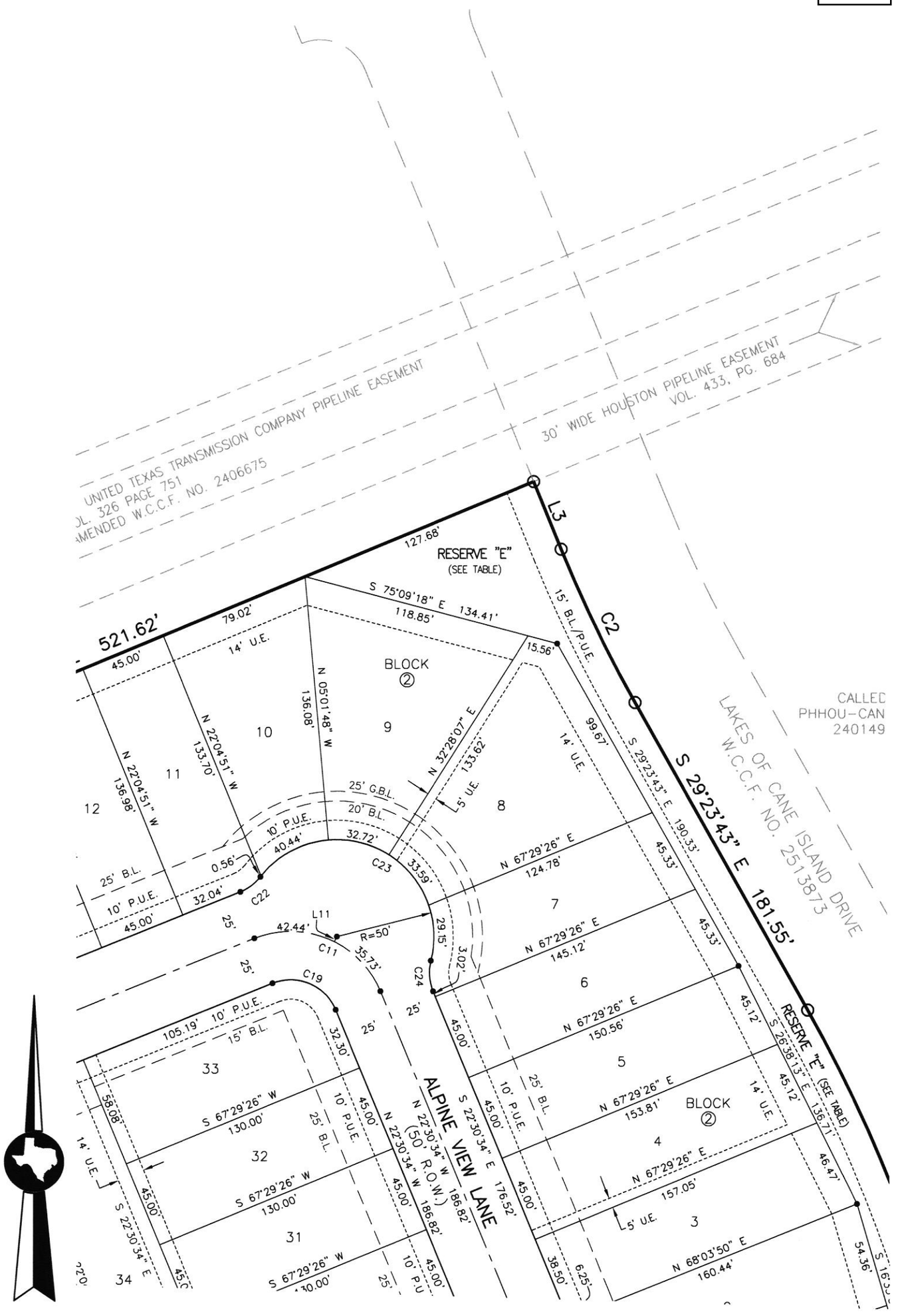
NOVEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 3	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-03			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 10 OF 18			



NOVEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 3	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-03			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 11 OF 18			



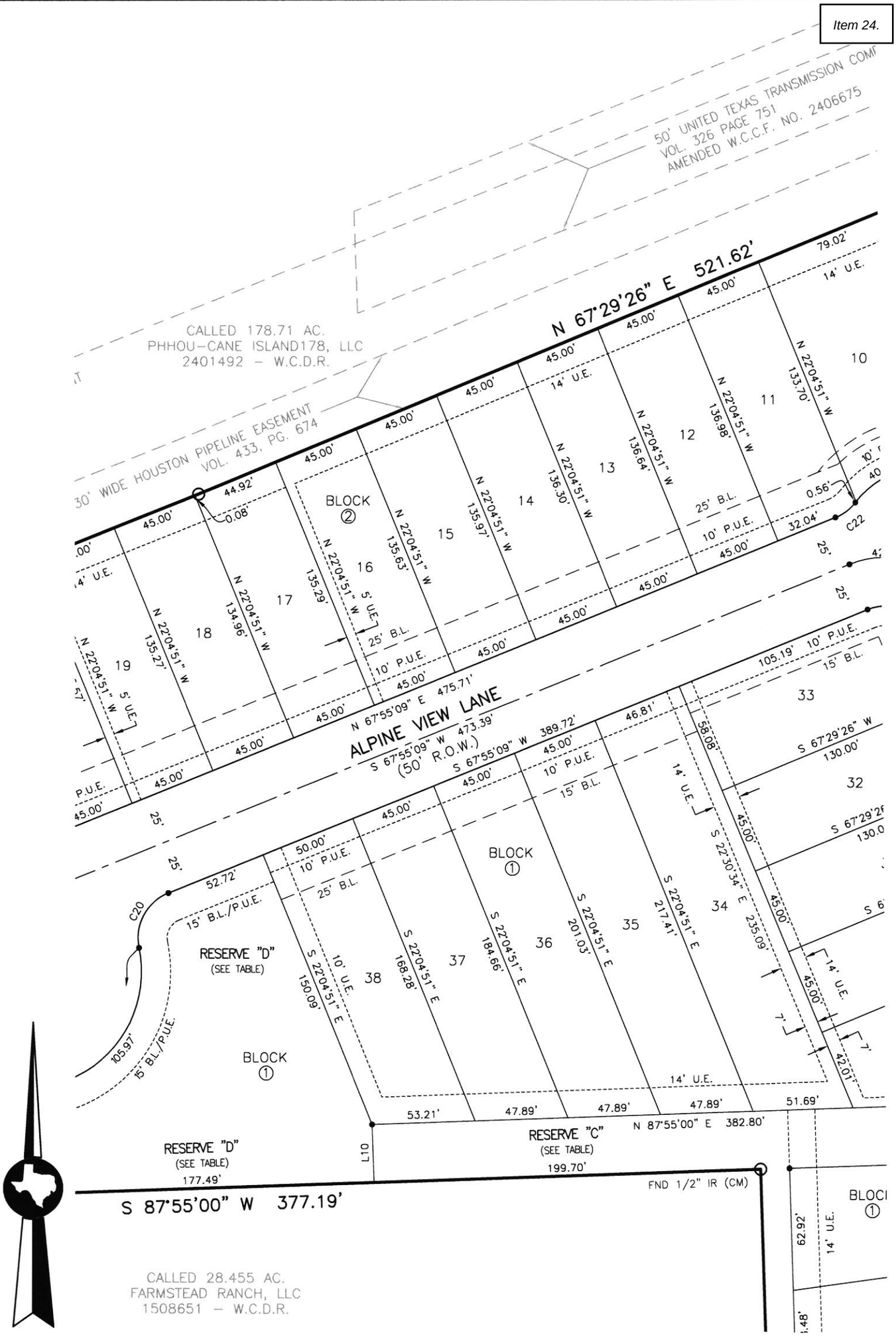
NOVEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 3	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-03			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 12 OF 18			



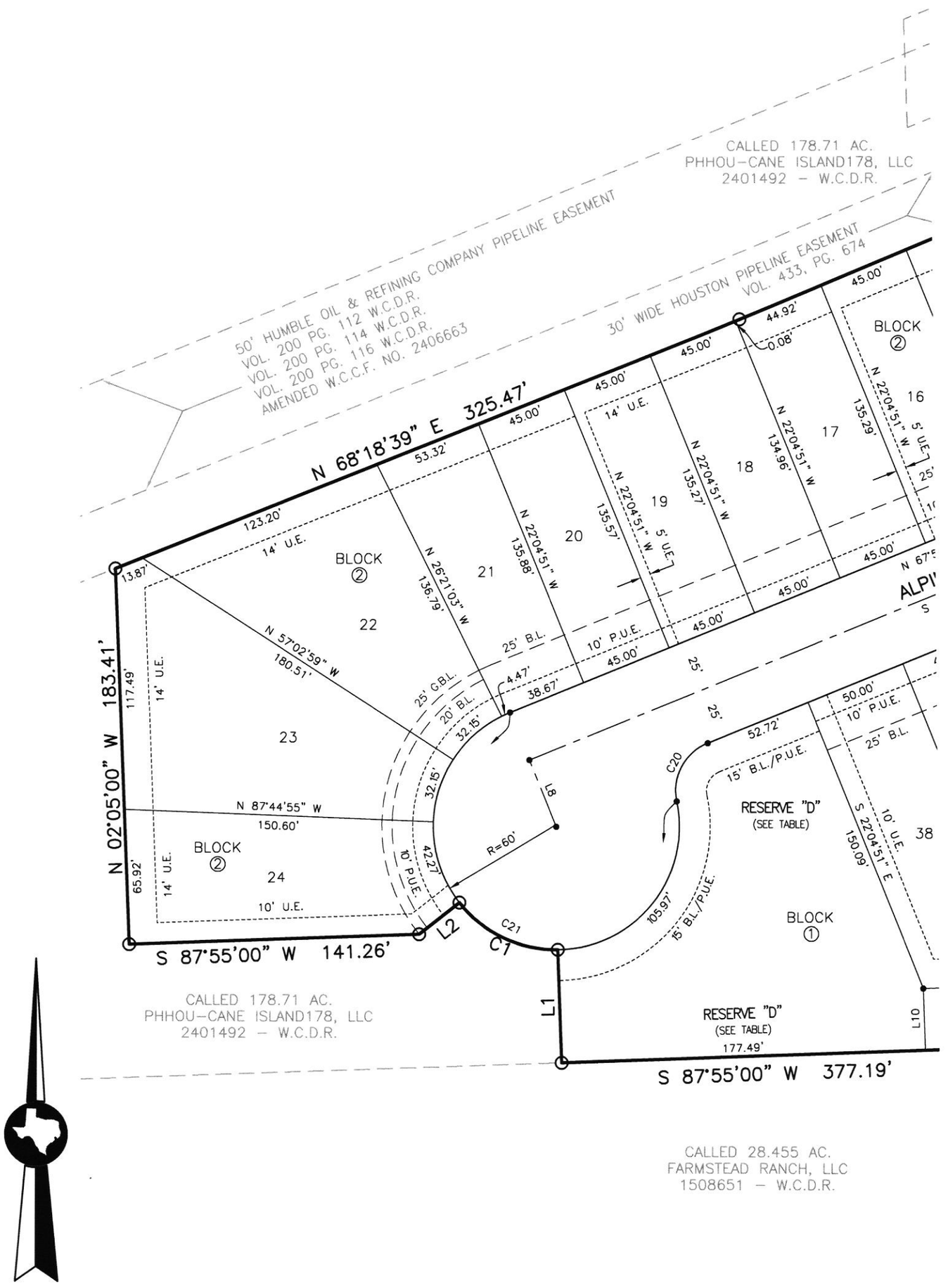
0' 60' 120' 180'

SCALE: 1" = 60'

NOVEMBER, 2025 JOB NO. 231-068-03 SHEET 13 OF 18	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 3	EHRA ENGINEERING THE FUTURE 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300



NOVEMBER, 2025	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 3	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-03			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 14 OF 18			



0' 60' 120' 180'

SCALE: 1" = 60'

NOVEMBER, 2025 JOB NO. 231-068-03 SHEET 15 OF 18	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 3	EHRA ENGINEERING THE FUTURE 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300

NOTES:

(1) AC. indicates Acres
A.E. indicates Aerial Easement
B.L. indicates Building Line
CM indicates Controlling Monument
D.R.W.C.TX. indicates Deed Records of Waller County, Texas
FND. indicates Found
G.B.L. indicates Garage Building Line
I.R. indicates Iron Rod
N.T.S. indicates Not To Scale
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
PG. indicates Page
P.U.E. indicates Public Utility Easement
R indicates Radius
RES. indicates Reserve
R.O.W. indicates Right-Of-Way
SQ.FT. indicates Square Feet
U.E. indicates Utility Easement
VOL. indicates Volume
W.C.C.F. NO. indicates Waller County Clerk's File Number
W.C.D.R. indicates Waller County Deed Records

indicates change in street name

(2) 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). Scale factor = 0.99989405345.

(3) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.

(4) All lot corners, reserves and block corners are set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.

(5) There are no pipeline or pipeline easements within the boundaries of this plat.

(6) 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.

(7) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0375E, dated February 18, 2009, the subject property appears to be within Unshaded Zone "X" defined as areas outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ and Associates, Inc.

(8) The property subdivided in the foregoing plat lies in Waller County, Katy Independent School District and Brookshire-Katy Drainage District..

(9) A subdivision variance has been approved to allow a minimum right-of-way width of a collector street from 80 feet to 60 feet by Waller County Commissioners Court on September 28, 2022.

(10) A subdivision variance has been approved to allow a minimum lot width of 40 feet and a minimum lot area of 5,000 square feet by Waller County Commissioners Court on September 28, 2022.

(11) A subdivision variance has been approved to allow cul-de-sacs to have a right-of-way radius of 60 feet and a pavement radius of 50 feet by Waller County Commissioners Court on September 28, 2022.

(12) A subdivision variance has been approved to allow local streets to have a right-of way width of 50 feet by Waller County Commissioners Court on September 28, 2022.

(13) A subdivision variance has been approved to allow minimum centerline radius of a local street of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on September 28, 2022

(14) A subdivision variance has been approved to allow minimum centerline radius for a collector street of 650 feet with a minimum tangent of 150 feet between reverse curves by Waller County Commissioners Court on August 16, 2023

(15) The proposed land uses for Lakes of Cane Island Section 3 shall consist of residential, right-of-way, parkland, landscape, and open space.

(16) One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves 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.

(17) A subdivision variance has been approved to allow 25' Garage Building Lines and 20' Front Building lines along cul-de-sacs and knuckles by Waller County Commissioners Court on September 17, 2025.

(18) This plat is subject to a Blanket Easement for Certain Utilities granted to CenterPoint Energy under W.C.C.F No. 2508337.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°05'00" W	55.02'
L2	S 51°53'05" W	25.00'
L3	S 22°01'05" E	37.59'
L4	S 02°05'00" E	50.00'
L5	N 87°55'00" E	7.48'
L6	S 81°45'12" W	28.68'
L7	S 88°06'57" W	35.00'
L8	S 22°04'51" E	35.00'
L9	S 86°45'20" E	15.00'
L10	S 02°05'00" E	30.00'
L11	N 26°32'51" E	2.95'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.00'	55.09'	52°36'42"	N 64°25'16" W	53.18'
C2	680.00'	87.55'	7°22'38"	S 25°42'24" E	87.49'
C3	770.00'	257.69'	19°10'30"	S 19°48'27" E	256.49'
C4	25.00'	42.82'	98°08'12"	S 38°50'54" W	37.77'
C5	25.00'	39.09'	89°34'53"	S 47°17'34" E	35.23'
C6	770.00'	116.87'	8°41'48"	S 01°50'46" W	116.76'
C7	1230.00'	164.49'	7°39'45"	S 02°21'48" W	164.37'
C8	300.00'	32.27'	6°09'48"	S 84°50'06" W	32.26'
C9	700.00'	107.69'	8°48'51"	N 02°31'23" E	107.58'
C10	600.00'	308.29'	29°26'22"	N 07°47'23" W	304.91'
C11	50.00'	78.17'	89°34'17"	N 67°17'42" W	70.45'
C12	25.00'	40.01'	91°41'44"	S 42°04'08" W	35.87'
C13	625.00'	116.82'	10°42'32"	S 01°34'32" W	116.65'
C14	675.00'	103.84'	8°48'51"	S 02°31'23" W	103.74'
C15	25.00'	34.83'	79°50'09"	S 41°48'07" E	32.08'
C16	60.00'	272.10'	259°50'09"	S 48°11'53" W	92.04'
C17	725.00'	111.53'	8°48'51"	N 02°31'23" E	111.42'
C18	575.00'	295.44'	29°26'22"	N 07°47'23" W	292.20'
C19	25.00'	39.08'	89°34'17"	N 67°17'42" W	35.22'
C20	25.00'	34.83'	79°50'09"	S 28°00'05" W	32.08'
C21	60.00'	272.10'	259°50'09"	N 61°59'55" W	92.04'
C22	25.00'	13.06'	29°55'35"	N 52°57'22" E	12.91'
C23	50.00'	136.46'	156°22'04"	S 63°49'24" E	97.88'
C24	25.00'	16.09'	36°52'12"	S 04°04'28" E	15.81'
C25	625.00'	107.51'	9°51'22"	S 17°34'53" E	107.38'
C26	25.00'	34.66'	79°25'49"	S 52°22'06" E	31.95'

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	11,542	0.2650
B	RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	10,010	0.2298
C	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	23,362	0.5363
D	DRAINAGE, RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	19,594	0.4498
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	22,936	0.5265
TOTAL		87,444	2.0074

PARKLAND TABLE

PLAT	ACREAGE
LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1	0.00 AC.
LAKES OF CANE ISLAND WATER PLANT	0.00 AC.
LAKES OF CANE ISLAND STREET DEDICATION	0.00 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'A'	3.27 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'B'	1.90 AC.
LAKES OF CANE ISLAND DETENTION RESERVES 'C' & 'D'	3.87 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'E'	2.03 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'F'	6.60 AC.
LAKES OF CANE ISLAND SECTION 1	0.42 AC.
LAKES OF CANE ISLAND SECTION 2	0.00 AC.
LAKES OF CANE ISLAND SECTION 3	0.68 AC.
LAKES OF CANE ISLAND SECTION 4	0.72 AC.
LAKES OF CANE ISLAND REC CENTER	3.14 AC.
LAKES OF CANE ISLAND SECTION 5	0.71 AC.
LAKES OF CANE ISLAND SECTION 6	0.05 AC.
LAKES OF CANE ISLAND SECTION 7	3.97 AC.
TOTAL	27.36 AC.

REQUIRED PARKLAND:
10.56 ACRES PER 54 LOTS @ 570 LOTS
1.) 50% MINIMUM (5.28 ACRES) SHALL BE POCKET/COMMUNITY PARK
2.) REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE
(LANDSCAPE BUFFERS, OPEN SPACE, 50% OF AMENITIZED DETENTION AREAS)

OWNERS:
PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY

LAKES OF CANE ISLAND
SECTION 3

EHRA
ENGINEERING THE FUTURE
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Lakes of Cane Island Section 4

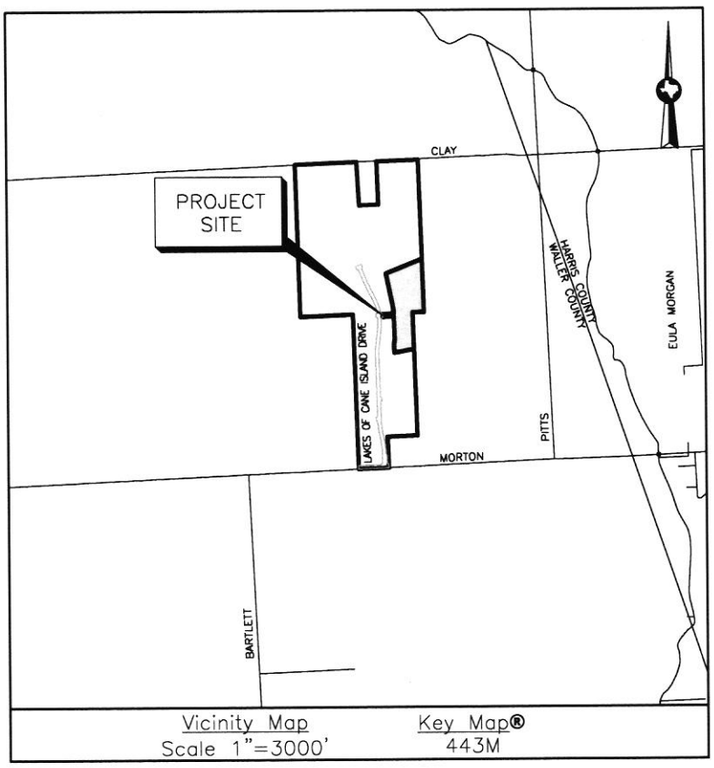
Date: December 10, 2025

Background

Final Plat of Lakes of Cane Island Section 4 which consists of 15.76 acres will include 58 Lots, 2 Blocks and 6 Reserves in Precinct 4.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF LAKES OF CANE ISLAND SECTION 4

BEING A SUBDIVISION OF 15.76 ACRES OF LAND
LOCATED IN THE H. & T. C. R.R. CO. SURVEY
SECTION 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS.

58 LOTS, 2 BLOCKS, 6 RESERVES

OWNER

PHHOU - CANE ISLAND 178, LLC,
A TEXAS LIMITED LIABILITY COMPANY
3200 SOUTHWEST FREEWAY, SUITE 2800
HOUSTON, TEXAS 77027
800-247-3779

NOVEMBER, 2025

STATE OF TEXAS §

COUNTY OF WALLER §

We, PHHOU – Cane Island 178, LLC, a Texas limited liability company acting by and through Lee Jones, Senior Vice President of Land, LLC, a Texas Limited Liability Company, Sole Member of PHHOU – Cane Island 178, LLC, a Texas Liability Company, owner (or owners) of the property subdivided in the above map of Lakes Of Cane Island Section 4, 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.

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, 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 dipstyle driveways are encouraged where appropriate.

4. Property owners will obtain Development Permits/Permit Exemptions form 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 PHHOU – Cane Island 178, LLC, a Texas Limited Liability Company, 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 our hand in Waller County, Texas, this 19th day of November, 20___.

OWNER
PHHOU–Cane Island 178, LLC,
a Texas limited liability company
By: PH Land Holdings, LLC,
a Texas Limited Liability Company, Sole Member

BY: _____
Lee Jones
Senior Vice President of Land

NOVEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 4	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-04			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 2 OF 17			

STATE OF TEXAS (

COUNTY OF Harris (

BEFORE ME, the undersigned authority, on this day personally appeared Lee Jones, 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 19th day of November, 2025.

Melissa Jo Trader

Notary Public in and for the State of Texas

My Commission expires: July 22, 2029

MELISSA JO TRADER
NOTARY PUBLIC, STATE OF TEXAS
Notary ID #128038443
Expires July 22, 2029

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

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

No Portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community Panel No. 48473C0375E, dated February 18, 2009.

No Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel No. 48473C0375E, dated February 18, 2009.

STATE OF TEXAS
REGISTERED
ROBERT L. BOELSCHE
4446
PROFESSIONAL
LAND SURVEYOR

Robert L Boelsche

Robert L. Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

STATE OF TEXAS)(

COUNTY OF HARRIS)(

BEFORE ME, the undersigned authority, on this day personally appeared Robert L. Boelsche, R.P.L.S., 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 19th day of November, 2025.

Deirdre Ann Brock

Notary Public in and for the State of Texas

My Commission expires: 6/30/2027

DEIRDRE ANN BROCK
Notary Public, State of Texas
Comm. Expires 06-30-2027
Notary ID 128627191

I, J. Ross McCall, P.E., County Engineer of Waller County, Texas, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date

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

BROOKSHIRE–KATY DRAINAGE DISTRICT PERMIT NO. 2025–22

APPROVED BY THE BOARD OF SUPERVISORS ON 07-29-2025
DATE

PRESIDENT

SECRETARY

DISTRICT ENGINEER

The above have signed these plans and /or plat based on the recommendation of the Districts'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, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with the certificate of authentication was filed for registration in my office on the _____ day of _____, 2025, A.D. at ____ o'clock _.M., in File No. _____ 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

APPROVED by Commissioners Court of Waller County, Texas, this _____ day of _____, 2025 A.D.

_____
Carbett "Trey" J. Duhon III
County Judge

_____
John A. Amsler
Commissioner, Precinct 1

_____
Walter E. Smith, P.E., R.P.L.S.
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 then current Waller County Subdivision and Development Regulations, in this regard.

OWNER'S RESPONSIBILITIES:

(1) No structure in this subdivision shall be occupied until connected to a public sewer system which has been approved and permitted by Waller County Environmental Department.

(2) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.

(3) 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:
(a) For a subdivision of fewer than 50 houses, 2,500 gallons of storage: or
(b) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.

(4) 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.

(5) 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.

(6) 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.

(7) 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.

(8) 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 PHHOU-Cane Island 178, LLC, a Texas Limited Liability Company to the purchaser of each and every lot in the subdivision prior to culmination of each sale.

(9) 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.

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

METES AND BOUNDS DESCRIPTION
LAKES OF CANE ISLAND SECTION 4
BEING 15.76 ACRES
LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY,
SECTION NO. 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS

DESCRIPTION OF A 15.76 ACRE TRACT OF LAND LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY, SECTION NO. 127, ABSTRACT NO. 205, WALLER COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 178.71 ACRES CONVEYED TO PHHOU–CANE ISLAND 178, LLC BY DEED RECORDED UNDER FILE NUMBER (FILE NO.) 2401492 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), SAID 15.76 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 1/2–inch capped iron pipe stamped "Kalkomey" called for and found in the northerly line of Lakes of Katy (a subdivision as per plat recorded in Volume 823, Page 575–W.C.D.R.) marking the southerly common corner of the said 178.71 acre tract and August Lakes Section 1 (a subdivision as per plat recorded under File No. 201502916–W.C.C.F.)

(1) THENCE, South 88°01'56" West, along the common line of the said Lakes of Katy subdivision and said 178.71 acre tract for a distance of 197.17 feet to a 1/2–inch capped iron pipe stamped "Kalkomey" called for and found marking the northwest corner of said Lakes of Katy subdivision and an "L" corner of said 178.71 acre tract;

(2) THENCE, South 01°53'03" East, continuing along said common line of Lakes of Katy and 178.71 acre tract for a distance of 631.37 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set marking the southeasterly corner of the herein described tract of land;

(3) THENCE, South 79°21'53" West, departing the common line of said Lakes of Katy and said 178.71 acre tract for a distance of 340.00 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set marking the southwesterly corner of the herein described tract of land;

(4) THENCE, North 04°28'12" West, for a distance of 126.01 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

(5) THENCE, North 06°57'38" East, for a distance of 108.79 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

(6) THENCE, North 01°53'03" West, for a distance of 388.59 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

(7) THENCE, South 87°55'00" West, for a distance of 189.31 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

(8) THENCE, North 02°05'00" West, for a distance of 50.00 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

(9) THENCE, North 87°55'00" East, for a distance of 192.37 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

(10) THENCE, North 06°48'24" West, for a distance of 97.60 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

(11) THENCE, North 11°08'30" West, for a distance of 55.43 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

(12) THENCE, North 11°41'44" West, for a distance of 546.69 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set marking the northwesterly corner of the herein described tract of land;

(13) THENCE, North 67°56'14" East, for a distance of 670.81 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set in the easterly common line of the aforementioned 178.71 acre tract and that certain tract of land called 54.863 acres described under File No. 2212790–W.C.D.R.;

(14) THENCE, South 01°53'23" East, along the common line of said the aforementioned August Lakes Section 1 and the aforementioned 178.71 acre tract for a distance of 910.63 feet to the POINT OF BEGINNING and containing 15.76 Acres of land.

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

BENCHMARK:

BENCHMARK FOR THIS PROJECT IS FLOODPLAIN REFERENCE MARK NUMBER 190095 WHICH IS A BRASS DISK STAMPED 190095 ON BRIDGE AT MORTON ROAD AND UPPER BUFFALO BAYOU LOCATED ON DOWNSTREAM SIDE OF ROAD, ON SOUTHWEST CORNER OF BRIDGE IN KEYMAP 444P IN THE BARKER WATERSHED NEAR STREAM T100-00-00 ELEV. 150.69 FEET NAVD 1988, 2001 ADJUSTED.

TEMPORARY BENCHMARK:

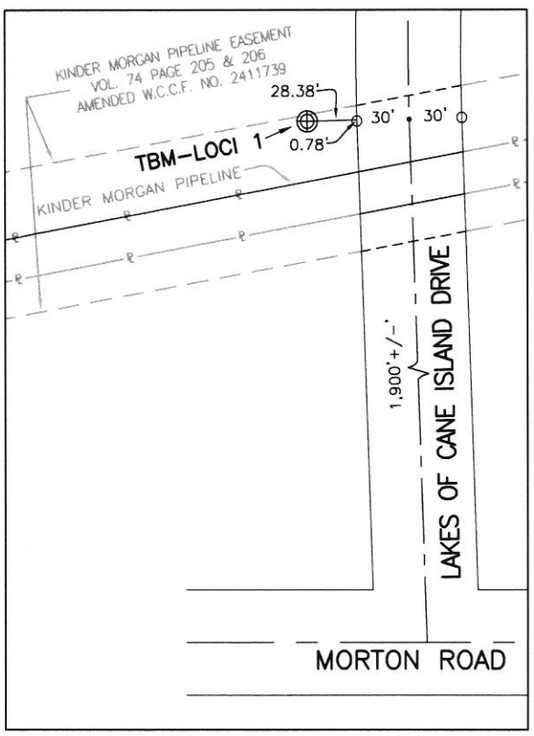
TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 1" SET IN CONCRETE.

HAVING COORDINATES OF:

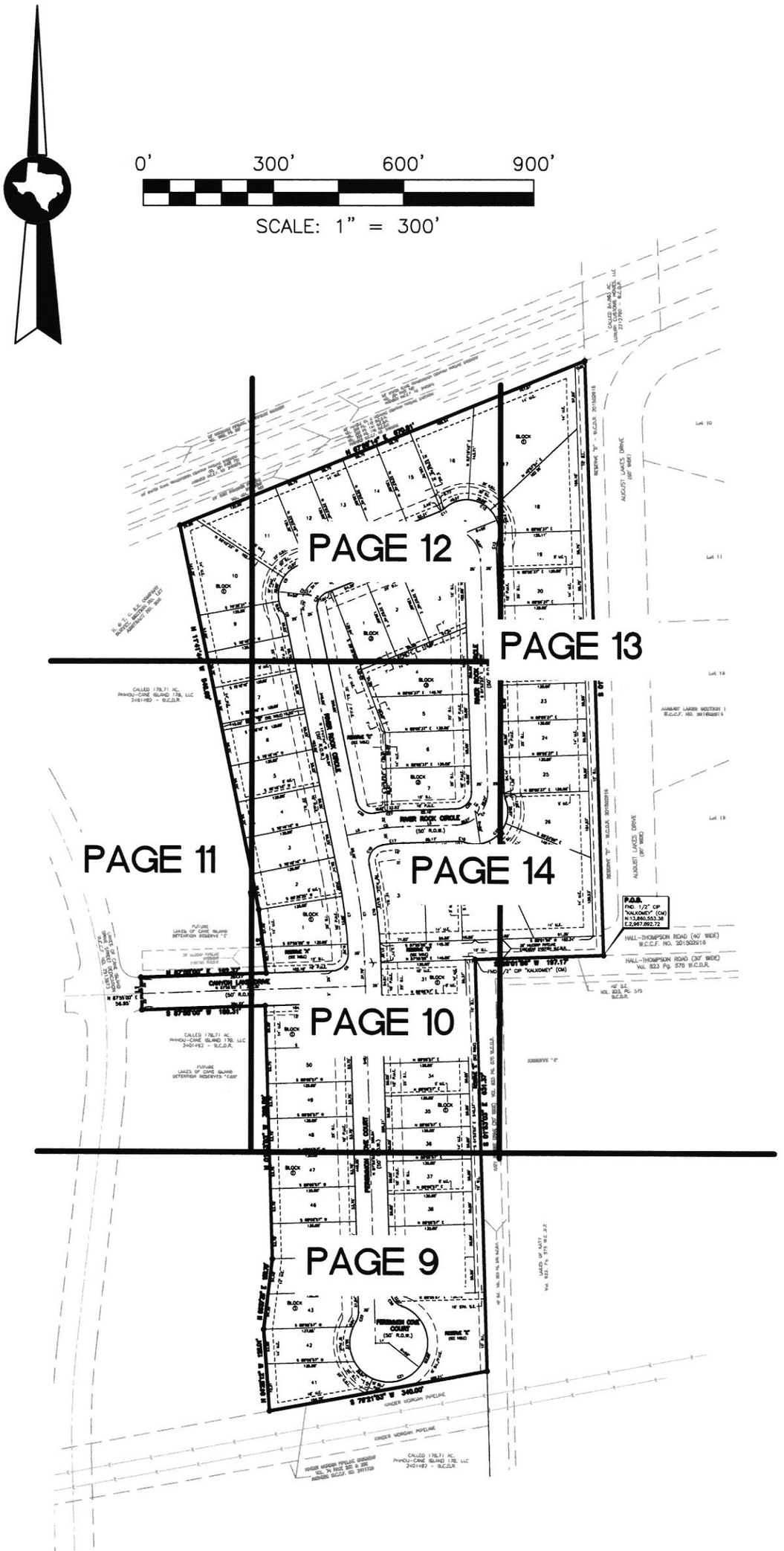
X: 2,967,021.02
Y:13,859,781.28

TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4204)

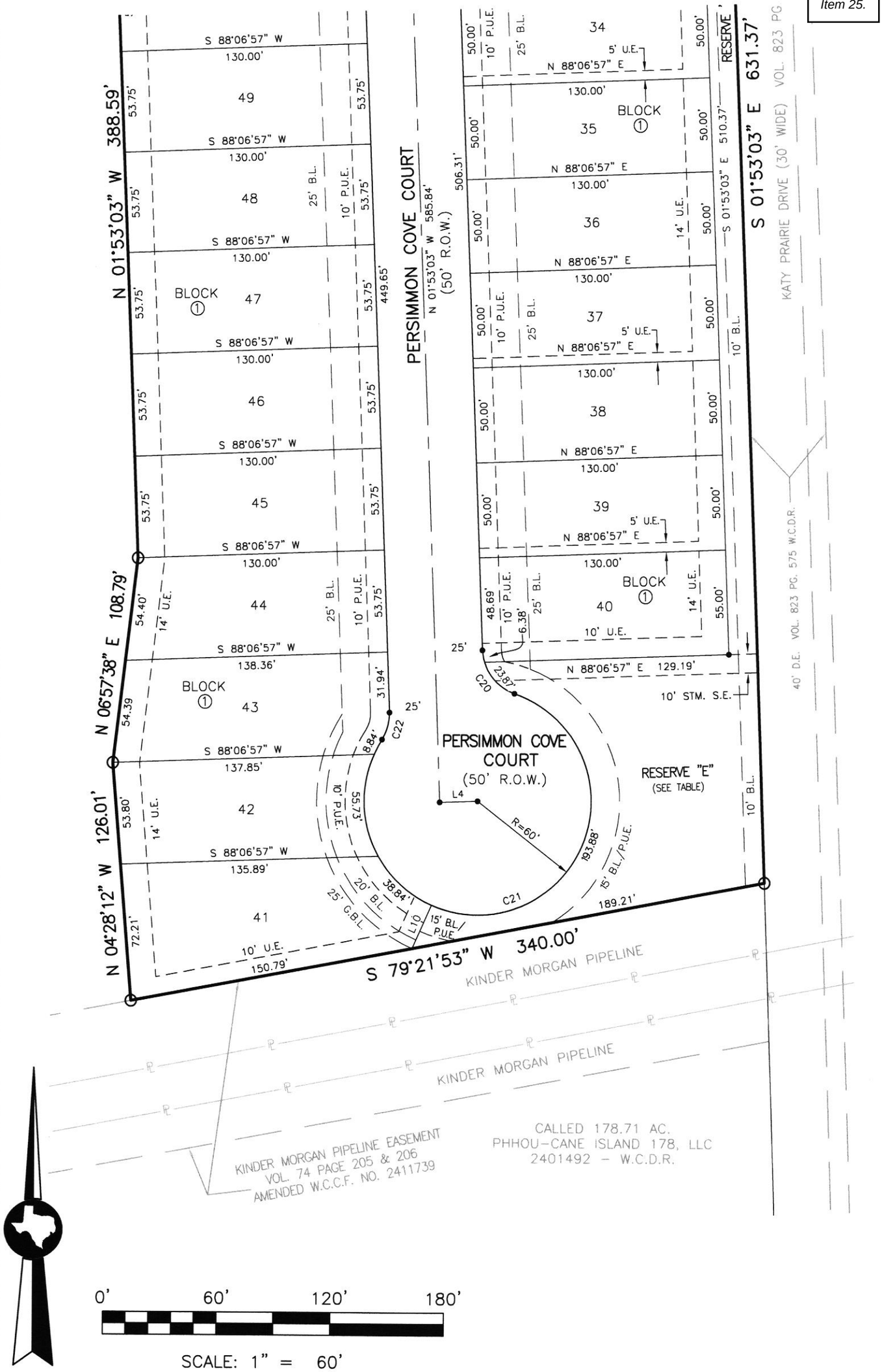
ELEV.= 156.70 FEET
NAVD 1988, 2001 ADJUSTED.



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300



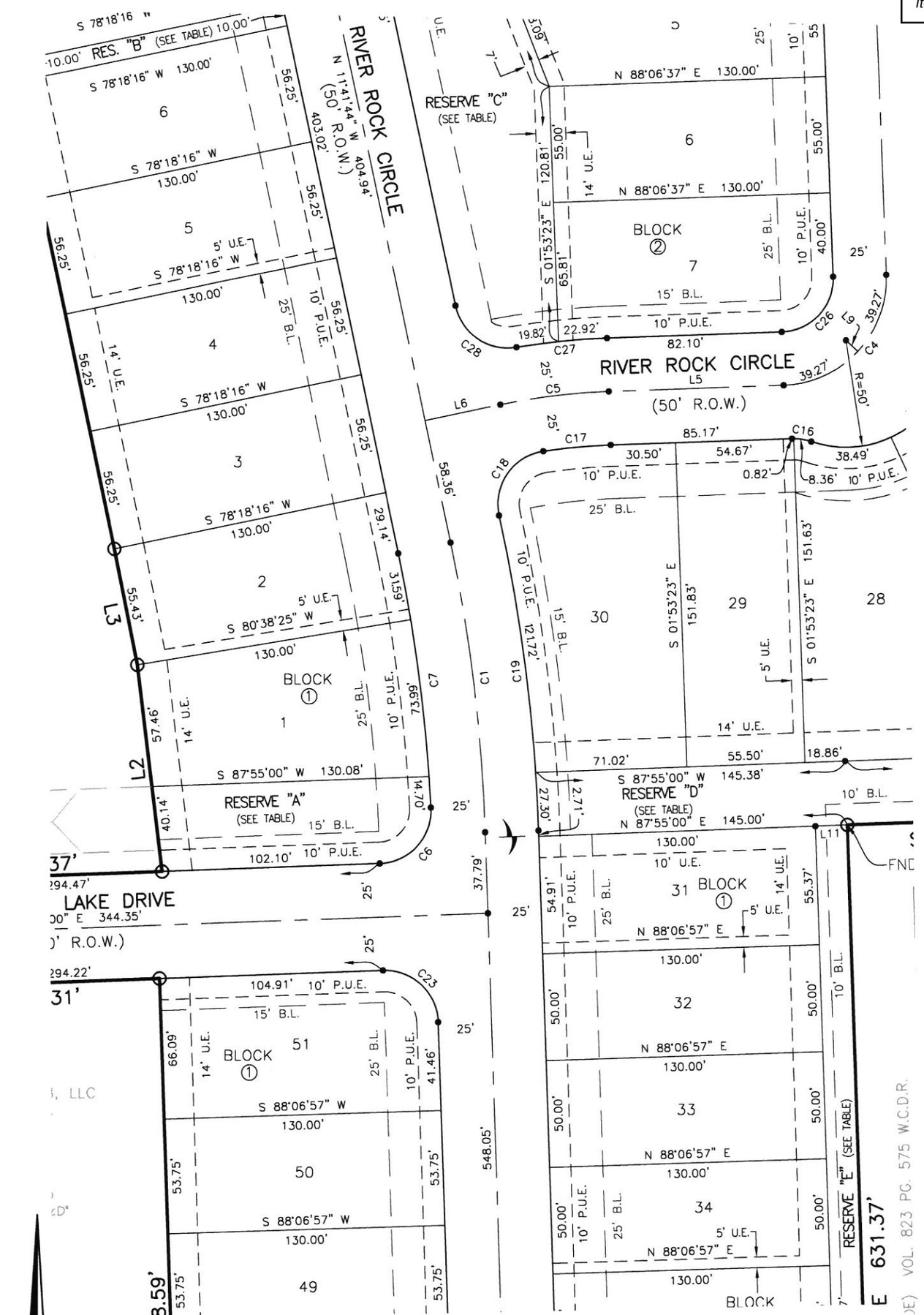
NOVEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 4	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-04			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 8 OF 17			



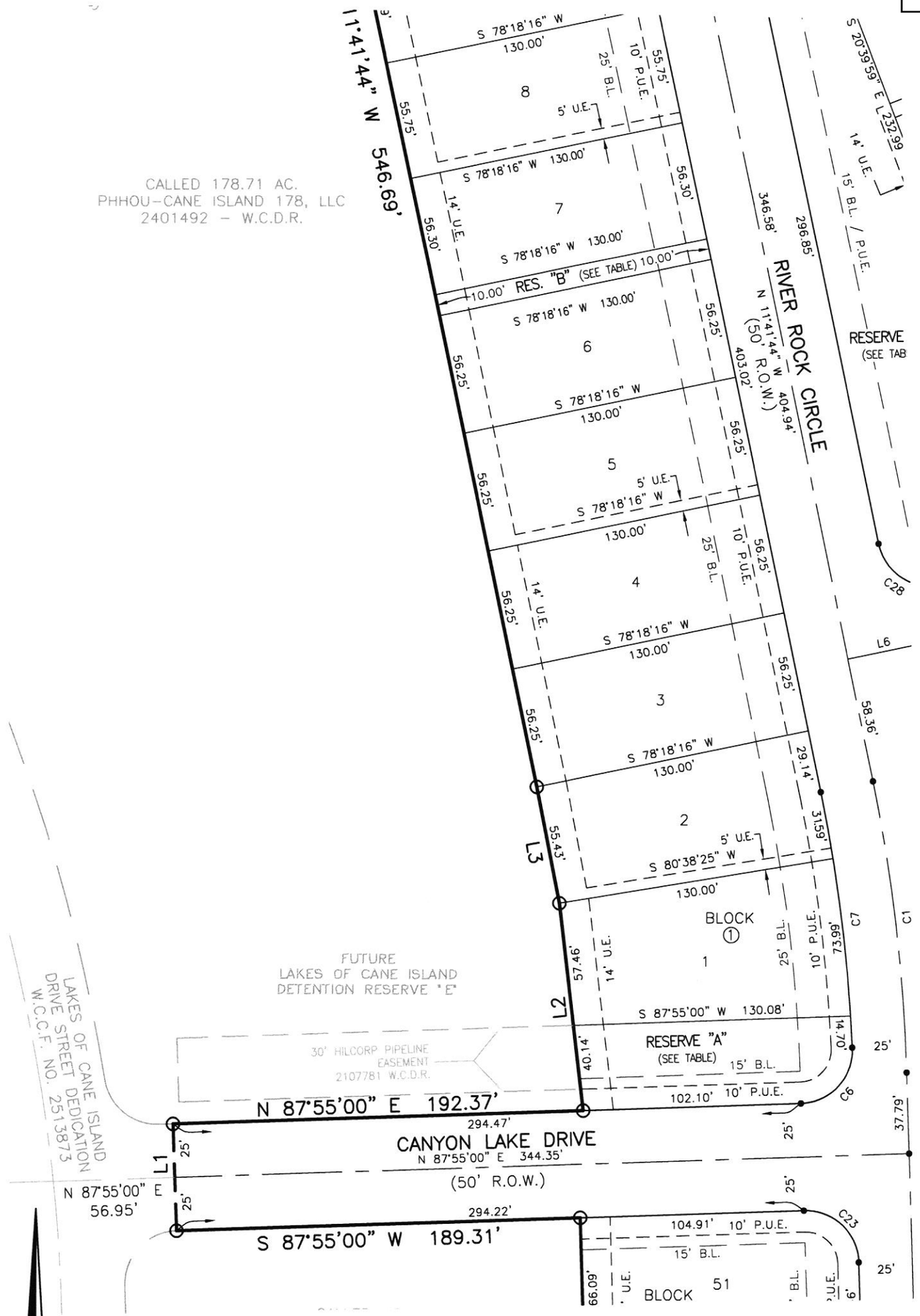
0' 60' 120' 180'

SCALE: 1" = 60'

NOVEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 4	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-04			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 9 OF 17			



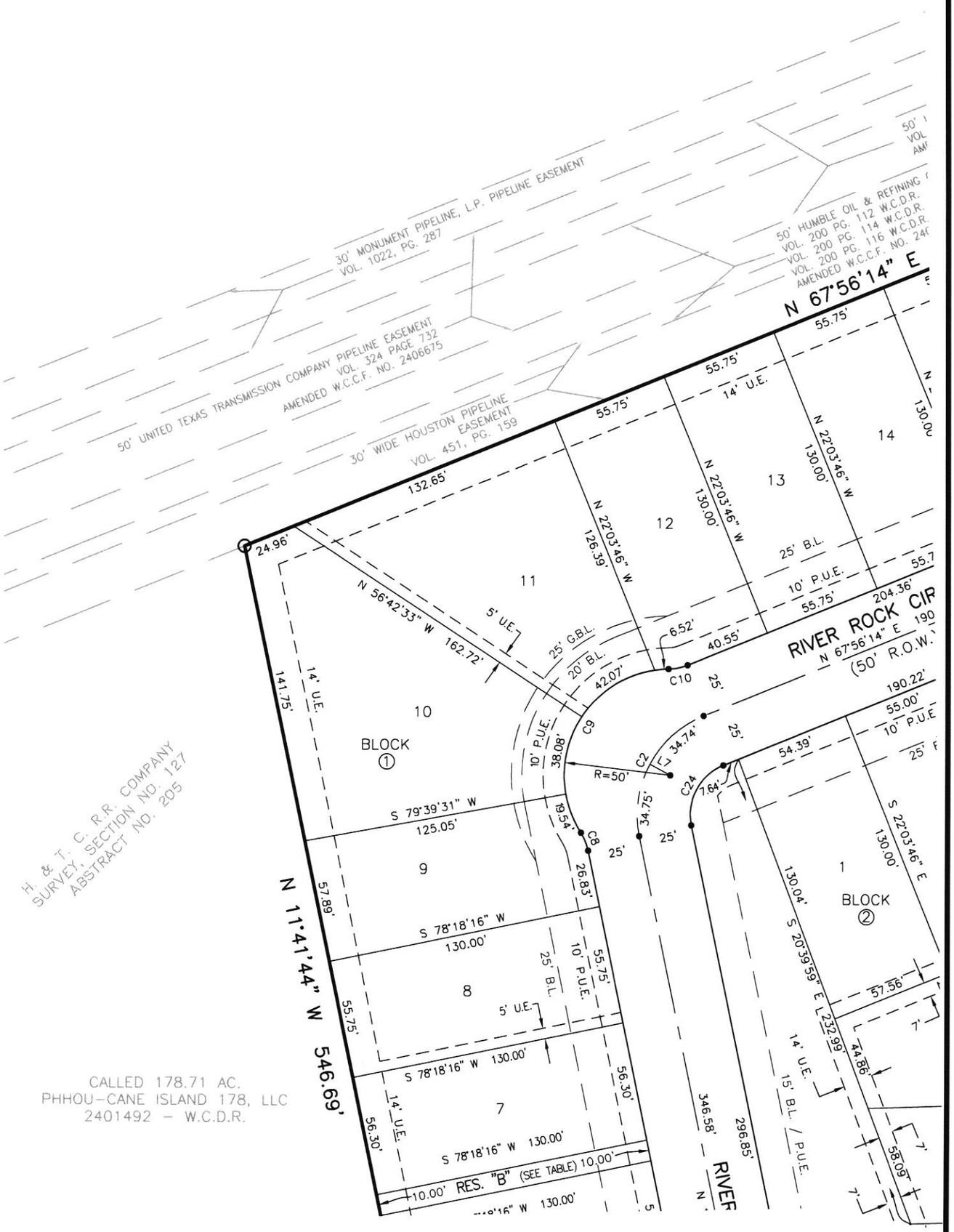
NOVEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 4	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-04			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 10 OF 17			



0' 60' 120' 180'

SCALE: 1" = 60'

NOVEMBER, 2025 JOB NO. 231-068-04 SHEET 11 OF 17	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 4	EHRA ENGINEERING THE FUTURE 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300



0' 60' 120' 180'

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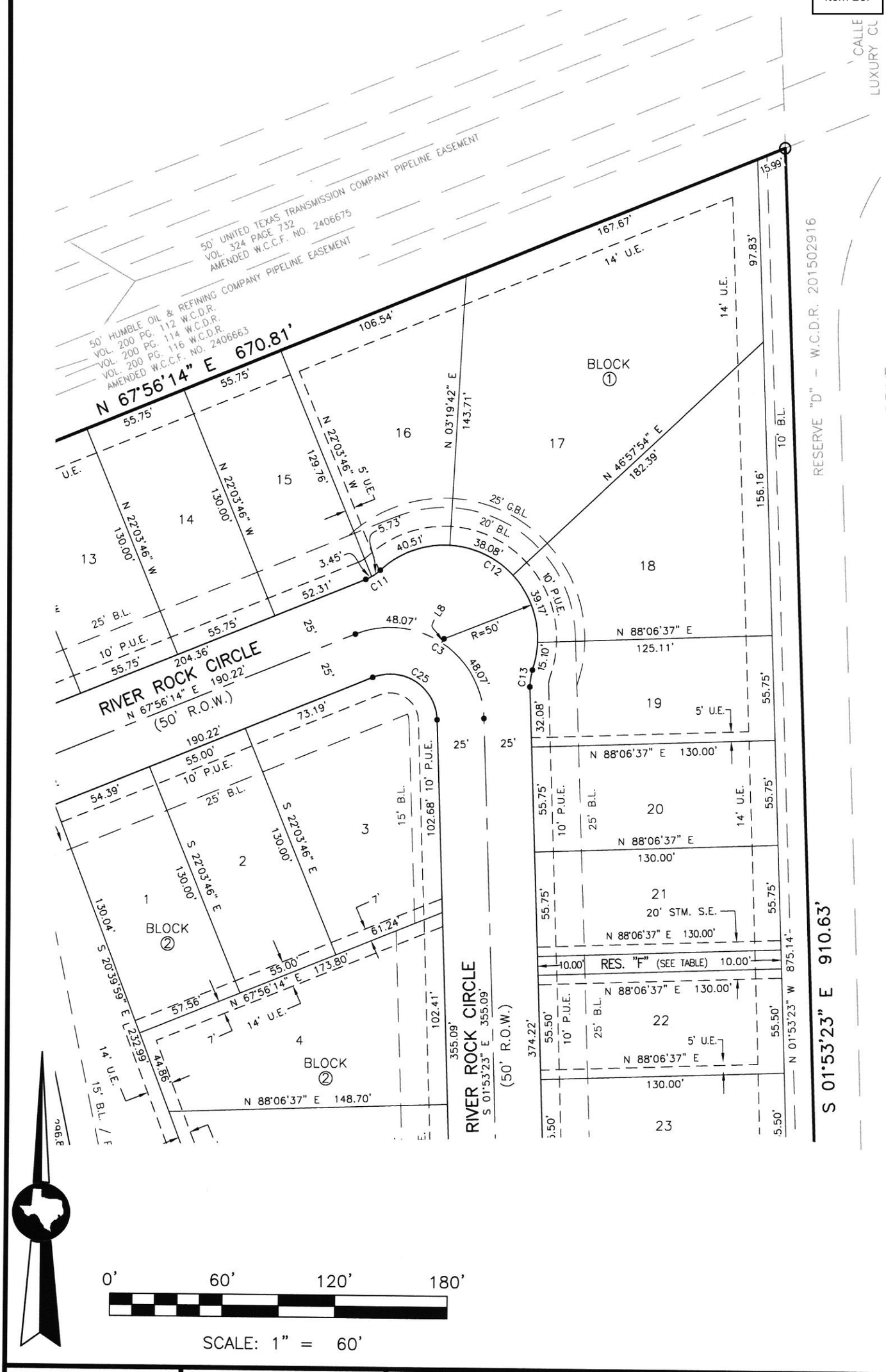
NOVEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 4	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-04			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 12 OF 17			



0' 60' 120' 180'

SCALE: 1" = 60'

NOVEMBER, 2025	OWNERS: PHHOU – CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 4	EHRA ENGINEERING THE FUTURE
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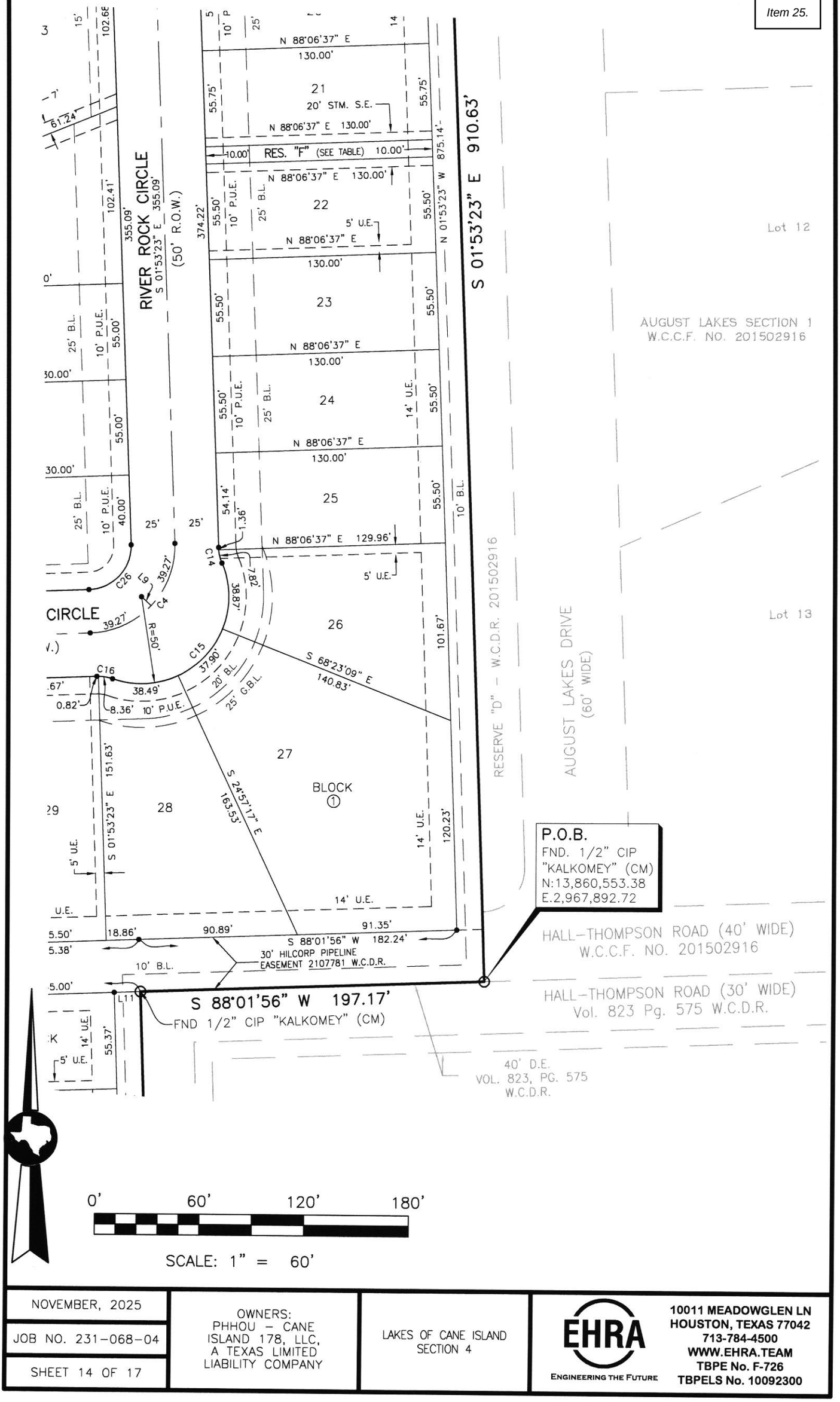
SHEET 13 OF 17			



NOVEMBER, 2025	OWNERS: PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY	LAKES OF CANE ISLAND SECTION 4	EHRA ENGINEERING THE FUTURE
JOB NO. 231-068-04			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 14 OF 17			

NOTES:

(1) AC. indicates Acres
A.E. indicates Aerial Easement
B.L. indicates Building Line
CM indicates Controlling Monument
D.E. indicates Drainage Easement
D.R.W.C.TX. indicates Deed Records of Waller County, Texas
FND. indicates Found
G.B.L. indicates Garage Building Line
I.R. indicates Iron Rod
N.T.S. indicates Not To Scale
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
PG. indicates Page
P.U.E. indicates Public Utility Easement
R indicates Radius
RES. indicates Reserve
R.O.W. indicates Right-Of-Way
STM. S.E. indicates Storm Sewer Easement
SQ.FT. indicates Square Feet
U.E. indicates Utility Easement
VOL. indicates Volume
W.C.C.F. NO. indicates Waller County Clerk's File Number
W.C.D.R. indicates Waller County Deed Records

indicates change in street name

(2) 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). Scale factor = 0.99989405345.

(3) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.

(4) All lot corners, reserves and block corners are set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.

(5) 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.

(6) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0375E, dated February 18, 2009, the subject property appears to be within Unshaded Zone "X" defined as areas outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ and Associates, Inc.

(7) The property subdivided in the foregoing plat lies in Waller County, Katy Independent School District and Brookshire-Katy Drainage District..

(8) A subdivision variance has been approved to allow a minimum right-of-way width of a collector street from 80 feet to 60 feet by Waller County Commissioners Court on September 28, 2022.

(9) A subdivision variance has been approved to allow a minimum lot width of 40 feet and a minimum lot area of 5,000 square feet by Waller County Commissioners Court on September 28, 2022.

(10) A subdivision variance has been approved to allow cul-de-sacs to have a right-of-way radius of 60 feet and a pavement radius of 50 feet by Waller County Commissioners Court on September 28, 2022.

(11) A subdivision variance has been approved to allow local streets to have a right-of way width of 50 feet by Waller County Commissioners Court on September 28, 2022.

(12) A subdivision variance has been approved to allow minimum centerline radius of a local street of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on September 28, 2022

(13) A subdivision variance has been approved to allow minimum centerline radius for a collector street of 650 feet with a minimum tangent of 150 feet between reverse curves by Waller County Commissioners Court on August 16, 2023

(14) The proposed land uses for Lakes of Cane Island Section 4 shall consist of residential, right-of-way, parkland, landscape, and open space.

(15) A subdivision variance has been approved to allow 25' Garage Building Lines and 20' Front Building lines along cul-de-sacs and knuckles by Waller County Commissioners Court on September 17, 2025.

(16) This plat is subject to a Blanket Easement for Certain Utilities granted to CenterPoint Energy under W.C.C.F No. 2508338.

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°05'00" W	50.00'
L2	N 06°48'24" W	97.60'
L3	N 11°08'30" W	55.43'
L4	S 88°06'57" W	20.00'
L5	S 88°06'37" W	82.10'
L6	S 78°18'16" W	36.13'
L7	S 61°52'09" E	10.94'
L8	N 33°01'26" E	2.42'
L9	N 46°53'23" W	7.57'
L10	S 23°55'30" W	25.00'
L11	S 87°55'00" W	15.00'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	800.00'	136.99'	9°48'41"	N 06°47'23" W	136.82'
C2	50.00'	69.49'	79°37'58"	N 28°07'15" E	64.03'
C3	50.00'	96.14'	110°10'23"	S 56°58'34" E	82.00'
C4	50.00'	78.54'	90°00'00"	S 43°06'37" W	70.71'
C5	300.00'	51.34'	9°48'21"	S 83°12'27" W	51.28'
C6	25.00'	39.58'	90°43'12"	N 42°33'24" E	35.58'
C7	775.00'	120.28'	8°53'31"	N 07°14'58" W	120.16'
C8	25.00'	9.18'	21°02'22"	N 22°12'55" W	9.13'
C9	50.00'	106.21'	121°42'42"	N 28°07'15" E	87.34'
C10	25.00'	9.18'	21°02'22"	N 78°27'25" E	9.13'
C11	25.00'	9.18'	21°02'22"	N 57°25'03" E	9.13'
C12	50.00'	132.86'	152°15'07"	S 56°58'34" E	97.08'
C13	25.00'	9.18'	21°02'22"	S 08°37'48" W	9.13'
C14	25.00'	9.18'	21°02'22"	S 12°24'34" E	9.13'
C15	50.00'	115.26'	132°04'44"	S 43°06'37" W	91.38'
C16	25.00'	9.18'	21°02'22"	N 81°22'12" W	9.13'
C17	275.00'	31.84'	6°38'02"	S 84°47'36" W	31.82'
C18	25.00'	40.89'	93°42'34"	S 34°37'18" W	36.48'
C19	825.00'	149.01'	10°20'56"	S 07°03'31" E	148.81'
C20	25.00'	30.25'	69°19'58"	S 36°33'02" E	28.44'
C21	60.00'	297.29'	283°53'35"	S 70°43'47" W	73.97'
C22	25.00'	15.08'	34°33'37"	N 15°23'46" E	14.85'
C23	25.00'	39.36'	90°11'57"	N 46°59'02" W	35.42'
C24	25.00'	34.75'	79°37'58"	N 28°07'15" E	32.02'
C25	25.00'	48.07'	110°10'23"	S 56°58'34" E	41.00'
C26	25.00'	39.27'	90°00'00"	S 43°06'37" W	35.36'
C27	325.00'	42.74'	7°32'04"	S 84°20'35" W	42.71'
C28	25.00'	38.28'	87°43'44"	N 55°33'36" W	34.65'

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	5,014	0.115
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,300	0.030
C	RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	16,723	0.384
D	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	23,437	0.537
E	DRAINAGE, RECREATION, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	22,243	0.511
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,300	0.030
TOTAL		70,017	1.607

PARKLAND TABLE

PLAT	ACREAGE
LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1	0.00 AC.
LAKES OF CANE ISLAND WATER PLANT	0.00 AC.
LAKES OF CANE ISLAND STREET DEDICATION	0.00 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'A'	3.27 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'B'	1.90 AC.
LAKES OF CANE ISLAND DETENTION RESERVES 'C' & 'D'	3.87 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'E'	2.03 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'F'	6.60 AC.
LAKES OF CANE ISLAND SECTION 1	0.42 AC.
LAKES OF CANE ISLAND SECTION 2	0.00 AC.
LAKES OF CANE ISLAND SECTION 3	0.68 AC.
LAKES OF CANE ISLAND SECTION 4	0.72 AC.
LAKES OF CANE ISLAND REC CENTER	3.14 AC.
LAKES OF CANE ISLAND SECTION 5	0.71 AC.
LAKES OF CANE ISLAND SECTION 6	0.05 AC.
LAKES OF CANE ISLAND SECTION 7	3.97 AC.
TOTAL	27.36 AC.

REQUIRED PARKLAND:
10.56 ACRES PER 54 LOTS @ 570 LOTS
1.) 50% MINIMUM (5.28 ACRES) SHALL BE POCKET/COMMUNITY PARK
2.) REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE
(LANDSCAPE BUFFERS, OPEN SPACE, 50% OF AMENITIZED DETENTION AREAS)

OWNERS:
PHHOU - CANE ISLAND 178, LLC, A TEXAS LIMITED LIABILITY COMPANY

LAKES OF CANE ISLAND SECTION 4

EHRA
ENGINEERING THE FUTURE
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

WALLER COUNTY
ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer

November 12, 2025

Dean Rasmuson, P.E.
WGA
Ward, Getz & Associates, PLLC
2500 Tanglewilde, Suite 20
Houston, Texas 77063
713-789-1900

Re: Heritage West (Schlipf Road) – Substantial Completion /One-Year Warranty Period

Mr. Rasmuson

This formal notice is per your request to inspect the above referenced project, (specifically 1457 linear feet of Schlipf Road only) in order to begin the one (1) year maintenance period.

On 09/29/2025, Mr. Vincent Hensen from Waller County Engineering Department concluded all punch list items are completed.

The County will consider the maintenance period to start on 09/29/2025. The road will be reviewed again in one (1) year to determine if any additional work is required before a motion for final acceptance of the road is submitted to Waller County Commissioners' Court.

Please contact us on or after the anniversary date of 09/29/2026 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

Heritage West WSD & P

Road Name	Precinct	Length		Right-of-Way	Pavement		Subdivision	Plat Recordation		Cost of	Comments
		Feet	Miles	Width	Type	Width		Date	Instrument No.	Construction	
Schlipf Road	4	1457.00	0.28	50-Foot	9" Rein. Conc.	31	Fred Eule			$ 537,624.75	
		1457.00	0.28							$ 537,624.75	

WALLER COUNTY
ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer

November 19, 2025

Juan A Perez, P.E.
DEC Engineering Excellence

T.B.P.E.L.S. Fir Registration #392
3100 West Alabama
Houston, Texas 77098
713-520-9570

Re: Maple Woods Sec 1 – Substantial Completion /One-Year Warranty Period

Mr. Perez

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

On 09/17/2025, Mr. Vincent Hensen from the Waller County Engineering Department concluded all punch list items are completed.

The County will consider the maintenance period to start on 09/17/2025. The road will be reviewed again in one (1) year to determine if any additional work is required before a motion for final acceptance of the road is submitted to Waller County Commissioners' Court.

Please contact us on or after the anniversary date of 09/17/2026 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

Maple Woods Section 1

Road Name	Precinct	Length		Right-of-Way	Pavement		Subdivision	Plat Recordation		Cost of	Comments
		Feet	Miles	Width	Type	Width		Date	Instrument No.	Construction	
PINE CREEK LANE	2	163.21	0.03	60-Foot	6" Rein. Conc.	28	MAPLE WOODS SETION 1	9/3/2025	2510965	$52,285.53	
ELM SPRING DRIVE	2	643.56	0.12	60-Foot	6" Rein. Conc.	28	MAPLE WOODS SETION 1	9/3/2025	2510965	$206,169.22	
RISING CEDAR LANE	2	829.7	0.16	60-Foot	6" Rein. Conc.	28	MAPLE WOODS SETION 1	9/3/2025	2510965	$265,800.54	
TAIL BIRCH DRIVE	2	615.38	0.12	60-Foot	6" Rein. Conc.	28	MAPLE WOODS SETION 1	9/3/2025	2510965	$197,141.54	
OAK HAVEN	2	192.02	0.04	80-Foot	6" Rein. Conc.	60	MAPLE WOODS SETION 1	9/3/2025	2510965	$61,515.03	
ALDER CHASE DRIVE	2	1252.41	0.24	60-Foot	6" Rein. Conc.	28	MAPLE WOODS SETION 1	9/3/2025	2510965	$401,218.83	
WAX MYRTLE WAY	2	806.24	0.15	60-Foot	6" Rein. Conc.	28	MAPLE WOODS SETION 1	9/3/2025	2510965	$258,284.96	
		4502.52	**0.85**							**$1,442,415.65**	

SHEFFIELD RD

SHEFFIELD RD

FM 1488

KICKAPOO RD

THREE MILE CREEK

100' PROP ROW

FM 1488

KICKAPOO RD

100' PROP ROW

JOSEPH RD

KICKAPOO RD

JOSEPH RD

100' PROP ROW

KICKAPOO RD

KICKAPOO RD

ALIGNMENT OPTIONS

LJA Engineering, Inc. LJA
FRN - F-1386

LEGEND

- ALIGNMENT OPTION A (WALLER COUNTY THOROUGHFARE PLAN)
- ALIGNMENT OPTION B
- ALIGNMENT OPTION C
- PARCEL
- FLOODWAY
- FLOODPLAIN - 100 YEAR
- FLOODPLAIN - 500 YEAR

N

0' 25' 250' 500'
SCALE: 1"=500'

$$$$SYSTEM$$$$ - $$DATE$$
$$$$SHOWSPECIFICATION$$$$

Term Contract Renewal Form
Waller County, Texas

Solicitation #: Bid 2025-02

Title: Term Contract for Pavement Markings

Contracted Vendor: Stripes & Stops

Mr. McKinley,

The referenced contract with your company expires December 31, 2025. Contract provisions allow for renewal of this contract if mutually agreeable.

If your company wishes to renew this contract through December 31, 2026 under the same terms and conditions, please complete the information below and return this form along with a Form 1295 by e-mail to j.kovar@wallercounty.us. I will then present to Waller County Commissioners Court for consideration of renewal. Please respond to this email by 5:00pm Friday, October 10, 2025.

X Yes, I agree to renewing our agreement with Waller County under the same terms and conditions.

_____ No, I do not wish to renew our agreement with Waller County.

If yes, please provide a Form 1295 along with this renewal form by replying to this email.

Effective January 1, 2016 all contracts executed by Commissioners Court, regardless of the dollar amount, will require completion of Form 1295 "Certificate of Interested Parties", per the new Government Code Statute §2252.908. All vendors submitting a response to a formal Bid, RFP, SOQ or any contracts, contract amendments, extensions or renewals are required to complete the Form 1295 online through the State of Texas Ethics Commission website. Please visit:

https://prd.tecprd.ethicsefile.com/File/

On-line instructions:

Name of governmental entity is to read: Waller County
Identification number used by the governmental entity is: Bid 2025-02
Description is to read: Pavement Markings

After completing the Form 1295 from the link provided, please print the form, complete box 6, sign, and email the Form 1295 and this signed term contract renewal form to j.kovar@wallercounty.us. If your company is publicly traded you are not required to complete this form.

Steven P. McKinley
Signature of Authorized Representative

10/8/2025
Date

Steven P. McKinley, President
Printed Name and Title of Authorized Representative

Waller County - Bid Proposal for PAVEMENT MARKINGS # 2025-02 - PRICE INCREASE

Class	Description	Size	Color	Line Type	Unit	QTY	Bid Proposal $ - Original	20% Increase - Effective Jan 1st, 2026
Type II - 666	Reflective Pavement Marking	4"	White	Solid	LF	100,000.00	$0.29	$0.35
Type II - 666	Reflective Pavement Marking	4"	Yellow	Solid	LF	50,000.00	$0.29	$0.35
Type II - 666	Reflective Pavement Marking	4"	Yellow	Broken	LF	50,000.00	$0.30	$0.36
Type I - 666	Reflective Pavement Marking	4"	White	Solid	LF	50,000.00	$0.47	$0.56
Type I - 666	Reflective Pavement Marking	4"	White	Broken	LF	25,000.00	$0.47	$0.56
Type I - 666	Reflective Pavement Marking	4"	Yellow	Solid	LF	50,000.00	$0.47	$0.56
Type I - 666	Reflective Pavement Marking	4"	Yellow	Broken	LF	25,000.00	$0.47	$0.56
Type I - 666	Reflective Pavement Marking	8"	White	Solid	LF	1,000.00	$0.80	$0.96
Type I - 666	Reflective Pavement Marking	12"	White	Solid	LF	1,000.00	$1.50	$1.80
Type I - 666	Reflective Pavement Marking	24"	White	Solid	LF	1,000.00	$3.20	$3.84
Type I - 666	Reflective Pavement Marking	8"	Yellow	Solid	LF	1,000.00	$0.80	$0.96
Type I - 666	Reflective Pavement Marking	12"	Yellow	Solid	LF	1,000.00	$1.50	$1.80
Type I - 666	Reflective Pavement Marking	24"	Yellow	Solid	LF	1,000.00	$3.20	$3.84
Type I - 666	Reflective Pavement Marking	RR Crossing	White	Symbol	EA	6.00	$300.00	$360.00
Type I - 666	Reflective Pavement Marking	ONLY	White	Word	EA	6.00	$120.00	$144.00
Type I - 666	Reflective Pavement Marking	Left/Right Arrow	White	Symbol	EA	6.00	$110.00	$132.00
666	Pavement Sealer	4"		Solid / Broken	LF	350,000.00	$0.08	$0.10
666	Pavement Sealer	8"		Solid / Broken	LF	1,000.00	$0.15	$0.18
666	Pavement Sealer	12"		Solid / Broken	LF	1,000.00	$0.25	$0.30
666	Pavement Sealer	24"		Solid / Broken	LF	1,000.00	$0.50	$0.60
666	Pavement Sealer	ONLY		Word	EA	6.00	$10.00	$12.00
666	Pavement Sealer	Left/ Right Arrow		Symbol	EA	6.00	$10.00	$12.00
666	Pavement Sealer	RR Crossing		Symbol	EA	6.00	$40.00	$48.00
Type II - 672	Raised Pavement Marking		A-A	RPM	EA	1,000.00	$5.00	$6.00
Type II - 672	Raised Pavement Marking		C-R	RPM	EA	1,000.00	$5.00	$6.00
677	Eliminate Exisitng Pavement Marking	4"		Solid / Broken	LF	350,000.00	$0.50	$0.60
677	Eliminate Exisitng Pavement Marking	8"		Solid / Broken	LF	1,000.00	$1.00	$1.20
677	Eliminate Exisitng Pavement Marking	12"		Solid / Broken	LF	1,000.00	$1.50	$1.80
677	Eliminate Exisitng Pavement Marking	24"		Solid / Broken	LF	1,000.00	$3.00	$3.60
677	Eliminate Exisitng Pavement Marking	ONLY		Word	EA	6.00	$30.00	$36.00
677	Eliminate Exisitng Pavement Marking	Left/ Right Arrow		Symbol	EA	6.00	$30.00	$36.00
678	Pavement Surface Prep for Marking	4"		Solid / Broken	LF	350,000.00	$0.05	$0.06

678	Pavement Surface Prep for Marking	8"		Solid / Broken	LF	1,000.00	$0.15	$0.18
678	Pavement Surface Prep for Marking	12"		Solid / Broken	LF	1,000.00	$0.30	$0.36
678	Pavement Surface Prep for Marking	24"		Solid / Broken	LF	1,000.00	$0.60	$0.72
678	Pavement Surface Prep for Marking	RR Crossing		Symbol	Ea	12.00	$50.00	$60.00
678	Pavement Surface Prep for Marking	ONLY		Word	EA	6.00	$10.00	$12.00
678	Pavement Surface Prep for Marking	Left/Right Arrow		Symbol	EA	6.00	$10.00	$12.00

Additional Line Items								
Type I - 666	Reflective Pavement Marking	Combo Arrow	White	Symbol	EA		$0.00	$264.00
666	Pavement Sealer	Combo Arrow		Symbol	EA		$0.00	$24.00
	Raised Pavement Marking	Button	Yellow	RPM	EA		$0.00	$6.00
	Raised Pavement Marking	Button	White	RPM	EA		$0.00	$6.00
677	Eliminate Exisitng Pavement Marking	Combo Arrow		Symbol	EA		$0.00	$72.00
677	Eliminate Existing Pavement Marking	RR Crossing		Symbol	EA		$0.00	$100.00
678	Pavement Surface Prep for Marking	Combo Arrow		Symbol	EA		$0.00	$24.00

Texas Department of Transportation

P.O. Box 1386 | Houston, Texas 77251-1386
713.802.5000
txdot.gov

November 7, 2025

Via Email and Certified Mail: 9489 0090 0027 6430 2118 83

The Honorable Carbett "Trey" J. Duhon, III
County Judge, Waller County
836 Austin Street
Hempstead, Texas 77445

RE: Local Government Assistance Program
Transportation Code §201.706
Appropriation Year 2026
Waller County

Dear Judge Duhon:

Transportation Code §201.706, passed by the 75th Texas Legislature, requires The Texas Department of Transportation (TxDOT) to assist counties with materials to repair and maintain county roads.

Waller County (County) is allocated $33,256.00 for Appropriation Year (AY) 2026. To meet this allotment, the following materials are being offered for the County's use:

- Cubic Yards (CY) of RAP (with a value of $20.00/CY) is available now for pick up at our stockpile yard located at 400 FM 1488, Hempstead, Texas 77445.
- Other items such as Concrete Traffic Barrier and Signal Poles available at your disposal (information provided by Clifford Dawson)

In accordance with 43 TAC §29.3 rules, please submit to TxDOT within 45 days your request for surplus materials to be distributed in AY 2026. Surplus material not requested by your County will be made available to other counties. TxDOT looks forward to receiving your request.

If the County agrees to accept this offer, please notify Clifford Dawson, Maintenance Supervisor for the Waller Maintenance Office at (979) 567-7862 or via email at Clifford.Dawson@txdot.gov as soon as possible so the materials can be procured.

Once the County accepts the offer, please contact Clifford Dawson to schedule a date and time to pick up the materials. When scheduling, please provide a contact name, phone number and email address for the person that will be responsible for picking up the materials. Finally, please pick up all materials by July 31, 2026.

Should you have any questions, please contact Robert Henry at (936) 202-0465 or via email at Robert.Henry@txdot.gov.

Sincerely,

Melody I. Galland, P.E.
Director of Maintenance
Houston District

CC: Thomas G. Allbritton, P.E., District Engineer, Houston District, TxDOT
Robert E. Henry, District Maintenance Administrator, Houston District, TxDOT
Anthony P. Boucher, P.E., Area Engineer, Ford Bend Area Office, Houston District, TxDOT
Clifford W. Dawson, Maintenance Supervisor, Waller Maintenance Office, Houston District, TxDOT

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
November 3, 2025

Registration # 028625
Joan Sargent Waller Co. Treasurer
Deputy JG Date 11-13-25

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

Quantity	Item	Units	Description	Discount %	Taxable	Unit Price	Total
1			First Call - - per Judge Joe Hester				425.00
1			Body Bag				200.00
1			Transport to Fort Bend ME				500.00
						Balance Due	$ 1125.00

NOV 4'25 PM 2:53 TREASURER

Thank You,

Donna Schmidt Fricke
Schmidt Funeral Home
Brookshire, TX

Waller County Check Request/Reimbursement Form

Employee submitting request: Trey Duhon III

Department: County Judge

Total Amount Due: $600.36

NOV10'25PM3:08TREASURER

Please make check payable to:

Name: Trey Duhon III

Address:

Registration # 028829
Joan Sargent Waller Co. Treasurer
Deputy JG Date 11-17-25

Please mail check to:

Name: Will pick up

Address:

Purpose of check: Reimbursement for Grand Opening Food

NOV18'25PM9:53AUDITOR

Charge to GL line: 606-606-581839

11/10/25

Signature of Person Submitting Request **Date**

11/10/25

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

Waller County Check Request/Reimbursement Form

Employee submitting request: Trey Duhon III

Department: County Judge's Office

Total Amount Due: $215.00

Please make check payable to:

NOV10'25PM3:08TREASURER

Name: Trey Duhon III

Address:

Please mail check to:

Name: Will pick up

Registration # 028828
Joan Sargent Waller Co. Treasurer
Deputy SG Date 11-17-25

Address:

Purpose of check: Flowers for grand opening

NOV18'25AM9:53AUDITOR

Charge to GL line: 606-606-581839

11/10/25
Signature of Person Submitting Request **Date**

11/10/25
Signature of Official/Department Head Submitting Request **Date**

Waller County Check Request/Reimbursement Form

Employee submitting request: McKenzie Kelley

Department: County Judge

Total Amount Due: $81.50

Please make check payable to: NOV10'25PM3:05TREASURER

Name: McKenzie Kelley

Address:

Please mail check to:

Name: Will pick up

Registration # 028830
Joan Sargent Waller Co. Treasurer
Deputy JG Date 11-16-25

Address:

Purpose of check: Reimbursement for Grand Opening Platters and Tablecloths

NOV18'25AM9:53AUDITOR

Charge to GL line: 606-606-581839

11/10/25
Signature of Person Submitting Request **Date**

R.Roth 11/10/25
Signature of Official/Department Head Submitting Request **Date**

Waller County Check Request/Reimbursement Form

Employee submitting request: McKenzie Kelley

Department: County Judge

Total Amount Due: $84.99

NOV13'25AM9:57TREASURER

Please make check payable to:

Name: McKenzie Kelley

Address:

028835

Registration # _____
Joan Sargent Waller Co. Treasurer
Deputy JG Date 11-18-25

Please mail check to:

Name: will pick up

Address:

Purpose of check: Cake for Courtroom Ribbon Cutting

NOV18'25AM9:54AUDITOR

Charge to GL line: 606-606-581839

11/12/25
Signature of Person Submitting Request **Date**

11/13/25
Signature of Official/Department Head Submitting Request **Date**

GULF COAST RAIL DISTRICT
HOUSTON * TEXAS

6922 Katy Road
Houston, TX 77024
Phone 713-843-5451
Fax 713-881-3171

INVOICE NO.	INVOICE DATE	AMOUNT DUE
	11/10/2025	$ 7,500.00

To: Waller County
Attn: Ms. Joan Sargent
425 FM 1488, Suite 102
Hempstead, TX 77445

Item	Quantity	Description	Unit Price	Total
	1	General Purpose Fund - 2026		$7,500.00

Registration # 028831
Joan Sargent Waller Co. Treasurer
Deputy JG Date 11-18-25

NOV 18 '25 PM 9:53 AUDITOR

Terms: Due Upon Receipt

TOTAL $7,500.00

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

NOV 7 '25 AM 10:16 TREASURER

INVOICE 3832 PO NUMBER	10/1/2025

BILL TO

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

MESSAGE

Registration # 028833
Joan Sargent Waller Co. Treasurer
Deputy SG Date 11-18-25

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

TOTAL **5,000.00**

PAYMENT/CREDIT/WRITE OFF/DISCOUNTS APPLIED (0.00)

TOTAL DUE BY 1/30/2026 **5,000.00**

Thank you for your support!

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

Submit payment online here

TAG Houston Region W-9

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

NOV 18 '25 AM 9:54 AUDITOR

Please update in your billing system if paying by check.

pitney bowes

Invoice

Starting in June, your invoices will only be available online.

Go to pitneybowes.com/paperlessbill to:
- Go Paperless now and enroll in AutoPay
- View, print and pay online **24/7**
- Access our Help Center or live chat

Account Number	0012748988
Invoice Number	**1028429883**
Order Date	Nov 06 2025
Invoice Date	Nov 06 2025
AMOUNT DUE Dec 6 2025	**$1,362.00**

NOV18'25PM9:55AUDITOR

DETAILS OF YOUR CHARGES Order date: Nov 06 2025
Order # 7006250696
0010954245 Waller County Tax Office, 836 Austin St, Ste 1400, Hempstead, TX, 774454667
Date of service: Nov 3 2025 Case/Service request #: 39332355

Description	Quantity	Unit	Unit Price	Total
Preparation for Move # PREP_FOR_MOVE Prep and re-install, Rush fee, No lift	1	EA	$1,362.00	$1,362.00
			Total tax	**$0.00**
			AMOUNT DUE	**$1,362.00**

028860
Registration # _____
Joan Sargent Waller Co. Treasurer
Deputy JS Date 11-18-25

NOV13'25PM4:25TREASURER

NOV13'25PM3:50AUDITOR

To pay by mail, complete and send the coupon below. Please allow 7-10 business days for mail and processing time.

DUNS 00116-1793, TAX ID 06-0495050

Tear off here

00000173

Pitney Bowes
27 Waterview Drive
Shelton,CT 06484

Pitney Bowes payment coupon
If you've chosen to pay by mail, please include this payment coupon with your payment.

Account #: 0012748988
Invoice date: Nov 6, 2025
Payment amount due: $1,362.00
Invoice #: 1028429883
Due date: Dec 06, 2025

10000012748988810284298832000136200004

MDG2025 00005033 01

0012748988

WALLER COUNTY OF
C/O COUNTY AUDITORS OFFICE
836 AUSTIN ST
STE 1400
HEMPSTEAD TX 77445-4667

PITNEY BOWES INC
PO BOX 981039
BOSTON MA 02298-1039

Change of address/contact information?
Please update at pitneybowes.com/us/support/addresschange.

100000 01 01 005033 007818 P

PRECISION
printing & office supply

317 Victoria Ave.
Navasota, TX 77868
(936) 825-4688

Inv

Date	Invoice #
11/1/2025	25-8042

Bill To	Ship To
WALLER COUNTY TAX ASSESSOR 425 FM1488 Hempstead, TX 77445-9634	NOV14'25AM10:56TREASURER

Terms
NET30

Item	Quantity	Description	Rate	Amount
Service		Move E-Studio 3515AC SN# CNJH47680 730 9th Street to 836 Austin Street Ste 1400 Hempstead, TX 77445	60.00	60.00

NOV20'25AM9:22AUDITOR

028989
Registration # _____
Joan Sargent Waller Co. Treasurer
Deputy JO Date 11-20-25

Thank you for your business!

Subtotal	$60.00
Sales Tax (8.25%)	$0.00
Total	$60.00

WHAT IS STATUS OF THIS CHECK?

OCT 29 '25 PM 12:01 TREASURER

Waller County Check Request/Reimbursement Form

Entered

Employee submitting request: Danny Rothe

Department: Judge - Construction Management

Total Amount Due: $12,820.13

Please make check payable to:

Name: San Bernard Electric Cooperative

Address: P.O. Box 1208

Bellville, Texas 77418

Registration # 028374
Joan Sargent Waller Co. Treasurer
Deputy JG Date 10-30-25

Please mail check to:

Name: San Bernard

Address: Work Order 25-10-045

Purpose of check: Electrical Service for SO Maintenance Garage

Charge to GL line: 604-604-581839 SOFT COST

R. Roth 10/29/25
Signature of Person Submitting Request **Date**

R. Roth 10/29/25
Signature of Official/Department Head Submitting Request **Date**

Docusign Envelope ID: B301F12F-9A63-4784-B372-2119DAAC47D3

SAN BERNARD ELECTRIC COOPERATIVE, INC.

P.O.BOX 1208, BELLVILLE, TEXAS 77418
(979)865-3171 1-800-364-3171 FAX (979)865-9706

LINE EXTENSION CONSTRUCTION COST WORK SHEET

EFFECTIVE 01-01-25

DOT 2025 PM 1:23 TREASURER

DATE: 10/14/2025 **STAKED BY:** KK **WORK ORDER NO.** 25-10-045

OVERHEAD INSTALLATION UNITS			
-	TRANSFORMER ASSEMBLY	$1,800 00	0.00
-	SERVICE DROP ASSEMBLY	$1,000 00	0.00
-	METER POLE WITH SECONDARY	$1,600 00	0.00
-	ADD SERVICE POLE OR STUB POLE	$1,500 00	0.00
-	DEADEND PRIMARY POLE	$3,250 00	0.00
-	EACH ADDITIONAL POLE / SPAN PRIMARY LINE	$2,700 00	0.00
-	ANCHOR GUY ASSEMBLY	$800 00	0.00
-	INSERT SINGLE PHASE POLE IN EXISTING LINE	$1,850 00	0.00
-	INSERT THREE PHASE POLE IN EXISTING LINE	$2,500 00	0.00
X	Other THREE PHASE RAN FOR COST		11020.13
UNDERGROUND PRIMARY LINE INSTALLATION UNITS			
-	PRIMARY CABLE INSTALLATION @ $25 00/FT OR $2,500 00 MIN.		0.00
-	PRIMARY RISER INSTALLATION	$3,000 00	0.00
-	PADMOUNT TRANSFORMER INSTALLATION	$3,000 00	0.00
-	JUNCTION BOX INSTALATION	$3,350 00	0.00
UNDERGROUND SECONDARY LINE INSTALLATION			
-	UP TO 200 AMP SERVICE @ $ 25 00 FT OR $2,500 00 MIN		0.00
-	UP TO 300 AMP SERVICE @ $ 55 00 FT OR $2,500 00 MIN		0.00
-	UP TO 400 AMP SERVICE @ $ 90.00 FT OR $2,500 00 MIN		0.00
METERING ASSEMBLIES (NON-REFUNDABLE)			
-	SINGLE PHASE EXTENDED RANGE METERING 320 AMP	$575 00	0.00
-	SINGLE PHASE C T METERING ASSEMBLY	$1,800 00	0.00
1	THREE PHASE 240 OR 208 VOLT C T METERING ASSEMBLY	$1,800 00	1800.00
-	THREE PHASE 480 VOLT C T METERING ASSEMBLY	$2,500 00	0.00
OTHER COST (NON- REFUNDABLE)			
-	CLEARING OF ROW BASED ON 20' WIDTH @ $ 8.50 FT		0.00
-	TEMPORARY SERVICE DROP (100 AMPS OR LESS)	$600 00	0.00
	LINE RELOCATION CALCULATED COST		-
	MISCELLANEOUS COST (RESTAKE, TEMP, RETIREMENT, ETC.)		-

TOTAL CONTRIBUTION IN AID OF CONSTRUCTION (Due SBEC) -------$ 12820.13
(See Electric Service Application and Agreement Item 3-d)

TOTAL AMOUNT OF CONTRIBUTION SUBJECT TO REFUND ----------$ 11020.13

Member
Print Name: Waller County **Member's Signature:**
JUDGE TREY DUHON

BY SIGNING ABOVE I/WE DO HEREBY ACKNOWLEDGE THE TERMS AND CONDITIONS FOR THIS LINE EXTENSION CONSTRUCTION COST WORK SHEET COVERED ON THE FRONT AND CONTINUED ON THE BACK SIDE. Please read before signing.

LINE EXTENSION COST NOT COVERED IN THE ABOVE COST WILL BE FIGURED ACCORDING TO SBEC POLICY. San Bernard Electric Cooperative, Inc shall retain ownership of all materials and facilities installed by Cooperative

New Single Phase Line Extensions The Cooperative will extend single phase power lines, overhead or underground, to all residential, general (barns, water wells, shop, etc.) and small commercial services as requested by the Member. The Member will be required to pay a contribution in aid of construction, in advance, equal to the average estimated unit costs for all units required to extend the service. The Member will be required to sign a Ten Year Electric Service Application and Agreement. Under the terms of the ten year agreement, the Member shall be obligated and responsible for continual service for the first year (12 months) and in order to continue to receive any refund discount from the contribution in aid of construction monies paid shall maintain continual service for the remaining term of ten years.

New Three Phase Line Extensions The Cooperative will extend three phase power lines, overhead or underground, to all residential, general (barns, water wells, shop, etc.), small commercial and large commercial services as requested by the Member. The Member will be required to pay a contribution in aid of construction, in advance, equal to the total estimated cost to extend the service. The Member will be required to sign a Ten Year Electric Service Application and Agreement. Under the terms of the ten year agreement, the Member shall be obligated and responsible for continual service for the first year (12 months) and in order to continue to receive any refund discount from the contribution in aid of construction monies paid shall maintain continual service for the remaining term of ten years.

wilson bauhaus INTERIORS

DEPOSIT INVOICE

051 - FF&E DALLAS
2343 WALNUT HILL LANE
DALLAS, TX 75229
Phone: (972) 488-4100
Fax: (972) 488-8815
www.wilsonbauhaus.com

Invoice Number	11881
Date	11/12/2025
Customer PO No	Business - Table Power Adds
Customer Name	WALLER COUNTY
Salesperson	A - FELICIA DAVILA
Project Number	406
Terms	DUE UPON RECEIPT
Page	1 of 3

COURTHOUSE FURNITURE

TO
WALLER COUNTY
836 AUSTIN ST
HEMPSTEAD, TX 77445

ATTN: ALAN YOUNTS - 979-826-7740

SHIP TO
WALLER COUNTY
836 AUSTIN ST
HEMPSTEAD, TX 77445

ATTN: Danny R. Rothe
Phone: 979.826.7737 (Work) x 213
Email: d.rothe@wallercounty.us

Prepared for : A - FELICIA DAVILA

ELECTRICAL AT CONFERENCE TABLES

Line	Quantity	Description	Unit Price	Extended Amount
1	3.00 Each	305300.03.04.09 Oasis Mini 15" trough with 6 power receptacles, 1 USB-A 2.4A and 1 USB-C 60W charging ports, cutout for 1 telecom plate (sold separately), (2) 108" Standard Plugs, black powder coat finish Mark Line For: Tag: Rm 2519 and 2301	1,058.27	3,174.81
2	3.00 Each	A-BL Blank Black Telecom Plate Mark Line For: Tag: Rm 2519 and 2301	4.14	12.42
3	1.00 Each	TARIFF + MATERIAL SURCHARGE Blank Black Telecom Plate	317.79	317.79
4	1.00 Each	QUOTED LABOR Labor to install (3) power units into (2) existing conference tables. Includes onsite field cut power grommets based on template provided by vedor. Normal buiness hours.	660.00	660.00

Order Sub-Total :	$4,165.02
TOTAL ORDER :	**$4,165.02**
Required Deposit 50.00% :	$2,082.51

PLEASE REVIEW THIS QUOTATION AND NOTIFY US PROMPTLY OF ANY CORRECTIONS REQUIRED THANK YOU FOR THE OPPORTUNITY TO BE OF SERVICE

A FINANCE CHARGE OF ~~1.12%~~ PER MONTH WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% WILL BE CHARGED ON ACCOUNTS PAST DUE.

Signature: D.R. Rothe **Name:** DANNY ROTHE **Title:** WC/DC/CM **Date:** 11/20/2025

APPROVED IN COURT 10/29/25 # 62

SOFT COST # 22

wilson bauhaus INTERIORS

DEPOSIT INVOICE

051 - FF&E DALLAS
2343 WALNUT HILL LANE
DALLAS, TX 75229
Phone: (972) 488-4100
Fax: (972) 488-8815
www.wilsonbauhaus.com

Invoice Number	11975
Date	11/12/2025
Customer PO No	Jury Chairs
Customer Name	WALLER COUNTY
Salesperson	A - FELICIA DAVILA
Project Number	
Terms	DUE UPON RECEIPT
Page	1 of 3

COURT HOUSE FURNITURE

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 (Work) x 213
Email: d.rothe@wallercounty.us

Prepared for : A - FELICIA DAVILA 14 CHAIRS FOR JURY (PORTABLE)

Line	Quantity	Description	Unit Price	Extended Amount
1	14.00 Each	HMN2--.F-.E-.IM-.ON-$(1)-.UR-51-.BLCK Motivate Nest/Stack Chair-Flex Bck-Uph Seat .F:Fixed Arm .E:Standard Nylon Glide .IM:4-Way Black .ON:Onyx $(1):Grade 1 Uph .UR:Contourett 51:Crater .BLCK:Black Mica Texture Mark Line For: Tag TG: Jury	414.23	5,799.22
2	1.00 Each	QUOTED LABOR Labor to receive, deliver, and install (14) HON Motivate Nesting chairs during normal business hours. Includes travel and truck fees.	700.00	700.00

Order Sub-Total :	$6,499.22
TOTAL ORDER :	**$6,499.22**
Required Deposit 50.00% :	$3,249.61

PLEASE REVIEW THIS QUOTATION AND NOTIFY US PROMPTLY OF ANY CORRECTIONS REQUIRED THANK YOU FOR THE OPPORTUNITY TO BE OF SERVICE

A FINANCE CHARGE OF 1-1/2% PER MONTH WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% WILL BE CHARGED ON ACCOUNTS PAST DUE.

Signature: D.R. Rothe Name: DANNY ROTHE Title: WC/DF/CM Date: 10/20/2025

APPROVED IN COURT 10/29/25 #62
SOFT COST #22

wilson bauhaus INTERIORS

DEPOSIT INVOICE

051 - FF&E DALLAS
2343 WALNUT HILL LANE
DALLAS, TX 75229
Phone: (972) 488-4100
Fax: (972) 488-8815
www.wilsonbauhaus.com

Invoice Number	11325
Date	11/12/2025
Customer PO No	Business Node 2311/2312/2505/4316
Customer Name	WALLER COUNTY
Salesperson	A - FELICIA DAVILA
Project Number	406
Terms	DUE UPON RECEIPT
Page	1 of 9

COURT HOUSE FURNITURE

TO
WALLER COUNTY
836 AUSTIN ST
HEMPSTEAD, TX 77445

ATTN: ALAN YOUNTS - 979-826-7740

SHIP TO
WALLER COUNTY
836 AUSTIN ST
HEMPSTEAD, TX 77445

ATTN: Danny R. Rothe
Phone: 979.826.7737 (Work) x 213
Email: d.rothe@wallercounty.us

Prepared for : A - FELICIA DAVILA

ADDITIONAL OFFICES

Line	Quantity	Description	Unit Price	Extended Amount
1	1.00 Each	CBK29--$(P1)-.P28 Bridge Kit 29-1/2H $(P1):P1 Paint Opts .P28:Fossil Mark Line For: 2205 Dept. Treas	44.06	44.06
2	1.00 Each	CDG--$(P1)-.P28 Gussets (1 Pr) $(P1):P1 Paint Opts .P28:Fossil Mark Line For: 2205 Dept. Treas	34.16	34.16
3	1.00 Each	CEP2429F--$(P1)-.P28 Freestanding 24DX29-1/2H End Pnl Sup $(P1):P1 Paint Opts .P28:Fossil Mark Line For: 2205 Dept. Treas	52.64	52.64
4	2.00 Each	CEP3029F--$(P1)-.P28 Freestanding 30DX29-1/2H End Pnl Sup $(P1):P1 Paint Opts .P28:Fossil Mark Line For: 2205 Dept. Treas	58.25	116.50
5	1.00 Each	CS604--$(P1)-.P28 Half Hgt 14Hx60W Mod Pnl $(P1):P1 Paint Opts .P28:Fossil Mark Line For: 2205 Dept. Treas	52.14	52.14
6	1.00 Each	CS729--$(P1)-.P28 Full-Hgt 29-1/2Hx72W Mod Pnl $(P1):P1 Paint Opts .P28:Fossil Mark Line For: 2205 Dept. Treas	56.60	56.60
7	2.00 Each	ELF442NS--$(P1)-.P28-.EL-.OMT Ess Lat 42W 52-1/2H 4-12" Drws Sq Pull $(P1):P1 Paint Opts .P28:Fossil .EL:Matte Silver	894.57	1,789.14

SEE BACK PAGE

wilson bauhaus INTERIORS

DEPOSIT INVOICE

051 - FF&E DALLAS
2343 WALNUT HILL LANE
DALLAS, TX 75229
Phone: (972) 488-4100
Fax: (972) 488-8815
www.wilsonbauhaus.com

Invoice Number	11325
Date	11/12/2025
Customer PO No	Business Node 2311/2312/2505/4316
Customer Name	WALLER COUNTY
Salesperson	A - FELICIA DAVILA
Project Number	406
Terms	DUE UPON RECEIPT
Page	2 of 9

		.OMT:OMT Core to Ord key Alike Mark Line For: 2205 Dept. Treas		
8	2.00 Each	ESC230S--$(P1)-.P28-.EL-.OMT Essentials 28Hx30W Storage Cabinet Square Pull $(P1):P1 Paint Opts .P28:Fossil .EL:Matte Silver .OMT:OMT Core to Ord key Alike Mark Line For: 2205 Dept. Treas	376.42	752.84
9	1.00 Each	LKFE3MTS--$(KEYNUM)-.X225-.2 Lock Core Kit Matte Silver -- 3 cores 2 keys $(KEYNUM):Key Number .X225:Key Number 225 .2:2 Mark Line For: 2205 Dept. Treas	28.38	28.38
10	1.00 Each	PF197-233S--$(P1)-.P28-.EL-.OMT Essentials Support Ped BBF 28Hx22-7/8Dx15W Sq Pull $(P1):P1 Paint Opts .P28:Fossil .EL:Matte Silver .OMT:OMT Core to Ord key Alike Mark Line For: 2205 Dept. Treas	221.27	221.27
11	1.00 Each	PF198-232S--$(P1)-.P28-.EL-.OMT Essentials Support Ped FF 28Hx22-7/8Dx15W Sq Pull $(P1):P1 Paint Opts .P28:Fossil .EL:Matte Silver .OMT:OMT Core to Ord key Alike Mark Line For: 2205 Dept. Treas	221.27	221.27
12	1.00 Each	RL-MHP--.2-.0-.L-.CBK-LKM01-$(16COM)-.S618022XP Relate Std Mesh High-Bk/Adj Pivot Arms .2:Standard cylinder .0:Hard Casters .L:Lumbar .CBK:Charblack LKM01:Carbon $(16COM):Grd 16 COM Uph .S618022XP:BASKET GRIFFIN Mark Line For: 2205 Dept. Treas	1,188.59	1,188.59
13	1.00 Each	T52448S--$(L2PTR)-.WSR4-.EH-.P Primary 24Dx48W Flat Eg Lam w/Grommets $(L2PTR):Grd L2 Partnership Laminates .WSR4:Windsor Mahogany 7039-7 .EH:Fossil .P:Plastic Grommet Mark Line For: 2205 Dept. Treas	108.41	108.41
14	1.00 Each	T52472S--$(L2PTR)-.WSR4-.EH-.P Primary 24Dx72W Flat Eg Lam w/Grommets $(L2PTR):Grd L2 Partnership Laminates	150.48	150.48

wilson bauhaus INTERIORS

DEPOSIT INVOICE

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DALLAS, TX 75229
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www.wilsonbauhaus.com

Invoice Number	11325
Date	11/12/2025
Customer PO No	Business Node 2311/2312/2505/4316
Customer Name	WALLER COUNTY
Salesperson	A - FELICIA DAVILA
Project Number	406
Terms	DUE UPON RECEIPT
Page	3 of 9

		.WSR4:Windsor Mahogany 7039-7 .EH:Fossil .P:Plastic Grommet Mark Line For: 2205 Dept. Treas		
15	1.00 Each	T53072S--$(L2PTR)-.WSR4-.EH-.P Primary 30Dx72W Flat Eg Lam w/Grommets $(L2PTR):Grd L2 Partnership Laminates .WSR4:Windsor Mahogany 7039-7 .EH:Fossil .P:Plastic Grommet Mark Line For: 2205 Dept. Treas	169.95	169.95
16	2.00 Each	Z5SC54 42W External Supt Channel for 54W W/S Mark Line For: 2205 Dept. Treas	18.32	36.64
17	1.00 Each	NETTA-24--GRY Mesh Wire Management Channel, 24W GRY:Gray Mark Line For: 2205 Dept. Treas	72.45	72.45
18	2.00 Each	N30GM9UP--11-COM-SPECIAL-PALLAS BASKET GRIFFIN-C53 LAVORO,GUEST,MESH BACK,ARMS,UPH SEAT,BLACK,STATIC 11:BLACK COM:CUSTOMER'S OWN MATERIAL PALLAS BASKET GRIFFIN C53:HARD GLIDE Mark Line For: 2205 Dept. Treas	416.67	833.34
19	2.00 Yards	29.104.021 BASKET GRIFFIN Mark Line For: 2205 Dept. Treas	68.75	137.50
20	4.00 Each	CEP3029F--$(P1)-.P28 Freestanding 30DX29-1/2H End Pnl Sup $(P1):P1 Paint Opts .P28:Fossil Mark Line For: 2311/2312 PO-03R	58.25	233.00
21	2.00 Each	CS724--$(P1)-.P28 Half Hgt 14Hx72W Mod Pnl $(P1):P1 Paint Opts .P28:Fossil Mark Line For: 2311/2312 PO-03R	53.63	107.26
22	2.00 Each	ELF430NS--$(P1)-.P28-.EL-.OMT Ess Lat 30W 52-1/2H 4-12" Drws Sq Pull $(P1):P1 Paint Opts .P28:Fossil .EL:Matte Silver .OMT:OMT Core to Ord key Alike Mark Line For: 2311/2312 PO-03R	685.90	1,371.80
23	1.00 Each	LKFE3MTS--$(KEYNUM)-.X132-.1 Lock Core Kit Matte Silver -- 3 cores 2 keys $(KEYNUM):Key Number	16.17	16.17

wilson bauhaus INTERIORS

DEPOSIT INVOICE

051 - FF&E DALLAS
2343 WALNUT HILL LANE
DALLAS, TX 75229
Phone: (972) 488-4100
Fax: (972) 488-8815
www.wilsonbauhaus.com

Invoice Number	11325
Date	11/12/2025
Customer PO No	Business Node 2311/2312/2505/4316
Customer Name	WALLER COUNTY
Salesperson	A - FELICIA DAVILA
Project Number	406
Terms	DUE UPON RECEIPT
Page	4 of 9

		.X132:Key Number 132 .1:1 Mark Line For: 2311/2312 PO-03R		
24	1.00 Each	LKFE3MTS--$(KEYNUM)-.X131-.1 Lock Core Kit Matte Silver -- 3 cores 2 keys $(KEYNUM):Key Number .X131:Key Number 131 .1:1 Mark Line For: 2311/2312 PO-03R	16.17	16.17
25	2.00 Each	PF197-233S--$(P1)-.P28-.EL-.OMT Essentials Support Ped BBF 28Hx22-7/8Dx15W Sq Pull $(P1):P1 Paint Opts .P28:Fossil .EL:Matte Silver .OMT:OMT Core to Ord key Alike Mark Line For: 2311/2312 PO-03R	221.27	442.54
26	2.00 Each	PF198-232S--$(P1)-.P28-.EL-.OMT Essentials Support Ped FF 28Hx22-7/8Dx15W Sq Pull $(P1):P1 Paint Opts .P28:Fossil .EL:Matte Silver .OMT:OMT Core to Ord key Alike Mark Line For: 2311/2312 PO-03R	221.27	442.54
27	2.00 Each	T52454S--$(L2PTR)-.WSR4-.EH-.P Primary 24Dx54W Flat Eg Lam w/Grommets $(L2PTR):Grd L2 Partnership Laminates .WSR4:Windsor Mahogany 7039-7 .EH:Fossil .P:Plastic Grommet Mark Line For: 2311/2312 PO-03R	117.32	234.64
28	2.00 Each	T53072S--$(L2PTR)-.WSR4-.EH-.P Primary 30Dx72W Flat Eg Lam w/Grommets $(L2PTR):Grd L2 Partnership Laminates .WSR4:Windsor Mahogany 7039-7 .EH:Fossil .P:Plastic Grommet Mark Line For: 2311/2312 PO-03R	169.95	339.90
29	2.00 Each	T624FB Flat Bracket 24D Mark Line For: 2311/2312 PO-03R	14.36	28.72
30	2.00 Each	Z5SC54 42W External Supt Channel for 54W W/S Mark Line For: 2311/2312 PO-03R	18.32	36.64
31	2.00 Each	NETTA-24--GRY Mesh Wire Management Channel, 24W GRY:Gray Mark Line For: 2311/2312 PO-03R	72.45	144.90
32	2.00	N30GM9UP--11-COM-SPECIAL-PALLAS BASKET GRIFFIN-C53	416.67	833.34

wilson bauhaus INTERIORS

DEPOSIT INVOICE

051 - FF&E DALLAS
2343 WALNUT HILL LANE
DALLAS, TX 75229
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Invoice Number	11325
Date	11/12/2025
Customer PO No	Business Node 2311/2312/2505/4316
Customer Name	WALLER COUNTY
Salesperson	A - FELICIA DAVILA
Project Number	406
Terms	DUE UPON RECEIPT
Page	5 of 9

	Each	LAVORO,GUEST,MESH BACK,ARMS,UPH SEAT,BLACK,STATIC 11:BLACK COM:CUSTOMER'S OWN MATERIAL SPECIAL:PRIMARY UPH PATTERN COLOR C53:HARD GLIDE Mark Line For: 2311/2312 PO-03R		
33	2.00 Yards	29.104.021 BASKET GRIFFIN Mark Line For: 2311/2312 PO-03R	68.75	137.50
34	2.00 Each	1123.BK2.MB.T.AR6--MC1-YCC01-LA1-FC1-BT1-BC1-CS5-CH1-FABRIC-FG3-CANTER EPU-~-KD Focus 2.0, Highback, Mesh Back, Swivel Tilt Cntrl, Multi-Adj Arms MC1:Black Mesh YCC01:Black LA1:Onyx FC1:Black Frame BT1:5-Star Base BC1:Black Nylon Base CS5:Carpet Casters CH1:Standard Cylinder FABRIC:Fabric Grade Selections FG3:Fabric Grade 3 CANTER EPU:Canter EPU Standard Color Selection ~:CANTER NIGHT KD:Knocked Down Mark Line For: 2311/2312 PO-03R	404.80	809.60
35	2.00 Each	HIWMMS--.W2-.V-.H-.IM-.IMS-.BL-.SB-.T-.N Ign 2.0 Mid-back 4-way Mesh - Mesh Seat .W2:Weight Activated w/Seat Slider .V:All-Adjustable w/Pivot .H:Hard (Standard) .IM:4-Way Black .IMS:Ignition Mesh Seat .BL:Black Adjustable Lumbar .SB:Standard Base .T:Black .N:No Headrest Mark Line For: 2412 Const. Mgr	530.51	1,061.02
36	1.00 Each	RL-MHP--.2-.0-.L-.CBK-LKM01-$(1)-.UR-19 Relate Std Mesh High-Bk/Adj Pivot Arms .2:Standard cylinder .0:Hard Casters .L:Lumbar .CBK:Charblack LKM01:Carbon $(1):Grd 1 Uph .UR:Contourett 19:Graphite Mark Line For: 4316 P.I.O.	947.92	947.92

wilson bauhaus INTERIORS

DEPOSIT INVOICE

051 - FF&E DALLAS
2343 WALNUT HILL LANE
DALLAS, TX 75229
Phone: (972) 488-4100
Fax: (972) 488-8815
www.wilsonbauhaus.com

Invoice Number	11325
Date	11/12/2025
Customer PO No	Business Node 2311/2312/2505/4316
Customer Name	WALLER COUNTY
Salesperson	A - FELICIA DAVILA
Project Number	406
Terms	DUE UPON RECEIPT
Page	6 of 9

37	1.00 Each	NETTA-24--GRY Mesh Wire Management Channel, 24W GRY:Gray Mark Line For: 4316 P.I.O.	72.45	72.45
38	2.00 Each	N30GM9UP--11-MOMA-09130405-C53 LAVORO,GUEST,MESH BACK,ARMS,UPH SEAT,BLACK,STATIC 11:BLACK MOMA:MOMENTUM GRADE A 09130405:CANTER BASALT C53:HARD GLIDE Mark Line For: 4316 P.I.O.	427.42	854.84
39	2.00 Each	NAC0236SUR ACCESSORIES,36W,UNDERSURFACE SUPPORT RAIL,BLACK Mark Line For: 4316 P.I.O.	111.37	222.74
40	3.00 Each	NCCB016 CASEGOODS,LOCK CORE WITH KEY,BLACK,NO 016 Mark Line For: 4316 P.I.O.	13.33	39.99
41	1.00 Each	WW2430LFM4L--84MB-KS1B-MC-MC WAVEWORKS,24DX30W,LATERAL FILE,FOUR DRAWER,LAM 84MB:ELONGATED,BLACK KS1B:SPECIFY 1 BLACK CORE SEPARATE MC:AMBER MC:AMBER Mark Line For: 4316 P.I.O.	1,295.59	1,295.59
42	1.00 Each	WW2448BEFHL--VMC-G1C-STD-MC-MC WAVEWORKS,24DX48W,BRIDGE,HINGED MODESTY,HPL VMC:SOFTENED,AMBER G1C:GROMMET,CENTER STD:STANDARD LAMINATE MC:AMBER MC:AMBER Mark Line For: 4316 P.I.O.	382.27	382.27
43	1.00 Each	WW2472CLFL2--VMC-84MB-X-KS1B-STD-MC-MC-MC WAVEWORKS,24DX72W,CREDENZA,LEFT PED,FILE/FILE,HPL VMC:SOFTENED,AMBER 84MB:ELONGATED,BLACK X:NO GROMMET KS1B:SPECIFY 1 BLACK CORE SEPARATE STD:STANDARD LAMINATE MC:AMBER MC:AMBER MC:AMBER Mark Line For: 4316 P.I.O.	1,071.56	1,071.56
44	1.00 Each	WW3072DRFL1--VMC-84MB-G1LR-KS1B-STD-MC-MC-MC WAVEWORKS,30DX72W,DESK,RIGHT PEDESTAL,RECESSED,BBF,HPL VMC:SOFTENED,AMBER 84MB:ELONGATED,BLACK G1LR:GROMMET,LEFT & RIGHT KS1B:SPECIFY 1 BLACK CORE SEPARATE	1,235.82	1,235.82

wilson bauhaus INTERIORS

DEPOSIT INVOICE

051 - FF&E DALLAS
2343 WALNUT HILL LANE
DALLAS, TX 75229
Phone: (972) 488-4100
Fax: (972) 488-8815
www.wilsonbauhaus.com

Invoice Number	11325
Date	11/12/2025
Customer PO No	Business Node 2311/2312/2505/4316
Customer Name	WALLER COUNTY
Salesperson	A - FELICIA DAVILA
Project Number	406
Terms	DUE UPON RECEIPT
Page	7 of 9

		STD:STANDARD LAMINATE MC:AMBER MC:AMBER MC:AMBER Mark Line For: 4316 P.I.O.		
45	1.00 Each	TARIFF SURCHARGE -	8.52	8.52
46	1.00 Each	TARIFF SURCHARGE -	7.28	7.28
47	1.00 Each	TARIFF SURCHARGE -	38.82	38.82
48	1.00 Each	TARIFF SURCHARGE -	362.82	362.82
49	1.00 Each	COM FREIGHT TO NATIONAL -	180.00	180.00
50	1.00 Each	COM FREIGHT TO NATIONAL -	46.00	46.00
51	1.00 Each	FREIGHT -	45.50	45.50
52	1.00 Each	FREIGHT -	57.59	57.59
53	1.00 Each	QUOTED LABOR Receive in warehouse, deliver and install the following furniture at a later date: •Office 2205 (File/Room) •Office 2311 (L-shaped private office) •Office 2312 (L-shaped private office) •Office 4316 (U-shaped private office Install crew to swap 3 private offices while onsite completing original installation. Includes truck/fuel fees, disposal fees.	2,860.00	2,860.00

Order Sub-Total :	$22,051.81
TOTAL ORDER :	**$22,051.81**
Required Deposit 50.00% :	$11,025.91

PLEASE REVIEW THIS QUOTATION AND NOTIFY US PROMPTLY OF ANY CORRECTIONS REQUIRED THANK YOU FOR THE OPPORTUNITY TO BE OF SERVICE

A FINANCE CHARGE OF 1-1/2% PER MONTH WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% WILL BE CHARGED ON ACCOUNTS PAST DUE.

Signature: D.R.R. Name: DANNY ROTHE Title: INC/DE/CM Date: 11/20/2025

APPROVED IN COURT 10/29/25 #62

SOFT COST #22

LDDBlueline

333 Cypress Run, Suite 350, Houston, TX, 77094

Endwell

Waller County
836 Austin Street
Suite 124
Hempstead, TX 77445
Danny Rothe

No: 51282
Date: 10/31/2025
Due Date: 11/30/2025

Vehicle Maintenance Garage

0625003

For Services Rendered Through 10/31/2025

Please make checks payable to LDDBlueline, LLC

Professional Services

	Contract Amount	Previously Billed	% Complete	Invoice Amount
Programming/Schematic Design	$9,500.00	$9,500.00	100.00	$.00
Design Development	$11,875.00	$11,875.00	100.00	$.00
Construction Documents	$16,625.00	$16,625.00	100.00	$.00
Procurement	$2,375.00	$2,375.00	100.00	$.00
Construction Phase	$7,125.00	$2,137.50	45.00	$1,068.75
Total Professional Services	**$47,500.00**	**$42,512.50**		**$1,068.75**

Reimbursable

	Unit Rate	Qty	Markup	Amount
Mileage	0.70	258.00	1.10	$198.66
Mileage	0.70	83.00	1.10	$63.91
Mileage	0.70	45.00	1.10	$34.65
Total Reimbursable				**$297.22**

Invoice Amount **$1,365.97**

APPROVED
DANNY ROTHE
WC/BF/CM
11/13/2025

LDDBlueline

333 Cypress Run, Suite 350, Houston, TX, 77094

Waller County
836 Austin Street
Suite 124
Hempstead, TX 77445
Danny Rothe

No: 51222
Date: 09/30/2025
Due Date: 10/30/2025

OCT 13 '25 PM 2:00 TREASURER

Vehicle Maintenance Garage

0625003

For Services Rendered Through 9/30/2025

Please make checks payable to LDDBlueline, LLC

Professional Services

	Contract Amount	Previously Billed	% Complete	Invoice Amount
Programming/Schematic Design	$9,500.00	$9,500.00	100.00	$.00
Design Development	$11,875.00	$11,875.00	100.00	$.00
Construction Documents	$16,625.00	$16,625.00	100.00	$.00
Procurement	$2,375.00	$2,375.00	100.00	$.00
Construction Phase	$7,125.00	$1,068.75	30.00	$1,068.75
Total Professional Services	**$47,500.00**	**$41,443.75**		**$1,068.75**

Reimbursable

	Unit Rate	Qty	Markup	Amount
Mileage	0.70	172.00	1.15	$138.46
Total Reimbursable				**$138.46**

Invoice Amount **$1,207.21**

APPROVED
DANNY ROTHE
WC/DF/CM
11/13/2025
DJR.PCT

Registration # 027986
Joan Sargent Waller Co. Treasurer
Deputy SO Date 10-15-25

LDDBlueline

333 Cypress Run, Suite 350, Houston, TX, 77094

Waller County
836 Austin Street
Suite 124
Hempstead, TX 77445
Danny Rothe

No: 51280
Date: 10/31/2025
Due Date: 11/15/2025

Waller County Precinct 3 Annex Building

06.24.007

For Services Rendered Through 10/31/2025

Please make checks payable to LDDBlueline, Inc.

Professional Services

	Contract Amount	Previously Billed	% Complete	Invoice Amount
Programming/Scematic Design	$49,500.00	$49,500.00	100.00	$.00
Design Development	$61,875.00	$24,750.00	46.00	$3,712.50
Construction Documents	$86,625.00	$.00	0.00	$.00
Procurement	$12,375.00	$.00	0.00	$.00
Construction Administration	$37,125.00	$.00	0.00	$.00
Total Professional Services	**$247,500.00**	**$74,250.00**		**$3,712.50**

Invoice Amount **$3,712.50**

APPROVED
DANNY ROTHE
INC/DF/CM
11/13/2025

LDDBlueline

333 Cypress Run, Suite 350, Houston, TX, 77094

Endwd

Waller County
836 Austin Street
Suite 124
Hempstead, TX 77445
Danny Rothe

No: 51220
Date: 09/30/2025
Due Date: 10/15/2025

OCT 13'25 PM 2:00 TREASURER

Waller County Precinct 3 Annex Building
06.24.007

For Services Rendered Through 9/30/2025

Please make checks payable to LDDBlueline, Inc.

Professional Services

	Contract Amount	Previously Billed	% Complete	Invoice Amount
Programming/Scematic Design	$49,500.00	$49,500.00	100.00	$.00
Design Development	$61,875.00	$21,037.50	40.00	$3,712.50
Construction Documents	$86,625.00	$.00	0.00	$.00
Procurement	$12,375.00	$.00	0.00	$.00
Construction Administration	$37,125.00	$.00	0.00	$.00
Total Professional Services	**$247,500.00**	**$70,537.50**		**$3,712.50**

Invoice Amount **$3,712.50**

027984
Registration # _____
Joan Sargent Waller Co. Treasurer
Deputy JG Date 10-15-25

OCT 15 PM 2:49 COUNTY

APPROVED
DANNY ROTHE
WC/DF/CM
11/13/2025
DJR.ROTH

LDDBlueline

333 Cypress Run, Suite 350, Houston, TX, 77094

Waller County
836 Austin Street
Suite 124
Hempstead, TX 77445
Danny Rothe

No: 51281
Date: 10/31/2025
Due Date: 11/15/2025

Waller County Precinct 2 Annex Building

06.24.008

For Services Rendered Through 10/31/2025

Please make checks payable to LDDBlueline, LLC

Professional Services

	Contract Amount	Previously Billed	% Complete	Invoice Amount
Programming/Schematic Design	$37,500.00	$37,500.00	100.00	$.00
Design Development	$46,875.00	$18,750.00	46.00	$2,812.50
Construction Documents	$65,625.00	$.00	0.00	$.00
Procurement	$9,375.00	$.00	0.00	$.00
Construction Administration	$28,125.00	$.00	0.00	$.00
Total Professional Services	**$187,500.00**	**$56,250.00**		**$2,812.50**

Invoice Amount **$2,812.50**

12-500-5115.00

APPROVED
DANNY ROTHE
WC/DF/CM
11/13/2025
D.R. Roth

LDDBlueline

333 Cypress Run, Suite 350, Houston, TX, 77094

Waller County
836 Austin Street
Suite 124
Hempstead, TX 77445
Danny Rothe

No: 51221
Date: 09/30/2025
Due Date: 10/15/2025

OCT 13'25 PM 1:58 TREASURER

Waller County Precinct 2 Annex Building

06.24.008

For Services Rendered Through 9/30/2025

Please make checks payable to LDDBlueline, LLC

Professional Services

	Contract Amount	Previously Billed	% Complete	Invoice Amount
Programming/Schematic Design	$37,500.00	$37,500.00	100.00	$.00
Design Development	$46,875.00	$15,937.50	40.00	$2,812.50
Construction Documents	$65,625.00	$.00	0.00	$.00
Procurement	$9,375.00	$.00	0.00	$.00
Construction Administration	$28,125.00	$.00	0.00	$.00
Total Professional Services	**$187,500.00**	**$53,437.50**		**$2,812.50**

Reimbursable

	Unit Rate	Qty	Markup	Amount
Mileage	0.70	86.00	1.10	$66.22
Total Reimbursable				**$66.22**

Invoice Amount **$2,878.72**

APPROVED
DANNY ROTHE
WC/DF/CM
11/13/2025

Registration # 027985
Joan Sargent Waller Co. Treasurer
Deputy ____ Date 10-15-25

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

KING
Architectural Consulting Services PLLC

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

Date of Issue
11/05/2025

Due Date
12/12/2025

Invoice Number
0000064

Reference
Bus Node New CH pay app #36, Mod Bldgs pay app #20

Amount Due (USD)
$2,047.46

Description	Rate	Qty	Line Total
10 hour trip to Waller County on Nov 4th, 2025 with observation of CH and 1 hour review of pay app #36, and Modular Bldg pay app #20	$150.00	11	$1,650.00
Insurance Reimbursement	$113.17	1	$113.17
Travel Expense, lunch	$11.68	1	$11.68
Travel Expense, Mileage trip to Waller County - observation/pay app meeting	$0.585	466	$272.61

Subtotal	2,047.46
Tax	0.00
Total	2,047.46
Amount Paid	0.00
Amount Due (USD)	$2,047.46

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!

HISCOX
encourage courage

Payment schedule

King Architectural Consulting Services PLLC

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

Upcoming payment schedule

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

- September 7, 2025 $113.13
- October 7, 2025 $113.17
- November 7, 2025 $113.17 — INVOICE #04 11.5.25
- December 7, 2025 $113.17
- January 7, 2026 $113.17
- February 7, 2026 $113.17
- March 7, 2026 $113.17
- April 7, 2026 $113.17
- May 7, 2026 $113.17
- June 7, 2026 $113.17
- July 7, 2026 $113.17
- August 7, 2026 $113.17

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

Underwritten by Hiscox Insurance Company Inc., 30 North LaSalle Street, Suite 1760, Chicago, IL 60602, as administered by Hiscox Inc., a licensed insurance producer in all states and DC. In California, Hiscox Inc. does business as Hiscox Insurance Agency (License no.: 0F09668). This information is provided to assist you in understanding how renewals work and does not modify the terms and conditions of any current or future Insurance policy, nor does it imply that any claims is covered. Coverage is subject to underwriting, terms conditions, and limits of the policy.

LUNCH - TRIP TO WALLER COUNTY

Freddy's

M. KING 11.4.25

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

11/4/2025 12:29:17 PM
Order Id: AAAZPNAQACA6
130 - Dine In
Employee: 111
Total Items: 3

130

---

1 Combo	$10.79
1 Double Cheeseburger	
1 French Fries	
1 Med Dine In	
Sub Total	$10.79
Sales Tax	$0.89
Occ Tax	$0.00
Order Total	$11.68
MasterCard	$11.68
AUTHORIZED AMOUNT	$11.68

Card#: **********1549
Authorization: 05156C

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

2884190710646

****

DELL Technologies

DELL MARKETING L.P.
One Dell Way
Round Rock, TX 78682

FID Number: 74-2616805
Inquiries: www.dell.com/ordersupport/
Dell Online: http://www.dell.com

Invoice

BILL TO:

WALLER COUNTY
JOAN SARGENT
836 AUSTIN ST
STE 316
HEMPSTEAD, TX 77445-4673

SHIP TO:

WALLER COUNTY
GREG HENRY
836 AUSTIN ST
IT DEPT
HEMPSTEAD, TX 77445-4667

PLEASE REVIEW DELL'S TERMS & CONDITIONS OF SALE AND POLICIES , WHICH GOVERN THIS TRANSACTION

VIEW YOUR ORDER DETAILS ONLINE

Invoice No: 10844185530	**Customer No: 2432847**	**Order No: 1026054027**	**Page 1 of 2**

Purchase Order:	WC-NEwCHouse-UPS	Sales Rep:	Damon Mays
Payment Terms:	45 Days Inv.	Contract Code:	C000000006563
Due Date:	12/13/2025	Waybill Number:	394760858070
Invoice Date:	10/29/2025	Contract Name:	Standard Governing Terms in Supplier's Quote
Order Date:	10/28/2025		

UPS BACK UP FOR C.H.

SOFT COST #23

Item Number	Description	Qty	Unit	Unit Price	Amount

APPROVED
DANNY ROTHE
WC/DF/CM
11/13/2025

Registration # 028082
Joan Sargent Waller Co. Treasurer
Deputy JG Date 10-30-25

6010-6062828

FOR SHIPMENTS TO CALIFORNIA, A STATE ENVIRONMENTAL FEE OF UP TO $6 PER ITEM WILL BE ADDED TO INVOICES FOR ALL ORDERS CONTAINING A DISPLAY GREATER THAN 4 INCHES. PLEASE KEEP ORIGINAL BOX FOR ALL RETURNS. COMPREHENSIVE ONLINE CUSTOMER CARE INFORMATION AND ASSISTANCE IS A CLICK AWAY AT WWW.DELL.COM/PUBLIC-ECARE TO ANSWER A VARIETY OF QUESTIONS REGARDING YOUR DELL ORDER.

	USD
Sub-Total:	$ 5,774.90
Ship. &/or Handling:	$ 0.00
ENVIRO FEE:	$ 0.00
Taxable: $ 0.00 **Tax:**	
Non-Taxable: $ 5,774.90	$ 0.00
Invoice Total:	$ 5,774.90

DELL Technologies

DETACH AT LINE AND RETURN WITH PAYMENT

Invoice No: 10844185530
Customer Name: WALLER COUNTY
Customer No. 2432847
PO No: WC-NEwCHouse-UPS
Order Number: 1026054027

	USD
Sub-Total:	$ 5,774.90
Ship. &/or Handling:	$ 0.00
ENVIRO FEE:	$ 0.00
Taxable: $ 0.00 **Tax:**	
Non-Taxable: $ 5,774.90	$ 0.00
Invoice Total:	$ 5,774.90
Balance Due:	$ 5,774.90
Amount Enclosed:	

Make check payable / remit to :
Dell Marketing L.P.
C/O Dell USA L.P.
PO Box 676021
Dallas, TX 75267-6021

Electronics Payments
Dell Marketing L.P.
PNC Bank
ABA#: 043-000-096
Acct#: 1017304611
Swift code : PNCCUS33

Online ACH Payment
Log in to your MyFinancials account
https://mfm.dell.com/

0108441855300000000057749000000002432847 9

DELL Technologies

DELL MARKETING L.P.
One Dell Way
Round Rock, TX 78682

FID Number: 74-2616805
Inquiries: www.dell.com/ordersupport/
Dell Online: http://www.dell.com

Invoice

BILL TO:

WALLER COUNTY
JOAN SARGENT
836 AUSTIN ST
STE 316
HEMPSTEAD, TX 77445-4673

SHIP TO:

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Invoice No: 10844185530 **Customer No: 2432847** **Order No: 1026054027** **Page 2 of 2**

Purchase Order:	WC-NEwCHouse-UPS	Sales Rep:	Damon Mays
Payment Terms:	45 Days Inv.	Contract Code:	C000000006563
Due Date:	12/13/2025	Waybill Number:	394760858070
Invoice Date:	10/29/2025	Contract Name:	Standard Governing Terms in Supplier's Quote
Order Date:	10/28/2025		

Item Number	Description	Qty	Unit	Unit Price	Amount
A9503792	**APC Back-UPS 425VA UPS Battery Backup (BE425M)** Serial Number:0B2522P03239, 0B2522P03237, 0B2522P03238, 0B2522P03231, 0B2522P03232, 0B2522P03230, 0B2522P03235, 0B2522P03236, 0B2522P03233, 0B2522P03234, 0B2522P03190, 0B2522P03191, 0B2522P03192, 0B2522P03229, 0B2522P03227, 0B2522P03187, 0B2522P03220, 0B2522P03264, 0B2522P03188, 0B2522P03221, 0B2522P03185, 0B2522P03262, 0B2522P03186, 0B2522P03263, 0B2522P03224, 0B2522P03189, 0B2522P03222, 0B2522P03223, 0B2522P03180, 0B2522P03183, 0B2522P03260, 0B2522P03184, 0B2522P03261, 0B2522P03181, 0B2522P03182, 0B2522P03217, 0B2522P03218, 0B2522P03215, 0B2522P03259, 0B2522P03216, 0B2522P03219, 0B2522P03176, 0B2522P03253, 0B2522P03177, 0B2522P03210, 0B2522P03254, 0B2522P03174, 0B2522P03251, 0B2522P03175, 0B2522P03252, 0B2522P03213, 0B2522P03257, 0B2522P03214, 0B2522P03258, 0B2522P03178, 0B2522P03211, 0B2522P03255, 0B2522P03179, 0B2522P03212, 0B2522P03256, 0B2522P03172, 0B2522P03173, 0B2522P03250, 0B2522P03170, 0B2522P03171, 0B2522P03206, 0B2522P03207, 0B2522P03204, 0B2522P03248, 0B2522P03205, 0B2522P03249, 0B2522P03208, 0B2522P03209, 0B2522P03242, 0B2522P03243, 0B2522P03240, 0B2522P03241, 0B2522P03169, 0B2522P03202, 0B2522P03246, 0B2522P03203, 0B2522P03247, 0B2522P03244, 0B2522P03201, 0B2522P03245	85	EA	67.94	5,774.90

To make a payment or access your account details online, please visit MyFinancials at https://mfm.dell.com

INVOICE

J&M Cabling Solutions
2723 Summer Ln
Missouri City, TX 77489-1181

dena@jmcabling.com
+1 (346) 461-2088

Bill to
Danny Rothe
Waller County
425 FM1488
Auditors Office
Hempstead, TX 77445
United States

Ship to
Danny Rothe
Waller County Courthouse
836 Austin Street
Hempstead, TX 77445
United States

ADDITIONAL CABELING AT COURTHOUSE PER USER REQUESTS.
SOFT COST # 41

Invoice details
Invoice no.: 1014
Terms: Net 15
Invoice date: 11/17/2025
Due date: 12/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	11/10/2025	**Cabling Installation**	On Monday 11/10/2025 and Wednesday 11/12/2025, Technician worked at the courthouse to provide data installation support for technology equipment throughout the facility.	1	$1,200.00	$1,200.00
2.	11/14/2025	**Cabling Installation**	Installation of CAT6 data cabling- On Friday 11/14/2025, Technician installed two (2) new CAT6 data lines from the IDF Room to the Back door of the building for security; Lines # F-11 & F-12.	11	$75.00	$825.00
3.	11/14/2025	**Materials**	Materials to install 2 new CAT6 Security Data lines: 260' CAT6 plenum cable, four (4) QuickPort Leviton connectors, one (1) MPLS wall caddy, and one (1) 2-port faceplate.	1	$175.00	$175.00

Total **$2,200.00**

APPROVED
DANNY ROTHE
WC/DF/CM

11/20/2025

AT&T

WALLER COUNTY
425 FM 1488
HEMPSTEAD TX 77445

Page 1 of 2
Account Number 660 25U-9903 2
Billing Date Oct 28, 2025

Web Site att.com

Monthly Statement

Connect to value
Powerful connections with savings that last are just the beginning. Check out our best wireless plans and hyper-fast internet options today, call 877.401.9888.

Bill-At-A-Glance

Previous Bill	.00
Payment	.00
Adjustments	.00
Balance	.00
Current Charges	13,846.95
Total Amount Due	**$13,846.95**
Amount Due in Full By	Nov 20, 2025

FINAL BILL

Billing Summary

Online: **att.com/myatt** Page

Plans and Services	1	13,846.95
Payment Arrangements: 1 888 827-3237		
Total Current Charges		13,846.95

Registration # 028442
Joan Sargent Waller Co. Treasurer
Deputy [signature] Date 11-10-25

Plans and Services

Additions and Changes to Service

This section of your bill reflects charges and credits resulting from account activity.

Item No.	Description	Quantity	Monthly Rate	Amount Billed
Activity on Oct 23, 2025				
1.	CONTACT: DANNY ROTHE 979-221-3922 BILLING THROUGH SEP 2025 PROJECT: A02T0XK	1		.00
2.	CWO-30655- 836 AUSTIN ST., HEMPSTEAD, TX 77445.- REPLACEMENT OF BUILDING FIBER CABLE. 3/22/24- RCD SIGNED WA, GOV JOB, NO QUOTE FEE IS	1		13,846.95
3.	REQUIRED, PENDING COST ESTIMATE. 1/29/25- SENT QUOTE. 4/25/25- RCD SIGNED $10,645.16 LOA TO PROCEED, AND ACTUAL COSTS WILL BE TRUED UP AND	1		.00
4.	FINAL BILLED UPON COMPLETION OF FIELD WORK.	1		.00
Total Additions and Changes to Service				13,846.95

Government Fees and Taxes

5.	Federal	.00
6.	State and Local	.00
Total Government Fees and Taxes		.00

NOV10'25AM8:55AUDITOR

Total Plans and Services 13,846.95

News You Can Use

PAYMENT FEE UPDATE
Beginning in 2025, a 2-3% processing fee will be added when using a credit card to make one-time payments. If you prefer to avoid paying the credit card processing fee, you can use one of the following payment methods: Debit Cards, ACH Transfers, Electronic Funds Transfers (EFT), Checks. If you prefer using a credit card, no action is required. We will process payment as usual, but with the added 2-3% processing fee.

News You Can Use Summary

- PAYMENT FEE UPDATE
- PRODUCTS & SERVICES
- FEES AND SURCHARGES
- COLLECTION POLICY

See "News You Can Use" for additional information

NOV4'25PM3:45TREASURER

Local Services provided by AT&T Arkansas, AT&T Kansas, AT&T Missouri, AT&T Oklahoma, or AT&T Texas based upon the service address location.

Manage your account at att.com

Return bottom portion with your check in the enclosed envelope.

Printed on Recyclable Paper

WALLER COUNTY
425 FM 1488
HEMPSTEAD TX 77445

News You Can Use

FEES AND SURCHARGES
AT&T collects monthly fees and surcharges to help recover its required contribution to government programs and to recover costs AT&T pays in taxes and required payments levied by federal, state, and local governments. These fees and surcharges included on your bill are periodically adjusted to align with the rates determined by the government agency that is responsible for the state or federal fund or tax and subject to change at any time without notice to you unless required by law. For more information, please contact an AT&T Service Representative at the phone number listed on the front of your bill.

PRODUCTS & SERVICES
Explore AT&T's Products and Services!
Thank you for being a valued customer. Discover our wide range of products and services designed to enhance your experience. Visit us at https://www.att.com/deals to find the perfect solutions for your needs.

COLLECTION POLICY
Effective 9/22/2009, if your final balance remains unpaid after the DUE BY date, it may become necessary to send your account for further collection activity. You may be held responsible for fees associated with the collection efforts, including outside collection agency fees and attorney's fees, as permitted by law. If you have any questions, please contact us at the toll-free number on your bill. AT&T appreciates your business and we look forward to doing business with you in the future.

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DELL Technologies

DELL MARKETING L.P.
One Dell Way
Round Rock, TX 78682

FID Number: 74-2616805
Inquiries: www.dell.com/ordersupport/
Dell Online: http://www.dell.com

Invoice

BILL TO:

WALLER COUNTY
JOAN SARGENT
836 AUSTIN ST
STE 316
HEMPSTEAD, TX 77445-4673

SHIP TO:

WALLER COUNTY
GREG HENRY
836 AUSTIN ST
IT DEPT
HEMPSTEAD, TX 77445-4667

PLEASE REVIEW DELL'S TERMS & CONDITIONS OF SALE AND POLICIES , WHICH GOVERN THIS TRANSACTION

NOV 04'25 PM 2:47 AUDITOR

VIEW YOUR ORDER DETAILS ONLINE

Invoice No: 10844384440	Customer No: 2432847	Order No: 1026107183	Page 1 of 2

Purchase Order:	IT-NewCHSE	Sales Rep:	Damon Mays
Payment Terms:	45 Days Inv.	Shipped Via:	CEVA
Due Date:	12/14/2025	Contract Code:	C000000006563
Invoice Date:	10/30/2025	Waybill Number:	WZ1572806
Order Date:	10/29/2025	Contract Name:	Standard Governing Terms in Supplier's Quote

Item Number	Description	Qty	Unit	Unit Price	Amount
AA839559	**Dell-APC Smart-UPS 1500VA Rack-mountable UPS** Serial Number: SAS2504132420, SAS2504132418, SAS2504132415, SAS2504132426, SAS2504132413	5	EA	1,032.41	5,162.05

IT EQUIPMENT FOR COURTHOUSE

Registration # 028693
Joan Sargent Waller Co. Treasurer
Deputy JG Date 11-13-25

NOV 4'25 PM 2:47 TREASURER

SOFT COST # 23

FOR SHIPMENTS TO CALIFORNIA, A STATE ENVIRONMENTAL FEE OF UP TO $6 PER ITEM WILL BE ADDED TO INVOICES FOR ALL ORDERS CONTAINING A DISPLAY GREATER THAN 4 INCHES. PLEASE KEEP ORIGINAL BOX FOR ALL RETURNS. COMPREHENSIVE ONLINE CUSTOMER CARE INFORMATION AND ASSISTANCE IS A CLICK AWAY AT WWW.DELL.COM/PUBLIC-ECARE TO ANSWER A VARIETY OF QUESTIONS REGARDING YOUR DELL ORDER.

APPROVED DANNY ROTHE WC/DF/CM
11/20/2025

	USD
Sub-Total:	$ 12,362.45
Ship. &/or Handling:	$ 0.00
ENVIRO FEE:	$ 0.00
Taxable: $ 0.00 / Non-Taxable: $ 12,362.45	Tax: $ 0.00
Invoice Total:	$ 12,362.45

DELL Technologies

DETACH AT LINE AND RETURN WITH PAYMENT

Invoice No: 10844384440
Customer Name: WALLER COUNTY
Customer No. 2432847
PO No: IT-NewCHSE
Order Number: 1026107183

	USD
Sub-Total:	$ 12,362.45
Ship. &/or Handling:	$ 0.00
ENVIRO FEE:	$ 0.00
Taxable: $ 0.00 / Non-Taxable: $ 12,362.45	Tax: $ 0.00
Invoice Total:	$ 12,362.45
Balance Due:	$ 12,362.45
Amount Enclosed:	

Make check payable / remit to :
Dell Marketing L.P.
C/O Dell USA L.P.
PO Box 676021
Dallas, TX 75267-6021

Electronics Payments
Dell Marketing L.P.
PNC Bank
ABA#: 043-000-096
Acct#: 1017304611
Swift code : PNCCUS33

Online ACH Payment
Log in to your MyFinancials account
https://mfm.dell.com/

0108443844400000001236245000000024328477

DELL Technologies

DELL MARKETING L.P.
One Dell Way
Round Rock, TX 78682

FID Number: 74-2616805
Inquiries: www.dell.com/ordersupport/
Dell Online: http://www.dell.com

Invoice

BILL TO:

WALLER COUNTY
JOAN SARGENT
836 AUSTIN ST
STE 316
HEMPSTEAD, TX 77445-4673

SHIP TO:

WALLER COUNTY
GREG HENRY
836 AUSTIN ST
IT DEPT
HEMPSTEAD, TX 77445-4667

PLEASE REVIEW DELL'S TERMS & CONDITIONS OF SALE AND POLICIES , WHICH GOVERN THIS TRANSACTION

VIEW YOUR ORDER DETAILS ONLINE

Invoice No: 10844384440	**Customer No: 2432847**	**Order No: 1026107183**	**Page 2 of 2**

Purchase Order:	IT-NewCHSE	Sales Rep:	Damon Mays
Payment Terms:	45 Days Inv.	Shipped Via:	CEVA
Due Date:	12/14/2025	Contract Code:	C000000006563
Invoice Date:	10/30/2025	Waybill Number:	WZ1572806
Order Date:	10/29/2025	Contract Name:	Standard Governing Terms in Supplier's Quote

Item Number	Description	Qty	Unit	Unit Price	Amount
AA839561	**Dell-APC Smart-UPS 3000VA Rack-mountable UPS** Serial Number:SAS2529154629, SAS2529154627, SAS2529154631, SAS2529154630	4	EA	1,800.10	7,200.40

To make a payment or access your account details online, please visit MyFinancials at https://mfm.dell.com

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Invoice No: 10844185530	**Customer No: 2432847**	**Order No: 1026054027**	**Page 1 of 2**

Purchase Order:	WC-NEwCHouse-UPS	Sales Rep:	Damon Mays
Payment Terms:	45 Days Inv.	Contract Code:	C000000006563
Due Date:	12/13/2025	Waybill Number:	394760858070
Invoice Date:	10/29/2025	Contract Name:	Standard Governing Terms in Supplier's Quote
Order Date:	10/28/2025		

UPS BACK UP FOR C.H.

SOFT COST #23

Item Number	Description	Qty	Unit	Unit Price	Amount

APPROVED
DANNY ROTHE
WC/DF/CM
11/13/2025

Registration # 028082
Joan Sargent Waller Co. Treasurer
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	USD
Sub-Total:	$ 5,774.90
Ship. &/or Handling:	$ 0.00
ENVIRO FEE:	$ 0.00
Taxable: $ 0.00 **Non-Taxable:** $ 5,774.90	**Tax:** $ 0.00
Invoice Total:	$ 5,774.90

DELL Technologies

DETACH AT LINE AND RETURN WITH PAYMENT

Invoice No: 10844185530
Customer Name: WALLER COUNTY
Customer No. 2432847
PO No: WC-NEwCHouse-UPS
Order Number: 1026054027

	USD
Sub-Total:	$ 5,774.90
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Dell Marketing L.P.
C/O Dell USA L.P.
PO Box 676021
Dallas, TX 75267-6021

Electronics Payments
Dell Marketing L.P.
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DELL Technologies

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Invoice No: 10844185530 **Customer No: 2432847** **Order No: 1026054027** **Page 2 of 2**

Purchase Order:	WC-NEwCHouse-UPS	Sales Rep:	Damon Mays
Payment Terms:	45 Days Inv.	Contract Code:	C000000006563
Due Date:	12/13/2025	Waybill Number:	394760858070
Invoice Date:	10/29/2025	Contract Name:	Standard Governing Terms in Supplier's Quote
Order Date:	10/28/2025		

Item Number	Description	Qty	Unit	Unit Price	Amount
A9503792	**APC Back-UPS 425VA UPS Battery Backup (BE425M)** Serial Number:0B2522P03239, 0B2522P03237, 0B2522P03238, 0B2522P03231, 0B2522P03232, 0B2522P03230, 0B2522P03235, 0B2522P03236, 0B2522P03233, 0B2522P03234, 0B2522P03190, 0B2522P03191, 0B2522P03192, 0B2522P03229, 0B2522P03227, 0B2522P03187, 0B2522P03220, 0B2522P03264, 0B2522P03188, 0B2522P03221, 0B2522P03185, 0B2522P03262, 0B2522P03186, 0B2522P03263, 0B2522P03224, 0B2522P03189, 0B2522P03222, 0B2522P03223, 0B2522P03180, 0B2522P03183, 0B2522P03260, 0B2522P03184, 0B2522P03261, 0B2522P03181, 0B2522P03182, 0B2522P03217, 0B2522P03218, 0B2522P03215, 0B2522P03259, 0B2522P03216, 0B2522P03219, 0B2522P03176, 0B2522P03253, 0B2522P03177, 0B2522P03210, 0B2522P03254, 0B2522P03174, 0B2522P03251, 0B2522P03175, 0B2522P03252, 0B2522P03213, 0B2522P03257, 0B2522P03214, 0B2522P03258, 0B2522P03178, 0B2522P03211, 0B2522P03255, 0B2522P03179, 0B2522P03212, 0B2522P03256, 0B2522P03172, 0B2522P03173, 0B2522P03250, 0B2522P03170, 0B2522P03171, 0B2522P03206, 0B2522P03207, 0B2522P03204, 0B2522P03248, 0B2522P03205, 0B2522P03249, 0B2522P03208, 0B2522P03209, 0B2522P03242, 0B2522P03243, 0B2522P03240, 0B2522P03241, 0B2522P03169, 0B2522P03202, 0B2522P03246, 0B2522P03203, 0B2522P03247, 0B2522P03244, 0B2522P03201, 0B2522P03245	85	EA	67.94	5,774.90

To make a payment or access your account details online, please visit MyFinancials at https://mfm.dell.com

DELL Technologies

DELL MARKETING L.P.
One Dell Way
Round Rock, TX 78682

FID Number: 74-2616805
Inquiries: www.dell.com/ordersupport/
Dell Online: http://www.dell.com

Invoice

Registration # 027456
Joan Sargent Waller Co. Treasurer
Deputy JG Date 9-25-25

BILL TO:

WALLER COUNTY
JOAN SARGENT
836 AUSTIN ST
STE 316
HEMPSTEAD, TX 77445-4673

SHIP TO:

WALLER COUNTY
GREG HENRY
425 FM 1488
HEMPSTEAD, TX 77445-9634

PLEASE REVIEW DELL'S TERMS & CONDITIONS OF SALE AND POLICIES , WHICH GOVERN THIS TRANSACTION

VIEW YOUR ORDER DETAILS ONLINE

Invoice No: 10837854346	**Customer No: 2432847**	**Order No: 1024402239**	**Page 1 of 3**

Purchase Order:	TAX836	Sales Rep:	Damon Mays
Payment Terms:	45 Days Inv.	Shipped Via:	FEDERAL EXPRESS
Due Date:	11/08/2025	Contract Code:	C000001269299
Invoice Date:	09/24/2025	Waybill Number:	479594542620
Order Date:	09/19/2025		

COMPUTERS FOR TAX OFFICE

SOFT COST #23

Item Number	Description	Qty	Unit	Unit Price	Amount
210-BPPV	**Dell Pro Micro QCM1250** System Service Tags: 6WN8MC4 , 8VN8MC4 , HTN8MC4 , HYR8MC4	4	EA	803.74	3,214.96

APPROVED
DANNY ROTHE
WC/DE/CM
11/13/2025

SEP 24 '25 PM 4:51 TREASURER

FOR SHIPMENTS TO CALIFORNIA, A STATE ENVIRONMENTAL FEE OF UP TO $6 PER ITEM WILL BE ADDED TO INVOICES FOR ALL ORDERS CONTAINING A DISPLAY GREATER THAN 4 INCHES. PLEASE KEEP ORIGINAL BOX FOR ALL RETURNS. COMPREHENSIVE ONLINE CUSTOMER CARE INFORMATION AND ASSISTANCE IS A CLICK AWAY AT WWW.DELL.COM/PUBLIC-ECARE TO ANSWER A VARIETY OF QUESTIONS REGARDING YOUR DELL ORDER.

USD

Sub-Total:	$	4,032.96
Ship. &/or Handling:	$	0.00
ENVIRO FEE:	$	0.00
Taxable: $ 0.00 **Non-Taxable:** $ 4,032.96	**Tax:** $	0.00
Invoice Total:	$	4,032.96

DELL Technologies

DETACH AT LINE AND RETURN WITH PAYMENT

Invoice No: 10837854346
Customer Name: WALLER COUNTY
Customer No. 2432847
PO No: TAX836
Order Number: 1024402239

USD

Sub-Total:	$	4,032.96
Ship. &/or Handling:	$	0.00
ENVIRO FEE:	$	0.00
Taxable: $ 0.00 **Non-Taxable:** $ 4,032.96	**Tax:** $	0.00
Invoice Total:	$	4,032.96
Balance Due:	$	4,032.96
Amount Enclosed:		

Make check payable / remit to :
Dell Marketing L.P.
C/O Dell USA L.P.
PO Box 676021
Dallas, TX 75267-6021

Electronic Payments
Dell Marketing L.P.
PNC Bank
ABA#: 043-000-096
Acct#: 1017304611
Swift code : PNCCUS33

Online ACH Payment
Log in to your MyFinancials account
https://mfm.dell.com/

0108378543460000000403296000000024328477

DELL Technologies

DELL MARKETING L.P.
One Dell Way
Round Rock, TX 78682

FID Number: 74-2616805
Inquiries: www.dell.com/ordersupport/
Dell Online: http://www.dell.com

Invoice

BILL TO:

WALLER COUNTY
JOAN SARGENT
836 AUSTIN ST
STE 316
HEMPSTEAD, TX 77445-4673

SHIP TO:

WALLER COUNTY
GREG HENRY
425 FM 1488
HEMPSTEAD, TX 77445-9634

PLEASE REVIEW DELL'S TERMS & CONDITIONS OF SALE AND POLICIES , WHICH GOVERN THIS TRANSACTION

VIEW YOUR ORDER DETAILS ONLINE

Invoice No: 10837854346 **Customer No: 2432847** **Order No: 1024402239** **Page 2 of 3**

Purchase Order:	TAX836	Sales Rep:	Damon Mays
Payment Terms:	45 Days Inv.	Shipped Via:	FEDERAL EXPRESS
Due Date:	11/08/2025	Contract Code:	C000001269299
Invoice Date:	09/24/2025	Waybill Number:	479594542620
Order Date:	09/19/2025		

Item Number	Description	Qty	Unit	Unit Price	Amount
338-CRZJ	Intel(R) Core(TM) Ultra 5 235T (R) (13 TOPS NPU, 14 cores, up to 5.0GHz)	4	EA	-	-
619-BBQD	Windows 11 Pro	4	EA	-	-
370-BCWF	16 GB: 1 x 16 GB, DDR5, up to 5600 MT/s, non-ECC	4	EA	-	-
400-BSWY	512GB SSD	4	EA	135.42	541.68
401-AANH	No Additional Hard Drive	4	EA	-	-
555-BLWT	Internal WiFi Antenna	4	EA	-	-
555-BLWW	Intel(R) Wi-Fi 6E AX211, 2x2, 802.11ax, Bluetooth(R) wireless card	4	EA	-	-
555-BLZP	Wireless Driver, Intel(R) Wi-Fi 6E AX211, 2x2, 802.11ax, Bluetooth(R) wireless card	4	EA	-	-
329-BKRP	Dell Pro Micro with 35W Processor	4	EA	54.45	217.80
580-BCCR	Dell Wired Keyboard - KB216 - US English - Black	4	EA	-	-
570-BBKP	Dell Wired Mouse - MS116	4	EA	-	-
379-BBCY	No Additional Cable	4	EA	-	-
575-BBBI	No Stand or Mount	8	EA	-	-
387-BBLW	ENERGY STAR Qualified	4	EA	-	-
450-AAZN	US Power Cord	4	EA	-	-
340-DNBV	Documentation	4	EA	-	-
379-BFYR	Watch Dog SRV	4	EA	-	-
340-DTWQ	Quick Start Guide	4	EA	-	-
389-FKHG	US/Canada Battery Warning Label	4	EA	-	-
389-BDQH	Print on Demand Label	4	EA	-	-
329-BBJL	Trusted Platform Module (Discrete TPM Enabled)	4	EA	-	-
340-DTXM	Shipping Material, MPP Cusion	4	EA	-	-
389-BBUU	Shipping Label	4	EA	-	-
389-FKNR	Regulatory Label for 90W Adapter	4	EA	-	-
658-BFTS	Driver/APP for IRST	4	EA	-	-
389-FGFR	Intel Core Ultra 5 Processor Label	4	EA	-	-
800-BBIO	Desktop BTO Standard shipment	4	EA	-	-
631-BCFK	No vPro(R) support	4	EA	-	-
379-BDZB	EPEAT 2018 Registered (Gold)	4	EA	-	-
998-HLVJ	Fixed Hardware Configuration	4	EA	-	-
575-BCRQ	1st M.2 2230 SSD Extend Bracket & Screw	4	EA	-	-
520-BBGY	Internal Speaker	4	EA	-	-
492-BBFF	No PCIe add-in card	4	EA	-	-
382-BBQK	Optional USB Type-C with DisplayPort Alt mode and Power-In Support	4	EA	-	-
450-ALFO	90 Watt A/C Adapter	4	EA	-	-
340-ACQQ	No Option Included	4	EA	-	-
619-BBPD	English, French, Spanish, Brazilian Portuguese	4	EA	-	-

DELL Technologies

DELL MARKETING L.P.
One Dell Way
Round Rock, TX 78682

FID Number: 74-2616805
Inquiries: www.dell.com/ordersupport/
Dell Online: http://www.dell.com

Invoice

BILL TO:

WALLER COUNTY
JOAN SARGENT
836 AUSTIN ST
STE 316
HEMPSTEAD, TX 77445-4673

SHIP TO:

WALLER COUNTY
GREG HENRY
425 FM 1488
HEMPSTEAD, TX 77445-9634

PLEASE REVIEW DELL'S TERMS & CONDITIONS OF SALE AND POLICIES , WHICH GOVERN THIS TRANSACTION

VIEW YOUR ORDER DETAILS ONLINE

Invoice No: 10837854346 **Customer No: 2432847** **Order No: 1024402239** **Page 3 of 3**

Purchase Order:	TAX836	Sales Rep:	Damon Mays
Payment Terms:	45 Days Inv.	Shipped Via:	FEDERAL EXPRESS
Due Date:	11/08/2025	Contract Code:	C000001269299
Invoice Date:	09/24/2025	Waybill Number:	479594542620
Order Date:	09/19/2025		

Item Number	Description	Qty	Unit	Unit Price	Amount
716-3403	Dell Limited Hardware Warranty Plus Service	4	EA	14.63	58.52
716-4266	Onsite Service After Remote Diagnosis 3 Years	4	EA	-	-
340-CKSZ	No AutoPilot	4	EA	-	-
630-BBDW	Microsoft Office Home & Business 2024 for Acrobat Bndl	4	EA	-	-
630-BBFM	Adobe Acrobat Pro 2024 for Microsoft Office Bundle	4	EA	-	-
658-BFVZ	Dell Pro Micro QCM1250	4	EA	-	-
650-AAAM	No Anti-Virus Software	4	EA	-	-
620-AALW	OS-Windows Media Not Included	4	EA	-	-
817-BBBC	Not selected in this configuration	4	EA	-	-

To make a payment or access your account details online, please visit MyFinancials at https://mfm.dell.com

GRANICUS

Invoice

Date 11/12/2025 **Invoice #** 218230
Terms Net 30 **Due Date** 12/12/2025
P.O. Number:

Payments via check can be directed to:
Granicus LLC
Dept #880806
PO Box 29650
Phoenix, AZ 85038-9650

Payments via ACH can be directed to:
Bank Name: JPMorgan Chase Bank
Account Name: Granicus, LLC
Routing #: 102001017
Account #: 678717375

Bill To

Waller County TX
836 Austin St, Room 203
Hempstead TX 77445
United States

Sold To

Waller County TX
836 Austin St, Room 203
Hempstead TX 77445
United States

Description	Term Start Date	Term End Date	Tax Rate	Tax Amount	Amount
Avior™ PRO Remote Broadcast System - Five Camera Setup			0.00%	$0.00	$31,665.12

BALANCE OF SWAGIT SYSTEM AT NEW COURTROOM

SOFT COST #26

Subtotal	$31,665.12
Tax Total	$0.00
Total	$31,665.12
Amount Paid	$0.00
Amount Due	$31,665.12 USD

APPROVED
DANNY ROTHE
WC/DF/CM
11/20/2025

606-606-581839

For any questions about your invoice, please contact us at AR@granicus.com or 1-800-314-0147

Thank you for your business

BENNY G. COURTNEY

BELL TOWER

INVOICE

Benny Courtney
bcourtney@austin.rr.com
512-913-8650

Attention: Danny R. Rothe
Title: Waller County Director of Facilities
Waller County Courthouse
836 Austin Street
Hempstead, Texas 77445
Date: 11/4/25

Project Title: Tower and Bell Option #3
Final invoice

Description	Quantity	Unit Price	Cost
Total invoice $ 38,204.00			
Deposit of 75% paid 8/28/2025, $ 28,653.00			
Due final 25% $ 9,551.00			
		Total	$9,551.00

Please remit a check to me at the following address.

SOFTCOST #32

Sincerely yours,

Benny G. Courtney

1801 Bebee rd.

Kyle,Texas 78640

APPROVED
DANNY ROTHE
WC/DF/CM
11/13/2025

FTG TEXAS
A FLEX TECHNOLOGY GROUP Company

INVOICE

CUSTOMERS REMIT PAYMENT TO
FTG Texas
P.O. Box 748408
Atlanta, GA 30374-8408

VENDORS SUBMIT INVOICE TO
FTG Texas
1401 Enclave Parkway
#125
Houston, TX 77077

Invoice No: 938732-FTX
Date: 11/3/2025
Account No: WC16

Bill To: Waller County Clerk's Office
425 FM 1488
Hempstead, TX 77445
US

Ship To: Waller County Clerk's Office
Attn: Stephanie Tompkins
836 Austin Street
Suite 1200
Hempstead, TX 77445
US

Sales Order No	P. O. Number	Ship Method	Payment Terms	Payment Due
SO221668	TBD	DS	30 Days	12/3/2025

Remarks

Equipment Move Details

Pick up Address:
425 FM 1488
Suite 112
Hempstead TX 77445

To

836 Austin Street
Suite 1200
Hempstead TX 77445

Device Details:
Canon Image Runner DX-C926i SN: 4MK15397
Canon DX-C3926i SN: 4MK15387

Registration # 028855
Joan Sargent Waller Co. Treasurer
Deputy SD Date 11-18-25

Sales Person

Zachary Stewart

NOV18'25AM9:55AUDITOR

NOV12'25AM11:51TREASURER

Item No	Description	Serial No	Order	Ship	BkO	UM	Price	Disc	Amount
Equipment Freight	Equipment Freight Charges		1.0	1.0	0.0	EA	$200.00		$200.00

For questions, please email us at one of the addresses below:
Billing: ftge-contracts@flextg.com
Meters: Meters-FTGeast@flextg.com
AR: accountsreceivable@flextg.com
Join the growing number of clients who have made the switch to paperless invoices. If you are an authorized account administrator, please visit the FTG Customer Center at www.flextg.com/customer-center and select "Sign Up for Paperless Invoicing" option in the "How can we help?" dropdown.

Subtotal	$200.00
Discount	$0.00
Freight	$0.00
Sales Tax	$0.00
Invoice Total	$200.00
Balance Due	$200.00

RECEIVED 11/10/25
DEBBIE HOLLAN, COUNTY CLERK
WALLER COUNTY, TEXAS
BY: [signature]

000479 000002/000002 GMP_1762261246024BDEF

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

INVOICE

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

Invoice #: 7359
Date: 12-03-2025

Waller County

Matter Name:General

Services

Date	Staff	Description	Hours	Rate	Amount
11-26-25	RPM	Work on contract review and compare to other contracts the County has previously entered into.	1.50	400.00	$600.00

Services Subtotal: $600.00

Subtotal	$600.00
Total	$600.00
Payment	$0.00
Balance Due	$600.00

Detailed Statement Account Summary

Previous Balance:	$1,920.00
New Charges:	$600.00
Payments Applied:	$240.00

Payment Date	Invoice No	Amount
11-04-25	7243	$240.00

Total Amount Outstanding: $2,280.00

Timekeeper Summary

Name	Initials	Hours	Rate	Total
Riley McKay	RPM	1.50	400.00	$600.00

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

Waller County Check Request/Reimbursement Form

Employee submitting request: Julie Adams

Department: Road and Bridge

Total Amount Due: $49,680.29

Please make check payable to:

Name: BGE, Inc

Address: 10777 Westheimer, Suite 400

Houston, TX 77042

Please mail check to:

Name: BGE, Inc

Address: 10777 Westheimer, Suite 400

Houston, TX 77042

Purpose of check: Invoice # 34043-6 Project # 14280-00

Services current September 27, 2025 through October 24, 2025

2023 Mobility Bond - Joseph Rd-23204_23205

Charge to GL line: 605-605-545405

Julie Adams 11-24-25

Signature of Person Submitting Request **Date**

11-24-25

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

INVOICE

J. Ross McCall, PE
Waller County Road & Bridge
775 Business US 290 East
Hempstead, TX 77445

November 12, 2025
Project No: 00014280-00
Invoice No: 34043

Invoice Total $49,680.29

Project 00014280-00 2023 Mobility Bond-Joseph Rd-23204_23205

Services current September 27, 2025 through October 24, 2025

Phase 0001 Roadway

Task 0001 General

Fee

Billing Phase	Fee Amount	% Comp To Date	Fee Earned	Previous Billed	Amount Due This Invoice
Roadway					
General	75,480.00	68.0692	51,378.63	45,288.00	6,090.63
Preliminary Engineering	74,820.00	90.5608	67,757.62	44,892.00	22,865.62
Final Design	471,290.00	0.00	0.00	0.00	0.00
Drainage					
Preliminary Engineering	7,020.00	100.00	7,020.00	4,282.20	2,737.80
Final Design	46,335.00	0.00	0.00	0.00	0.00
Traffic					
General	2,787.50	84.3839	2,352.20	1,672.50	679.70
Preliminary Engineering	41,860.00	26.4314	11,064.18	8,372.00	2,692.18
Final Design	55,470.00	0.00	0.00	0.00	0.00
Bridge					
Final Design	20,730.00	0.00	0.00	0.00	0.00
Consultants					
Environmental-Raba Kistner	16,860.50	95.6256	16,122.96	11,858.00	4,264.96
Geotechnical-Terracon	51,670.00	100.00	51,670.00	51,670.00	0.00
ROW Survey Hegar Rd-Landtech	209,776.00	39.7947	83,479.74	83,479.74	0.00
SUE-Cobb Fendley	68,996.00	75.00	51,747.00	41,397.60	10,349.40
Total Fee	1,143,095.00		342,592.33	292,912.04	49,680.29

Total Fee	**49,680.29**
Total this Task	**$49,680.29**
Total this Phase	**$49,680.29**

Phase 0006 Construction Phase Services-HNTE

REMIT TO: BGE, Inc. · 10777 Westheimer · Suite 400 · Houston, Texas 77042

INVOICE PAYABLE UPON RECEIPT

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Limit			55,775.00
Remaining			55,775.00

Total this Phase	**0.00**
Total this Invoice	**$49,680.29**

	Current	Prior	Total
Billings to Date	**49,680.29**	**292,912.04**	**342,592.33**

Fee Recap

1,198,870.00	*Basic Services*
0.00	*Reimbursables Expenses*
0.00	*Tax*
1,198,870.00	*Total Authorized Fee*
342,592.33	*Billed To Date*
$856,277.67	

Email invoice: jtyler@lja.com
cc: mkeck@lja.com; kdezarn@lja.com
ACCT: PR / PDF File Name Convention

Waller County 2023 Mobility Bond

23204/23205 Joseph Road from Field Store Road to Kickapoo Road

Progress Report for October Invoice

Billing Period
September 27, 2025 to October 24, 2025

Completed this Billing Period

- Exiting utilities layouts received
- Utility conflict matrix received
- Additional survey received
- Drainage – Cross Culvert evaluation in progress
- ROW determination in progress
- PER write up continued

To be Completed next Billing Period

- Continuing design of roadway geometrics and drainage
- PER write up
- ROW determination
- Additional topo (Field Store and Kickapoo)

Outstanding Issues

- Alignment of Kickapoo

PER Report Submittal: 11/25/2025

Interim Design Submittal: N/A

Final Design Submittal: N/A

Julie Adams

From: Katlyn Dezarn <kdezarn@lja.com>
Sent: Monday, November 24, 2025 4:06 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice | 23204 & 23205 Joseph Rd. Seg 1 & 2
Attachments: 20251112-Invoice #34043-6-BGE-Joseph Rd-23204_23205.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 another invoice! Here is a summary:

Project #: 23204 & 23205
Project Name: Joseph Rd. Seg 1 & 2
Consultant: BGE
Percent spent so far: 28.6%
Design Schedule Changes: None

Invoice Date	Invoice #	Invoice $
11.12.25	34043-6	$49,680.29

Thank you so much!

Katlyn Dezarn, PE | Project Engineer
Transportation
O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

Katlyn Dezarn, PE | Project Engineer
Transportation
O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
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: $36,973.86

Please make check payable to:

Name: BGE, Inc

Address: 10777 Westheimer, Suite 400

Houston, TX 77042

Please mail check to:

Name: BGE, Inc

Address: 10777 Westheimer, Suite 400

Houston, TX 77042

Purpose of check: Invoice # 34041-6 Project # 14279-00

Services current September 27, 2025 through October 24, 2025

2023 Mobility Bond - Various Intersections within Precinct 2-23201

Charge to GL line: 605-605-545405

Julie Adams 11-24-25

Signature of Person Submitting Request **Date**

11-24-25

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

INVOICE

J. Ross McCall, PE
Waller County Road & Bridge
775 Business US 290 East
Hempstead, TX 77445

November 12, 2025
Project No: 00014279-00
Invoice No: 34041

Invoice Total $36,973.86

Project 00014279-00 2023 Mobility Bond-Various Intersections within Precinct 2-23201

Services current September 27, 2025 through October 24, 2025

Phase 0001 Roadway

Task 0001 General

Fee

Billing Phase	Fee Amount	% Comp To Date	Fee Earned	Previous Billed	Amount Due This Invoice
Roadway					
General	36,400.00	100.00	36,400.00	36,400.00	0.00
Preliminary Engineering	32,020.00	100.00	32,020.00	32,020.00	0.00
Final Design	109,605.00	53.7337	58,894.86	21,921.00	36,973.86
Traffic					
General	46,315.00	10.00	4,631.50	4,631.50	0.00
Final Design	19,350.00	5.00	967.50	967.50	0.00
Consultants					
Environmental-Raba Kistner	17,740.50	100.00	17,740.50	17,740.50	0.00
Geotechnical Investigation Hegar Rd-Raba	11,357.00	100.00	11,357.00	11,357.00	0.00
ROW Survey-Landtech	84,029.00	57.0609	47,947.70	47,947.70	0.00
SUE-Cobb Fendley	38,960.00	53.6756	20,912.00	20,912.00	0.00
Total Fee	395,776.50		230,871.06	193,897.20	36,973.86

Total Fee **36,973.86**

Total this Task **$36,973.86**

Total this Phase **$36,973.86**

Phase 0004 Construction Phase Services-HNTE

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Limit			30,260.00
Remaining			30,260.00

REMIT TO: BGE, Inc. · 10777 Westheimer · Suite 400 · Houston, Texas 77042

INVOICE PAYABLE UPON RECEIPT

Total this Phase	**0.00**
Total this Invoice	**$36,973.86**

	Current	Prior	Total
Billings to Date	**36,973.86**	**193,897.20**	**230,871.06**

Fee Recap

426,036.50	*Basic Services*
0.00	*Reimbursables Expenses*
0.00	*Tax*
426,036.50	*Total Authorized Fee*
230,871.06	*Billed To Date*
$195,165.44	

Email invoice: jtyler@lja.com
cc: mkeck@lja.com; kdezam@lja.com
ACCT: PR / PDF File Name Convention

WALLER COUNTY ROAD BOND

Waller County 2023 Mobility Bond

23201 – Various Intersections within Precinct 2

Progress Report for September Invoice

Billing Period
September 27, 2025 to October 24, 2025

Completed this Billing Period

- Drainage design for culvert at Bowler in progress
- Illuminations and striping completed for Stonebridge
- Utility sheets and UCM completed
- Environmental report completed

To be Completed next Billing Period

- Obtain additional Survey (private property) for Bowler & Kyle
- Confirm proposed ROW limits for Bowler & Kyle
- Complete drainage design on intersections
- Hydraulics and culvert design

Outstanding Issues

PER Report Submittal: N/A

Interim Design Submittal: N/A

Final Design Submittal: 2/27/2026

Julie Adams

From: Katlyn Dezarn <kdezarn@lja.com>
Sent: Monday, November 24, 2025 4:25 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice | 23201 Various Intersections
Attachments: 20251112-Invoice #34041-6-BGE-Various Intersections within Precinct 2-23201.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 another invoice! Here is a summary:

Project #: 23201
Project Name: Various Intersections
Consultant: BGE
Percent spent so far: 54.2%
Design Schedule Changes: None

Invoice Date	Invoice #	Invoice $
11.12.25	34041-6	$36,973.86

Thank you so much!

Katlyn Dezarn, PE | Project Engineer
Transportation
O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

Katlyn Dezarn, PE | Project Engineer
Transportation
O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
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: $46,626.35

Please make check payable to:

Name: HR Green

Address: P.O . Box 8213

Des Moines, IA 50301-8213

Please mail check to:

Name: HR Green

Address: P.O . Box 8213

Des Moines, IA 50301-8213

Purpose of check: Invoice # 194340

Professional Services Rendered from August 23, 2025 to September 26, 2025

Mathis Road Reconstruction

Charge to GL line: 605-605-545405

Julie Adams 11-12-25

Signature of Person Submitting Request **Date**

11-12-25

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

HRGreen.

P.O. Box 8213
Des Moines, IA 50301-8213
713.965.9996

INVOICE

Project No: 23206

Katlyn Dezarn
Waller County, TX
775 Business US 290 East
Hempstead, TX 77445

Pay Application Number:	5
Invoice Number:	194340
Invoice Date:	10/24/2025
Job Number:	2404188

Project Name: Mathis Road Reconstruction

FOR PROFESSIONAL SERVICES RENDERED FROM August 23, 2025 to September 26, 2025

Task	Fee Type	Contract Fee Amount	Previous Amount	Current Amount	Total Fee Earned	Percent Complete
General Project Management	Lump Sum	$53,792.00	$18,642.50	$5,946.50	$24,589.00	46%
Preliminary Phase Services	Lump Sum	$89,272.00	$50,021.50	$18,829.50	$68,851.00	77%
Final Design Services	Lump Sum	$342,810.00	$8,962.50	$0.00	$8,962.50	3%
Drainage Analysis Study	Lump Sum	$61,799.00	$48,982.00	$1,491.00	$50,473.00	82%
Survey Services (Landtech)	Lump Sum	$145,092.44	$41,509.13	$0.00	$41,509.13	29%
Geotech Services (HVJ)	Lump Sum	$68,195.00	$56,181.00	$4,552.75	$60,733.75	89%
Environmental Services (Reba-Kistner)	Lump Sum	$15,748.00	$14,960.60	$787.40	$15,748.00	100%
SUE Services (Cobb-Fendley)	Lump Sum	$70,739.00	$20,574.70	$15,019.20	$35,593.90	50%
Construction Phase Services	Time & Materials	$49,942.00	$0.00	$0.00	$0.00	0%
Project Totals		**$897,389.44**	**$259,833.93**	**$46,626.35**	**$306,460.28**	**34%**

Total Fee Earned To Date	**$306,460.28**
Less Previously Billed	**$259,833.93**
Amount Due This Invoice	**$46,626.35**

I hereby certify this invoice to be true and correct.
HR Green, Inc.

Jesus M. Olivas, P.E.
Project Manager

For Billing Questions, Please Contact:
713.338.8004
jolivas@hrgreen.com

Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
319-841-4000

Waller County, TX
775 Business US 290 East
Hempstead, TX 77445

October 24, 2025
Project No: 2404188-0000
Invoice No: 194340
Invoice Total: $46,626.35

Project 2404188-0000 Waller County, TX - Mathis Road Reconstruction

Professional Services Through September 26, 2025

Phase	1	General Project Management			
Fee					
Total Fee		53,792.00			
Percent Complete		45.7113	Total Earned	24,589.00	
			Previous Fee Billing	18,642.50	
			Current Fee Billing	5,946.50	
			Total Fee		**5,946.50**
				Total this Phase	**$5,946.50**
Phase	2	Preliminary Phase Services			
Fee					
Total Fee		89,272.00			
Percent Complete		77.125	Total Earned	68,851.00	
			Previous Fee Billing	50,021.50	
			Current Fee Billing	18,829.50	
			Total Fee		**18,829.50**
				Total this Phase	**$18,829.50**
Phase	4	Drainage Analysis Study			
Fee					
Total Fee		61,799.00			
Percent Complete		81.6728	Total Earned	50,473.00	
			Previous Fee Billing	48,982.00	
			Current Fee Billing	1,491.00	
			Total Fee		**1,491.00**
				Total this Phase	**$1,491.00**
Phase	5	Sub-Consultant Services			
Task	5.2	Geotech Services by HVJ			
Fee					
Total Fee		68,195.00			
Percent Complete		89.0589	Total Earned	60,733.75	
			Previous Fee Billing	56,181.00	

Payment is due within 30 days unless prior arrangements are made. Interest of 1.5% per month will be levied on overdue balances.

Project	2404188-0000	Waller County, TX - Mathis Road Reconstr			Invoice	1943
			Current Fee Billing	4,552.75		
			Total Fee		**4,552.75**	
				Total this Task	**$4,552.75**	
Task	5.3	Environmental Services by Reba-Kistner				
Fee						
Total Fee		15,748.00				
Percent Complete		100.00	Total Earned	15,748.00		
			Previous Fee Billing	14,960.60		
			Current Fee Billing	787.40		
			Total Fee		**787.40**	
				Total this Task	**$787.40**	
Task	5.4	SUE Services by Cob-Fendley				
Fee						
Total Fee		70,739.00				
Percent Complete		50.3172	Total Earned	35,593.90		
			Previous Fee Billing	20,574.70		
			Current Fee Billing	15,019.20		
			Total Fee		**15,019.20**	
				Total this Task	**$15,019.20**	
				Total this Phase	**$20,359.35**	
				Total this Invoice	**$46,626.35**	

HRGreen

Main + Fax + TBPE Firm

Project Status Report for Invoice #5
August 23, 2025 – September 26, 2025

Waller County, TX
Mathis Road Reconstruction: Project Number 23206

HR Green

- General Project Management and coordination with LJA and design team.
- Developed meeting Agenda and minutes for monthly status meeting
- Attended fifth monthly status meeting
- LJA submitted comments on draft PER, HRG reviewing comments provided.
- Worked on finalizing PER and exhibits based on comments provided by LJA and roll plot for proposed roadway.

HR Green – Drainage Study

- Finalized drainage study and incorporating it into the PER.

Landtech - Survey

- Working on tightening the ROW with continued corner searches.
- Survey crews were on site gathering adjoining topo data and the last few property corner searches.
- Working to finalize the ROW and provide updated files.

HVJ - Geotechnical

- Provided geotechnical report to HRG.

Raba-Kistner - Environmental

- Submitted environmental report with review comments provided by HRG and LJA addressed

Cobb-Fendley – SUE Services

- Continued refinement of utility locations in provided CAD files
- Worked on development of utility conflict table to include in PER.

HRGreen

Expected Submittal/Milestone Dates

- PER Submittal – 10/28/2025
- Interim Design Submittal – 5/18/2026
- Final Design Submittal – 9/11/2026

HR GREEN, INC.
Jesus Olivas
Project Manager

Julie Adams

From: Katlyn Dezarn <kdezarn@lja.com>
Sent: Monday, November 10, 2025 5:21 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice | 23206 Mathis Rd.
Attachments: 20250926-Invoice5-HR Green - Mathis Road Recon-23206.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.

Hi Ross and Luke,

Attached is another invoice! Here is a summary:

Project #: 23206
Project Name: Mathis Rd.
Consultant: HRGreen
Percent spent so far: 34%
Design Schedule Changes: N/A

Invoice Date	Invoice #	Invoice $
10.24.25	194340-5	$46,626.35

Thank you so much!

Katlyn Dezarn, PE | Project Engineer
Transportation
O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

LJA TRANSPORTATION Top Workplaces USA | 2023

Katlyn Dezarn, PE | Project Engineer
Transportation
O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
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: $43,777.60

Please make check payable to:

Name: HR Green

Address: P.O . Box 8213

Des Moines, IA 50301-8213

Please mail check to:

Name: HR Green

Address: P.O . Box 8213

Des Moines, IA 50301-8213

Purpose of check: Invoice # 195172

Professional Services Rendered from September 27, 2025 to October 31, 2025

Mathis Road Reconstruction

Charge to GL line: 605-605-545405

Julie Adams 11-25-25

Signature of Person Submitting Request — Date

11-25-25

Signature of Official/Department Head Submitting Request — Date

HRGreen

P.O. Box 8213
Des Moines, IA 50301-8213
713.965.9996

INVOICE

Project No: 23206

Katlyn Dezarn
Waller County, TX
775 Business US 290 East
Hempstead, TX 77445

Pay Application Number:	6
Invoice Number:	195172
Invoice Date:	11/12/2025
Job Number:	2404188

Project Name: Mathis Road Reconstruction

FOR PROFESSIONAL SERVICES RENDERED FROM September 27, 2025 to October 31, 2025

Task	Fee Type	Contract Fee Amount	Previous Amount	Current Amount	Total Fee Earned	Percent Complete
General Project Management	Lump Sum	$53,792.00	$24,589.00	$10,867.00	$35,456.00	66%
Preliminary Phase Services	Lump Sum	$89,272.00	$68,851.00	$15,957.00	$84,808.00	95%
Final Design Services	Lump Sum	$342,810.00	$8,962.50	$0.00	$8,962.50	3%
Drainage Analysis Study	Lump Sum	$61,799.00	$50,473.00	$5,070.00	$55,543.00	90%
Survey Services (Landtech)	Lump Sum	$145,092.44	$41,509.13	$0.00	$41,509.13	29%
Geotech Services (HVJ)	Lump Sum	$68,195.00	$60,733.75	$0.00	$60,733.75	89%
Environmental Services (Reba-Kistner)	Lump Sum	$15,748.00	$15,748.00	$0.00	$15,748.00	100%
SUE Services (Cobb-Fendley)	Lump Sum	$70,739.00	$35,593.90	$11,883.60	$47,477.50	67%
Construction Phase Services	Time & Materials	$49,942.00	$0.00	$0.00	$0.00	0%
Project Totals		**$897,389.44**	**$306,460.28**	**$43,777.60**	**$350,237.88**	**39%**

Total Fee Earned To Date	**$350,237.88**
Less Previously Billed	**$306,460.28**
Amount Due This Invoice	**$43,777.60**

I hereby certify this invoice to be true and correct.
HR Green, Inc.

Jesus M. Olivas, P.E.
Project Manager

For Billing Questions, Please Contact:
713.338.8004
jolivas@hrgreen.com

Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
319-841-4000

Waller County, TX
775 Business US 290 East
Hempstead, TX 77445

November 12, 2025
Project No: 2404188-0000
Invoice No: 195172
Invoice Total: $43,777.60

Project 2404188-0000 Waller County, TX - Mathis Road Reconstruction
Professional Services Through October 31, 2025

Phase	1	General Project Management			
Fee					
Total Fee		53,792.00			
Percent Complete		65.9131	Total Earned	35,456.00	
			Previous Fee Billing	24,589.00	
			Current Fee Billing	10,867.00	
			Total Fee		**10,867.00**
				Total this Phase	**$10,867.00**
Phase	2	Preliminary Phase Services			
Fee					
Total Fee		89,272.00			
Percent Complete		94.9996	Total Earned	84,808.00	
			Previous Fee Billing	68,851.00	
			Current Fee Billing	15,957.00	
			Total Fee		**15,957.00**
				Total this Phase	**$15,957.00**
Phase	4	Drainage Analysis Study			
Fee					
Total Fee		61,799.00			
Percent Complete		89.8769	Total Earned	55,543.00	
			Previous Fee Billing	50,473.00	
			Current Fee Billing	5,070.00	
			Total Fee		**5,070.00**
				Total this Phase	**$5,070.00**
Phase	5	Sub-Consultant Services			
Task	5.4	SUE Services by Cob-Fendley			
Fee					
Total Fee		70,739.00			
Percent Complete		67.1164	Total Earned	47,477.50	
			Previous Fee Billing	35,593.90	

Payment is due within 30 days unless prior arrangements are made. Interest of 1.5% per month will be levied on overdue balances.

Project	2404188-0000	Waller County, TX - Mathis Road Reconstr		Invoice	1951
		Current Fee Billing	11,883.60		
		Total Fee		**11,883.60**	
			Total this Task	**$11,883.60**	
			Total this Phase	**$11,883.60**	
			Total this Invoice	**$43,777.60**	

HRGreen

Main + Fax + TBPE Firm

Project Status Report for Invoice #6
September 27, 2025 – October 31, 2025

Waller County, TX
Mathis Road Reconstruction: Project Number 23206

HR Green

- General Project Management and coordination with LJA and design team.
- Developed meeting Agenda and minutes for monthly status meeting
- Attended sixth monthly status meeting
- LJA submitted comments on draft PER, HRG reviewing comments provided.
- Addressed LJA review comments on PER.
- Submitted PER and exhibits based on comments provided by LJA and roll plot for proposed roadway.

HR Green – Drainage Study

- Finalized drainage study and incorporating it into the PER.

Landtech - Survey

- No work.

HVJ - Geotechnical

- No work.

Raba-Kistner - Environmental

- No work.

Cobb-Fendley – SUE Services

- Continued refinement of utility locations in provided CAD files
- Worked on development of utility conflict table to include in PER.

HRGreen

Expected Submittal/Milestone Dates

- PER Submittal – 10/28/2025
- Interim Design Submittal – 5/18/2026
- Final Design Submittal – 9/11/2026

HR GREEN, INC.
Jesus Olivas
Project Manager

Julie Adams

From: Katlyn Dezarn <kdezarn@lja.com>
Sent: Tuesday, November 25, 2025 2:55 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice | 23206 Mathis Road
Attachments: 20251031-Invoice6-HR Green - Mathis Road Recon-23206.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.

Hello again!

Attached is another invoice! Here is a summary:

Waller County Mobility Bond Program
Project #: 23206
Project Name: Mathis Road
Consultant: HR Green
Percent spent so far: 39%
Design Schedule Changes: Yes, PER adjusted to reflect submittal revision date

Invoice Date	Invoice #	Invoice $
11.12.25	195172	$43,777.60

Thank you so much!

Katlyn Dezarn, PE | Project Engineer
Transportation
O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

Katlyn Dezarn, PE | Project Engineer
Transportation
O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
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: $64,121.27

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 # 65035800-1025-07 Project # 65035800

Services Rendered October 1, 2025 through October 31, 2025

23102 Double Culvert Road

Charge to GL line: 605-605-545405

Julie Adams 11-25-25

Signature of Person Submitting Request **Date**

11-25-25

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

Kimley»Horn

Invoice for Professional Services

Please remit payment electronically to:		**If paying by check, please remit to:**
Account Name:	KIMLEY-HORN AND ASSOCIATES, INC.	KIMLEY-HORN AND ASSOCIATES, INC.
Bank Name and Address:	WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104	P.O. BOX 951640
Account Number:	2073089159554	DALLAS, TX 75395-1640
ABA#:	121000248	
Please send remittance information to:	payments@kimley-horn.com	

WALLER COUNTY, TX
425 FM 1488
HEMPSTEAD, TX 77445

Federal Tax Id: 56-0885615
For Services Rendered through Oct 1-31, 2025

Invoice Amount: $64,121.27

Invoice No: 065035800-1025-07
Invoice Date: Oct 31, 2025

Project No: 065035800
Project Name: 23102 DOUBLE CULVERT ROAD
Project Manager: SMOAK, SONNY

Client Reference:

LUMP SUM

KH Ref # 065035800.1-33858314

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
PROJECT ADMINISTRATION & PERMITTING	104,880.00	40.00%	41,952.00	31,464.00	10,488.00
PRELIMINARY ENGINEERING	536,332.69	75.00%	402,249.52	348,616.25	53,633.27
FINAL DESIGN	269,375.00	0.00%	0.00	0.00	0.00
Subtotal	**910,587.69**	**48.78%**	**444,201.52**	**380,080.25**	**64,121.27**
Total LUMP SUM					**64,121.27**

HOURLY NOT TO EXCEED

KH Ref # 065035800.3-33890746

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: $64,121.27

If you have questions or concerns regarding this invoice, please call Cecile Walls at 281.612.9021

Kimley»Horn
Expect More. Experience Better.

Progress Report #7 (Oct 2025)
23102 Double Culvert Rd Segment 1

Project: Double Culvert Rd Segment 1
KHA Project #065035800

Date: November 13, 2025

Prepared by: Sonny Smoak, P.E.

Explanation of Effort (through September 30th):

During the month of October 2025, Kimley-Horn performed the following tasks:

- Addressing 30% PER submittal comments

Anticipated Activities Next Month:

We anticipate performing the following tasks next month:

- Revised 30% PER submittal
- Commence with Interim Final Design submittal

Schedule:

- Expected Interim Design Submittal – 12/20/2025
- Expected Final Design Submittal – 2/28/2025

Pending Needs/Requests:

- N/A

Julie Adams

From: Katlyn Dezarn <kdezarn@lja.com>
Sent: Tuesday, November 25, 2025 2:11 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice | 23102 Double Culvert Seg 1
Attachments: 20251031-06503580010-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 afternoon,

Attached is another invoice! Here is a summary:

Project #: 23102
Project Name: Double Culvert Seg 1
Consultant: Kimley Horn
Percent spent so far: 45%
Design Schedule Changes: None

Invoice Date	Invoice #	Invoice $
10.31.25	065035800-1025-07	$64,121.27

Thank you so much!

Katlyn Dezarn, PE | Project Engineer
Transportation
O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

LJA TRANSPORTATION Top Workplaces USA | 2023

Katlyn Dezarn, PE | Project Engineer
Transportation
O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
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: $224,475.03

Please make check payable to:

Name: LJA Engineering, Inc.

Address: Dept. 803

P.O. Box 4346 Houston, TX 77210-4346

Please mail check to:

Name: LJA Engineering, Inc.

Address: Dept. 803

P.O. Box 4346 Houston, TX 77210-4346

Purpose of check: Invoice # 202547780 Project # PM5121-2471 #15

Professional Services Rendered September 6, 2025 through October 3, 2025.

Charge to GL line: 605-605-545405

Julie Adams 11-13-25

Signature of Person Submitting Request — Date

11/13/25

Signature of Official/Department Head Submitting Request — Date

Program M t
TBPELS F-14256
www.LJAProgramManagement.com
7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735

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

Invoice Date:	**11/13/2025**
Invoice No.:	**202547780**
Project No.:	**PM5121-2471**
Bill No.:	**15**
P.O. No.:	**207745**

INVOICE

Description: **Waller County 2023 Road Bond Program GEC**

For Professional Services Rendered: 9/06/25 through 10/03/25.

Contract Amount:	**$15,000,000.00**
Authorized Amount:	**$6,000,000.00**
Invoice Amount:	**$224,475.03**
Previous Invoiced Amount:	**$1,939,026.76**
Invoiced to Date:	**$2,163,501.79**
Balance Remaining:	**$3,836,498.21**

TOTAL AMOUNT DUE THIS INVOICE **$224,475.03**

This invoice is true and unpaid.

Approved By: John C. Tyler
John Tyler

Mail checks payable to:

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

Send ACH or Wire payments to:

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

Please email a remittance advice to AR@lja.com

3600 W Sam Houston Pkwy S
Suite 600
Houston, TX 77042
P: 713.953.5200
F: 713.953.5026
Invoice Questions: Billing@lja.com
Payment Questions: AR@lja.com
www.LJA.com

Attention: J. Ross McCall, PE
Waller County
775 Bus 290 East
Hempstead, TX 77445
United States

Invoice : 202547780
Invoice Date : 11/12/2025
Project : PM5121-2471
Project Name : Waller County Bond Program Management
PM Name : John Charles Tyler

For Professional Services Rendered Through 10/3/2025

PM5121-2471 - Waller County Bond Program Management

		Current Billings
101 - Off-System Bridge Assessment/Planning		6,972.91
Rate Labor	6,972.91	
901 - Project Design Engineer Coord.		14,233.08
Rate Labor	14,233.08	
902 - Review of Project Plan Submittals		14,320.74
Rate Labor	14,320.74	
903 - Utility Coordination		17,918.85
Rate Labor	17,918.85	
904 - Program Management		167,933.73
Rate Labor	167,933.73	
905 - Project Coordination		1,898.90
Rate Labor	1,898.90	
Z99 - Other Direct Costs		1,196.82
Expenses	1,073.07	
Unit Rate Expense	123.75	
Total Expense	1,196.82	

Current Billings 0	224,475.03
Amount Due This Bill	224,475.03

Outstanding Receivables

Invoice Number	Date	Amount	Balance Due
202539971	10/2/2025	313,974.50	313,974.50
			313,974.50

Mail Checks payable to:

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

Send ACH or Wire Payments to:

Account Name:.....LJA Engineering, Inc
Name of Bank:.....Amegy Bank
ABA Routing Number:.....113011258
Account Number:.....5795329241
Swift Code:.....ZFNBUS55
Please email a remittance advice to: AR@lja.com

101 - Off-System Bridge Assessment/Planning

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Senior Engineer				
Alanna Bettis	9/12/2025	1.00	303.17	303.17
	Prep and meeting with team on maintenance work plan			
Steven Jonathan Austin	9/8/2025	2.00	303.17	606.34
	Compile field notes, review scour documentation, and prepare summaries			
	9/11/2025	2.00	303.17	606.34
	Compile field notes, review scour documentation, and prepare summaries			
	9/12/2025	2.00	303.17	606.34
	Compile field notes, review scour documentation, and prepare summaries			
	9/15/2025	8.00	303.17	2,425.36
	Compile bridge recommendations and prepare progress update.			
	9/16/2025	6.00	303.17	1,819.02
	Compile bridge recommendations and prepare progress update.			
	9/22/2025	2.00	303.17	606.34
	Internal review and discussion of bridge findings and recommendations in preparation for meeting with Waller County. Updates to presentation of content for clarity.			
Total Steven Jonathan Austin		22.00		6,669.74
Total Senior Engineer		23.00		6,972.91
	Total Rate Labor			***6,972.91***
Total Bill Task: 101 - Off-System Bridge Assessment/Planning				**6,972.91**

901 - Project Design Engineer Coord.

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Admin/Clerical				
Patricia C. Alvarez	10/2/2025	1.00	111.70	111.70
	final WA/send for signature/request docs and update files/send to accounting for files/update spreadsheet - NDS - B.Bakhtiari			
Engineer-in-Training I				
Nataly De La Fuente	10/1/2025	1.00	111.70	111.70
	Review of turn lane memo.			
	10/3/2025	2.00	111.70	223.40
	FM 362 and FM 529 TSWA Memo: Addressed comments received.			
	10/3/2025	4.00	111.70	446.80
	FM 362 and FM 529 TSWA Memo: Addressed comments received.			
Total Nataly De La Fuente		7.00		781.90
Total Engineer-in-Training I		7.00		781.90
Senior Engineer				
Magdy Mikhail	9/9/2025	1.00	303.17	303.17
	Review Pavement Design for COCHRAN Road			
	10/1/2025	2.00	303.17	606.34
	Review Geotech reports for DOUBLE CULVERT ROAD SEGMENT 2 & CEDAR RD			
Total Magdy Mikhail		3.00		909.51
Michael David Keck	9/8/2025	2.00	303.17	606.34
	Payroll entering comment to post timesheet - SC			
	9/10/2025	2.00	303.17	606.34
	Payroll entering comment to post timesheet - SC			
	9/11/2025	2.00	303.17	606.34
	Payroll entering comment to post timesheet - SC			
	9/15/2025	2.00	303.17	606.34
	Management			

901 - Project Design Engineer Coord.

Rate Labor

Class / Employee		*Date*	*Hours*	*Rate*	*Amount*
Senior Engineer					
		9/16/2025	2.00	303.17	606.34
	Management				
		9/17/2025	4.00	303.17	1,212.68
	Management				
		9/18/2025	4.00	303.17	1,212.68
	Management				
		9/19/2025	1.00	303.17	303.17
	Management				
		9/19/2025	2.00	303.17	606.34
	Management				
		9/22/2025	2.00	303.17	606.34
	Management				
		9/23/2025	2.00	303.17	606.34
	Management				
		9/24/2025	2.00	303.17	606.34
	Management				
		9/25/2025	2.00	303.17	606.34
	Management				
		9/29/2025	2.00	303.17	606.34
	Manage Consultants				
		9/30/2025	2.00	303.17	606.34
	Manage Consultants				
		10/1/2025	2.00	303.17	606.34
	Manage Consultants				
		10/2/2025	2.00	303.17	606.34
	Manage Consultants				
		10/3/2025	2.00	303.17	606.34
	Manage Consultants				
		10/3/2025	2.00	303.17	606.34
	Management				
Total Michael David Keck			41.00		12,429.97
Total Senior Engineer			44.00		13,339.48
		Total Rate Labor			***14,233.08***
Total Bill Task: 901 - Project Design Engineer Coord.					**14,233.08**

902 - Review of Project Plan Submittals

Rate Labor

Class / Employee		*Date*	*Hours*	*Rate*	*Amount*
Design Engineer					
Bradley Burnside		9/8/2025	4.50	207.43	933.44
	Mathis				
		9/16/2025	1.00	207.43	207.43
	Mathis Rd				
		9/17/2025	5.00	207.43	1,037.15
	Mathis Rd				
		9/18/2025	7.00	207.43	1,452.01
	Mathis Rd				
		9/19/2025	4.00	207.43	829.72
	Mathis Rd				
		9/19/2025	4.00	207.43	829.72
	Mathis Rd				

902 - Review of Project Plan Submittals

Rate Labor

Class / Employee		*Date*	*Hours*	*Rate*	*Amount*
Design Engineer					
		9/22/2025	3.00	207.43	622.29
	Mathis Rd				
		9/24/2025	7.00	207.43	1,452.01
	Mathis Rd, Adams Flat Rd				
		9/25/2025	2.50	207.43	518.58
	Adams Flat Rd				
		9/29/2025	3.00	207.43	622.29
	Adams Flat Rd; Double Culvert Rd				
		9/30/2025	2.50	207.43	518.58
	Double Culvert Rd				
		10/1/2025	2.00	207.43	414.86
	Double Culvert Rd				
		10/2/2025	4.00	207.43	829.72
	Double Culvert Rd				
		10/3/2025	4.00	207.43	829.72
	Double Culvert Rd				
		10/3/2025	4.00	207.43	829.72
	Double Culvert Rd				
Total Bradley Burnside			57.50		11,927.24
Total Design Engineer			57.50		11,927.24
Project Engineer					
Robert T. Mcbride		9/8/2025	2.00	239.35	478.70
	Review Plans				
		9/17/2025	3.00	239.35	718.05
	Review PER				
		9/22/2025	3.00	239.35	718.05
	Review Plans				
		9/29/2025	2.00	239.35	478.70
	Review PER and Agendas				
Total Robert T. Mcbride			10.00		2,393.50
Total Project Engineer			10.00		2,393.50
		Total Rate Labor			***14,320.74***
Total Bill Task: 902 - Review of Project Plan Submittals					**14,320.74**

903 - Utility Coordination

Rate Labor

Class / Employee		*Date*	*Hours*	*Rate*	*Amount*
Design Engineer					
Alejandro Villarreal Guevara		9/8/2025	4.00	207.43	829.72
	Waller Co. utilities in ROW applications review				
		9/11/2025	4.00	207.43	829.72
	Waller Co. utilities in ROW applications review				
		9/17/2025	9.00	207.43	1,866.87
	Waller Co. utilities in ROW applications review				
		9/19/2025	2.00	207.43	414.86
	Waller Co. utilities in ROW applications review				
		9/25/2025	8.00	207.43	1,659.44
	Waller Co. utilities in ROW applications review				
		9/29/2025	9.00	207.43	1,866.87
	Waller Co. utilities in ROW applications review				

903 - Utility Coordination

Rate Labor

Class / Employee		*Date*	*Hours*	*Rate*	*Amount*
Design Engineer					
Total Alejandro Villarreal Guevara			36.00		7,467.48
Total Design Engineer			36.00		7,467.48
Sr. Utilities Coordinator					
Lydia Mares		9/10/2025	1.00	255.30	255.30
	Pipelines				
		9/12/2025	1.50	255.30	382.95
	Team utility meeting				
		9/15/2025	2.00	255.30	510.60
	County Utility bundles. Team discussion				
		9/16/2025	1.00	255.30	255.30
	Get utility bundles going for utility owners				
		9/19/2025	2.50	255.30	638.25
	Work on acquiring additional pipeline quidelines				
		9/22/2025	2.00	255.30	510.60
	Waller Project utilities				
		9/23/2025	4.00	255.30	1,021.20
	Waller Project utilities. Create UCM				
		9/24/2025	1.00	255.30	255.30
	Waller Project utilities. ARM pipeline mtg				
		9/26/2025	4.00	255.30	1,021.20
	Internal UC mtg. Pipeline follow-up. Mathis utilities. UCM				
		9/29/2025	2.00	255.30	510.60
	Project UC				
		9/30/2025	1.50	255.30	382.95
	Pipeline guidelines follow-ups & UC				
		10/1/2025	2.00	255.30	510.60
	Project UC				
		10/3/2025	2.00	255.30	510.60
	Penick review. Pipeline Guidelines				
Total Lydia Mares			26.50		6,765.45
Total Sr. Utilities Coordinator			26.50		6,765.45
Utility Coordinator					
Jose Alejandro Ramirez Jr.		9/9/2025	2.00	175.52	351.04
	I				
		9/10/2025	1.00	175.52	175.52
	I				
		9/12/2025	2.00	175.52	351.04
	I				
		9/16/2025	2.00	175.52	351.04
	Utility Coordination				
		9/17/2025	2.00	175.52	351.04
	Utility Coordination				
		9/19/2025	1.00	175.52	175.52
	Utility Coordination				
		9/22/2025	2.00	175.52	351.04
	Permit reviews				
		9/23/2025	2.00	175.52	351.04
	Utility Coordination				
		9/26/2025	2.00	175.52	351.04
	Utilities				
		9/29/2025	3.00	175.52	526.56

903 - Utility Coordination

Rate Labor

Class / Employee		*Date*	*Hours*	*Rate*	*Amount*
Utility Coordinator					
	UCM, Utilities				
		10/3/2025	2.00	175.52	351.04
	utilities				
Total Jose Alejandro Ramirez Jr.			21.00		3,685.92
Total Utility Coordinator			21.00		3,685.92
		Total Rate Labor			***17,918.85***
Total Bill Task: 903 - Utility Coordination					**17,918.85**

904 - Program Management

Rate Labor

Class / Employee		*Date*	*Hours*	*Rate*	*Amount*
Deputy Project Manager					
Daniel Wayne Freeman		9/8/2025	4.00	335.09	1,340.36
	Design Status Meetings				
		9/9/2025	7.50	335.09	2,513.18
	Design Status Meetings; Woods Road PH 2 Plan Review				
		9/10/2025	8.00	335.09	2,680.72
	Woods Road PH 2 Plan Review				
		9/11/2025	4.00	335.09	1,340.36
	Design Status Meetings; Woods Road PH 2 Plan Review. RID Entity Research				
		9/12/2025	8.00	335.09	2,680.72
	Bridge Maintenance Coordination; Utility Coordination				
		9/15/2025	8.00	335.09	2,680.72
	Project Status Meetings; Utility Coordination				
		9/16/2025	8.00	335.09	2,680.72
	Coordination with Stockdick Engr regarding Sunset Grove DA; Project Status Meeting; RID Meeting Prep				
		9/17/2025	8.00	335.09	2,680.72
	Commissioners Court; Coordination with County Engineer; Project Status Meetings				
		9/18/2025	9.00	335.09	3,015.81
	Neuman Road BKDD Meeting; Project Status Meetings; Coordination on project time determination schedules; review of production rates.				
		9/19/2025	6.00	335.09	2,010.54
	Coordination regarding ARM permit for Morton/Shclipf; Time Determination schedule coordination				
		9/22/2025	6.00	335.09	2,010.54
	Pitts Road Meeting; Bridge Maintenance Exhibit Meeting; Staff Meeting				
		9/23/2025	7.50	335.09	2,513.18
	Progress Meetings				
		9/24/2025	2.00	335.09	670.18
	ARM Pipeline Meeting; General Coordination				
		9/25/2025	6.00	335.09	2,010.54
	General Coordination				
		9/26/2025	8.00	335.09	2,680.72
	Neuman Road Cross-Sections; Presentation Slide for Judge; Utility Coordination				
		9/29/2025	8.00	335.09	2,680.72
	Woods Road RID Meeting; Project Status Meeting; General Coordination				
		9/30/2025	5.00	335.09	1,675.45
	Coordinate with Graphics Group for powerpoint slide for Judge; Coordination with BKDD				
		10/1/2025	8.00	335.09	2,680.72
	Commissioners Court; Meeting with Judge Duhon; Coordination with BKDD				

904 - Program Management

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Deputy Project Manager				
	10/2/2025	6.00	335.09	2,010.54
	Coordination with McKenzie Kelly; Woods Road RID; General Coordionation			
	10/3/2025	7.00	335.09	2,345.63
	BKDD Coordination; General Coordination			
Total Daniel Wayne Freeman		134.00		44,902.07
Total Deputy Project Manager		134.00		44,902.07
Design Engineer				
Katlyn Nicole Dezarn	9/8/2025	9.00	207.43	1,866.87
	Review of PER, correspond with design consultants, project progress meetings, and internal coordination meeting			
	9/9/2025	9.00	207.43	1,866.87
	Review Invoices, project progress meeting, correspond with design consultants, and compile PER comments			
	9/10/2025	9.00	207.43	1,866.87
	Review Flukinger scope and fee, review invoices, correspond with design consultants and review			
	9/11/2025	9.00	207.43	1,866.87
	progress meetings, plan review, distribute CAD files, organize coordination meeting and correspond with design consultants			
	9/15/2025	9.00	207.43	1,866.87
	Invoice reviews, weekly internal meeting, review schlipf rod proposal, clay rd tcp review project progress meeting			
	9/16/2025	9.00	207.43	1,866.87
	invoice reviews, project progress meetings, clay road per review			
	9/17/2025	9.00	207.43	1,866.87
	review of TCP's and preliminary roll plots, project progress meetings, adams flat per progress report			
	9/18/2025	9.00	207.43	1,866.87
	project progress meeting, clay x pitts rod intersection review and meeting, meeting minutes, bkdd pre development meeting			
	9/19/2025	4.00	207.43	829.72
	coordinating with consultants, flukinger proposal review, invoice progress review			
	9/19/2025	4.00	207.43	829.72
	consultant coordination, put together meeting minutes			
	9/22/2025	9.00	207.43	1,866.87
	Review Clay Rd PER comments, Mathis RD PER review, Morrison Rd project layout review, internal project meeting			
	9/23/2025	9.00	207.43	1,866.87
	invoice review and submission, project progress meetings			
	9/24/2025	9.00	207.43	1,866.87
	Schlipf Rd proposal review and discussion, invoice review and submission, consultant calls and coordination			
	9/25/2025	9.00	207.43	1,866.87
	consultant calls and coordination, development review and cataloging, review Flukinger scope and Fee			
	9/29/2025	9.00	207.43	1,866.87
	project progress meetings, flukinger scope and fee review, exhibit booklet review, internal coordination meeting			
	9/30/2025	9.00	207.43	1,866.87
	invoice review, tcp review, schlipf road scope and fee review			
	10/1/2025	9.00	207.43	1,866.87
	consultant coordination, judge meeting, Richards rd proposal			
	10/2/2025	9.00	207.43	1,866.87
	Clay rd PER comments discussion, consultant coordination, project progress meetings			

904 - Program Management

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Design Engineer				
	10/3/2025	4.00	207.43	829.72
	update meeting minutes, review invoices			
	10/3/2025	4.00	207.43	829.72
	meeting minutes, schedule meetings, consultant coordination			
Total Katlyn Nicole Dezarn		160.00		33,188.80
Total Design Engineer		160.00		33,188.80
Engineer-in-Training I				
Alana Rose Brown	9/8/2025	9.00	111.70	1,005.30
	PER reviews			
	9/11/2025	9.00	111.70	1,005.30
	Roll plot review			
	9/17/2025	9.00	111.70	1,005.30
	cost estimate review			
	9/18/2025	9.00	111.70	1,005.30
	WC utility organization			
	9/19/2025	4.00	111.70	446.80
	WC utility organization			
Total Alana Rose Brown		40.00		4,468.00
Ali Tarkesh Esfahani	9/8/2025	2.00	111.70	223.40
	Memo for Cochran Rd Corridor - Turning Lane			
	9/9/2025	4.00	111.70	446.80
	Memo for Cochran Rd Corridor - Turning Lane			
	9/10/2025	4.00	111.70	446.80
	Memo for Cochran Rd Corridor - Turning Lane			
	9/11/2025	4.00	111.70	446.80
	Memo for Cochran Rd Corridor - Turning Lane			
	10/1/2025	4.00	111.70	446.80
	Cochran Rd Turn Lane analysis			
	10/2/2025	5.00	111.70	558.50
	Cochran Rd Turn Lane analysis			
Total Ali Tarkesh Esfahani		23.00		2,569.10
Total Engineer-in-Training I		63.00		7,037.10
Project Engineer				
Robert T. Mcbride	9/8/2025	6.00	239.35	1,436.10
	Program Management			
	9/9/2025	2.00	239.35	478.70
	Program Management			
	9/10/2025	2.00	239.35	478.70
	Program Management			
	9/11/2025	4.00	239.35	957.40
	Program Management			
	9/15/2025	5.00	239.35	1,196.75
	Program Management			
	9/16/2025	4.00	239.35	957.40
	Program Management			
	9/17/2025	5.00	239.35	1,196.75
	Program Management			
	9/18/2025	5.00	239.35	1,196.75
	Program Management			
	9/19/2025	4.00	239.35	957.40
	Program Management			

904 - Program Management

Rate Labor

Class / Employee		*Date*	*Hours*	*Rate*	*Amount*
Project Engineer					
		9/19/2025	4.00	239.35	957.40
	Program Management				
		9/22/2025	6.00	239.35	1,436.10
	Program Management				
		9/24/2025	4.00	239.35	957.40
	Program Management				
		9/25/2025	4.00	239.35	957.40
	Program Management				
		9/29/2025	7.00	239.35	1,675.45
	Program Management				
		9/30/2025	2.00	239.35	478.70
	Program Management				
		10/1/2025	7.00	239.35	1,675.45
	Program Management				
		10/2/2025	2.00	239.35	478.70
	Program Management				
		10/3/2025	2.00	239.35	478.70
	Program Management				
		10/3/2025	2.00	239.35	478.70
	program management				
Total Robert T. Mcbride			77.00		18,429.95
Total Project Engineer			77.00		18,429.95
Project Manager					
John Charles Tyler		9/8/2025	5.50	357.42	1,965.81
	Prog Admin. Bridge Maint Sch Review. Prog staff mtg. Adams Flat Proj Mtg.				
		9/9/2025	5.00	357.42	1,787.10
	prog admin, RID review/coord. Br maint org. Joseph Rd mtg. TxDOT AFA reviews				
		9/10/2025	2.00	357.42	714.84
	Prog Admin. TxDot Bridge AFA's				
		9/11/2025	6.00	357.42	2,144.52
	Prog admin. Bridge maint coord. TxDOT AFA review/coord. BGE proj emails. HC/Pitts discussion.				
		9/12/2025	7.00	357.42	2,501.94
	Prog admin. Bridge maint. mtg. utility mtg/coord. Utility/permit review/discussion. TxDOT AFA review/discussion.				
		9/15/2025	8.00	357.42	2,859.36
	Prog Admin. Twinwood developer mtg. Wkly prog mtg. Robichaux mtg. Utility coord. mtg. Bridge maint. mtg.				
		9/16/2025	7.00	357.42	2,501.94
	prog admin. Bridge maint review. Penick add'l work review. Stockdick mtg. Utility calls.				
		9/17/2025	7.50	357.42	2,680.65
	prog admin. Comm Crt. Stockdick DA review.				
		9/18/2025	5.50	357.42	1,965.81
	Prog Admin. Clay/Pitts drainage mtg.				
		9/19/2025	6.00	357.42	2,144.52
	Prog admin. Stockdick sch review. Utility reviews. DA reviews.				
		9/22/2025	6.50	357.42	2,323.23
	prog admin. Wkly proj mtg. Bridge maint rev/mtg. Clay/Pitts drainage coord mtg.				
		9/23/2025	7.00	357.42	2,501.94
	prog admin. Neuman Proj mtg. bridge maintenance report comments. Neuman report review. Stockdick planning. Dbl Culvert TcP.				
		9/24/2025	8.50	357.42	3,038.07
	Prog admin. Schlipf contract neg. Bridge review. Utility conflict discussion.				

904 - Program Management

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Project Manager				
	9/25/2025	7.00	357.42	2,501.94
	Prog Admin. Bid document review. ILA review of attorney comments/response. Woods road mtg prep.			
	9/26/2025	6.00	357.42	2,144.52
	Prog admin. Newman cross section coord. Utility coord. Judge mtg prep. RID mtg prep.			
	9/29/2025	7.00	357.42	2,501.94
	Prog admin. RID mtg. Penick mtg. Prog mtg. Woods responsibilities disc.			
	9/30/2025	5.50	357.42	1,965.81
	prog admin. ROW coord. Utility coord. Bridge maint. discussion. ILA review.			
	10/1/2025	8.00	357.42	2,859.36
	Prog admin. Dbl Clvrt site visit. Dbl Clvrt Geot review. Waller ILA. Crt mtg. Judge Mtg. Woods coord.			
	10/2/2025	8.00	357.42	2,859.36
	prog admin. Woods RID ILA review.			
	10/3/2025	7.00	357.42	2,501.94
	Prog Admin. Penick PER comment review. Morrison ENV review. Old Hou ILA review/comment. PV mtg coord. Utility coord/Penick. Brg maint plan development.			
Total John Charles Tyler		130.00		46,464.60
Total Project Manager		130.00		46,464.60
Senior Project Engineer				
Thirulokesh Krishnan	9/29/2025	2.00	255.30	510.60
	Cochran turn lane warrant review			
	10/2/2025	2.00	255.30	510.60
	359 warrant study			
Total Thirulokesh Krishnan		4.00		1,021.20
Total Senior Project Engineer		4.00		1,021.20
Senior Technical Advisor				
Justin Allen Stuart	9/17/2025	4.00	462.74	1,850.96
	Worked on updating the program schedule.			
	9/18/2025	8.00	462.74	3,701.92
	Worked on updating the program schedule.			
	9/19/2025	8.00	462.74	3,701.92
	Worked on updating the program schedule.			
	9/22/2025	8.00	462.74	3,701.92
	Completed the project update and added in Baselines for project variance tracking.			
	9/23/2025	4.00	462.74	1,850.96
	Completed the project update and added in Baselines for project variance tracking.			
Total Justin Allen Stuart		32.00		14,807.68
Sean Franklin Beal	9/9/2025	1.00	462.74	462.74
	Waller County Internal Coordination			
	9/10/2025	1.50	462.74	694.11
	Waller County Internal Coordination			
	9/23/2025	1.50	462.74	694.11
	Internal Coordination			
	10/3/2025	0.50	462.74	231.37
	Internal coordination			
Total Sean Franklin Beal		4.50		2,082.33
Total Senior Technical Advisor		36.50		16,890.01
	Total Rate Labor			***167,933.73***
Total Bill Task: 904 - Program Management				**167,933.73**

905 - Project Coordination

Rate Labor

Class / Employee	*Date*	*Hours*	*Rate*	*Amount*
Admin/Clerical				
Patricia C Alvarez	10/2/2025	2.00	111.70	223.40
	create WA for B.Bakhtiari for NDS/create file/send for review and signature/update O and S drive/request current COI			
Engineer-in-Training I				
Jasmine Navarro	9/15/2025	4.00	111.70	446.80
	FM 362 and FM 529 TSWA Memo			
	9/16/2025	9.00	111.70	1,005.30
	FM 362 and FM 529 TSWA Memo			
Total Jasmine Navarro		13.00		1,452.10
Nataly De La Fuente	9/8/2025	2.00	111.70	223.40
	QA/QC of analysis and report.			
Total Engineer-in-Training I		15.00		1,675.50
	Total Rate Labor			***1,898.90***
Total Bill Task: 905 - Project Coordination				**1,898.90**

Z99 - Other Direct Costs

Expenses

Account / Vendor	*Doc Number*	*Date*	*Cost*	*Multiplier*	*Amount*
Gasoline					
Amegy Bank	PRR000002659	8/19/2025	50.19	1.0000	50.19
	Steven Austin-08/19/25-Chevron 0208850-Fuel for travel to and from Waller County for kick-off meeting - unit 226853.				
	PRR000002659	9/4/2025	43.15	1.0000	43.15
	Steven Austin-09/04/25-Shell Oil 57529605008-Fuel for LJA vehicle 226853. Vehicle used for bridge assessments.				
	PRR000002659	9/5/2025	34.16	1.0000	34.16
	Steven Austin-09/05/25-Chevron 0374708-Fuel for LJA vehicle 226853. Vehicle used for bridge assessments.				
	PRR000002659	9/7/2025	28.29	1.0000	28.29
	Steven Austin-09/07/25-Circle K # 04684-Fuel for LJA vehicle 226853. Vehicle used for bridge assessments.				
Total Amegy Bank			155.79		155.79
Total Gasoline			155.79		155.79
Lodging					
Amegy Bank	PRR000002659	9/4/2025	108.64	1.0000	108.64
	Steven Austin-09/04/25-Holiday Inn Exp Katy-Lodging - night of 9/2/25 for bridge assessment work.				
	PRR000002659	9/7/2025	108.64	1.0000	108.64
	Steven Austin-09/07/25-Holiday Inn Exp Katy-Lodging - night of 9/3/25 for bridge assessment work.				
Total Amegy Bank			217.28		217.28
Total Lodging			217.28		217.28
Outside Services - Other					
National Data & Surveying Services, Inc.	VO0000012796	9/4/2025	700.00	1.0000	700.00
	Total Expenses				***1,073.07***

Unit Rate Expenses

Unit / Vendor	*Quantity*	*Rate*	*Amount*
11x17 Color Copy			
LJA Print Room	81.00	1.25	101.25

Z99 - Other Direct Costs

Unit Rate Expenses

Unit / Vendor	*Quantity*	*Rate*	*Amount*
8.5x11 Clear Cover			
LJA Print Room	3.00	1.00	3.00
Black Backs			
LJA Print Room	6.00	2.00	12.00
Screw Posts			
LJA Print Room	3.00	2.50	7.50
Total Unit Rate Expenses			***123.75***
Total Bill Task: Z99 - Other Direct Costs			**1,196.82**

Total Project: PM5121-2471 - Waller County Bond Program Management **224,475.03**

WALLER COUNTY
ROAD BOND '23

Monthly Progress Report
September 2025

Contract No: PM5121-2471

Project Description: Waller County Road Bond Program GEC

Progress Reporting Period: September 6, 2025 – October 3, 2025

Project Manager: John Tyler

Progress Summary:

Project Design Engineer Coordination

- Summary of effort
  - Continued reviewing draft scopes and fees with prime engineers; Woods, Flukinger, and Richards Roads.
  - Held monthly project meetings.
  - Managed the right of entry process, coordinating the field work of the surveyors and geotechnical engineers with the County.
  - Received final PER for Adams Flat Road project.
  - Began Morton Road temporary overlay project.
- Deliverables
  - None
- Problems Encountered:
  - Woods scope will be modified once direction is agreed to with RID.
- Progress Expected Next Month:
  - Review fee estimates from project engineering teams.
  - Continue to schedule project kick-off meetings after agreements are approved.
  - Assist with scoping for assigned engineering firms for projects.
  - Coordinate right of entry letters and respond to land owner questions.
  - Finalize plans for Morton Road Overlay project.
  - Continue advancing project schedules.
  - Review draft PER's.

Review of Project Plan Submittals

- Summary of effort
  - None.
- Deliverables
  - None.
- Problems Encountered:
  - None.
- Progress Expected Next Month:
  - Morton Road Phase 1 plan review.
  - Review preliminary schematic level layouts for inclusion in PER's.

Utility Coordination

- Summary of effort
  - Coordinated with ARM on Morton Road and Schlipf Road crossing elevations.
  - Verified clearance requirements for Penick project clearance for two pipelines.
  - Began coordination with companies crossing Morton Road for overlay project.
  - Continued research on potential conflicts for projects.
  - Provided information for use in project estimates.
  - Review installation/relocation requests from utility companies along projects using county's MGO software.
- Deliverables
  - None.
- Problems Encountered:
  - ARM could not install pipeline across Schlipf to requested depth. ARM has provided a letter that future Schlipf Road will only need a 2' clearance to pipeline.
- Progress Expected Next Month:
  - Will continue to support the project estimates.
  - Continue developing utility conflict lists.

Program Management

- Summary of effort
  - Continued discussions on potential additional project assignments; Major Thoroughfare Plan, Off-system bridge maintenance/projects.
  - Updated program schedule.
  - Continued adjusting program expenditures in accordance with updated schedule.
  - Continued contact with TxDOT to coordinate program with current TxDOT projects in Waller County, specifically signal at FM 529/FM 362.
  - Held monthly commissioner meetings, Precincts 3 and 4.
  - Reviewed subconsultant invoices and submitted to County Engineer's office.
  - Met with Harris County to coordinate Clay and Pitts Road projects.
  - Held discussions with BKDD to coordinate project drainage.
  - Responded to calls from landowners receiving ROE letters.
  - Confirmed AFA for Wilpitz at Bessies Creek bridge replacement has been completed.
  - Confirmed AFA for Morton Road at Buffalo Bayou Draw is in progress.
  - Met with Woods Road RID developer to discuss responsibilities for the roadway, initial and future. Discussions will continue.
- Deliverables
  - None.
- Problems Encountered:
  - RID discussions at Woods Road will continue until County agrees with direction.
- Progress Expected Next Month:
  - Determine direction for Woods Road design.
  - Determine direction for signalization safety improvement project for FM 529/FM 362 Intersection.
  - Complete negotiations with prime engineers for remaining projects.
  - Organize and finalize engineering agreements to gain approval at Commissioners Court.
  - Submit engineering invoices to County for approval at Commissioners Court.

- Continue meeting with agencies impacted by project in road bond.

Project Coordination

- Summary of effort
  - Penick Road project has moved to final design.
  - Clay Road PER has been scheduled.
  - Continue monthly project meetings.
  - Coordinated between projects and County.
  - Coordinated project team survey and geotechnical field work with County.
  - Provide PER comments to address.
  - Schedule PER meetings with Commissioners
- Deliverables
  - Final Penick PER.
  - Updated project information.
- Problems Encountered:
  - None.
- Progress Expected Next Month:
  - Draft PER reviews for a few projects.
  - Schedule PER presentations/meetings.

Right of Way Coordination

- Summary of effort
  - Bartlett property owner has been contacted and process to identify amount of property and acquisition has begun.
- Deliverables
  - None.
- Problems Encountered:
  - None.
- Progress Expected Next Month:
  - Continue to provide/develop information necessary for acquisitions.

GIS

- Summary of effort
  - Provided Lidar files for drainage use on several projects.
  - Updated sharefile for program use.
- Deliverables
  - None.
- Problems Encountered:
  - None.
- Progress Expected Next Month:
  - None.

Bidding Phase Services

- Summary of effort

  - Began coordination with County to bid Morton Road Phase 1.
- Deliverables
  - None.
- Problems Encountered:
  - None.
- Progress Expected Next Month:
  - Morton Road Phase 1 will bid.
  - Effort will begin on other projects when first project design is 50% complete.

09:23:46 PM

XXXXXXXXXXXX0907
VISAEFLT2
INVOICE E/5035701
AUTH 018029

PUMP# 9

UNLEAD REG	18.594G
PRICE/GAL	$2.699
FUEL TOTAL	$ 50.19
TOTAL =	$ 50.19
CREDIT	$ 50.19

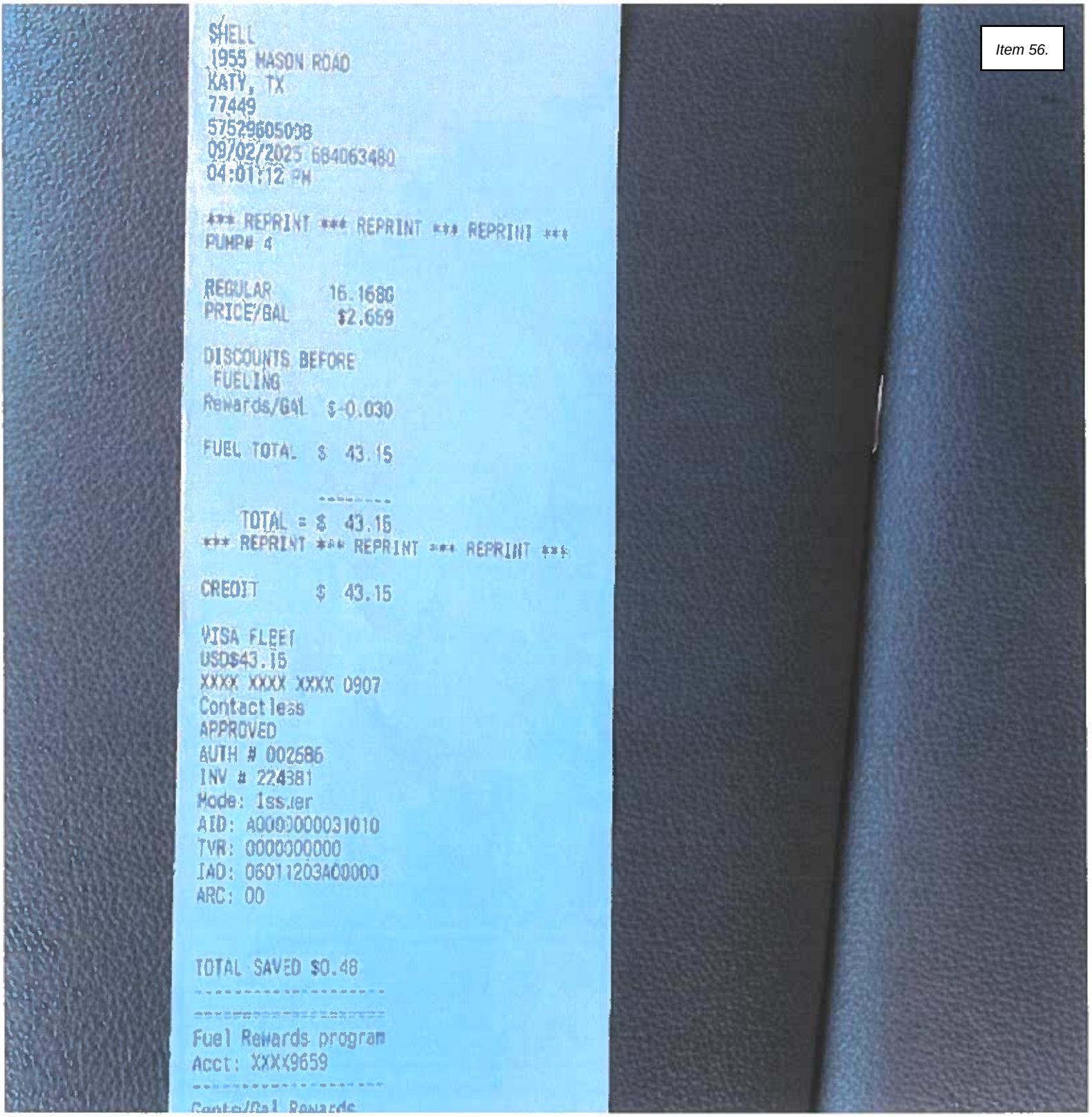
Contactless
VISA FLEET
Mode: Issuer
AID: A0000000031010

Get rewarded on
every fill-up at
Chevron with a
Techron Advantage
card. See app
for details.

I agree to pay the above total amount
according to card issuer agreement.

Thanks For Your Business!!
Customer Copy

Item 56.



SHELL
1955 MASON ROAD
KATY, TX
77449
57529605008
09/02/2025 684063480
04:01:12 PM

*** REPRINT *** REPRINT *** REPRINT ***
PUMP# 4

REGULAR 16.168G
PRICE/GAL $2.669

DISCOUNTS BEFORE
FUELING
Rewards/GAL $-0.030

FUEL TOTAL $ 43.15

TOTAL = $ 43.15
*** REPRINT *** REPRINT *** REPRINT ***

CREDIT $ 43.15

VISA FLEET
USD$43.15
XXXX XXXX XXXX 0907
Contactless
APPROVED
AUTH # 002686
INV # 224381
Mode: Issuer
AID: A0000000031010
TVR: 0000000000
IAD: 06011203A00000
ARC: 00

TOTAL SAVED $0.48

Fuel Rewards program
Acct: XXXX9659

Costco/Gal Rewards

6936 FM 362 RD
PATTISON TX 77423

6936 FM 362 RD
FUEL MAXX #11
00374708
BROOKSHIRE, TX
09/04/2025 104201729
08:05:38 AM

XXXXXXXXXXXX0907
VISAEFLT2
INVOICE E/0897439
AUTH 004285

PUMP# 3

UNLEAD REG 11.390G
PRICE/GAL $2.999

FUEL TOTAL $ 34.16

TOTAL = $ 34.16

CREDIT $ 34.16

Chip Read
VISA FLEET
Mode: Issuer
AID: A0000000031010

Get rewarded on
every fill-up at
Chevron with a
Techron Advantage
card. See app
for details.

9/4/202518:51:2
Order Number: 674281
Circle K 2704684
6412 US 290 West
Austin TX 78735
(512) 891-0535
Term: 102
Appr : 004398
UNL-REG 2
PUMP No. 05
Gallons 12.523
PRICE/G $2.259
TOTAL FUEL $28.29
TOTAL SALE $28.29
SALE
Visa Fleet
Card Num : (R)
XXXXXXXXXXXX0907
Contactless

USD$ 28.29

VISA FLEET
AID: A0000000031010
TVR: 0000000000
IAD: XXXXXXXXXXXXXXX
TSI: 0000
ARC: 00
ARQC:
BE757128780D39A3A

09/04/2025 18:49:01

I agree to pay the
above Total Amount
according to Card
Issuer Agreement.

Inner Circle

XXXXXX9659

GSA Rate $128.00
Taxes $45.00

Room $188.10
Taxes $29.18
Total $217.28

09-04-25

Steven Austin	Folio No.	: **189111**	Room No.	: **403**
965 Linden Loop	A/R Number	:	Arrival	: **09-02-25**
Driftwood 78619	Group Code	:	Departure	: **09-04-25**
United States	Company	: **Business Trip**	Conf. No.	: **89575676**
	Membership No.	: **PC 671841716**	Rate Code	: **IDME0**
	Invoice No.	:	Page No.	: **1 of 1**

Date	Description		Charges	Credits
09-02-25	IHG Member Discount Rate		94.05	
09-02-25	State Tax - 6%		5.64	
09-02-25	County Tax - 2%		1.88	
09-02-25	City Tax - 7%		6.58	
09-02-25	Texas Recovery Fee		0.49	
09-02-25	Visa	XXXXXXXXXXXX0907		108.64
09-03-25	IHG Member Discount Rate		94.05	
09-03-25	State Tax - 6%		5.64	
09-03-25	County Tax - 2%		1.88	
09-03-25	City Tax - 7%		6.58	
09-03-25	Texas Recovery Fee		0.49	
09-04-25	Visa	XXXXXXXXXXXX0907		108.64
		Total	**217.28**	**217.28**
		Balance	**0.00**	

Thank you for staying with us! Qualifying points for this stay will automatically be credited to your account. Please tell us about your stay by writing a review here - www.ihg.com/reviews. We look forward to welcoming you back soon.

Guest Signature: _____

I have received the goods and / or services in the amount shown heron. I agree that my liablity for this bill is not waived and agree to be held personally liable in the event that the indicated person, company, or associate fails to pay for any part or the full amount of these charges. If a credit card charge, I further agree to perform the obligations set forth in the cardholder's agreement with the issuer.

Holiday Inn Express & Suites Houston West - Katy
21010 Katy Freeway
Katy, TX 77449
Telephone: (281) 392-1010 Fax: (281) 206-7461

Request for Katlyn Dezarn : Print Request #REQ-170416

NOT REQUESTED

by **Katlyn Dezarn** (kdezarn@lja.com) on **Mon, Sep 29 4:23 PM** via **Portal**
Requested for : **Katlyn Dezarn** (kdezarn@lja.com)

TICKET PROPERTIES

Workspace
Reprographics

Priority
Medium

Status
Open

Source
Portal

Type
Request

Urgency
Low

Impact
Low

Location Houston

Group
Print

Agent
Greg Mays

Department
LJA Engineering, Inc. - Transportation

Category
Reprographics

Sub-Category
Printing

Item
--

Tags
--

6000 6
6605 3 or 6
6022 $1
6093 3

N
QAQC (2)

Due by
Wed, Oct 1 10:23 AM

DESCRIPTION

REQUESTED ITEMS (1)

Print Request

DESCRIPTION
Print Request

Stage
Requested

Reference Name for this Print Request
Katlyn Dezarn

Job Number
PM5121-2471

Type of Original
Digital (attached)

Date and Time Needed
Tue, 2025 Sep 30, 5:00 PM

Shipping Method
Pick up from Houston reprographics

Type of Job
Small Format

SF Quantity Sets
3

Color Option
Same as Original

SF Paper Size
11x17

Reduce/Enlarge
No

Trim Print
No

Single or Double Sided
Single Sided

SF Media Type
Same as Original

Binding
GBC Bind

List of Tabs, if required
--

Front Cover
Clear Cover

BIDSET Stamp
No

Back Cover
Black Back

Map Pockets
No

Special Instructions
--

Scan Type
--

Additional Information or Requests
The file is fairly large feel free to email me so i can send it or use the path below to get the PDF

to provide Judge D. program reference documents.
JC

Approved By Baharch Bakhtiari

Approved NDS Invoice 25-450193
LJA Job Number: PM5121-2471.z99
Amount $700

National Data & Surveying Services

Invoice

Date	Invoice #
9/8/2025	25-450193

Bill To
LJA Engineering 3600 W Sam Houston Parkway S, Suite 600 Houston, Texas, 77042 (713) 380-4467
Attn: B. Bakhtiari

PROJECT DESCRIPTION AND/OR NOTES	
Brookshire Counts	
P.O. No.	
Due Date	10/8/2025
Terms	Net 30

Item	Detail	Description	Qty	Rate	Amount
		Service Date - 09-04-2025			
ITM-45 TX-H...	13 Hr Counts	6:30-7:30AM Turning Movement Counts At 1 Locations For 1 Day - 1 Person Count With Camera Installation With Volume 1) FM 362/FM 529 (NS) & FM 529/Wilson Rd (EW)	1	660.00	660.00
FuelSurcharge		Fuel Surcharge Brookshire, Texas	1	40.00	40.00

Checked:
10/28/25

ENTERED
Vendor Code: NAT19-ACH
Received Date: 10/13/2025
Entered Date: 10/13/2025 10/29/25
Period: 9
Entered By: AHS
Expense Code: 510000
VO No: ~~VO0011251~~ VO0012796
SCA/WA: N
COI: N
Email Approval: Y

Total	$700.00
Payments/Credits	$0.00
Balance Due	$700.00

National Data & Surveying Services
106 N. Poinsettia Place
Los Angeles, CA 90036

FOR BILLING INQUIRIES PLEASE CONTACT OUR CENTRAL BILLING OFFICE AT:
T (323) 782-0090, F (323) 375-1666
accounting@ndsdata.com

Send in your Next Job Request to: orders@ndsdata.com

Local offices Nationwide

From: Patricia Alvarez
To: Andrea Hill-Stevens
Cc: John Tyler; Bahareh Bakhtiari
Subject: FW: Approved NDS Invoice 25-450193 (LJA Job Number: PM5121-2471.z99)
Date: Monday, October 13, 2025 11:12:24 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
25-450193.pdf
WA_NDS_PM5121-2471_05OCT2025.pdf

Hi Andrea,

Please see invoice and WA attached for your files.

Thanks,
Patty

From: Bahareh Bakhtiari <bbakhtiari@lja.com>
Sent: Friday, October 3, 2025 9:29 AM
To: Patricia Alvarez <palvarez@lja.com>
Subject: Approved NDS Invoice 25-450193 (LJA Job Number: PM5121-2471.z99)

Approved By Bahareh Bakhtiari

Approved NDS Invoice 25-450193
LJA Job Number: PM5121-2471.z99
Amount $700

Thank You!
Bahar Bakhtiari (She/Her), PE, PTOE | Senior Project Manager
Transportation

O: 713-380-4467 C: 713-817-1533
3600 W Sam Houston PKW S, Houston, TX, 77042
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

Julie Adams

From: Andrea Hill-Stevens <ahillstevens@lja.com>
Sent: Thursday, November 13, 2025 8:17 AM
To: Ross McCall
Cc: Julie Adams; John Tyler; Luke Fortkamp
Subject: LJA Program Management (PM5121-2471) - Waller County Bond Program Mgmt. - September Invoice 202547780 100325
Attachments: LJA Engineering (PM5121-2471)_Waller County_202547780_100325.pdf

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

Please find attached our invoice for September services. If you require any additional information or have any questions, please do not hesitate to reach out.

Best regards,

Andrea Hill-Stevens | Project Accounting Specialist
Accounting
O: 713.380.4420 | D: 281.666.8858 | C: 512.517.2072
2002 W Grand Parkway N, Suite 200, Katy, TX 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: $26,774.00

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 # 100389-7 Project # 2117.0000 Neuman Road

Professional Engineering Services September 22, 2025 to October 19, 2025

Charge to GL line: 605-605-545405

Julie Adams 11-25-25

Signature of Person Submitting Request — Date

11-25-25

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#: 10117489 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: 5-Nov-25 **RGME Invoice No.** 100389-7
RGME Project No.: 2117.0000
Period of Services: 9/22/2025 TO 10/19/2025

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	90%	$171,486.00	$152,432.00	$19,054.00		$19,054.00
200	Design Phase	LS	$238,750.00	0%	$0.00	$0.00	$0.00		$238,750.00
210	Topographic Survey	T&M	$117,548.00	79%	$93,124.08	$89,404.08	$3,720.00		$24,423.92
220	Geotechnical Services	T&M	$99,567.00	90%	$89,610.30	$89,610.30	$0.00		$9,956.70
230	Subsurface Utility Engineering	T&M	$158,630.00	6%	$9,336.30	$5,336.30	$4,000.00		$149,293.70
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	0%	$0.00	$0.00	$0.00		$16,866.00
300	Bid Phase	LS	$11,800.00	0%	$0.00	$0.00	$0.00		$11,800.00
	Total:		$906,781.00		$363,556.68	$336,782.68	$26,774.00		$543,224.32
	OVERALL TOTALS		**$906,781.00**	**40%**	**$363,556.68**	**$336,782.68**	**$26,774.00**		**$543,224.32**

AMOUNT DUE THIS INVOICE: **$26,774.00**

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

November 5, 2025
Date

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

PAPE–DAWSON
TEXAS

INVOICE

2117.000
Phase: 230
Reimb w/NO markup

R. G. Miller Engineers, Inc.
16340 Park Ten Place, Suite 350
Houston, TX 77084

October 02, 2025
Project No: 00042473-030
Invoice No: 25090590
Contract No: Proj #2117.0000

ATTN: Alberto Espinoza

Invoice Total: $4,000.00

Project 00042473-030 Waller County - Neuman Rd

Professional Services through September 26, 2025

Description	Contract Amount	Percent Complete	Billed To Date	Previously Billed	Current Invoice
Utility Engineering	47,410.00	19.6927	9,336.30	5,336.30	4,000.00
PM & Admin	21,720.00	0.00	0.00	0.00	0.00
Total Fee	69,130.00		9,336.30	5,336.30	4,000.00
	Total Fee				**4,000.00**
			Total Due This Invoice		**$4,000.00**

	Current	Prior	Total
Billings to Date	**4,000.00**	**5,336.30**	**9,336.30**

Interest of 10% per annum is added on past due invoices, unless otherwise contractually stated.

PROJECT MANAGER: Trisha Frederick

APPROVED
By Alberto Espinoza at 4:59 pm, Oct 06, 2025

2117.000
Phase: 210
Reimb w/NO markup

QUIDDITY ENGINEERING

Invoice Total: $3,720.00

Invoice #: ARIV1044382
Invoice date: 10/2/2025
Project Number: 30347-0001-01

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.

RG Miller
1080 Eldridge Parkway
Houston, TX 77077

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

APPROVED
By Alberto Espinoza at 4:58 pm, Oct 06, 2025

For professional services from 01-Sep-2025 through 30-Sep-2025

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	28.00	115.00	3,220.00
Subtotal	**30.00**		**3,720.00**

Billing limits	Current	Prior	To-Date
Total billings	3,720.00	89,404.08	93,124.08
Limit			117,548.00
Remaining			24,423.92

Invoice subtotal	3,720.00
Total	**3,720.00**

Outstanding invoices

Invoice	Date	Balance
ARIV1039957	7/11/2025	40,025.35
ARIV1041467	8/5/2025	21,323.88
ARIV1042818	9/2/2025	19,203.60

Project **Waller County-Neuman Road** **Invoice** **ARIV1044382**

Billing Backup

Quiddity Engineering, LLC

Project **Waller County-Neuman Road**

Professional Personnel

		Hours	Rate	Amount
30347-0001-01.130 Project Manager				
David Spradley	9/17/2025	1.00	250.00	250.00
David Spradley	9/16/2025	1.00	250.00	250.00
30347-0001-01.130 Survey Technician				
Jorge Reyes	9/3/2025	4.00	115.00	460.00
Jennifer Ojo	9/8/2025	9.00	115.00	1,035.00
Jennifer Ojo	9/9/2025	9.00	115.00	1,035.00
Jennifer Ojo	9/10/2025	6.00	115.00	690.00
Total labor		30.00		**3,720.00**

Total this Report **3,720.00**

Total this Report (Rounded) **3,720.00**

Neuman Road

October 2025 Progress Report

Summary of Work Accomplished in October 2025

- Coordinate work with subconsultants
- Provide alternatives for Gassner intersection
- Preliminary Engineering Report preparation and draft submittal

Summary of Work to be Accomplished in November 2025

- Discuss comments from draft submittal with LJA
- Begin addressing comments to prepare final PER 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
- 70% Design Submittal – 4/19/2026
- 95% Design Submittal – 7/9/2026
- 100% Design Submittal – 8/20/2026

Outstanding Issues or Information Needs

Open Issues

Julie Adams

From: Katlyn Dezarn <kdezarn@lja.com>
Sent: Tuesday, November 25, 2025 3:41 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice | 23404 Neuman Road
Attachments: 20251105 - Invoice 100389 - 7 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.

Hi Ross and Luke,

Attached is another invoice! Here is a summary:

Project #: 23404
Project Name: Neuman Road
Consultant: RG Miller
Percent spent so far: 40%
Design Schedule Changes: None

Invoice Date	Invoice #	Invoice $
11.05.25	100389-7	$26,774.00

Thank you so much!

Katlyn Dezarn, PE | Project Engineer
Transportation
O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

Katlyn Dezarn, PE | Project Engineer
Transportation
O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
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: $35,669.91

Please make check payable to:

Name: Schaumburg & Polk, Inc.

Address: 8865 College Street, Suite 100

Beaumont, TX 77707

Please mail check to:

Name: Schaumburg & Polk, Inc.

Address: 8865 College Street, Suite 100

Beaumont, TX 77707

Purpose of check: Invoice # 304200.00 - 7

Professional Services from September 29, 2025 to November 2, 2025

Pitts Road

Charge to GL line: 605-605-545405

Julie Adams 11-24-25

Signature of Person Submitting Request **Date**

11-24-25

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

Invoice

SCHAUMBURG & POLK, INC.

November 3, 2025
Invoice No: 0000304200.00 - 7

WALLER COUNTY
J. ROSS MCCALL, P.E.
775 BUS 290 EAST
HEMPSTEAD, TX 77445

Project 0000304200.00 PITTS ROAD
PROFESSIONAL ENGINEERING SERVICES
R.MCCALL@WALLERCOUNTY.US

Professional Services from September 29, 2025 to November 2, 2025

Fee

Phase	Contract Fee	Percent Complete	Billed To Date	Current Billing
GENERAL	260,499.20	17.50	45,587.36	6,512.48
PRELIM DESIGN	206,870.00	34.50	71,370.15	17,583.95
ENVIRONMENTAL	18,590.00	76.17	14,160.00	1,389.40
GEOTECHNICAL	70,880.94	0.00	0.00	0.00
STRUCTURAL	63,067.00	0.00	0.00	0.00
SUE	93,050.00	19.1915	17,857.70	5,200.00
SURVEY	100,426.00	82.7201	83,072.52	4,984.08
TRAFFIC	81,873.84	14.9037	12,202.23	0.00
FINAL DESIGN	219,420.00	0.00	0.00	0.00
BID/CONSTRUCTION	135,304.00	0.00	0.00	0.00
Total Fee	1,249,980.98		244,249.96	35,669.91
		Previous Fee Billing	208,580.05	
	Total Fee			**35,669.91**
			Total this Invoice	**$35,669.91**

Outstanding Invoices

Number	Date	Balance
6	9/29/2025	14,519.13
Total		**14,519.13**

Total Now Due **$50,189.04**

Billings to Date

	Current	Prior	Total
Fee	35,669.91	208,580.05	244,249.96
Totals	**35,669.91**	**208,580.05**	**244,249.96**

SCHAUMBURG & POLK, INC.
ENGINEERING A BETTER FUTURE

Waller County
23407 Pitts Rd
Progress Report

Work Period: September 29, 2025 to November 2, 2025

Previous Month:

General:

- SPI coordinated with LJA regarding the Harris County exhibit updates.
- SPI coordinated with PDE and TEDSI regarding geometry and right-of-way.
- SPI coordinated with Consor regarding amendment and created exhibit to show Consor the project area/scope.
- SPI attended the Progress Meeting with LJA and prepared meeting minutes.
- SPI reviewed Geotechnical Report and sent comments to B2Z.
- SPI coordinated with PDE and B2Z on status of deliverable and report, respectively.
- SPI coordinated with TNP regarding the survey extension proposal and then sent the Notice to Proceed to TNP.

Prelim Design:

- SPI updated Intersection Exhibit with interim conditions (intersection and transitions along Clay Rd).
- SPI updated pavement file.
- SPI started creating the profile for Pitts Road.
- SPI updated PER.
- SPI researched BKDD/Waller County drainage requirements.
- Consor submitted updated Environmental Constraints Report on October 29, 2025.
- PDE is finalizing the deliverables.

Next Month:

General:

- SPI to attend Progress Meeting with LJA and prepare meeting minutes.
- SPI to attend meeting with Harris County and update exhibit accordingly.

Preliminary Engineering:

- SPI to continue preparing PER.
- SPI to continue designing profile and cross sections.
- SPI to start designing storm sewer system.
- SPI to attend pre-development BKDD meeting.

Environmental:

- Submit Amendment 1 proposal.
- Consor to address comments from LJA, if any.

Geotechnical:

- B2Z to submit revised Geotechnical Report.
- Address comments from LJA on their Geotechnical Report, if any.

SUE:

- Update utility base map and exhibit for existing utilities.

Traffic:

- Update preliminary traffic signal base file.
- TEDSI to evaluate intersection sight triangles.

Issues:

- Pending intersection approval from Harris County.
- Pending confirmation from Harris County to see if storm sewer can be installed in their easement.

Schedule:

*** Same as last report. Schedule to be revised when SPI receives survey extension, Harris County approval of the intersection, and the BKDD meeting has been scheduled***

PER Submittal: 8/29/2025 (draft)
70% Submittal: 2/2/2026
95% Submittal: 5/4/2026
100% Submittal: 7/23/2026

Julie Adams

From: Katlyn Dezarn <kdezarn@lja.com>
Sent: Monday, November 24, 2025 4:00 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice |
Attachments: 20251103-Invoice#304200.00-7-SPI-Pitts Rd-23407.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.

Hi Ross and Luke,

Attached is another invoice! Here is a summary:

Project #: 23407
Project Name: Pitts Road
Consultant: SPI
Percent spent so far: 20%
Design Schedule Changes: Schedule to be revised when SPI receives survey extension, Harris County approval of the intersection, and the BKDD meeting has been scheduled

Invoice Date	Invoice #	Invoice $
11.03.25	304200.00 - 7	35,669.91

Thank you so much!

Katlyn Dezarn, PE | Project Engineer
Transportation
O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

LJA TRANSPORTATION Top Workplaces USA | 2023

Katlyn Dezarn, PE | Project Engineer
Transportation
O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
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: $96,936.97

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 # 203286-5 Stockdick Road 23305

Professional Services from October 01, 2025 through October 31, 2025

Charge to GL line: 605-605-545405

Julie Adams 11-25-25

Signature of Person Submitting Request — Date

11-25-25

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

November 13, 2025
Project No: 2025-2183-01
Invoice No: 203286-5

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

Total Contact Amount:	$1,563,052.31
Previous Amount Billed:	$239,832.19
Amount Billed to Date:	$336,769.16
Contact Amount Remaining:	$1,226,283.15

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

Professional Services from October 01, 2025 to October 31, 2025

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	60.00	58,596.95	39,064.64	19,532.31
Total Fee	97,661.59		58,596.95	39,064.64	19,532.31

Billing Summary	Current	Prior	To-Date	
Total Billings	19,532.31	39,064.64	58,596.95	
Total Fee			97,661.59	
Remaining Fee			39,064.64	
			Total this Phase	**$19,532.31**

Phase 200 Preliminary Engineering

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Coordination with Subs	80,746.46	60.00	48,447.88	32,298.58	16,149.30
PER Development	103,601.68	60.00	62,161.01	41,440.67	20,720.34
Total Fee	184,348.14		110,608.89	73,739.25	36,869.64

Billing Summary	Current	Prior	To-Date	
Total Billings	36,869.64	73,739.25	110,608.89	
Total Fee			184,348.14	
Remaining Fee			73,739.25	
			Total this Phase	**$36,869.64**

Project	2025-2183-01	Stockdick Road	Invoice	203286-5

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	19.00	40,885.15	21,518.50	19,366.65
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	39.00	72,772.05	57,844.45	14,927.60
SUE (BBI)	204,525.55	3.00	6,135.77	0.00	6,135.77
Direct Expenses (TEDSI)	525.00	20.00	105.00	0.00	105.00
Total Fee	690,667.63		167,563.32	127,028.30	40,535.02

Billing Summary	Current	Prior	To-Date
Total Billings	40,535.02	127,028.30	167,563.32
Total Fee			690,667.63
Remaining Fee			523,104.31

Total this Phase **$40,535.02**

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	203286-5

Total this Invoice **$96,936.97**

Authorized By: Paul Bright Date: 11/13/2025

Paul Bright PE, RPLS

TEDSI INFRASTRUCTURE GROUP
Consulting Engineers
TEDSI
TBPE F-1840
738 Highway 6 South ♦ Suite 430 ♦ Houston, Texas 77079
Tel: (832) 619-1000
Fax: (832) 619-1018

Invoice Progress Report No. 5

Project: **Stockdick Road – Project No. 23305 – 2023 Mobility Bond**
Invoice Period: **October 1, 2025 – October 31, 2025**

Progress During This Billing Period:

TEDSI:

Meetings / Agency Coordination

- Coordination with Weisser on survey requirements.
- Coordination with BBI on SUE information
- Coordination with Gauge / HR Green on drainage / detention requirements.

Preliminary Engineering

- Developed preliminary alignment
- Preparation of schematic for ultimate conditions.
- Revised alignment to tie into proposed development on west side of FM 2855
- Prepared KMZ and presented to LJA

Final Design Phase

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

Surveying / ROW (Weisser):

- Continued topographic survey and locating all property lines.
- Received final existing ROW location
- Received survey control maps for PER and Final Plans

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
- On-going hydrologic analysis

Preliminary Mitigation Analysis

a. Calculate preliminary detention volumes using small watershed method

b. Developed three preliminary mitigation alternatives based on ROW detention calculations and review with prime consultant

i. Presented drainage alternatives to prime and program manager on 10/21/2025

Preparing alternatives based on gas line crossing locations

SUE (BBI):

- Collecting utility records for all utilities in the area.
- Received layout of SUE QL-B
- Recommended QL-A test hole locations

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	~~11/12/2025~~ TBD based on SUE and Detention Analysis
Expected Interim Design Submittal	5/11/2026
Expected Final Design Submittal	12/23/2026

Julie Adams

From: Katlyn Dezarn <kdezarn@lja.com>
Sent: Tuesday, November 25, 2025 3:17 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice | 23305 Stockdick Road
Attachments: 2025-11-13_Invoice 203286-5_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 Afternoon,

Attached is another invoice! Here is a summary:

Project #: 23305
Project Name: Stockdick Road
Consultant: TEDSI
Percent spent so far: 22%
Design Schedule Changes:

Invoice Date	Invoice #	Invoice $
11.13.25	203286-5	$96,936.97

Thank you so much!

Katlyn Dezarn, PE | Project Engineer
Transportation
O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

Katlyn Dezarn, PE | Project Engineer
Transportation
O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
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: $19,501.75

Please make check payable to:

Name: Trilogy Engineering Services LLC

Address: 238 Westcott Street

Houston, TX 77007

Please mail check to:

Name: Trilogy Engineering Services LLC

Address: 238 Westcott Street

Houston, TX 77007

Purpose of check: Invoice # 25-001.006 Project # 25-001

Preliminary Engineering Services for Waller Precinct 3 Adams Flat Road Reconstruction

Services from October 1, 2025 through October 31 , 2025

Charge to GL line: 605-605-545405

Julie Adams 11-25-25

Signature of Person Submitting Request **Date**

11-25-25

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

TRILOGY
ENGINEERING SERVICES

INVOICE

WALLER COUTY PRECINCT 3 ADAM'S FLAT ROAD RECONSTRUCTION 23301
WALLER COUNTY ROAD BOND
12620 FM 1887
HEMPSTAED, TX 77445

November 11, 2025

ATTN: JOHN TYLER, P.E. AND MICHAEL KECK, P.E.
LJA ENGINEERING

CC: KATLYN DEZARN, P.E.
LJA ENGINEERING

PROJECT NO.: 025-001
INVOICE NO.: 025-001.006

RE: WALLER COUTY PRECINCT 3

FOR PRELIMINARY ENGINEERING SERVICES FOR WALLER PRECINCT 3 ADAMS FLAT ROAD RECONSTRUCTION - DATED APRIL 02, 2025
SERVICES FROM OCTOBER 01, 2025 THROUGH OCTOBER 31, 2025:

Phase	Contract Fee	% Complete	Billed to Date	Current Billing	Fee Remaining
Prelimnary Engineering	$164.380.00	100.00%	$164.380.00	$7.657.00	$0.00
Survey	$99.956.75	100.00%	$99.956.75		$0.00
SUE	$78.965.00	90.00%	$71.068.50	$11.844.75	$7.896.50
Geotechnical	$41.221.50	100.00%	$41.221.50		$0.00
Environemtnal	$16.915.00	100.00%	$16.915.00		$0.00
Structural	$51.247.00	16.49%	$8.450.00		$42.797.00
Final Design	$218.184.00	0.00%	$0.00		$218.184.00
Direct Cost	$4.687.00	0.00%	$0.00		$4.687.00
Constrution Phase	$52.828.00	0.00%	$0.00		$52.828.00
Total	$728.384.25	55.19%	$401.991.75	$19.501.75	$326.392.50

TOTAL DUE THIS INVOICE FOR TRILOGY: **$ 19,501.75**

PER Submitted **8/26/2025**

Expected Interim Design Submittal **10/10/2025**

Expected Final Design Submittal **11/21/2025**

SUBMITTED BY

11/11/2025
DATE

Waller County 2023 Mobility Bond

23301 Adams Flat Road

November Progress - Trilogy

Current activities

- Awaiting NTP to start Final Design

Next steps

- Start Final Design

Project Schedule Update

- Current design phase: Study Phase
- Upcoming milestones: Final Design
- Adjustments to schedule (if any): None at this time

Action Items Review

- Outstanding items from previous meetings: None at this time
- Status updates: N/A at this time

Right-of-Way / Utility Coordination

- ROW coordination: TBD
- Utility conflicts and resolutions: In-progress

Environmental / Permitting Updates

- Any required permits or clearances: No permits required at this stage
- Status and expected timelines: Timeline for any future permitting will be established during the PER phase

Coordination with County or Other Agencies

- Updates on communication or decisions from TxDOT, cities, etc.: Communication with TxDOT has not yet started

Open Discussion

- Questions, requests for guidance, or clarifications

Julie Adams

From: Katlyn Dezarn <kdezarn@lja.com>
Sent: Tuesday, November 25, 2025 1:53 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice | 23301 Adams Flat Road
Attachments: 20250710-Invoice#0006-TrilogyEng-Adams_Flat_Reconstruction-23301.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.

Hi Ross and Luke,

Attached is another invoice! Here is a summary:

Project #: 23301
Project Name: Adams Flat Road
Consultant: Trilogy
Percent spent so far: 55%
Design Schedule Changes: Yes, will be updated on next invoice to reflect change in schedule after PER Meeting

Invoice Date	Invoice #	Invoice $
11.11.25	025-001.006	$19,501.75

Thank you so much!

Katlyn Dezarn, PE | Project Engineer
Transportation
O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

Katlyn Dezarn, PE | Project Engineer
Transportation
O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
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: $82,706.04

Please make check payable to:

Name: Volkert, Inc.

Address: 5775 N. Sam Houston Pkwy Suite 140

Houston, TX 77086

Please mail check to:

Name: Volkert, Inc.

Address: 5775 N. Sam Houston Pkwy Suite 140

Houston, TX 77086

Purpose of check: Invoice # 610005-6 Robichaux Road Waller County Precinct 1

Professional Services rendered September 20, 2025 through October 17, 2025

Charge to GL line: 605-605-545405

Julie Adams 11-12-25

Signature of Person Submitting Request **Date**

11-12-25

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

VOLKERT

Volkert, Inc.
5775 N. Sam Houston Pkwy Suite 140
Houston, TX 77086
281.466.2813

November 3, 2025 — Invoice No.: 00610005-6

Waller County Project #:23104
Volkert Project Numbe 1203276.000

Robichaux Road Waller Co PCT 1
For professional services rendered September 20, 2025 - October 17, 2025.

Description	Contract Amount	% Complete	Billed to Date	Previously Billed	Current Amount
TASK 10000: DESIGN TOTAL	$215,977.25	28.6%	$61,856.42	$58,350.47	$3,505.95
PER	$64,793.17	92.8%	$60,103.44	$58,350.47	$1,752.97
FINAL DESIGN	$151,184.08	1.2%	$1,752.98	$0.00	$1,752.98
TASK 20000: CONSTRUCTION PHASE SVC	$62,294.79	0%	$0.00	$0.00	$0.00
TASK 30000: DRAINAGE	$69,599.98	61.5%	$42,799.55	$39,983.11	$2,816.44
TASK 40000: BRIDGE	$40,015.00	15%	$6,002.25	$4,001.50	$2,000.75
TASK 50000: ENVIRONMENTAL	$16,802.43	60%	$10,081.45	$10,081.45	$0.00
TASK 60000: GEOTECH	$62,767.00	95.7%	$60,037.00	$60,037.00	$0.00
TASK 70000: SURVEY	$95,694.00	90%	$86,124.60	$19,138.80	$66,985.80
TASK 80000: SUE	$77,635.00	24.6%	$19,073.25	$11,720.25	$7,353.00
TASK 90000: PROJECT MGMT & ADMIN	$42,965.46	5.3%	$2,265.18	$2,221.08	$44.10
	$683,750.91		$288,239.70	$205,533.66	$82,706.04

Total Amount Due This Invoice — $82,706.04

Approver: _____ Date: 11.3.25

Total Work Authorization Billing Summary

Work Authorization	Previous Billed	Current Period	Billed to Date	Work Authorization Remaining
$ 683,750 91	$ 205,533 66	$ 82,706 04	$ 288,239 70	$ 395,511 21
$ 683,750 91	$ 205,533 66	$ 82,706 04	$ 288,239 70	$ 395,511 21

Please remit payment to

ACH Instructions:
Regions Bank
Acct Title: Volkert, Inc
Acct No. 0019285477

38.4%

Volkert, Inc.
5775 N. Sam Houston Pkwy W. Suite 140
Houston, TX 77086
281.466.2813
www.volkert.com

November 3, 2025

Waller County Pct 1
Attention: J. Ross McCall, P.E.
775 Business US 290 East
Hempstead, Texas 77445

Project: Robichaux Road Waller Co PCT 1 #23104

Please see invoice #00610005-6 attached for your review. The service dates provided are from September 20, 2025 – October 17, 2025.

Invoice Total:
$82,706.04

If you have any questions, please feel free to contact me.

Crystal Serna
crystal.serna@volkert.com
281.466.2813

CC: Beau Benson
beau.benson@volkert.com
318.372.0012

Volkert, Inc.
5775 N. Sam Houston Parkway W.
Suite 140
Houston, TX 77086
281.466.2813
Volkert.com

Progress Report No. 6

October 2025

PROJ: Robichaux Road Waller Co PCT 1

COUNTY: Waller

Waller County Project Manager:

J. Ross McCall, P.E.

Volkert Project Manager:

Beau Benson, P.E.

Professional Services from September 20, 2025 – October 17, 2025

Summary Description of Scope of Services

The proposed improvements include the widening and reconstruction for 2.5 miles from 2 – 10' lanes to 2 – 11' lanes and a 2' shoulder of Asphalt on Robichaux Road from CR1458 to Garrett Road.

Project Financial Status

Overall % Spent-42.16%

Brief Schedule Update:

- Submit PER report/Roll plot –
  - To GEC 10/31/25
    - Tentative date for county meeting for PER 11/14/25
- Internal - 70% submittal for QAQC - 1/14/26
- 95% submittal 3/27/26
- 100% submittal – 5/15/26

Progress Report Discussion and Work Performed:

Activities leading to these deliverables for this progress report include:

- Preliminary Roadway/TCP design and Cost analysis
  - Rehabilitation vs Reconstruction alternatives
- Internal Survey QAQC
- PER report (due 10/31 to GEC)
- GEC coordination and meetings

Potential Issues:

None

Anticipated work for the following month:

- Finalizing all aspects of PER report and beginning final design working towards 70% internal submittal 1/14/26

Julie Adams

From: Katlyn Dezarn <kdezarn@lja.com>
Sent: Monday, November 10, 2025 5:38 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice | 23104 Robichaux Rd.
Attachments: 20251103-Invoice #00610005-6-Volkert-Robichaux Rd-23104.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.

Hi Ross and Luke!

Attached is another invoice! Here is a summary:

Project #: 23104
Project Name: Robichaux Rd.
Consultant: Volkert
Percent spent so far: 42%
Design Schedule Changes: N/A

Invoice Date	Invoice #	Invoice $
11.03.25	00610005-6	$82,706.04

Thank you so much!

Katlyn Dezarn, PE | Project Engineer
Transportation
O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

LJA TRANSPORTATION Top Workplaces USA | 2023

Katlyn Dezarn, PE | Project Engineer
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O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

Commissioner's Court Date: 12-10-25

It is ORDERED by this Court motion by Commissioner_____, duly seconded by Commissioner_____ that the following Accounts Payable be and the same are hereby **RATIFIED** with warrants to be issued accordingly, with _____ members present voting in favor and _____ members present voting opposed.

Attest:

_____
Debbie Hollan, County Clerk Date: _____

Approved:

Alan Younts
Alan Younts, County Auditor

Commissioners' Court Approval:

_____ _____
John A. Amsler Walter E. Smith
Commissioner, Precinct 1 Commissioner, Precinct 2

_____ _____
Kendric D. Jones Justin Beckendorff
Commissioner, Precinct 3 Commissioner, Precinct 4

_____
Carbett "Trey" J. Duhon
County Judge

Waller County, TX

Expense Approval Register

APPKT07352 - RATIFIED COMM CRT 12-10-25 -1

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 110 - ROAD & BRIDGE					
DIRECT ENERGY BUSINESS LL	116 013 166 689	11/25/2025	110/28971/ACCT# 21 559 20	110-524-542600	97.45
SAN BERNARD ELECTRIC CO-	110825	11/25/2025	110/28974/ACCT#157708/R	110-524-542600	1,874.12
SAN BERNARD ELECTRIC CO-	110825-3	11/25/2025	110/28977/ACCT#2301403/	110-524-542600	220.44
SAN BERNARD ELECTRIC CO-	110825-4	11/25/2025	110/28978/ACCT#2984100/	110-524-542600	344.64
				Fund 110 - ROAD & BRIDGE Total:	**2,536.65**
Fund: 125 - GENERAL FUND					
DIRECT ENERGY BUSINESS LL	116 013 166 686	11/25/2025	125/28969/ACCT# 21 559 13	125-411-542600	145.46
DIRECT ENERGY BUSINESS LL	116 013 166 687	11/25/2025	125/28972/ACCT#21 559 17	125-411-542600	481.13
DIRECT ENERGY BUSINESS LL	116 013 166 688	11/25/2025	125/28970/ACCT#21 559 20	125-411-542600	20.00
DIRECT ENERGY BUSINESS LL	116 013 166 690	11/25/2025	125/29009/ACCT# 21 559 20	125-411-542600	1,794.15
SAN BERNARD ELECTRIC CO-	110825-1	11/25/2025	125/28975/ACCT#722102/JP	125-411-542600	472.04
SAN BERNARD ELECTRIC CO-	110825-2	11/25/2025	125/28976/ACCT#1578201/J	125-411-542600	418.92
SAN BERNARD ELECTRIC CO-	110825-5	11/25/2025	125/28979/ACCT#4205700/	125-411-542600	280.74
SAN BERNARD ELECTRIC CO-	110825-6	11/25/2025	125/28980/ACCT#4205800/	125-411-542600	265.55
SAN BERNARD ELECTRIC CO-	110825-7	11/25/2025	125/28981/ACCT#5153400/	125-411-542600	562.76
SAN BERNARD ELECTRIC CO-	110825-8	11/25/2025	125/28982/ACCT#4559000/J	125-411-542600	15,156.44
DANA SAFETY SUPPLY, INC	973641-A	11/25/2025	125/25807/CUST#WALLERC	125-514-581400	11,613.41
				Fund 125 - GENERAL FUND Total:	**31,210.60**
				Grand Total:	**33,747.25**

Fund Summary

Fund	Expense Amount
110 - ROAD & BRIDGE	2,536.65
125 - GENERAL FUND	31,210.60
Grand Total:	**33,747.25**

Account Summary

Account Number	Account Name	Expense Amount
110-524-542600	Utilities	2,536.65
125-411-542600	Utilities	19,597.19
125-514-581400	Vehicle	11,613.41
	Grand Total:	**33,747.25**

Project Account Summary

Project Account Key	Expense Amount
None	33,747.25
Grand Total:	**33,747.25**

CONTRACT FOR LEGAL SERVICES TO CRIMINAL DEFENDANTS FOR 2026

(Felony)

This Contract is made by and between Waller County, Texas (County), a political subdivision of the State of Texas, and Zachary "Zach" Paul Coufal, State Bar No. 24102829 effective on the date stated below. The purpose of this agreement is for the County to provide legal services to indigent felony defendants in the Criminal Courts of Waller County. Attorney has agreed to provide all services requested, except for those hereinafter described. The Judge of the 506th District Court of Waller County shall have oversight of the administration of this Contract, as provided for herein.

NOW, THEREFORE, the parties agree as follows:

1. Term. The term of this Contract shall be for one (1) year, beginning on January 1, 2026, and ending on December 31, 2026, unless sooner terminated as set forth herein.

2. Compensation. Attorney will receive an annual amount of **$70,000.00** for the one (1) year term of the Contract (unless the Contract is terminated sooner), to be paid in monthly installments. Additionally, Contract Attorney shall be entitled under the terms of this contract to a per day jury trial fee of Five Hundred Dollars ($500.00) per jury trial day. In the event a jury trial exceeds five (5) days, the Court may approve additional compensation based upon the complexity of the case, unexpected delays, and any and all other circumstances that would in the Court's opinion warrant additional compensation.

3. Case Load. Felony level Attorney shall handle up to one-eighth (1/8th) of all qualifying felony cases per year that are assigned in Waller County (approximately **80** cases per year). The Contract does not include appeals or capital cases whether the death penalty is sought or not, and may exclude other cases at the discretion of the Judge of the 506th District Court of Waller County. Caseloads may be adjusted at the discretion of the Judge of the 506th District Court of Waller County.

4. Expense Reimbursement. Attorney may receive reimbursement for reasonable and necessary expenses consistent with Texas Code of Criminal Procedure art. 26.05(d), and travel outside of Waller County, separate from the Attorney's compensation. Travel expenses (mileage, etc.), are eligible for reimbursement in accordance with Waller County's policy on travel reimbursement for employees. All expenses to be reimbursed must be itemized in writing, supported by invoices and /or vouchers, and submitted to the Judge of the 506th District Court of Waller County for approval.

5. Investigative and Expert Expenses:

a. Attorney shall be reimbursed for reasonable and necessary expenses, including expenses for investigation and for mental health and other experts. Prior court approval shall be obtained from the Judge of the 506th District Court of Waller County, ***ex parte***, before incurring

expenses for investigation and for mental health and other experts. Attorney shall be prepared to provide the Judge of the 506th District Court of Waller County with a reasonable estimate of the total expenses to be incurred. The request for expenses must state, as applicable:

(1) the type of investigation to be conducted or the type of expert to be retained;

(2) specific facts that suggest the investigation will result in admissible evidence or that the services of an expert are reasonably necessary to assist in the preparation of a potential defense; and

(3) an itemized list of anticipated expenses for each investigation or each expert.

b. The Judge of the 506th District Court of Waller County shall grant the request for advance payment of expenses in whole or in part if the request is reasonable. If the Judge of the 506th District Court of Waller County denies in whole or in part the request for expenses, the Judge of the 506th District Court of Waller County shall state the reasons for the denial in writing, attach the denial to the confidential request; and submit the request and denial as a sealed exhibit to the record of the case.

6. Standards of Performance.

a. Attorney will provide all services required by Senate Bill 7 as passed by the 77th Session of the Texas Legislature in 2001. (As it amends the Texas Code of Criminal Procedures).

b. Attorney shall provide competent, zealous legal services to each client in a professional, skilled manner consistent with the Attorney's responsibilities under the Texas Disciplinary Rules of Professional Conduct ant the Texas Code of Criminal Procedure.

c. Attorney shall ensure continuity of representation of the client unless relieved or replaced in accordance with art. 26.04(j)(2) of the Texas Code of Criminal Procedure.

d. Attorney shall not assign, subcontract or delegate any part of the services to be provided by the Attorney under this Contract.

e. Attorney must submit a monthly progress report to be approved by the Judge of the 506th District Court of Waller County prior to any payment being made under this Contract, in accordance with Art. 26.05 Of the Texas Code of Criminal Procedure. The report shall be on a form substantially the same as attached hereto and included in the Waller County Indigence Plan for Indigent Defense filed with the Texas Indigent Defense Commission.

f. Attorney must maintain the minimum qualifications to practice law in the state of Texas, and must immediately inform the Judge of the 506th District Court of Waller County of any

change in the status of the Attorney's licensure. The Attorney must provide the Judge of the 506th District Court of Waller County with proof of licensure in good standing upon request.

g. Attorney agrees to indemnify and hold harmless Waller County from any and all claims rising from the delivery of professional services under this contract.

h. Attorney must report to the Judge of the 506th District Court of Waller County the number of continuing legal education hours completed during each Attorney's reporting year.

i. Attorney shall be capable of sending and receiving email correspondence twenty-four hours a day, seven days a week. Further, telephone and cell phone contact information will be maintained with the Court Coordinators of each trial court.

j. Attorney must provide quality, effective legal assistance and representation to clients to whom Attorney is assigned.

k. Attorney shall complete all cases once representation is commenced during the term of the contract, unless the attorney is relieved or replaced in accordance with Article 26.04(j)(2), Code of Criminal Procedure. Attorney will be compensated for these uncompleted cases on a case-by-case basis according to the SB7 approved plan.

l. Attorney is prohibited from accepting any payments from a client or third party for legal services provided in a case assigned under this contract.

m. Attorney is prohibited from releasing confidential attorney-client information or work product related to any case covered by this Contract, except when authorized by the Texas Disciplinary Rules of Professional Conduct.

n. Attorney shall appear in court on each scheduled docket call, on time and prepared. Occasional absences are permitted upon prior approval by the court. Attorney shall be familiar with the Rules of the Second Administrative Region pertaining to the priority of appearances in courts within the Region.

o. Attorney shall make every reasonable effort to contact the defendant no later than the end of the first working day after the date on which the lawyer is appointed and to conduct an interview in person with the defendant as soon as is practicable after the lawyer is appointed. A letter mailed to the defendant will fulfill the initial contact requirement.

p. Attorney shall make reasonable efforts to discuss each case with the District Attorney's Office prior to docket call. Attorney shall schedule at least one office visit with the appropriate assistant district attorney on each case between the motions and pretrial settings. Attorney shall comply with the requirements of the mandatory discovery and disclosure requirements provided by law. It is strongly suggested that agreements be reached before docket call and paperwork can be ready for the court when the docket is called.

q. Article 26.04(j) of the Code of Criminal Procedure requires all attorneys who accept appointments in adult criminal cases to submit an annual statement that describes the percentage of their practice time that is dedicated to work on those appointed cases. Attorneys must submit this statement to each county in which they accept appointments, and the county will forward the information contained in the attorney practice-time statements to the Texas Indigent Defense Commission. The Commission will add this information to other indigent defense information that is made available to the public via the Commission website. Therefore, Attorney is required to submit a practice-time statement to the Judge of the 506th District Court of Waller County in an adult criminal case during a fiscal year period that begins on October 1st and ends on September 30th. The statement for this contract period is due no later than October 15, 2026 following the close of the State's fiscal year.

7. Conflict. In the event of a conflict of interest between Attorney and any defendant, Attorney shall present evidence to the trial court in which the case is pending, and if ordered by the trial court, be allowed to withdraw from representation in that case. Such withdrawal shall not affect the other terms of this agreement.

8. Independent Contractor. Attorney is not an employee of the County, and is, at most, an independent contractor, who shall complete the requirements of this Contract by Attorney's own means and methods of work, and in accordance with the Attorney's professional legal judgment, which shall be in the exclusive charge and control of the Attorney, and is not subject to control or supervision of the County or the Judge of the 506th District Court of Waller County, except as specified in this Contract. THE DEFENDANT IS YOUR CLIENT, NOT THE COUNTY. YOU MUST PROVIDE COMPETENT, ZEALOUS LEGAL SERVICES TO EACH CLIENT IN ACCORDANCE WITH YOUR RESPONSIBILITIES UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT AND THE TEXAS CODE OF CRIMINAL PROCEDURE.

9. Termination. This Contract may be terminated by the County for good cause, with the approval of the Judge of the 506th District Court of Waller County. If a reason for termination is found to exist by the Judge of the 506th District Court of Waller County, written notice will be given to Attorney, and a private meeting will be held with the Attorney and the Judge of the 506th

District Court of Waller County to discuss the relevant issues, and, thereafter, the Judge of the 506th District Court of Waller County will make a determination on the termination of the Attorney's contract.

a. County may terminate this agreement if Attorney fails to perform the duties required by this agreement. Such failure must be supported by judicial findings of that failure.

b. Attorney may terminate this agreement if County fails to make timely payments hereunder.

c. Attorney may terminate this agreement if, for reasons beyond the control of Attorney, Attorney is unable to perform the duties required hereunder.

d. This agreement may be mutually terminated for any force majeure or any change in the law, which makes the agreement moot.

10. Administration. The Judge of the 506th District Court of Waller County will provide oversight and administration of this Contract to assure that Attorney performs as required under this Contract. Nothing herein shall be interpreted as creating a right or remedy against the County, the Judge of the 506th District Court of Waller County in either his official or individual capacity on the part of any person.

11. Disputes. Venue of any proceeding arising under or with regard to this Contract shall be in a court of competent jurisdiction in Waller County.

12. Additional Terms and Conditions. A determination that Attorney has given false information in the materials submitted to the County in response to the Request for Qualifications will be grounds for immediate cancellation of this Agreement under the procedures set forth above. Falsification of any report, invoice, billing documentation or other submission by the Attorney will be grounds for immediate cancellation of this Agreement under the procedures set forth above. In addition, such could subject the Attorney to both professional discipline and criminal prosecution. Therefore, it is very important that submissions be thorough and truthful.

Signed and entered into this date: _____, 2025.

WALLER COUNTY, TEXAS	LAWYER
_____	_____
CARBETT "TREY" J. DUHON III	ZACHARY "ZACH" PAUL COUFAL

CONTRACT FOR LEGAL SERVICES TO CRIMINAL DEFENDANTS FOR 2026

(Felony)

This Contract is made by and between Waller County, Texas (County), a political subdivision of the State of Texas, and Michael Matlak, State Bar No. 24053978 effective on the date stated below. The purpose of this agreement is for the County to provide legal services to indigent felony defendants in the Criminal Courts of Waller County. Attorney has agreed to provide all services requested, except for those hereinafter described. The Judge of the 506th District Court of Waller County shall have oversight of the administration of this Contract, as provided for herein.

NOW, THEREFORE, the parties agree as follows:

1. Term. The term of this Contract shall be for one (1) year, beginning on January 1, 2026, and ending on December 31, 2026, unless sooner terminated as set forth herein.

2. Compensation. Attorney will receive an annual amount of **$70,000.00** for the one (1) year term of the Contract (unless the Contract is terminated sooner), to be paid in monthly installments. Additionally, Contract Attorney shall be entitled under the terms of this contract to a per day jury trial fee of Five Hundred Dollars ($500.00) per jury trial day. In the event a jury trial exceeds five (5) days, the Court may approve additional compensation based upon the complexity of the case, unexpected delays, and any and all other circumstances that would in the Court's opinion warrant additional compensation.

3. Case Load. Felony level Attorney shall handle up to one-eighth (1/8th) of all qualifying felony cases per year that are assigned in Waller County (approximately **80** cases per year). The Contract does not include appeals or capital cases whether the death penalty is sought or not, and may exclude other cases at the discretion of the Judge of the 506th District Court of Waller County. Caseloads may be adjusted at the discretion of the Judge of the 506th District Court of Waller County.

4. Expense Reimbursement. Attorney may receive reimbursement for reasonable and necessary expenses consistent with Texas Code of Criminal Procedure art. 26.05(d), and travel outside of Waller County, separate from the Attorney's compensation. Travel expenses (mileage, etc.), are eligible for reimbursement in accordance with Waller County's policy on travel reimbursement for employees. All expenses to be reimbursed must be itemized in writing, supported by invoices and /or vouchers, and submitted to the Judge of the 506th District Court of Waller County for approval.

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expenses for investigation and for mental health and other experts. Attorney shall be prepared to provide the Judge of the 506th District Court of Waller County with a reasonable estimate of the total expenses to be incurred. The request for expenses must state, as applicable:

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(3) an itemized list of anticipated expenses for each investigation or each expert.

b. The Judge of the 506th District Court of Waller County shall grant the request for advance payment of expenses in whole or in part if the request is reasonable. If the Judge of the 506th District Court of Waller County denies in whole or in part the request for expenses, the Judge of the 506th District Court of Waller County shall state the reasons for the denial in writing, attach the denial to the confidential request; and submit the request and denial as a sealed exhibit to the record of the case.

6. Standards of Performance.

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b. Attorney shall provide competent, zealous legal services to each client in a professional, skilled manner consistent with the Attorney's responsibilities under the Texas Disciplinary Rules of Professional Conduct ant the Texas Code of Criminal Procedure.

c. Attorney shall ensure continuity of representation of the client unless relieved or replaced in accordance with art. 26.04(j)(2) of the Texas Code of Criminal Procedure.

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f. Attorney must maintain the minimum qualifications to practice law in the state of Texas, and must immediately inform the Judge of the 506th District Court of Waller County of any

change in the status of the Attorney's licensure. The Attorney must provide the Judge of the 506th District Court of Waller County with proof of licensure in good standing upon request.

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8. Independent Contractor. Attorney is not an employee of the County, and is, at most, an independent contractor, who shall complete the requirements of this Contract by Attorney's own means and methods of work, and in accordance with the Attorney's professional legal judgment, which shall be in the exclusive charge and control of the Attorney, and is not subject to control or supervision of the County or the Judge of the 506th District Court of Waller County, except as specified in this Contract. THE DEFENDANT IS YOUR CLIENT, NOT THE COUNTY. YOU MUST PROVIDE COMPETENT, ZEALOUS LEGAL SERVICES TO EACH CLIENT IN ACCORDANCE WITH YOUR RESPONSIBILITIES UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT AND THE TEXAS CODE OF CRIMINAL PROCEDURE.

9. Termination. This Contract may be terminated by the County for good cause, with the approval of the Judge of the 506th District Court of Waller County. If a reason for termination is found to exist by the Judge of the 506th District Court of Waller County, written notice will be given to Attorney, and a private meeting will be held with the Attorney and the Judge of the 506th

District Court of Waller County to discuss the relevant issues, and, thereafter, the Judge of the 506th District Court of Waller County will make a determination on the termination of the Attorney's contract.

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c. Attorney may terminate this agreement if, for reasons beyond the control of Attorney, Attorney is unable to perform the duties required hereunder.

d. This agreement may be mutually terminated for any force majeure or any change in the law, which makes the agreement moot.

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11. Disputes. Venue of any proceeding arising under or with regard to this Contract shall be in a court of competent jurisdiction in Waller County.

12. Additional Terms and Conditions. A determination that Attorney has given false information in the materials submitted to the County in response to the Request for Qualifications will be grounds for immediate cancellation of this Agreement under the procedures set forth above. Falsification of any report, invoice, billing documentation or other submission by the Attorney will be grounds for immediate cancellation of this Agreement under the procedures set forth above. In addition, such could subject the Attorney to both professional discipline and criminal prosecution. Therefore, it is very important that submissions be thorough and truthful.

Signed and entered into this date: November 4, 2025.

WALLER COUNTY, TEXAS	LAWYER
_____	_____
CARBETT "TREY" J. DUHON III	MICHAEL MATLAK

CONTRACT FOR LEGAL SERVICES TO CRIMINAL DEFENDANTS FOR 2026

(Felony)

This Contract is made by and between Waller County, Texas (County), a political subdivision of the State of Texas, and Paul Morrison, State Bar No. 24079028 effective on the date stated below. The purpose of this agreement is for the County to provide legal services to indigent felony defendants in the Criminal Courts of Waller County. Attorney has agreed to provide all services requested, except for those hereinafter described. The Judge of the 506th District Court of Waller County shall have oversight of the administration of this Contract, as provided for herein.

NOW, THEREFORE, the parties agree as follows:

1. Term. The term of this Contract shall be for one (1) year, beginning on January 1, 2026, and ending on December 31, 2026, unless sooner terminated as set forth herein.

2. Compensation. Attorney will receive an annual amount of **$70,000.00** for the one (1) year term of the Contract (unless the Contract is terminated sooner), to be paid in monthly installments. Additionally, Contract Attorney shall be entitled under the terms of this contract to a per day jury trial fee of Five Hundred Dollars ($500.00) per jury trial day. In the event a jury trial exceeds five (5) days, the Court may approve additional compensation based upon the complexity of the case, unexpected delays, and any and all other circumstances that would in the Court's opinion warrant additional compensation.

3. Case Load. Felony level Attorney shall handle up to one-eighth (1/8th) of all qualifying felony cases per year that are assigned in Waller County (approximately **80** cases per year). The Contract does not include appeals or capital cases whether the death penalty is sought or not, and may exclude other cases at the discretion of the Judge of the 506th District Court of Waller County. Caseloads may be adjusted at the discretion of the Judge of the 506th District Court of Waller County.

4. Expense Reimbursement. Attorney may receive reimbursement for reasonable and necessary expenses consistent with Texas Code of Criminal Procedure art. 26.05(d), and travel outside of Waller County, separate from the Attorney's compensation. Travel expenses (mileage, etc.), are eligible for reimbursement in accordance with Waller County's policy on travel reimbursement for employees. All expenses to be reimbursed must be itemized in writing, supported by invoices and /or vouchers, and submitted to the Judge of the 506th District Court of Waller County for approval.

5. Investigative and Expert Expenses:

a. Attorney shall be reimbursed for reasonable and necessary expenses, including expenses for investigation and for mental health and other experts. Prior court approval shall be obtained from the Judge of the 506th District Court of Waller County, ***ex parte***, before incurring

expenses for investigation and for mental health and other experts. Attorney shall be prepared to provide the Judge of the 506th District Court of Waller County with a reasonable estimate of the total expenses to be incurred. The request for expenses must state, as applicable:

(1) the type of investigation to be conducted or the type of expert to be retained;

(2) specific facts that suggest the investigation will result in admissible evidence or that the services of an expert are reasonably necessary to assist in the preparation of a potential defense; and

(3) an itemized list of anticipated expenses for each investigation or each expert.

b. The Judge of the 506th District Court of Waller County shall grant the request for advance payment of expenses in whole or in part if the request is reasonable. If the Judge of the 506th District Court of Waller County denies in whole or in part the request for expenses, the Judge of the 506th District Court of Waller County shall state the reasons for the denial in writing, attach the denial to the confidential request; and submit the request and denial as a sealed exhibit to the record of the case.

6. Standards of Performance.

a. Attorney will provide all services required by Senate Bill 7 as passed by the 77th Session of the Texas Legislature in 2001. (As it amends the Texas Code of Criminal Procedures).

b. Attorney shall provide competent, zealous legal services to each client in a professional, skilled manner consistent with the Attorney's responsibilities under the Texas Disciplinary Rules of Professional Conduct ant the Texas Code of Criminal Procedure.

c. Attorney shall ensure continuity of representation of the client unless relieved or replaced in accordance with art. 26.04(j)(2) of the Texas Code of Criminal Procedure.

d. Attorney shall not assign, subcontract or delegate any part of the services to be provided by the Attorney under this Contract.

e. Attorney must submit a monthly progress report to be approved by the Judge of the 506th District Court of Waller County prior to any payment being made under this Contract, in accordance with Art. 26.05 Of the Texas Code of Criminal Procedure. The report shall be on a form substantially the same as attached hereto and included in the Waller County Indigence Plan for Indigent Defense filed with the Texas Indigent Defense Commission.

f. Attorney must maintain the minimum qualifications to practice law in the state of Texas, and must immediately inform the Judge of the 506th District Court of Waller County of any

change in the status of the Attorney's licensure. The Attorney must provide the Judge of the 506th District Court of Waller County with proof of licensure in good standing upon request.

g. Attorney agrees to indemnify and hold harmless Waller County from any and all claims rising from the delivery of professional services under this contract.

h. Attorney must report to the Judge of the 506th District Court of Waller County the number of continuing legal education hours completed during each Attorney's reporting year.

i. Attorney shall be capable of sending and receiving email correspondence twenty-four hours a day, seven days a week. Further, telephone and cell phone contact information will be maintained with the Court Coordinators of each trial court.

j. Attorney must provide quality, effective legal assistance and representation to clients to whom Attorney is assigned.

k. Attorney shall complete all cases once representation is commenced during the term of the contract, unless the attorney is relieved or replaced in accordance with Article 26.04(j)(2), Code of Criminal Procedure. Attorney will be compensated for these uncompleted cases on a case-by-case basis according to the SB7 approved plan.

l. Attorney is prohibited from accepting any payments from a client or third party for legal services provided in a case assigned under this contract.

m. Attorney is prohibited from releasing confidential attorney-client information or work product related to any case covered by this Contract, except when authorized by the Texas Disciplinary Rules of Professional Conduct.

n. Attorney shall appear in court on each scheduled docket call, on time and prepared. Occasional absences are permitted upon prior approval by the court. Attorney shall be familiar with the Rules of the Second Administrative Region pertaining to the priority of appearances in courts within the Region.

o. Attorney shall make every reasonable effort to contact the defendant no later than the end of the first working day after the date on which the lawyer is appointed and to conduct an interview in person with the defendant as soon as is practicable after the lawyer is appointed. A letter mailed to the defendant will fulfill the initial contact requirement.

p. Attorney shall make reasonable efforts to discuss each case with the District Attorney's Office prior to docket call. Attorney shall schedule at least one office visit with the appropriate assistant district attorney on each case between the motions and pretrial settings. Attorney shall comply with the requirements of the mandatory discovery and disclosure requirements provided by law. It is strongly suggested that agreements be reached before docket call and paperwork can be ready for the court when the docket is called.

q. Article 26.04(j) of the Code of Criminal Procedure requires all attorneys who accept appointments in adult criminal cases to submit an annual statement that describes the percentage of their practice time that is dedicated to work on those appointed cases. Attorneys must submit this statement to each county in which they accept appointments, and the county will forward the information contained in the attorney practice-time statements to the Texas Indigent Defense Commission. The Commission will add this information to other indigent defense information that is made available to the public via the Commission website. Therefore, Attorney is required to submit a practice-time statement to the Judge of the 506th District Court of Waller County in an adult criminal case during a fiscal year period that begins on October 1st and ends on September 30th. The statement for this contract period is due no later than October 15, 2026 following the close of the State's fiscal year.

7. Conflict. In the event of a conflict of interest between Attorney and any defendant, Attorney shall present evidence to the trial court in which the case is pending, and if ordered by the trial court, be allowed to withdraw from representation in that case. Such withdrawal shall not affect the other terms of this agreement.

8. Independent Contractor. Attorney is not an employee of the County, and is, at most, an independent contractor, who shall complete the requirements of this Contract by Attorney's own means and methods of work, and in accordance with the Attorney's professional legal judgment, which shall be in the exclusive charge and control of the Attorney, and is not subject to control or supervision of the County or the Judge of the 506th District Court of Waller County, except as specified in this Contract. THE DEFENDANT IS YOUR CLIENT, NOT THE COUNTY. YOU MUST PROVIDE COMPETENT, ZEALOUS LEGAL SERVICES TO EACH CLIENT IN ACCORDANCE WITH YOUR RESPONSIBILITIES UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT AND THE TEXAS CODE OF CRIMINAL PROCEDURE.

9. Termination. This Contract may be terminated by the County for good cause, with the approval of the Judge of the 506th District Court of Waller County. If a reason for termination is found to exist by the Judge of the 506th District Court of Waller County, written notice will be given to Attorney, and a private meeting will be held with the Attorney and the Judge of the 506th

District Court of Waller County to discuss the relevant issues, and, thereafter, the Judge of the 506th District Court of Waller County will make a determination on the termination of the Attorney's contract.

a. County may terminate this agreement if Attorney fails to perform the duties required by this agreement. Such failure must be supported by judicial findings of that failure.

b. Attorney may terminate this agreement if County fails to make timely payments hereunder.

c. Attorney may terminate this agreement if, for reasons beyond the control of Attorney, Attorney is unable to perform the duties required hereunder.

d. This agreement may be mutually terminated for any force majeure or any change in the law, which makes the agreement moot.

10. Administration. The Judge of the 506th District Court of Waller County will provide oversight and administration of this Contract to assure that Attorney performs as required under this Contract. Nothing herein shall be interpreted as creating a right or remedy against the County, the Judge of the 506th District Court of Waller County in either his official or individual capacity on the part of any person.

11. Disputes. Venue of any proceeding arising under or with regard to this Contract shall be in a court of competent jurisdiction in Waller County.

12. Additional Terms and Conditions. A determination that Attorney has given false information in the materials submitted to the County in response to the Request for Qualifications will be grounds for immediate cancellation of this Agreement under the procedures set forth above. Falsification of any report, invoice, billing documentation or other submission by the Attorney will be grounds for immediate cancellation of this Agreement under the procedures set forth above. In addition, such could subject the Attorney to both professional discipline and criminal prosecution. Therefore, it is very important that submissions be thorough and truthful.

Signed and entered into this date: _____, 2025.

WALLER COUNTY, TEXAS	LAWYER
_____	_____
CARBETT "TREY" J. DUHON III	PAUL MORRISON

CONTRACT FOR LEGAL SERVICES TO CRIMINAL DEFENDANTS FOR 2026

(Felony)

This Contract is made by and between Waller County, Texas (County), a political subdivision of the State of Texas, and Ernest Barrientos, State Bar No. 01816485 effective on the date stated below. The purpose of this agreement is for the County to provide legal services to indigent felony defendants in the Criminal Courts of Waller County. Attorney has agreed to provide all services requested, except for those hereinafter described. The Judge of the 506th District Court of Waller County shall have oversight of the administration of this Contract, as provided for herein.

NOW, THEREFORE, the parties agree as follows:

1. Term. The term of this Contract shall be for one (1) year, beginning on January 1, 2026, and ending on December 31, 2026, unless sooner terminated as set forth herein.

2. Compensation. Attorney will receive an annual amount of **$70,000.00** for the one (1) year term of the Contract (unless the Contract is terminated sooner), to be paid in monthly installments. Additionally, Contract Attorney shall be entitled under the terms of this contract to a per day jury trial fee of Five Hundred Dollars ($500.00) per jury trial day. In the event a jury trial exceeds five (5) days, the Court may approve additional compensation based upon the complexity of the case, unexpected delays, and any and all other circumstances that would in the Court's opinion warrant additional compensation.

3. Case Load. Felony level Attorney shall handle up to one-eighth (1/8th) of all qualifying felony cases per year that are assigned in Waller County (approximately **80** cases per year). The Contract does not include appeals or capital cases whether the death penalty is sought or not, and may exclude other cases at the discretion of the Judge of the 506th District Court of Waller County. Caseloads may be adjusted at the discretion of the Judge of the 506th District Court of Waller County.

4. Expense Reimbursement. Attorney may receive reimbursement for reasonable and necessary expenses consistent with Texas Code of Criminal Procedure art. 26.05(d), and travel outside of Waller County, separate from the Attorney's compensation. Travel expenses (mileage, etc.), are eligible for reimbursement in accordance with Waller County's policy on travel reimbursement for employees. All expenses to be reimbursed must be itemized in writing, supported by invoices and /or vouchers, and submitted to the Judge of the 506th District Court of Waller County for approval.

5. Investigative and Expert Expenses:

a. Attorney shall be reimbursed for reasonable and necessary expenses, including expenses for investigation and for mental health and other experts. Prior court approval shall be obtained from the Judge of the 506th District Court of Waller County, ***ex parte***, before incurring

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expenses for investigation and for mental health and other experts. Attorney shall be prepared to provide the Judge of the 506th District Court of Waller County with a reasonable estimate of the total expenses to be incurred. The request for expenses must state, as applicable:

(1) the type of investigation to be conducted or the type of expert to be retained;

(2) specific facts that suggest the investigation will result in admissible evidence or that the services of an expert are reasonably necessary to assist in the preparation of a potential defense; and

(3) an itemized list of anticipated expenses for each investigation or each expert.

b. The Judge of the 506th District Court of Waller County shall grant the request for advance payment of expenses in whole or in part if the request is reasonable. If the Judge of the 506th District Court of Waller County denies in whole or in part the request for expenses, the Judge of the 506th District Court of Waller County shall state the reasons for the denial in writing, attach the denial to the confidential request; and submit the request and denial as a sealed exhibit to the record of the case.

6. Standards of Performance.

a. Attorney will provide all services required by Senate Bill 7 as passed by the 77th Session of the Texas Legislature in 2001. (As it amends the Texas Code of Criminal Procedures).

b. Attorney shall provide competent, zealous legal services to each client in a professional, skilled manner consistent with the Attorney's responsibilities under the Texas Disciplinary Rules of Professional Conduct ant the Texas Code of Criminal Procedure.

c. Attorney shall ensure continuity of representation of the client unless relieved or replaced in accordance with art. 26.04(j)(2) of the Texas Code of Criminal Procedure.

d. Attorney shall not assign, subcontract or delegate any part of the services to be provided by the Attorney under this Contract.

e. Attorney must submit a monthly progress report to be approved by the Judge of the 506th District Court of Waller County prior to any payment being made under this Contract, in accordance with Art. 26.05 Of the Texas Code of Criminal Procedure. The report shall be on a form substantially the same as attached hereto and included in the Waller County Indigence Plan for Indigent Defense filed with the Texas Indigent Defense Commission.

f. Attorney must maintain the minimum qualifications to practice law in the state of Texas, and must immediately inform the Judge of the 506th District Court of Waller County of any

change in the status of the Attorney's licensure. The Attorney must provide the Judge of the 506th District Court of Waller County with proof of licensure in good standing upon request.

g. Attorney agrees to indemnify and hold harmless Waller County from any and all claims rising from the delivery of professional services under this contract.

h. Attorney must report to the Judge of the 506th District Court of Waller County the number of continuing legal education hours completed during each Attorney's reporting year.

i. Attorney shall be capable of sending and receiving email correspondence twenty-four hours a day, seven days a week. Further, telephone and cell phone contact information will be maintained with the Court Coordinators of each trial court.

j. Attorney must provide quality, effective legal assistance and representation to clients to whom Attorney is assigned.

k. Attorney shall complete all cases once representation is commenced during the term of the contract, unless the attorney is relieved or replaced in accordance with Article 26.04(j)(2), Code of Criminal Procedure. Attorney will be compensated for these uncompleted cases on a case-by-case basis according to the SB7 approved plan.

l. Attorney is prohibited from accepting any payments from a client or third party for legal services provided in a case assigned under this contract.

m. Attorney is prohibited from releasing confidential attorney-client information or work product related to any case covered by this Contract, except when authorized by the Texas Disciplinary Rules of Professional Conduct.

n. Attorney shall appear in court on each scheduled docket call, on time and prepared. Occasional absences are permitted upon prior approval by the court. Attorney shall be familiar with the Rules of the Second Administrative Region pertaining to the priority of appearances in courts within the Region.

o. Attorney shall make every reasonable effort to contact the defendant no later than the end of the first working day after the date on which the lawyer is appointed and to conduct an interview in person with the defendant as soon as is practicable after the lawyer is appointed. A letter mailed to the defendant will fulfill the initial contact requirement.

p. Attorney shall make reasonable efforts to discuss each case with the District Attorney's Office prior to docket call. Attorney shall schedule at least one office visit with the appropriate assistant district attorney on each case between the motions and pretrial settings. Attorney shall comply with the requirements of the mandatory discovery and disclosure requirements provided by law. It is strongly suggested that agreements be reached before docket call and paperwork can be ready for the court when the docket is called.

q. Article 26.04(j) of the Code of Criminal Procedure requires all attorneys who accept appointments in adult criminal cases to submit an annual statement that describes the percentage of their practice time that is dedicated to work on those appointed cases. Attorneys must submit this statement to each county in which they accept appointments, and the county will forward the information contained in the attorney practice-time statements to the Texas Indigent Defense Commission. The Commission will add this information to other indigent defense information that is made available to the public via the Commission website. Therefore, Attorney is required to submit a practice-time statement to the Judge of the 506th District Court of Waller County in an adult criminal case during a fiscal year period that begins on October 1st and ends on September 30th. The statement for this contract period is due no later than October 15, 2026 following the close of the State's fiscal year.

7. Conflict. In the event of a conflict of interest between Attorney and any defendant, Attorney shall present evidence to the trial court in which the case is pending, and if ordered by the trial court, be allowed to withdraw from representation in that case. Such withdrawal shall not affect the other terms of this agreement.

8. Independent Contractor. Attorney is not an employee of the County, and is, at most, an independent contractor, who shall complete the requirements of this Contract by Attorney's own means and methods of work, and in accordance with the Attorney's professional legal judgment, which shall be in the exclusive charge and control of the Attorney, and is not subject to control or supervision of the County or the Judge of the 506th District Court of Waller County, except as specified in this Contract. THE DEFENDANT IS YOUR CLIENT, NOT THE COUNTY. YOU MUST PROVIDE COMPETENT, ZEALOUS LEGAL SERVICES TO EACH CLIENT IN ACCORDANCE WITH YOUR RESPONSIBILITIES UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT AND THE TEXAS CODE OF CRIMINAL PROCEDURE.

9. Termination. This Contract may be terminated by the County for good cause, with the approval of the Judge of the 506th District Court of Waller County. If a reason for termination is found to exist by the Judge of the 506th District Court of Waller County, written notice will be given to Attorney, and a private meeting will be held with the Attorney and the Judge of the 506th

District Court of Waller County to discuss the relevant issues, and, thereafter, the Judge of the 506th District Court of Waller County will make a determination on the termination of the Attorney's contract.

a. County may terminate this agreement if Attorney fails to perform the duties required by this agreement. Such failure must be supported by judicial findings of that failure.

b. Attorney may terminate this agreement if County fails to make timely payments hereunder.

c. Attorney may terminate this agreement if, for reasons beyond the control of Attorney, Attorney is unable to perform the duties required hereunder.

d. This agreement may be mutually terminated for any force majeure or any change in the law, which makes the agreement moot.

10. Administration. The Judge of the 506th District Court of Waller County will provide oversight and administration of this Contract to assure that Attorney performs as required under this Contract. Nothing herein shall be interpreted as creating a right or remedy against the County, the Judge of the 506th District Court of Waller County in either his official or individual capacity on the part of any person.

11. Disputes. Venue of any proceeding arising under or with regard to this Contract shall be in a court of competent jurisdiction in Waller County.

12. Additional Terms and Conditions. A determination that Attorney has given false information in the materials submitted to the County in response to the Request for Qualifications will be grounds for immediate cancellation of this Agreement under the procedures set forth above. Falsification of any report, invoice, billing documentation or other submission by the Attorney will be grounds for immediate cancellation of this Agreement under the procedures set forth above. In addition, such could subject the Attorney to both professional discipline and criminal prosecution. Therefore, it is very important that submissions be thorough and truthful.

Signed and entered into this date: _____, 2025.

WALLER COUNTY, TEXAS	LAWYER
_____	_____
CARBETT "TREY" J. DUHON III	ERNEST BARRIENTOS

CONTRACT FOR LEGAL SERVICES TO CRIMINAL DEFENDANTS FOR 2026

(Felony)

This Contract is made by and between Waller County, Texas (County), a political subdivision of the State of Texas, and Robert V. Cardenas, State Bar No. 03788400 effective on the date stated below. The purpose of this agreement is for the County to provide legal services to indigent felony defendants in the Criminal Courts of Waller County. Attorney has agreed to provide all services requested, except for those hereinafter described. The Judge of the 506th District Court of Waller County shall have oversight of the administration of this Contract, as provided for herein.

NOW, THEREFORE, the parties agree as follows:

1. Term. The term of this Contract shall be for one (1) year, beginning on January 1, 2026, and ending on December 31, 2026, unless sooner terminated as set forth herein.

2. Compensation. Attorney will receive an annual amount of **$70,000.00** for the one (1) year term of the Contract (unless the Contract is terminated sooner), to be paid in monthly installments. Additionally, Contract Attorney shall be entitled under the terms of this contract to a per day jury trial fee of Five Hundred Dollars ($500.00) per jury trial day. In the event a jury trial exceeds five (5) days, the Court may approve additional compensation based upon the complexity of the case, unexpected delays, and any and all other circumstances that would in the Court's opinion warrant additional compensation.

3. Case Load. Felony level Attorney shall handle up to one-eighth (1/8th) of all qualifying felony cases per year that are assigned in Waller County (approximately **80** cases per year). The Contract does not include appeals or capital cases whether the death penalty is sought or not, and may exclude other cases at the discretion of the Judge of the 506th District Court of Waller County. Caseloads may be adjusted at the discretion of the Judge of the 506th District Court of Waller County.

4. Expense Reimbursement. Attorney may receive reimbursement for reasonable and necessary expenses consistent with Texas Code of Criminal Procedure art. 26.05(d), and travel outside of Waller County, separate from the Attorney's compensation. Travel expenses (mileage, etc.), are eligible for reimbursement in accordance with Waller County's policy on travel reimbursement for employees. All expenses to be reimbursed must be itemized in writing, supported by invoices and /or vouchers, and submitted to the Judge of the 506th District Court of Waller County for approval.

5. Investigative and Expert Expenses:

a. Attorney shall be reimbursed for reasonable and necessary expenses, including expenses for investigation and for mental health and other experts. Prior court approval shall be obtained from the Judge of the 506th District Court of Waller County, ***ex parte***, before incurring

expenses for investigation and for mental health and other experts. Attorney shall be prepared to provide the Judge of the 506th District Court of Waller County with a reasonable estimate of the total expenses to be incurred. The request for expenses must state, as applicable:

(1) the type of investigation to be conducted or the type of expert to be retained;

(2) specific facts that suggest the investigation will result in admissible evidence or that the services of an expert are reasonably necessary to assist in the preparation of a potential defense; and

(3) an itemized list of anticipated expenses for each investigation or each expert.

b. The Judge of the 506th District Court of Waller County shall grant the request for advance payment of expenses in whole or in part if the request is reasonable. If the Judge of the 506th District Court of Waller County denies in whole or in part the request for expenses, the Judge of the 506th District Court of Waller County shall state the reasons for the denial in writing, attach the denial to the confidential request; and submit the request and denial as a sealed exhibit to the record of the case.

6. Standards of Performance.

a. Attorney will provide all services required by Senate Bill 7 as passed by the 77th Session of the Texas Legislature in 2001. (As it amends the Texas Code of Criminal Procedures).

b. Attorney shall provide competent, zealous legal services to each client in a professional, skilled manner consistent with the Attorney's responsibilities under the Texas Disciplinary Rules of Professional Conduct ant the Texas Code of Criminal Procedure.

c. Attorney shall ensure continuity of representation of the client unless relieved or replaced in accordance with art. 26.04(j)(2) of the Texas Code of Criminal Procedure.

d. Attorney shall not assign, subcontract or delegate any part of the services to be provided by the Attorney under this Contract.

e. Attorney must submit a monthly progress report to be approved by the Judge of the 506th District Court of Waller County prior to any payment being made under this Contract, in accordance with Art. 26.05 Of the Texas Code of Criminal Procedure. The report shall be on a form substantially the same as attached hereto and included in the Waller County Indigence Plan for Indigent Defense filed with the Texas Indigent Defense Commission.

f. Attorney must maintain the minimum qualifications to practice law in the state of Texas, and must immediately inform the Judge of the 506th District Court of Waller County of any

change in the status of the Attorney's licensure. The Attorney must provide the Judge of the 506th District Court of Waller County with proof of licensure in good standing upon request.

g. Attorney agrees to indemnify and hold harmless Waller County from any and all claims rising from the delivery of professional services under this contract.

h. Attorney must report to the Judge of the 506th District Court of Waller County the number of continuing legal education hours completed during each Attorney's reporting year.

i. Attorney shall be capable of sending and receiving email correspondence twenty-four hours a day, seven days a week. Further, telephone and cell phone contact information will be maintained with the Court Coordinators of each trial court.

j. Attorney must provide quality, effective legal assistance and representation to clients to whom Attorney is assigned.

k. Attorney shall complete all cases once representation is commenced during the term of the contract, unless the attorney is relieved or replaced in accordance with Article 26.04(j)(2), Code of Criminal Procedure. Attorney will be compensated for these uncompleted cases on a case-by-case basis according to the SB7 approved plan.

l. Attorney is prohibited from accepting any payments from a client or third party for legal services provided in a case assigned under this contract.

m. Attorney is prohibited from releasing confidential attorney-client information or work product related to any case covered by this Contract, except when authorized by the Texas Disciplinary Rules of Professional Conduct.

n. Attorney shall appear in court on each scheduled docket call, on time and prepared. Occasional absences are permitted upon prior approval by the court. Attorney shall be familiar with the Rules of the Second Administrative Region pertaining to the priority of appearances in courts within the Region.

o. Attorney shall make every reasonable effort to contact the defendant no later than the end of the first working day after the date on which the lawyer is appointed and to conduct an interview in person with the defendant as soon as is practicable after the lawyer is appointed. A letter mailed to the defendant will fulfill the initial contact requirement.

p. Attorney shall make reasonable efforts to discuss each case with the District Attorney's Office prior to docket call. Attorney shall schedule at least one office visit with the appropriate assistant district attorney on each case between the motions and pretrial settings. Attorney shall comply with the requirements of the mandatory discovery and disclosure requirements provided by law. It is strongly suggested that agreements be reached before docket call and paperwork can be ready for the court when the docket is called.

q. Article 26.04(j) of the Code of Criminal Procedure requires all attorneys who accept appointments in adult criminal cases to submit an annual statement that describes the percentage of their practice time that is dedicated to work on those appointed cases. Attorneys must submit this statement to each county in which they accept appointments, and the county will forward the information contained in the attorney practice-time statements to the Texas Indigent Defense Commission. The Commission will add this information to other indigent defense information that is made available to the public via the Commission website. Therefore, Attorney is required to submit a practice-time statement to the Judge of the 506th District Court of Waller County in an adult criminal case during a fiscal year period that begins on October 1st and ends on September 30th. The statement for this contract period is due no later than October 15, 2026 following the close of the State's fiscal year.

7. Conflict. In the event of a conflict of interest between Attorney and any defendant, Attorney shall present evidence to the trial court in which the case is pending, and if ordered by the trial court, be allowed to withdraw from representation in that case. Such withdrawal shall not affect the other terms of this agreement.

8. Independent Contractor. Attorney is not an employee of the County, and is, at most, an independent contractor, who shall complete the requirements of this Contract by Attorney's own means and methods of work, and in accordance with the Attorney's professional legal judgment, which shall be in the exclusive charge and control of the Attorney, and is not subject to control or supervision of the County or the Judge of the 506th District Court of Waller County, except as specified in this Contract. THE DEFENDANT IS YOUR CLIENT, NOT THE COUNTY. YOU MUST PROVIDE COMPETENT, ZEALOUS LEGAL SERVICES TO EACH CLIENT IN ACCORDANCE WITH YOUR RESPONSIBILITIES UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT AND THE TEXAS CODE OF CRIMINAL PROCEDURE.

9. Termination. This Contract may be terminated by the County for good cause, with the approval of the Judge of the 506th District Court of Waller County. If a reason for termination is found to exist by the Judge of the 506th District Court of Waller County, written notice will be given to Attorney, and a private meeting will be held with the Attorney and the Judge of the 506th

District Court of Waller County to discuss the relevant issues, and, thereafter, the Judge of the 506th District Court of Waller County will make a determination on the termination of the Attorney's contract.

a. County may terminate this agreement if Attorney fails to perform the duties required by this agreement. Such failure must be supported by judicial findings of that failure.

b. Attorney may terminate this agreement if County fails to make timely payments hereunder.

c. Attorney may terminate this agreement if, for reasons beyond the control of Attorney, Attorney is unable to perform the duties required hereunder.

d. This agreement may be mutually terminated for any force majeure or any change in the law, which makes the agreement moot.

10. Administration. The Judge of the 506th District Court of Waller County will provide oversight and administration of this Contract to assure that Attorney performs as required under this Contract. Nothing herein shall be interpreted as creating a right or remedy against the County, the Judge of the 506th District Court of Waller County in either his official or individual capacity on the part of any person.

11. Disputes. Venue of any proceeding arising under or with regard to this Contract shall be in a court of competent jurisdiction in Waller County.

12. Additional Terms and Conditions. A determination that Attorney has given false information in the materials submitted to the County in response to the Request for Qualifications will be grounds for immediate cancellation of this Agreement under the procedures set forth above. Falsification of any report, invoice, billing documentation or other submission by the Attorney will be grounds for immediate cancellation of this Agreement under the procedures set forth above. In addition, such could subject the Attorney to both professional discipline and criminal prosecution. Therefore, it is very important that submissions be thorough and truthful.

Signed and entered into this date: _____, 2025.

WALLER COUNTY, TEXAS	LAWYER
_____	_____
CARBETT "TREY" J. DUHON III	ROBERT V. CARDENAS

CONTRACT FOR LEGAL SERVICES TO CRIMINAL DEFENDANTS FOR 2026

(Felony)

This Contract is made by and between Waller County, Texas (County), a political subdivision of the State of Texas, and Michael Valdez, State Bar No. 20427700 effective on the date stated below. The purpose of this agreement is for the County to provide legal services to indigent felony defendants in the Criminal Courts of Waller County. Attorney has agreed to provide all services requested, except for those hereinafter described. The Judge of the 506th District Court of Waller County shall have oversight of the administration of this Contract, as provided for herein.

NOW, THEREFORE, the parties agree as follows:

1. Term. The term of this Contract shall be for one (1) year, beginning on January 1, 2026, and ending on December 31, 2026, unless sooner terminated as set forth herein.

2. Compensation. Attorney will receive an annual amount of **$70,000.00** for the one (1) year term of the Contract (unless the Contract is terminated sooner), to be paid in monthly installments. Additionally, Contract Attorney shall be entitled under the terms of this contract to a per day jury trial fee of Five Hundred Dollars ($500.00) per jury trial day. In the event a jury trial exceeds five (5) days, the Court may approve additional compensation based upon the complexity of the case, unexpected delays, and any and all other circumstances that would in the Court's opinion warrant additional compensation.

3. Case Load. Felony level Attorney shall handle up to one-eighth (1/8th) of all qualifying felony cases per year that are assigned in Waller County (approximately **80** cases per year). The Contract does not include appeals or capital cases whether the death penalty is sought or not, and may exclude other cases at the discretion of the Judge of the 506th District Court of Waller County. Caseloads may be adjusted at the discretion of the Judge of the 506th District Court of Waller County.

4. Expense Reimbursement. Attorney may receive reimbursement for reasonable and necessary expenses consistent with Texas Code of Criminal Procedure art. 26.05(d), and travel outside of Waller County, separate from the Attorney's compensation. Travel expenses (mileage, etc.), are eligible for reimbursement in accordance with Waller County's policy on travel reimbursement for employees. All expenses to be reimbursed must be itemized in writing, supported by invoices and /or vouchers, and submitted to the Judge of the 506th District Court of Waller County for approval.

5. Investigative and Expert Expenses:

a. Attorney shall be reimbursed for reasonable and necessary expenses, including expenses for investigation and for mental health and other experts. Prior court approval shall be obtained from the Judge of the 506th District Court of Waller County, ***ex parte***, before incurring

expenses for investigation and for mental health and other experts. Attorney shall be prepared to provide the Judge of the 506th District Court of Waller County with a reasonable estimate of the total expenses to be incurred. The request for expenses must state, as applicable:

(1) the type of investigation to be conducted or the type of expert to be retained;

(2) specific facts that suggest the investigation will result in admissible evidence or that the services of an expert are reasonably necessary to assist in the preparation of a potential defense; and

(3) an itemized list of anticipated expenses for each investigation or each expert.

b. The Judge of the 506th District Court of Waller County shall grant the request for advance payment of expenses in whole or in part if the request is reasonable. If the Judge of the 506th District Court of Waller County denies in whole or in part the request for expenses, the Judge of the 506th District Court of Waller County shall state the reasons for the denial in writing, attach the denial to the confidential request; and submit the request and denial as a sealed exhibit to the record of the case.

6. Standards of Performance.

a. Attorney will provide all services required by Senate Bill 7 as passed by the 77th Session of the Texas Legislature in 2001. (As it amends the Texas Code of Criminal Procedures).

b. Attorney shall provide competent, zealous legal services to each client in a professional, skilled manner consistent with the Attorney's responsibilities under the Texas Disciplinary Rules of Professional Conduct ant the Texas Code of Criminal Procedure.

c. Attorney shall ensure continuity of representation of the client unless relieved or replaced in accordance with art. 26.04(j)(2) of the Texas Code of Criminal Procedure.

d. Attorney shall not assign, subcontract or delegate any part of the services to be provided by the Attorney under this Contract.

e. Attorney must submit a monthly progress report to be approved by the Judge of the 506th District Court of Waller County prior to any payment being made under this Contract, in accordance with Art. 26.05 Of the Texas Code of Criminal Procedure. The report shall be on a form substantially the same as attached hereto and included in the Waller County Indigence Plan for Indigent Defense filed with the Texas Indigent Defense Commission.

f. Attorney must maintain the minimum qualifications to practice law in the state of Texas, and must immediately inform the Judge of the 506th District Court of Waller County of any

change in the status of the Attorney's licensure. The Attorney must provide the Judge of the 506th District Court of Waller County with proof of licensure in good standing upon request.

g. Attorney agrees to indemnify and hold harmless Waller County from any and all claims rising from the delivery of professional services under this contract.

h. Attorney must report to the Judge of the 506th District Court of Waller County the number of continuing legal education hours completed during each Attorney's reporting year.

i. Attorney shall be capable of sending and receiving email correspondence twenty-four hours a day, seven days a week. Further, telephone and cell phone contact information will be maintained with the Court Coordinators of each trial court.

j. Attorney must provide quality, effective legal assistance and representation to clients to whom Attorney is assigned.

k. Attorney shall complete all cases once representation is commenced during the term of the contract, unless the attorney is relieved or replaced in accordance with Article 26.04(j)(2), Code of Criminal Procedure. Attorney will be compensated for these uncompleted cases on a case-by-case basis according to the SB7 approved plan.

l. Attorney is prohibited from accepting any payments from a client or third party for legal services provided in a case assigned under this contract.

m. Attorney is prohibited from releasing confidential attorney-client information or work product related to any case covered by this Contract, except when authorized by the Texas Disciplinary Rules of Professional Conduct.

n. Attorney shall appear in court on each scheduled docket call, on time and prepared. Occasional absences are permitted upon prior approval by the court. Attorney shall be familiar with the Rules of the Second Administrative Region pertaining to the priority of appearances in courts within the Region.

o. Attorney shall make every reasonable effort to contact the defendant no later than the end of the first working day after the date on which the lawyer is appointed and to conduct an interview in person with the defendant as soon as is practicable after the lawyer is appointed. A letter mailed to the defendant will fulfill the initial contact requirement.

p. Attorney shall make reasonable efforts to discuss each case with the District Attorney's Office prior to docket call. Attorney shall schedule at least one office visit with the appropriate assistant district attorney on each case between the motions and pretrial settings. Attorney shall comply with the requirements of the mandatory discovery and disclosure requirements provided by law. It is strongly suggested that agreements be reached before docket call and paperwork can be ready for the court when the docket is called.

q. Article 26.04(j) of the Code of Criminal Procedure requires all attorneys who accept appointments in adult criminal cases to submit an annual statement that describes the percentage of their practice time that is dedicated to work on those appointed cases. Attorneys must submit this statement to each county in which they accept appointments, and the county will forward the information contained in the attorney practice-time statements to the Texas Indigent Defense Commission. The Commission will add this information to other indigent defense information that is made available to the public via the Commission website. Therefore, Attorney is required to submit a practice-time statement to the Judge of the 506th District Court of Waller County in an adult criminal case during a fiscal year period that begins on October 1st and ends on September 30th. The statement for this contract period is due no later than October 15, 2026 following the close of the State's fiscal year.

7. Conflict. In the event of a conflict of interest between Attorney and any defendant, Attorney shall present evidence to the trial court in which the case is pending, and if ordered by the trial court, be allowed to withdraw from representation in that case. Such withdrawal shall not affect the other terms of this agreement.

8. Independent Contractor. Attorney is not an employee of the County, and is, at most, an independent contractor, who shall complete the requirements of this Contract by Attorney's own means and methods of work, and in accordance with the Attorney's professional legal judgment, which shall be in the exclusive charge and control of the Attorney, and is not subject to control or supervision of the County or the Judge of the 506th District Court of Waller County, except as specified in this Contract. THE DEFENDANT IS YOUR CLIENT, NOT THE COUNTY. YOU MUST PROVIDE COMPETENT, ZEALOUS LEGAL SERVICES TO EACH CLIENT IN ACCORDANCE WITH YOUR RESPONSIBILITIES UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT AND THE TEXAS CODE OF CRIMINAL PROCEDURE.

9. Termination. This Contract may be terminated by the County for good cause, with the approval of the Judge of the 506th District Court of Waller County. If a reason for termination is found to exist by the Judge of the 506th District Court of Waller County, written notice will be given to Attorney, and a private meeting will be held with the Attorney and the Judge of the 506th

District Court of Waller County to discuss the relevant issues, and, thereafter, the Judge of the 506th District Court of Waller County will make a determination on the termination of the Attorney's contract.

a. County may terminate this agreement if Attorney fails to perform the duties required by this agreement. Such failure must be supported by judicial findings of that failure.

b. Attorney may terminate this agreement if County fails to make timely payments hereunder.

c. Attorney may terminate this agreement if, for reasons beyond the control of Attorney, Attorney is unable to perform the duties required hereunder.

d. This agreement may be mutually terminated for any force majeure or any change in the law, which makes the agreement moot.

10. Administration. The Judge of the 506th District Court of Waller County will provide oversight and administration of this Contract to assure that Attorney performs as required under this Contract. Nothing herein shall be interpreted as creating a right or remedy against the County, the Judge of the 506th District Court of Waller County in either his official or individual capacity on the part of any person.

11. Disputes. Venue of any proceeding arising under or with regard to this Contract shall be in a court of competent jurisdiction in Waller County.

12. Additional Terms and Conditions. A determination that Attorney has given false information in the materials submitted to the County in response to the Request for Qualifications will be grounds for immediate cancellation of this Agreement under the procedures set forth above. Falsification of any report, invoice, billing documentation or other submission by the Attorney will be grounds for immediate cancellation of this Agreement under the procedures set forth above. In addition, such could subject the Attorney to both professional discipline and criminal prosecution. Therefore, it is very important that submissions be thorough and truthful.

Signed and entered into this date: NOVEMBER 5, 2025.

WALLER COUNTY, TEXAS	LAWYER
_____	Michael Valdez
CARBETT "TREY" J. DUHON III	MICHAEL VALDEZ

CONTRACT FOR LEGAL SERVICES TO CRIMINAL DEFENDANTS FOR 2026

(Felony)

This Contract is made by and between Waller County, Texas (County), a political subdivision of the State of Texas, and R. Jeanette Parham, State Bar No. 00792737 effective on the date stated below. The purpose of this agreement is for the County to provide legal services to indigent felony defendants in the Criminal Courts of Waller County. Attorney has agreed to provide all services requested, except for those hereinafter described. The Judge of the 506th District Court of Waller County shall have oversight of the administration of this Contract, as provided for herein.

NOW, THEREFORE, the parties agree as follows:

1. Term. The term of this Contract shall be for one (1) year, beginning on January 1, 2026, and ending on December 31, 2026, unless sooner terminated as set forth herein.

2. Compensation. Attorney will receive an annual amount of **$70,000.00** for the one (1) year term of the Contract (unless the Contract is terminated sooner), to be paid in monthly installments. Additionally, Contract Attorney shall be entitled under the terms of this contract to a per day jury trial fee of Five Hundred Dollars ($500.00) per jury trial day. In the event a jury trial exceeds five (5) days, the Court may approve additional compensation based upon the complexity of the case, unexpected delays, and any and all other circumstances that would in the Court's opinion warrant additional compensation.

3. Case Load. Felony level Attorney shall handle up to one-eighth (1/8th) of all qualifying felony cases per year that are assigned in Waller County (approximately **80** cases per year). The Contract does not include appeals or capital cases whether the death penalty is sought or not, and may exclude other cases at the discretion of the Judge of the 506th District Court of Waller County. Caseloads may be adjusted at the discretion of the Judge of the 506th District Court of Waller County.

4. Expense Reimbursement. Attorney may receive reimbursement for reasonable and necessary expenses consistent with Texas Code of Criminal Procedure art. 26.05(d), and travel outside of Waller County, separate from the Attorney's compensation. Travel expenses (mileage, etc.), are eligible for reimbursement in accordance with Waller County's policy on travel reimbursement for employees. All expenses to be reimbursed must be itemized in writing, supported by invoices and /or vouchers, and submitted to the Judge of the 506th District Court of Waller County for approval.

5. Investigative and Expert Expenses:

a. Attorney shall be reimbursed for reasonable and necessary expenses, including expenses for investigation and for mental health and other experts. Prior court approval shall be obtained from the Judge of the 506th District Court of Waller County, ***ex parte***, before incurring

expenses for investigation and for mental health and other experts. Attorney shall be prepared to provide the Judge of the 506th District Court of Waller County with a reasonable estimate of the total expenses to be incurred. The request for expenses must state, as applicable:

(1) the type of investigation to be conducted or the type of expert to be retained;

(2) specific facts that suggest the investigation will result in admissible evidence or that the services of an expert are reasonably necessary to assist in the preparation of a potential defense; and

(3) an itemized list of anticipated expenses for each investigation or each expert.

b. The Judge of the 506th District Court of Waller County shall grant the request for advance payment of expenses in whole or in part if the request is reasonable. If the Judge of the 506th District Court of Waller County denies in whole or in part the request for expenses, the Judge of the 506th District Court of Waller County shall state the reasons for the denial in writing, attach the denial to the confidential request; and submit the request and denial as a sealed exhibit to the record of the case.

6. Standards of Performance.

a. Attorney will provide all services required by Senate Bill 7 as passed by the 77th Session of the Texas Legislature in 2001. (As it amends the Texas Code of Criminal Procedures).

b. Attorney shall provide competent, zealous legal services to each client in a professional, skilled manner consistent with the Attorney's responsibilities under the Texas Disciplinary Rules of Professional Conduct ant the Texas Code of Criminal Procedure.

c. Attorney shall ensure continuity of representation of the client unless relieved or replaced in accordance with art. 26.04(j)(2) of the Texas Code of Criminal Procedure.

d. Attorney shall not assign, subcontract or delegate any part of the services to be provided by the Attorney under this Contract.

e. Attorney must submit a monthly progress report to be approved by the Judge of the 506th District Court of Waller County prior to any payment being made under this Contract, in accordance with Art. 26.05 Of the Texas Code of Criminal Procedure. The report shall be on a form substantially the same as attached hereto and included in the Waller County Indigence Plan for Indigent Defense filed with the Texas Indigent Defense Commission.

f. Attorney must maintain the minimum qualifications to practice law in the state of Texas, and must immediately inform the Judge of the 506th District Court of Waller County of any

change in the status of the Attorney's licensure. The Attorney must provide the Judge of the 506th District Court of Waller County with proof of licensure in good standing upon request.

g. Attorney agrees to indemnify and hold harmless Waller County from any and all claims rising from the delivery of professional services under this contract.

h. Attorney must report to the Judge of the 506th District Court of Waller County the number of continuing legal education hours completed during each Attorney's reporting year.

i. Attorney shall be capable of sending and receiving email correspondence twenty-four hours a day, seven days a week. Further, telephone and cell phone contact information will be maintained with the Court Coordinators of each trial court.

j. Attorney must provide quality, effective legal assistance and representation to clients to whom Attorney is assigned.

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o. Attorney shall make every reasonable effort to contact the defendant no later than the end of the first working day after the date on which the lawyer is appointed and to conduct an interview in person with the defendant as soon as is practicable after the lawyer is appointed. A letter mailed to the defendant will fulfill the initial contact requirement.

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q. Article 26.04(j) of the Code of Criminal Procedure requires all attorneys who accept appointments in adult criminal cases to submit an annual statement that describes the percentage of their practice time that is dedicated to work on those appointed cases. Attorneys must submit this statement to each county in which they accept appointments, and the county will forward the information contained in the attorney practice-time statements to the Texas Indigent Defense Commission. The Commission will add this information to other indigent defense information that is made available to the public via the Commission website. Therefore, Attorney is required to submit a practice-time statement to the Judge of the 506th District Court of Waller County in an adult criminal case during a fiscal year period that begins on October 1st and ends on September 30th. The statement for this contract period is due no later than October 15, 2026 following the close of the State's fiscal year.

7. Conflict. In the event of a conflict of interest between Attorney and any defendant, Attorney shall present evidence to the trial court in which the case is pending, and if ordered by the trial court, be allowed to withdraw from representation in that case. Such withdrawal shall not affect the other terms of this agreement.

8. Independent Contractor. Attorney is not an employee of the County, and is, at most, an independent contractor, who shall complete the requirements of this Contract by Attorney's own means and methods of work, and in accordance with the Attorney's professional legal judgment, which shall be in the exclusive charge and control of the Attorney, and is not subject to control or supervision of the County or the Judge of the 506th District Court of Waller County, except as specified in this Contract. THE DEFENDANT IS YOUR CLIENT, NOT THE COUNTY. YOU MUST PROVIDE COMPETENT, ZEALOUS LEGAL SERVICES TO EACH CLIENT IN ACCORDANCE WITH YOUR RESPONSIBILITIES UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT AND THE TEXAS CODE OF CRIMINAL PROCEDURE.

9. Termination. This Contract may be terminated by the County for good cause, with the approval of the Judge of the 506th District Court of Waller County. If a reason for termination is found to exist by the Judge of the 506th District Court of Waller County, written notice will be given to Attorney, and a private meeting will be held with the Attorney and the Judge of the 506th

District Court of Waller County to discuss the relevant issues, and, thereafter, the Judge of the 506th District Court of Waller County will make a determination on the termination of the Attorney's contract.

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11. Disputes. Venue of any proceeding arising under or with regard to this Contract shall be in a court of competent jurisdiction in Waller County.

12. Additional Terms and Conditions. A determination that Attorney has given false information in the materials submitted to the County in response to the Request for Qualifications will be grounds for immediate cancellation of this Agreement under the procedures set forth above. Falsification of any report, invoice, billing documentation or other submission by the Attorney will be grounds for immediate cancellation of this Agreement under the procedures set forth above. In addition, such could subject the Attorney to both professional discipline and criminal prosecution. Therefore, it is very important that submissions be thorough and truthful.

Signed and entered into this date: 11-06, 2025.

WALLER COUNTY, TEXAS

CARBETT "TREY" J. DUHON III

LAWYER

R. JEANETTE PARHAM

CONTRACT FOR LEGAL SERVICES TO CRIMINAL DEFENDANTS FOR 2026

(Felony)

This Contract is made by and between Waller County, Texas (County), a political subdivision of the State of Texas, and John W. Anderson, State Bar No. 24091873 effective on the date stated below. The purpose of this agreement is for the County to provide legal services to indigent felony defendants in the Criminal Courts of Waller County. Attorney has agreed to provide all services requested, except for those hereinafter described. The Judge of the 506th District Court of Waller County shall have oversight of the administration of this Contract, as provided for herein.

NOW, THEREFORE, the parties agree as follows:

1. Term. The term of this Contract shall be for one (1) year, beginning on January 1, 2026, and ending on December 31, 2026, unless sooner terminated as set forth herein.

2. Compensation. Attorney will receive an annual amount of **$70,000.00** for the one (1) year term of the Contract (unless the Contract is terminated sooner), to be paid in monthly installments. Additionally, Contract Attorney shall be entitled under the terms of this contract to a per day jury trial fee of Five Hundred Dollars ($500.00) per jury trial day. In the event a jury trial exceeds five (5) days, the Court may approve additional compensation based upon the complexity of the case, unexpected delays, and any and all other circumstances that would in the Court's opinion warrant additional compensation.

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4. Expense Reimbursement. Attorney may receive reimbursement for reasonable and necessary expenses consistent with Texas Code of Criminal Procedure art. 26.05(d), and travel outside of Waller County, separate from the Attorney's compensation. Travel expenses (mileage, etc.), are eligible for reimbursement in accordance with Waller County's policy on travel reimbursement for employees. All expenses to be reimbursed must be itemized in writing, supported by invoices and /or vouchers, and submitted to the Judge of the 506th District Court of Waller County for approval.

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a. Attorney shall be reimbursed for reasonable and necessary expenses, including expenses for investigation and for mental health and other experts. Prior court approval shall be obtained from the Judge of the 506th District Court of Waller County, ***ex parte***, before incurring

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(2) specific facts that suggest the investigation will result in admissible evidence or that the services of an expert are reasonably necessary to assist in the preparation of a potential defense; and

(3) an itemized list of anticipated expenses for each investigation or each expert.

b. The Judge of the 506th District Court of Waller County shall grant the request for advance payment of expenses in whole or in part if the request is reasonable. If the Judge of the 506th District Court of Waller County denies in whole or in part the request for expenses, the Judge of the 506th District Court of Waller County shall state the reasons for the denial in writing, attach the denial to the confidential request; and submit the request and denial as a sealed exhibit to the record of the case.

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b. Attorney shall provide competent, zealous legal services to each client in a professional, skilled manner consistent with the Attorney's responsibilities under the Texas Disciplinary Rules of Professional Conduct ant the Texas Code of Criminal Procedure.

c. Attorney shall ensure continuity of representation of the client unless relieved or replaced in accordance with art. 26.04(j)(2) of the Texas Code of Criminal Procedure.

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e. Attorney must submit a monthly progress report to be approved by the Judge of the 506th District Court of Waller County prior to any payment being made under this Contract, in accordance with Art. 26.05 Of the Texas Code of Criminal Procedure. The report shall be on a form substantially the same as attached hereto and included in the Waller County Indigence Plan for Indigent Defense filed with the Texas Indigent Defense Commission.

f. Attorney must maintain the minimum qualifications to practice law in the state of Texas, and must immediately inform the Judge of the 506th District Court of Waller County of any

change in the status of the Attorney's licensure. The Attorney must provide the Judge of the 506th District Court of Waller County with proof of licensure in good standing upon request.

g. Attorney agrees to indemnify and hold harmless Waller County from any and all claims rising from the delivery of professional services under this contract.

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District Court of Waller County to discuss the relevant issues, and, thereafter, the Judge of the 506th District Court of Waller County will make a determination on the termination of the Attorney's contract.

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12. Additional Terms and Conditions. A determination that Attorney has given false information in the materials submitted to the County in response to the Request for Qualifications will be grounds for immediate cancellation of this Agreement under the procedures set forth above. Falsification of any report, invoice, billing documentation or other submission by the Attorney will be grounds for immediate cancellation of this Agreement under the procedures set forth above. In addition, such could subject the Attorney to both professional discipline and criminal prosecution. Therefore, it is very important that submissions be thorough and truthful.

Signed and entered into this date: _____, 2025.

WALLER COUNTY, TEXAS

_____

CARBETT "TREY" J. DUHON III

LAWYER

_____

JOHN W. ANDERSON

SHERIFF

52. Discuss and take action to approve out of state travel and expenses of $2,315.90 for one investigator to obtain Internal Affairs Investigation training.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.
Motion carried by 5-0 vote.

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

COMMISSIONER, PRECINCT 2

53. Discuss and take action on interlocal cost sharing agreement between Waller County and the City of Waller for Old Houston Highway.

Motion made by Commissioner Jones, seconded by Commissioner Smith.
Motion carried by 5-0 vote.

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

COMMISSIONER, PRECINCT 3

54. Discuss and take action to approve User Agreement between the Lakehouse Homeowners Association, Inc. and Waller County on behalf of the Waller County Sheriff's Office.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.
Motion carried by 5-0 vote.

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

GRANT MANAGER

55. Discuss and take action to authorize the County Grant Manager to submit an application in the amount of $18,000 to The Foundation for training ammunition for the Sheriff's Office. (no backup submitted)

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.
Motion carried by 5-0 vote.

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

PROCUREMENT DIRECTOR

56. Discuss and take action to approve Amendment to Agreement with Trinity Services Group, LLC for renewal of inmate food for the term November 1, 2025 through October 31, 2026. Funds to be paid from line item 125-505-563800 [Sheriff Jail Groceries]. ***and***

57. Discuss and take action to approve purchase of turnkey vehicle for Constable Precinct 1 from Lake Country Chevrolet, utilizing TIPS contract number 240901, in an amount not to exceed $69,116.07. Funds to be paid from 2026 budget line item 125-511-581400 [Vehicle]. ***and***

58. Discuss and take action on bills of sale with Enterprise Fleet Management for eleven (11) vehicles for Sheriff's Office and Constables in the amount of $4,410.92. Funds to be paid from the following line items:

DRAFT

OFFICE OF THE SHERIFF WALLER COUNTY

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

SHERIFF TROY GUIDRY

Date: October 29, 2025

To: R. Schields, Chief Deputy

From: A. Turner, Lieutneant FUNDS AVAIL #1,553.50
Executive Command
Internal Affairs Command

Re: **REVISION TO CC APPROVED TRAINING ON 10/29/25 AGENDA**
Out of State Travel – Internal Affairs Training (2 Personnel)

The Waller County Sheriff's Office requests **two** investigators attend the "Internal Affairs Investigations" training course offered by LLRMI in Las Vegas, NV from December 1-5, 2025 with travel days from **November 30, 2025 to December 6, 2025**. The below funds are available from line item **125-516-533202 LEOSE Training**. This line item is a grant that requires ONLY law enforcement personnel use the funds for continuing education.

This revision to the prior approval is an update to item 52 from the 10/29/25 Commissioners Court Agenda adding one additional investigator.

Quantity	Description	Total Cost
2	Hotel Reservations	$2,436.86
2	Per Diem	$832.00
2	Airfare	$1,260.52
2	Local travel (uber, etc.)	$100.00
2	Training Registration	$1,100.00
	Total Costs w/ taxes	**$5,729.38**

PO52323 LEOSE $4,629.38 PO52248 LEOSE $1,100.00

OFFICE OF THE SHERIFF WALLER COUNTY

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

SHERIFF TROY GUIDRY

Date: October 08, 2025

To: **Robert R. Schields Jr**, Chief Deputy
A. Turner, Admin Lieutenant

Thru: Nick Covarrubias, Captain

From: Phillip W. Lillibridge, Lieutenant

Re: Training Request –National Internal Affairs Training and Certification -LLRMS

I have recently been assigned to the position of **Bureau Level Internal Investigations**. While I possess detailed investigative experience, I recognize that Internal Affairs investigations involve specialized techniques, legal considerations, and administrative procedures that differ from standard criminal investigations. To ensure I perform this role with the highest level of professionalism and effectiveness, I respectfully request approval to attend the **Internal Affairs Investigations** training course hosted by the Legal & Liability Risk Management Institute (LLRMI). I have been unable to find any training on this specialized subject matter that is offered with in this LEOS training cycle.

The course will be held **December 1–5, 2025, in Las Vegas, Nevada.** A detailed course description is attached and can also be found at the following link:
https://www.llrmi.com/event-detail/?eventid=30052

This training will provide advanced instruction on administrative investigative techniques, due process considerations, Garrity and Weingarten rights, and other legal issues relevant to law enforcement internal investigations. By acquiring these skills, I will enhance not only my own capabilities but also the effectiveness and credibility of the Waller County Sheriff's Office in conducting thorough and legally sound administrative investigations.

Estimated Costs:

- Course Registration: $550.00
- Lodging (5 nights @ $116.99): $584.95
- Airfare (estimated, to be reimbursed): $753.00
- Per Diem (Meals for 7 days, including travel): $416.00

Total Estimated Cost: $2,135.90
Line Item: 125-516-533202 (LEOS Training)

OK MSD 10-10-2025
10/9/25
APPROVED BY CL ON 10/29/25 FOR 1 INVESTIGA
10/9/25
FUNDS AVAIL

OFFICE OF THE SHERIFF WALLER COUNTY

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

SHERIFF TROY GUIDRY

Quantity	Description	Total Cost
1	Registration Fees	$550.00
1	Hotel	$584.95
1	Travel / Meals	$1000.95
	Total Costs w/ taxes	**$2135.90**

method to obtain the highest standards and recognition in these specialized areas of Public Safety. Internal Affairs operations can measure the quality of an agency's functions and the public's vision of the agency.
Internal Affairs Officers must provide a role of professionalism that is impartial and knowledgeable in the newest emerging trends and case law affecting administrative investigations. The manner in which the Internal Affairs operations conduct these functions create an impression to members of the agency and affect the social capital of the public.

QUALIFICATIONS OR PREREQUISITES FOR PROFESSIONAL INTERNAL AFFAIRS CERTIFICATION

There are NO prerequisites for attending the Internal Affairs Certification training or challenging the test for the Professional Internal Affairs Certification at the National Internal Affairs Conference.

TESTING REQUIREMENT

Each candidate must attend and successfully pass a 5 Day Certification Training Course.
- Each candidate must complete the 5 Day Certification Training Course.
- Each candidate must pass a multiple choice examination, which will include significant IA/OPS content covered during the Course.
- Each candidate must write a 500-word essay from a list of Internal Affairs subjects provided.

RE-CERTIFICATION

For graduates of the Public Safety Internal Affairs Institute Program (PSIAI) program who would like to maintain current status as a Certified Internal Affairs Investigator/Supervisor, you will have two options:
Option 1: Complete the online Internal Affairs Recertification for an 18-month extension.
Option 2: Attend a 5-Day Professional Internal Affairs Certification Course.

INTERNAL AFFAIRS CERTIFICATION CREDENTIALS

- Certificate of Completion for attending the 5 Day PSIAI Training Course.
- Certification credential card with your name and certification dates (following successfully completion of the PSIAI test and submission of the 500-word essay).
- Certificate with your special designation of Internal Affairs certified.
- Legal update electronic bulletins.

sum

Palace Station Hotel & Casino

2411 West Sahara Avenue
Las Vegas, Nevada 89102
1-800-634-3101
$89.00 Single or Double (plus tax)
(Sunday-Thursday)

1512.41

Note: To receive special room rates, please identify yourself with **Group Code: PCILL25** or **LLRMI Fall 2025**

Phillip Lillibridge

From: Law Enforcement Training <amanda.king@llrmi.ccsend.com>
Sent: Tuesday, October 14, 2025 12:05 PM
To: Phillip Lillibridge
Subject: Las Vegas National Internal Affairs Training and Certfication

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.

View as Webpage

Law Enforcement Risk Management Group December Las Vegas Conference

National Internal Affairs Training and Certification

"MOST RECOGNIZED INTERNAL AFFAIRS CERTFICATION"

This is the ONLY National Internal Affairs Certification that requires testing, research, and awards certification credentials. NOTE: It is **NOT** Required to Challenge the Certification Test to Attend this Training.

December 1, 2, 3, 4 & 5, 2025

Meet the Instructors:

Lou Reiter
Deputy Chief of Police (retired)
Los Angeles Police Department

Steve Campbell
Major (retired)
Providence RI Police Department

Jeff Carter
Deputy Director (Retired)
Fayette County Detention Center

Tony Romanucci, Attorney
Romanucci & Blandin, LLC
Chicago, Illinois

Jack Ryan, Attorney
Captain (retired)
Providence Police Department

Jerry Rodriguez
Captain (retired)
Los Angeles Police Department

Jim Voge
Undersheriff (retired)
San Luis Obispo Sheriff's Office

Brian Clouse, Attorney
Clouse Safety Consulting
Indianapolis, Indiana

Registration Fee:

$550.00 Includes National Internal Affairs Training and Certification, Printed Training Manual and Certificate of Completion.

This 5 day IA Conference is intended for persons who are involved in investigating, adjudicating, overseeing, and auditing Law Enforcement Internal Affairs and Administrative Investigations. Persons involved in law enforcement risk management and human resources will be given insight into these complex and critical investigations. Seasoned veterans, as well as, newly assigned personnel will be able to learn from these presentations.

WHY GET AN IA CERTIFICATION?

The purpose of a Professional Internal Affairs Certification is to demonstrate and guarantee that a person who holds this credential has met the highest standards of Academics, Professional and Ethical standards training. Certification credentials also speak to a commitment to the Internal Affairs profession and a dedication to ongoing continuing education.
A Professional Internal Affairs Certification is the recognition of individuals who have demonstrated through a standardized assessment that they meet defined qualifications within the Internal Affairs profession.

THE INTERNAL AFFAIRS CERTIFICATION PROCESS

This process will provide public safety practitioners in Internal Affairs, Professional Standards operations, and Administrative Investigations with a

$27.99 Hotel Service Fee-Per Room Per Night.
Includes In Room Internet Service and Fitness Center.

Law Enforcement Risk Management Group | 700 N. Carr Rd. Box 595 | Plainfield, IN 46168 US

Unsubscribe | Update Profile | Constant Contact Data Notice

PALACE STATION®

CONFIRMATION - RESERVATION CONFIRMED

Nov 30, 2025 - Dec 06, 2025

Studio Suite King Non-Smoking

Confirmation Number: ZTFPK
Offer Name: All In For Vegas
Primary Guest: Mr Phillip Lillibridge
Cancellation Due Date: 11/28/2025

PALACE STATION
2411 WEST SAHARA
LAS VEGAS, NV 89102
7023672411

Deposit Policy:
1st night Room & Tax collected

Cancellation Policy:
72-hour cancellation policy. 1st night Room & Tax penalty for late cancellation

RATE BREAKDOWN

Date	Room Rate
11/30/2025	$123.94
12/01/2025	$137.94
12/02/2025	$151.94
12/03/2025	$200.94
12/04/2025	$235.94
12/05/2025	$223.94
Total	$1,074.64

Room Total: $1,074.64
Room Total Tax: $143.79

Total: $1,218.43
(*Inclusive of taxes)
Deposit Amount: $95.18
Cancellation Amount: $95.18
Charged when cancelled on/after due date

PALACE STATION®

CONFIRMATION - RESERVATION CONFIRMED

Nov 30, 2025 - Dec 06, 2025

Confirmation Number: 5BRDY
Offer Name: All In For Vegas
Primary Guest: Mrs Angela Turner
Cancellation Due Date: 11/28/2025

PALACE STATION
2411 WEST SAHARA
LAS VEGAS, NV 89102
7023672411

Deposit Policy:
1st night Room & Tax collected

Cancellation Policy:
72-hour cancellation policy. 1st night Room & Tax penalty for late cancellation

Studio Suite King Non-Smoking

RATE BREAKDOWN

Date	Room Rate
11/30/2025	$123.94
12/01/2025	$137.94
12/02/2025	$151.94
12/03/2025	$200.94
12/04/2025	$235.94
12/05/2025	$223.94
Total	$1,074.64

Room Total: $1,074.64
Room Total Tax: $143.79

Total: $1,218.43
(*Inclusive of taxes)
Deposit Amount: $95.18
Cancellation Amount: $95.18
Charged when cancelled on/after due date

Thanks Angela for choosing United!

Confirmation number: BPELJS

Manage my trip

Upgrade to Premium Cabin

Spacious seats, free drinks, and Group 1 Boarding.

$160 plus tax, per person (avg.)

Upgrade to Economy Plus®

Extra legroom, in-seat power and seating closer to the front.

from $90 plus tax, per person

Preferred seat

Sit in the first rows of Economy

from $27 plus tax, per person

1/3

Flight details

Flight to Las Vegas

DEPART	ARRIVE	FLIGHT INFO	
Sun, Nov 30, 2025	Sun, Nov 30, 2025	Flight	UA 1799
9:46 AM	11:17 AM	Duration	3h 31m
		Aircraft	Boeing 737-900
IAH	LAS	Emissions	326 kg CO_2
		Fare Class	United Economy (Q)
		Seats	20D, 20C
Houston, TX, US	Las Vegas, NV, US		

Flight to Houston

DEPART	ARRIVE	FLIGHT INFO	
Sat, Dec 6, 2025	Sat, Dec 6, 2025	Flight	UA 357
1:02 PM	6:05 PM	Duration	3h 3m
		Aircraft	Boeing 737-800
LAS	IAH	Emissions	300 kg CO_2
		Fare Class	United Economy (G)
		Seats	Choose seat
Las Vegas, NV, US	Houston, TX, US		

Calculate bag charges

Houston, TX → Las Vegas, NV
November 30, 2025

FIRST BAG	$40
SECOND BAG	$50
WEIGHT PER BAG	50lbs (23kgs)

Las Vegas, NV → Houston, TX
December 06, 2025

FIRST BAG	$40
SECOND BAG	$50
WEIGHT PER BAG	50lbs (23kgs)

Site Feedback

These are estimates of additional bag service charges that may apply to your itinerary. Service charges may vary by traveler, depending on status or memberships. First and second bag service charges do not apply to active duty-members of the U.S. military and their accompanying dependents. For additional information, visit united.com/baggage.

NEW CARD BENEFITS

$0 intro annual fee

Free checked bag (Terms apply)
2 one-time Club™ passes
Priority boarding

Learn more

IT'S NOT TOO LATE TO SAVE!

$300 STATEMENT CREDIT after first purchase + 25,000 BONUS MILES after qualifying purchases

Purchase Summary

You paid today	$1,260.52
Card statement credit	-$300.00
Total after statement credit	$960.52
> Fare	$935.66
> Premium Add-Ons	$179.98
Taxes and Fees	$144.88
> Adult (18+)	$72.44
> Adult (18+)	$72.44
TOTAL	1.52

Credit card payment: $1,260.52 (Mastercard **5315)

Travelers

Angela Turner

Email:
angelamoore66@hotmail.com
Date of Birth:
4/30/1966
Frequent flyer:
UA-*****305
Contact number:
+18325150334

PHL + ANGELA 2 PEOPLE
* AIR COST

eTicket number:
01623443650765

Phillip Lillibridge

Email:
p.lillibridge@wallercounty.us
Date of Birth:
3/2/1969
Contact number:
+1 281-415-4824
eTicket number:
01623443650776

Special seating accommodations

About carry-on and checked bags

Site Feedback

Legal and Liability Risk Management Institute

700 N Carr Rd # 595
Plainfield, IN 46168
(317) 386-8325
www.LLRMI.com

CONFIRMATION

Your confirmation # 255446

To: Waller County Sheriff's Office
100 Sheriff R. Glenn Smith Drive
Hempstead TX 77445
Attn:Phillip Lillibridge

PO_Number
Phone: (979) 826-8282
Fax:
Email: p.lillibridge@wallercounty.us

Attendees

Angela Turner
~~Dale Park~~

Seminar Information

Thank you for registering for a Legal Liability Risk Management seminar!

The personnel listed in the left column were registered on 10/29/2025 for the course below:

#16925 National Internal Affairs Training and Certification
12/1/2025 through 12/5/2025 Las Vegas, NV

General Information

Registration is from 8:00 - 8:30 on 12/1/2025 - Coffee will be provided.

Lunch break is from 12:00 - 1:00 (On Own)

Attendees are encouraged to dress appropriately for classroom training unless otherwise instructed. Uniforms are not required.

Location Information

This seminar will take place at:

Palace Station Hotel & Casino
2411 West Sahara Avenue
Las Vegas NV

Walk-in registrations will be accepted only if space allows.

Hotel Information

Discount room rates available:

Palace Station Hotel & Casino
2411 West Sahara Avenue
Las Vegas NV

Identify with "GROUP CODE: PCILL25 or LLRMI Fall 2025 " to receive discounted rates

Riley Road @ Birch Creek Draw
Bridge Replacement – Supplemental 1

October 16, 2025

J. Ross McCall, PE
County Engineer
Waller County Road & Bridge
775 Bus 290 East
Hempstead, TX 77445

Subject: Riley Road at Birch Creek Draw Bridge Replacement
Supplemental Proposal for
Construction Engineering and Inspections (CEI) Services

Mr. McCall,

IEA Inc. (IEA) is pleased to submit this proposal for Supplemental Construction Engineering and Inspection Services for Riley Road at Birch Creek Draw Bridge Replacement.

Please find the following documents provided for your consideration:

SCOPE OF SERVICES found in *Exhibit A*
LEVEL OF EFFORT (LOE) can be found in *Exhibit B*

Based on the scope of services and the contractor's schedule and understanding of the construction phasing, we anticipate a total estimated Time and Materials fee of **$ 169,865.00**. The previously approved and authorized Construction Phase Services *is included* in this estimated fee as in *Exhibit B*.

We appreciate the opportunity to assist the County and look forward to working with you. Should you have any questions or require additional information, please do not hesitate to contact me at 979.583.7657.

Respectfully,

Trey Haskins, PE, PTP, CFM
Municipal Practice Leader

cc: Wilson Wong, PE, Houston Office Manager, IEA, Inc.

Attachments:

- Exhibit A – Riley Rd – CEI – Supplemental - Scope of Services
- Exhibit B – Riley Rd – CEI – Supplemental - LOE - 11.17.25

Exhibit A - SCOPE OF SERVICES

Riley Road @ Birch Creek Draw
Bridge Replacement – Supplemental 1

Supplemental #1 – CEI Support Services

BASIC SERVICES (Time and Materials)

The scope of services for the Riley Road at Birch Creek Draw - Construction Management Support Services will generally consist of periodic review of construction operations and to provide the County support for construction administration, construction observation, construction documentation, and periodic review of materials testing services performed by others, related to the construction of the Riley Road at Birch Creek Draw Bridge Project located in Waller County, Texas approximately 1.4 miles west of FM 1774 as measured along Riley Road.

The Contractor shall assist the County throughout all aspects and phases of construction operations and shall, when requested by the County, fully support the County in its dealings with the Construction Contractor, suppliers, subcontractors, other consultants, government entities, utilities, property owners, and the public.

The Contractor's observation or monitoring portions of the work performed under construction contracts or other professional services contracts shall not relieve those contractor(s) from responsibility for performing work in accordance with applicable contract documents.

As a representative of the County, when necessary, the Contractor shall notify the County and the Construction Contractor of the Construction Contractor's failure to comply with the requirements of the construction contract documents. The Contractor is obligated to notify the County and Construction Contractor of compliance issues. The Contractor does not have the authority to direct the Construction Contractor's operations.

1. **Construction Management & Support**
   a. Provide construction management related engineering support to the County Engineer or his delegate.
   b. Review the plans and specifications in advance of the various work operations to be familiar with the project requirements.
   c. Attend and participate in a pre-construction conference.
   d. Attend and participate in meetings with the Construction Contractor.
   e. Attend and participate in meetings with the County.
   f. Attend and participate in other meetings as requested.
   g. Assist the County with preparation of materials for meetings.
   h. Periodically monitor Construction Contractor's operations for performance of work, adequacy of resources, investigation of issues, conflicts with utilities, and unforeseen jobsite conditions.
   i. Assist the County with identification and evaluation of potential solutions to resolve issues on the project.
   j. Assist the County with evaluation and resolution of claims received during the period of service; and
   k. The Contractor will coordinate issues with the County Engineer or his delegate

2. Construction Administration Support

a. Provide pre-construction engineering services to include:

i. assistance for review of contractor pre-construction submittals for contract documents compliance; and

ii. assistance for review of proposed construction plan including project schedules, proposed construction methods and materials.

b. Assist with preparation of technical information for change orders as required, including reviewing pricing and quantities in change orders and negotiation of change order request(s) as required to obtain change order pricing acceptable to the County.

c. Review Construction Contractor's monthly progress payment/pay estimate prepared by others prior to submittal to County for payment.

d. Review and provide recommendations to County on requests for substantial and final completion.

e. Provide the County assistance during the closeout process.

3. Construction Oversight & Reporting

a. Provide periodic onsite construction oversight during the construction process to observe general quality of the Work completed by the Construction Contractor.

b. Provide periodic review of Construction Contractor progress and compliance with the project schedule.

c. Provide periodic review of Construction Contractor traffic control plan (TCP) implementation and effectiveness of TCP.

d. Provide periodic review of Construction Contractor QC activities.

e. Provide field observation of work performed by the Construction Contractor.

f. Provide daily progress reporting and maintain a project diary.

g. Assist in review and/or processing of Construction Contractor submittals.

h. Assist in interpreting plans and specifications and in responding to Construction Contractor's requests for information.

i. Notify the County and the Construction Contractor when work is not in compliance with contract documents

4. Materials Testing Oversight

a. Periodically review adequacy of materials testing frequency performed by others.

b. Periodically review materials test results from tests performed by others.

c. Recommend acceptance or rejection of materials.

Exhibit B - Level of Effort
Supplemental 1 - CEI Services

PRIME PROVIDER: IEA, INC.
PROJECT NAME: Riley Rd @ Birch Creek Draw - Bridge Replacement
LIMITS: 300' E/W of Riley Rd @ Birch Creek Draw

SUMMARY OF FEE SCHEDULE				
CONSTRUCTION ENGINEERING & INSPECTION	**IEA, INC.**	**SUBCONSULTANTS**		**TOTAL**
TOTAL LABOR EXPENSES	$ 159,945.00			**$ 159,945.00**
TOTAL DIRECT EXPENSES	$ 9,920.00			**$ 9,920.00**
TOTAL	**$ 169,865.00**			**$ 169,865.00**

Exhibit B - Level of Effort
Supplemental 1 - CEI Services

PRIME PROVIDER: IEA, INC.
PROJECT NAME: Riley Rd @ Birch Creek Draw - Bridge Replacement
LIMITS: 300' E/W of Riley Rd @ Birch Creek Draw

TASK DESCRIPTION	SENIOR PROJECT MANAGER	SENIOR ENGINEER	PROJECT MANAGER	CONSTR. INSPECTOR	SR. CONSTR. INSPECTOR	DOCUMENT CONTROLS	TOTAL LABOR HRS. & COSTS
CONSTRUCTION ENGINEERING (FC 351) - T&M							
ENGINEER'S ESTIMATE OF PROBABLY CONSTRUCTION COSTS		1	3				10
PREPARATION OF BID SOLICITATION DOCUMENTS	3	4	5				12
REVIEW OF BIDS/RECOMMENDATION TO COUNTY ENGINEER	3	2	5				10
ATTEND PRE-BID / PRE-CONSTRUCTION MEETING	8	6					14
ATTEND FIELD MEETINGS/ CONDUCT SITE VISITS		4	5				9
CALCULATE QUANTITIES AND ASSIST IN PREPARING CHANGE ORDERS	2	1	3				12
REVIEW AND APPROVE SHOP DRAWINGS		1	6				19
SUBMITTAL REVIEWS / RFI RESPONSES	2	1	6				27
REVIEW OF PROGRESS APPLICATIONS/RECOMMENDATIONS TO ENGINEER	2	1	6				21
CONSTRUCTION SITE VISITS	2	8	8				18
STRUCTURAL INSPECTIONS		4	4				8
I. CONSTRUCTION MANAGEMENT & SUPPORT					120	17	137
II. CONSTRUCTION ADMINISTRATION SUPPORT					68	51	119
III. CONSTRUCTION OVERSIGHT & REPORTING				510	120	17	647
IV. MATERIALS TESTING OVERSIGHT					68	51	119
HOURS SUB-TOTALS	22	33	51	510	376	136	1,182
CONTRACT RATE PER HOUR	$ 220.00	$ 175.00	$ 130.00	$ 100.00	$ 200.00	$ 80.00	
TOTAL LABOR COSTS	$ 4,840.00	$ 5,775.00	$ 6,630.00	$ 51,000.00	$ 75,200.00	$ 10,880.00	$ 159,945.00
% DISTRIBUTION OF STAFFING	1.86%	2.79%	4.31%	43.15%	31.81%	11.51%	
SUBTOTAL (FC 351)							**$ 159,945.00**

DIRECT EXPENSES (FC 351)	**QUANTITY**	**UNIT**	**RATE**				TOTAL
CONSTRUCTION TRUCK (PROVIDE, OPERATE AND MAINTAIN) (>1wk, up to 1 mo)	4	MO	$ 1,650.00				$ 6,600.00
CONSTRUCTION TRUCK (PROVIDE, OPERATE AND MAINTAIN) (<5 days)	12	DAY	$ 165.00				$ 1,980.00
SAFETY EQUIPMENT (PPE, FLASHING BEACONS, ETC)	0	N/A	$ 1,500.00				$ -
DELIVERIES		TBD	incl				$ 500.00
POSTAGE		TBD	incl				$ 200.00
BW COPIES 8 1/2 X 11		TBD	$ 0.15				$ -
BW COPIES 11 X 17		TBD	$ 0.30				$ -
SUBTOTAL DIRECT EXPENSES (FC 351)							**$ 9,920.00**

SUMMARY BY FUNCTION CODE (ADDITIONAL SERVICES)	SENIOR PROJECT MANAGER	SENIOR ENGINEER	PROJECT MANAGER	CONSTR. INSPECTOR	SR. CONSTR. INSPECTOR	DOCUMENT CONTROLS	TOTAL COST BY FC
CONSTRUCTION ENGINEERING (FC 351) - T&M							$ 159,945.00
TOTAL LABOR EXPENSES	22	33	51	510	376	136	**$ 159,945.00**
TOTAL DIRECT EXPENSES							**$ 9,920.00**
TOTAL ADDITIONAL SERVICES						*TOTAL*	***$ 169,865.00***

Basis of Construction Engineering & Inspcetion Level of Effort

1. Construction Duration - 5 months or 17 wks including close-out activitities — 17 wks
2. Fee is based on maximum time required, all cost are per reuested time of job
3. Fee is based on activities and job functions as described in accompanying scope
4. IEA overhead is 159.74% of direct labor cost. Field overhead is 127.27% of direct labor cost.

Estimation of Hours	hrs/day	days/wk	hours
Inspection	6	5	510
Sr. Construction Manager			376
Task I	2.5	3	120
Task II	2	2	68
Task III	2	3	120
Task IV	2	2	68
Document Controls			136
Task I	1	1	17
Task II	1	3	51
Task III	1	1	17
Task IV	1	3	51

STATE OF TEXAS
COUNTY OF WALLER

AMENDMENT TO THE AGREEMENT BETWEEN WALLER COUNTY, TEXAS, AND UTILITY ASSOCIATES, INC.

Waller County, Texas ("County"), a political subdivision of the State of Texas, and Utility Associates, Inc. ("Contractor"), a Delaware corporation, with its principal place of business at 250 E. Ponce de Leon Ave., Suite 700, Decatur, Georgia, 30030, hereby amend the agreement entered into between the County and Contractor on May 31, 2023. This amendment is made and entered as of the last date of signature affixed hereto ("Effective Date").

WHEREAS, County, and Contractor entered into an agreement on May 31, 2023 ("Agreement"), which is attached hereto as Exhibit 2 and incorporated herein as if fully set forth word for word; and

WHEREAS, the Agreement was entered pursuant to Texas Department of Information Resources ("DIR") contract number DIR-CPO-4799; and

WHEREAS, DIR is a cooperative purchasing program established under Texas law through which the County is eligible as a local government entity to make purchases through contracts awarded by DIR to vendors;

WHEREAS, County wishes to purchase additional equipment under the same terms and conditions of the Agreement, and Contractor wishes to provide the additional equipment under the same terms and conditions of the Agreement;

NOW, THEREFORE the parties mutually agree as follows:

1. The Agreement is amended to include the additional equipment identified in Exhibit 1, attached hereto and incorporated herein as if fully set out word for word.
2. The term of service for the equipment identified in Exhibit 1 is coterminous with the original term of the Agreement, which ends on May 31, 2028.
3. No other amendments or modifications to the Agreement are hereby made.
4. This amendment is effective as of the date of the last signature.
5. Signatories represent and warrant that they have the authority to bind the respective parties.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, and in consideration of the mutual covenants and agreements contained herein, the Parties hereto mutually into this Amendment as of the Effective Date.

WALLER COUNTY, TEXAS	**UTILITY ASSOCIATES, INC.**
Carbett "Trey" Duhon, III Waller County Judge	NAME TITLE
Date	Date

ATTEST:

Debbie Hollan
Waller County Clerk

EXHIBIT 1

Waller County TX Constable Precinct 2

Waller County TX Constable Pct. 2
27388 Field Store Rd.
Waller, TX 77484
United States

Gary Noel
Constable
constablepct2@wallercounty.us
+19369311914

Reference: 20251124-144410219
Quote created: November 24, 2025
Quote expires: February 22, 2026
Quote created by: Clay Campbell
"Business Manager"
ccampbell@utility.com
+18329539849

Comments from Clay Campbell

Coreforce is honored to be considered for the Waller County Constable's digital evidence collection and management needs.

Products & Services

Model Number	Item & Description	Quantity	Unit Price	Total
BWI-H/S-4005	EOS Fusion and In-Car Video System with Rocket Communications Bundle - 5YR EOS Fusion Camera and Mount, Media Controller, USB-C Breakaway Charging Cable, Rocket In-Car Video System Hardware Bundle, Battery Backup, OBD II, POLARIS SaaS, Warranty, and 24/7 Technical Support, Installation, Traning, 5 Year.	16	$6,510.00	$104,160.00 for 31 months

One-time subtotal	$104,160.00
Total	**$104,160.00**

Purchase terms

Payment Schedule

Name	Due	Amount
Payment 1	Upon Invoice	$104,160.00

Questions? Contact me

Clay Campbell
"Business Manager"
ccampbell@utility.com
+18329539849

Coreforce
250 E. Ponce de Leon Ave
Suite 700
Decatur, GA 30030
US

UTILITY

DIR-CPO-4799 Appendix D
Customer Service Agreement

INTRODUCTION

This service agreement describes the levels of service that Waller County ("Client" or "Customer) will receive from Utility Associates, Inc. ("UA" or "Supplier").

Purpose

Pursuant to DIR Contract [DIR-CPO-4799] (the "DIR Contract"), the Client is purchasing certain IT equipment, software and services (the "IT system") that are provided, maintained and supported by the Supplier.

Subject to the DIR Contract, this service agreement sets out what levels of availability and support the Client is guaranteed to receive for specific parts of the IT system.

This Service Agreement forms an important part of the contract between the Client and the Supplier. It aims to enable the two parties to work together effectively.

In the event of a conflict between this agreement and the DIR Contract, the DIR Contract shall control.

SCOPE

Parties

This agreement is between:

The Client:	**The Supplier:**
Waller County	Utility Associates Inc.
100 Sheriff R Glenn Smith Dr Hempstead, TX 77445	250 E. Ponce De Leon Avenue Suite 700 Decatur, GA 30030
Sheriff Troy Guidry (979(826-8282 t.guidry@wallercounty.us **Contractual Invoices Contact:** contracts@wallercounty.us	Key Contact: Amanda A. Havice 800-597-4707 contracts@utility.com

Dates and Reviews

This agreement begins on the Effective Date of the agreement, which is the date of signature by the Client of the accompanying document and will run for the term of the agreement plus any extensions of such agreement.

It may be reviewed at any point, by mutual agreement. It may also be reviewed if there are any changes to the Client's system.

Equipment, Software and Services Covered

This agreement covers only the equipment, software and services in the table below. This list may be updated at any time, with agreement from both the Client and Supplier.

Item Type	Number of Items	Item Priority
Eos Camera	Qty 65 Supplied by Utility	1
Bluetooth Controller	Qty 65 Supplied by Utility	2
Eos Ready Uniforms	$200 Allotment Towards any Combination of New Eos Ready Uniforms, per Body Camera Purchased with a Multi-Year Service Agreement	3
Existing Uniform Retrofits	Qty. of 5, Standard Uniform Retrofits (see table 1.2.1 for definitions) to Eos Ready Status, per Body Camera Purchased with a Multi-Year Service Agreement	3
Polaris	Qty Unlimited Licenses Supplied by Utility	1
RocketIoT In-Car Video	Qty 45 Supplied by Utility	1
*Includes all services, installation, training, and configuration of the above listed equipment and cost proposal.		

Exclusions

This agreement is written in a spirit of partnership. The Supplier will always do everything possible to rectify every issue in a timely manner.

However, there are a few exclusions. This agreement does not apply to:

- Any equipment, software, services or other parts of the IT system not listed above
- Software, equipment or services not purchased via and managed by the Supplier

Additionally, this agreement does not apply when:

- The problem has been caused by using equipment, software or services in a way that is **not recommended (defined as intentional neglect, misuse, or destruction of the equipment)**
- The Client has made **unauthorized changes** to the configuration or set up of affected equipment, software or services. Unauthorized changes are defined as changes made by any party other than the Supplier to the software, hardware, or firmware that alter the system's ability to record, upload, or view data.
- The Client has prevented the Supplier from **performing required maintenance and update** tasks.
- The issue has been caused by **unsupported** equipment, software or other services.

Regardless of the circumstances, the Supplier aims to be helpful and accommodating at all times, and will do its absolute best to assist the Client wherever possible.

RESPONSIBILITIES

Supplier Responsibilities

The Supplier will provide and maintain the system used by the Client.

Additionally, the Supplier will:

- SaaS will be maintained at 99% uptime/availability or greater 24/7/365
- Ensure relevant software, services and equipment are available to the Client including an appropriate level of spares
- Respond to support requests within the timescales listed below
- Take steps to escalate and resolve issues in an appropriate, timely manner
- Maintain good communication with the Client at all times

Client Responsibilities

The Client will use the Supplier-provided system as intended.

The Client is responsible for maintaining power and internet connectivity at all video offload locations on the network. For offload via a Client approved third party or Supplier provided access point, the Client has the option of either (a) organizing an independent internet connection via its local provider with a minimum upload speed of 50 Mbps, or, (b) connecting the access point to its own network having a minimum internet upload speed of 50 Mbps. Upon execution of the agreement, as part of the deployment process, a network assessment will be conducted of the Client's upload speed for the transmission of data to the CJIS Compliant Cloud. In most cases, the Client should budget for an increase to their upload speed with their local carrier.

Additionally, the Client will:

- Notify the Supplier of issues or problems in a timely manner
- Provide the Supplier with access to equipment, software and services for the purposes of maintenance, updates and fault prevention
- Maintain good communication with the Supplier at all times

GUARANTEED RESPONSE TIMES

When a Client raises a support issue with the Supplier, the Supplier promises to respond in a timely fashion.

Response Times

UA provides a 99% uptime/availability commitment. All systems have health monitoring that assures that issues are typically addressed 24/7/365 by UA personnel before they become an impact to the performance of the service. For support provided to the customer directly, UA has a tiered response to support that will escalate the level of support depending on the situation. Tier 1 would be on-site support by the department staff after they have been trained by UA, which will alleviate most day-to-day issues that may pop up. Problems beyond Tier 1 scope will be escalated to Tier 2, which is phone-based support, and from there to Tier 3, which is on-site technical support from a UA field engineer. The cost of the response time is included in this Agreement.

While most support calls are handled immediately, Tier 2 issues have guaranteed response times as shown below:

Item Priority	Fatal	Severe	Medium	Minor
1	1 Hour	1 Hour	2 Hours	3 Hours
2	2 Hours	2 Hours	4 Hours	6 Hours
3	4 Hours	4 Hours	8 Hours	16 Hours

Severity Levels

The severity levels shown in the tables above are defined as follows:

UTILITY

- **Fatal:** Complete degradation – **all users and critical functions affected.** Item or service completely unavailable.
- **Severe:** Significant degradation – **large number of users or critical functions affected.**
- **Medium:** Limited degradation – **limited number of users or functions affected.** Business processes can continue.
- **Minor:** Small degradation – **few users or one user affected.** Business processes can continue.

RESOLUTION TIMES

The Supplier will always endeavor to resolve problems as swiftly as possible. It recognizes that the Client's systems are key to daily functions and must be functional in the field.

However, UA is unable to provide guaranteed resolution times. This is because the nature and causes of problems can vary.

In all cases, the Supplier will make its best efforts to resolve problems as quickly as possible. It will also provide frequent progress reports to the Client.

SCOPE OF SERVICES

1.1.1 Access to Software. UA is the developer and owner of, or has rights to, certain enterprise mobile device tracking and messaging software known as "Polaris™", "Vehicle Diagnostics", and "RFID Tracking" and related content to be provided to Customer; such software, its related content and any related documentation provided by UA, and the means used to provide the software to Customer and the services described herein are collectively referred to as the "Service". Subject to Customer's payment of the applicable fees and Customer's compliance with the terms of this Agreement, Customer, its affiliates and its and their employees ("Licensed Users") shall have the right to access and use the Service solely for Customer's and its affiliates' internal business purposes in accordance with the DIR Contract. UA will issue to one Licensed User ("Customer Administrator") an individual logon identifier and password ("Administrator Logon") for purposes of administering the Service. Using the Administrator's Logon, the Customer Administrator shall assign each Licensed User a unique logon identifier and password ("User Login") and provide such information to the Licensed Users and UA via the Service. Customer shall not provide a User Login to any individual or entity that is not a Licensed User to use the Service. Customer shall be responsible to ensure, by agreement or otherwise, that each Licensed User will: (a) be responsible for the security and/or use of his or her User Login; (b) not disclose such logon identifier or password to any person or entity; (c) not permit any other person or entity to use his or her User Login; (d) use the Service only in accordance with the terms and conditions of this Agreement and on the workstation software from which the Service is accessed. UA shall have the right to deactivate, change and/or delete User Logins of Licensed Users who have violated this Agreement and to deny or revoke access to the Service, in whole or in part, if UA reasonably believes Customer and/or its Licensed Users are in material breach of this Agreement. Customer shall be solely responsible for ensuring that the access to the Service by a Licensed User who ceases to be an employee of Customer or one of its affiliates is terminated. UA shall have no responsibility for managing, monitoring, and/or overseeing Customer's and its Licensed Users' use of the Service. Customer acknowledges that the Service may contain devices to monitor Customer's compliance with the terms and restrictions contained herein and Customer's obligations hereunder.

1.1.2 Operating Environment. Customer is solely responsible for acquiring, installing, operating and maintaining the hardware and software environment necessary to access and use the Service remotely via the Internet.

1.1.3 Changes to Service. UA may upgrade, modify, change or enhance ("Change") the Service and convert Customer to a new version thereof at any time in its sole discretion so long as such Change does not materially diminish the scope of the Service, in which event Customer shall have the right to terminate this Agreement in accordance with the DIR Contract. During the term of this agreement, if UA upgrades the version of the Service Customer is using under this Agreement, Customer will not be charged an upgrade fee. Should UA offer additional optional software modules in the future that complement the Software,

Customer may elect to purchase the optional software modules for an additional fee; however, Customer has no obligation to do so.

1.1.4 Help Desk. UA shall provide 24/7 Customer support in the form of a Help Desk. Customers reporting issues through email will receive confirmation of the issue within a reasonable time and will receive a callback the same business day if practical. The Help Desk is always subject to availability of our technical staff and clause 1.1.5 below.

1.1.5 Uptime Commitment.

a. Availability. The Service will be made available to Customer and its Licensed Users twenty-four hours a day, seven days a week less the period during which the Service are not available due to one or more of the following events (collectively, the “Excusable Downtime”):

(i) Scheduled network, hardware or service maintenance;
(ii) The acts or omissions of Customer or Customer's employees, agents, contractors, vendors, or anyone gaining access to the Service by means of a User Login;
(iii) A failure of the Internet and/or the public switched telephone network;
(iv) The occurrence of any event that is beyond UA’s reasonable control, or
(v) At Customer’s direction, UA restricting Customer’s and its Licensed Users access to the Service.

b. Commitment. Customer is responsible for promptly notifying UA in the event of a suspected Service failure. For the purposes of establishing uptime herein, downtime begins upon such notification and ends upon restoration of Service. Subject to Customer satisfying its obligations herein, UA guarantees that the Service will be available to Customer and its Licensed Users at least 99% of the time during each calendar month, excluding Excusable Downtime ("Uptime Commitment"). If UA fails to satisfy the Uptime Commitment during a month, then UA will credit to Customer a pro- rated portion of the Fees in the first month of the next succeeding calendar quarter following the failure. For purposes of this Section, "pro-rated portion of the Fees" means the product obtained by multiplying the applicable Fees during the month of the failure by a fraction, the numerator of which will be the number of hours that the Service did not satisfy the Uptime Commitment, and the denominator of which will be the total number of hours during the month that such failure occurred less Excusable Downtime.

1.1.6 Uniforms. UA’s Eos Solution is the only body camera system available to law enforcement that features direct integration of camera hardware into the officer’s/deputy’s uniform. As part of the multi-year service agreement, UA will furnish the following allotments and services during initial project launch.

a. Retrofits of existing uniforms. A quantity of five (5) standard uniform garments, per Eos camera purchased, will be modified to Eos ready status, for the purposes of product integration with our camera hardware solution. UA will provide The Client with both uniform retrofit vouchers and packing slip templates. Note, both uniform vouchers and accurately completed packing slips are required for all retrofit requests being sent to UA for processing. Failure to provide accurate uniform information may result in delays of processing The Client’s request.

b. Retrofits of Standard garment types. Acceptable garment installation types offered at no-additional charge, as part of the initial project launch with a multiyear service agreement, include the following:

(i) Duty shirts (long or short sleeve)
(ii) Soft outer carrier vest
(iii) Standard soft-shell jacket

c. Retrofits of Non-standard garment types. Excluded from the initial project launch retrofitting service, that may still be modified to Eos ready status at an additional charge, include the following: (please see table 1.2.1, for pricing details)

(i) Polo shirts
(ii) Commando style sweaters

(iii) Tactical vest or outer plate carriers
(iv) Leather jackets

d. Certification of local uniform resellers. Following the recommendation of the Client, a local uniform reseller may be eligible to participate in UA's uniform certification program. This program is designed to maximize the speed in which new recruits and/or existing Officers/Deputies receive BodyWorn standard uniform garment retrofits, post project deployment. Additionally, this program is designed to foster the support of local small business in your respective area.

(i) Resellers may participate in the certification program, for the purposes of retrofitting standard duty shirts and soft outer carrier vests only. All other non-standard garment retrofits should be forwarded to UA, at the expense of The Client.
(ii) As part of the certification offered, UA will supply one (1) grommet installation machine and training of up to 5 reseller personnel, per session. Sessions run for a dedicated 16-hour period, over the course of two days. The reseller will be responsible for furnishing uniforms for the purposes of training and certification.
(iii) Certification fees. Certification of each local uniform reseller will be charged to The Client, at $2,500 per session.

e. As part of the offering with a multiyear service agreement, UA will provide a $200 allotment towards any combination of new Eos ready, standard uniforms, per body camera purchased.
1.2.1 Uniform Retrofit Pricing Schedule.
a. Eos - **standard** garment retrofit service table (price includes shipping)

Example Model	Description	Price (ea).
Blauer 8670, 8675, 8446	Duty Shirt, Eos Ready	$13
Blauer 8780, 8370, 8375, 8470	Carrier Vest Mount, Eos Ready	$13
Blauer 343, 343R	Traffic Safety Vest, Eos Ready	$13
Blauer 8780, 8370, 8375, 8470	Carrier Vest Zipper Mount, Eos Ready	$23
Spiewak	Carrier Vest Mount, Eos Ready	$33
Elbeco SH3500	Soft Shell Jacket	$23
All Standard Uniform Types	Grommet Swap Out	$10

b. Eos - **non-standard** garment retrofit service table (price includes shipping). Due to the complicated nature of retrofitting non-standard garments, all prices provided below are considered estimates. Final pricing will be assessed at the time of services rendered, by UA's Uniform Coordinator. For additional questions, comments or concerns please e-mail uniforms@utility.com

Description	Price (ea).
Carrier Vest – Horizontal Mounting (Ex. Blauer 8340, 8375)	$33
Tactical Vest – Velcro Closure	$43
Tactical Vest – Center Zipper Closure	$23
Tactical Vest – Horizontal Zipper with Mounting (Ex. Blackhawk Tactical Carrier)	$43
Polo Shirt	$43
Polo Carrier – Horizontal Zipper	$43
Leather Jacket / Coat.	Quote Only
Patches	
Single	$5
Pair	$6

UTILITY

Name Tape – Includes Embroidery and Velcro	$10

USE OF THE SERVICE

2.1 Scope of Use. Subject to the terms and conditions of this Agreement, including, without limitation, Section 2.2 and 2.3 hereof and Customer's payment of all applicable Fees, UA hereby grants to Customer a limited, a non-exclusive, non- assignable, non-transferable license (the "License"), without the right to sublicense, to access and use the Service, during the Term, over the Internet for Customer's and its affiliates' internal business purposes, on a computer or a computer network operated by Customer, only by Licensed Users and only using the User Logins provided to UA for such Licensed Users for such use.

2.2 Restrictions. Except as provided by the DIR Contract, Customer and its Licensed Users shall not:

(a) copy the Service or any portion thereof other than as required to use the Service remotely as intended by this Agreement; (b) translate, decompile or create or attempt to create, by reverse engineering or otherwise, the source code from the object code of the Service; (c) modify, adapt, translate or create a derivative work from the Service; (d) use the Service to track more than the number of tracked asset units for which Fees have been paid pursuant Article 3 below; (e) sell, lease, loan, license, assign, sublicense, rent, transfer, publish, disclose, divulge, display, make available to third parties on a time-sharing or service bureau basis or otherwise make available for the benefit of third parties all or any part of the Service, including, without limitation, by transmitting or providing the Service, or any portion thereof, over the Internet, or otherwise, to any third party; (f) interfere or attempt to interfere with the operation of the Service in any way; (g) remove, obscure or alter any label, logo, mark, copyright notice, trademark or other proprietary rights notices affixed to or contained within the Service; (h) create any frames or other references at any other web sites pertaining to or using any of the information provided through the Service or links to the Service; or (i) engage in any action that constitutes a material breach of the terms and conditions of this Agreement. All rights not expressly granted hereunder are reserved to UA.

FEES AND PAYMENT TERMS

3.1 Fees. As a condition to the License granted pursuant to Section 2.1 above, Customer shall pay Software as a Service annual usage fees ("Fees"). If Customer fails to pay any undisputed Fees within thirty (30) calendar days of the date they are due, the Service shall be suspended until all outstanding Fees have been paid. All Fees shall be non-refundable except as otherwise set forth herein.

3.2 Time-and-Materials Service. If Customer requests and UA agrees to provide services that are outside the scope of the Service, such services shall be provided at UA's then-current hourly service rates or as established within a separate agreement addressing these specific requests.

REPRESENTATIONS AND WARRANTIES

4.1 Expressed Warranty. Products manufactured by UA are warranted to be free from defects in material and workmanship under normal use and service. This warranty is applicable to any of UA's products that Customer returns to UA during the period of the initial term of the agreement. All equipment issued, including Eos™ devices and peripherals, and Rocket™ in-vehicle systems and peripherals, are warranted for the duration of the initial agreement and will be repaired or replaced at UA's cost with an appropriate Request to Merchant (RMA) authorization. UA's obligations, with respect to such applicable warranty returns, are limited to repair, replacement, or refund of the purchase price actually paid for the product, at UA's sole option. UA shall bear round-trip shipment costs of defective Items found to be covered by this warranty. Defective Products or parts thereof may be replaced with either new, factory refurbished, or remanufactured parts. Defective parts, which have been replaced, shall become the UA's property. This warranty does not extend to any product sold by UA which has been subjected to malicious intent, neglect, accident, improper installation by a non-authorized 3rd party, or a use for purposes not included or not in accordance with operational maintenance procedures and instructions furnished by UA, or which has been repaired or altered by UA or persons other than UA or which has been damaged by secondary causes, including but not limited to, improper voltages, adverse environment conditions, improper handling, or products which have had their serial number or any part

thereof altered, defaced, or removed. UA liability does not cover normal wear and tear or deterioration. Uniforms or modified uniforms provided with the service have a 1-year warranty and are limited to defects in material workmanship that render prevent the user from capturing video and/or using the Service. The Expressed Warranty does not include changes to the color or appearance of the uniform that result from normal wear and tear.

4.2 UA and Customer Responsibilities. Each party (the "Representing Party") represents and warrants to the other that: (a) it has the authority to enter this Agreement and to perform its obligations under this Agreement; (b) the execution and performance of this Agreement does not and will not violate any agreement to which the Representing Party is a party or by which it is otherwise bound; and (c) when executed and delivered, this Agreement will constitute a legal, valid and binding obligation of the Representing Party, enforceable in accordance with its terms. In addition to the foregoing: UA warrants that the software provided as part of the Service will materially conform to the applicable then-current documentation relating to the Service when used in an operating environment that complies with the then-current documentation relating to the Service. If UA alters the documentation in a way that materially diminishes the scope of the Services, Customer shall have the right to terminate this Agreement in accordance with the DIR Contract. In the event that the software which is part of the Service fails to perform in accordance with this warranty, Customer shall promptly inform UA of such fact, and, as Customer's sole and exclusive remedy, UA shall either: (i) repair or replace the Service to correct any defects in the software without any additional charge to Customer, or (ii) provide Customer with a pro rata refund (for the unexpired portion of the applicable Term) of the Fees paid to UA hereunder. Customer represents and warrants to UA that Customer and its Licensed Users (i) will use the Service only for lawful purposes; (ii) will not interfere with or disrupt the operation of the Service or the servers or networks involved with the operation of the Service; (iii) attempt to gain unauthorized access to the Service, other accounts, computer systems or networks connected to the Service, through any other means; or (iv) interfere with another user's use and enjoyment of the Service.

4.3 Export Restrictions. Customer represents and warrants that it and all Licensed Users will comply with all applicable laws, rules and regulations in the jurisdiction from which they access the Service, including those laws, rules and regulations which apply to the access, import, use and export of controlled technology or other goods. Customer also agrees that it and all Licensed Users will comply with the applicable laws, rules and regulations of the jurisdictions from which UA operates the Service (currently, the United States of America). In particular, Customer represents, warrants and covenants that it shall not, without obtaining prior written authorization from UA and, if required, of the Bureau of Export Administration of the United States Department of Commerce or other relevant agency of the United States Government, access, use, export or re-export, directly or indirectly, the Service, or any portion thereof or any Confidential Information of UA (including without limitation information regarding the use, access, deployment, or functionality of the Service) from the United States to (a) any country destination to which access, use, export or re-export is restricted by the Export Administration Regulations of the United States Department of Commerce; (b) any country subject to sanctions administered by the Office of Foreign Assets Control, United States Department of the Treasury; or (c) such other countries to which access, use, export or re-export is restricted by any other United States government agency. Customer further agrees that it is solely responsible for compliance with any import laws and regulations of the country of destination of permitted access, use, export or re-export, and any other import requirement related to a permitted access, use, export or re-export.

4.4 Warranty Disclaimer. CUSTOMER ACKNOWLEDGES THAT, EXCEPT AS PROVIDED HEREIN, THE SERVICE IS PROVIDED HEREUNDER WITH NO WARRANTY WHATSOEVER. CUSTOMER ACKNOWLEDGES THAT ITS USE OF THE SERVICE IS AT ITS OWN RISK. EXCEPT AS EXPRESSLY PROVIDED HEREIN, (a) THE SERVICE IS PROVIDED SOLELY ON AN "AS-IS" BASIS, AND (b) UA MAKES, AND CUSTOMER RECEIVES, NO WARRANTIES, EXPRESS, IMPLIED, OR OTHERWISE. UA EXPRESSLY DISCLAIMS ALL IMPLIED WARRANTIES AND CONDITIONS OF MERCHANTABILITY, MERCHANTABLE QUALITY, SATISFACTORY QUALITY, FITNESS FOR A PARTICULAR PURPOSE, AND/OR NONINFRINGEMENT AND ALL DUTIES AND OBLIGATIONS IMPLIED IN LAW. UA DOES NOT WARRANT THAT THE SERVICE SHALL BE OPERABLE, SHALL PROPERLY STORE DATA, SHALL OPERATE UNINTERRUPTED OR ERROR FREE, SHALL BE SECURE, SHALL KEEP DATA

CONFIDENTIAL, SHALL FUNCTION OR OPERATE IN CONJUNCTION WITH ANY OTHER PRODUCT OR SHALL MEET CUSTOMER'S NEEDS.

TERM AND TERMINATION

5.1 Term; Termination. The term of this Agreement (the "Term") shall commence on the Effective Date and shall continue for an initial term of five (5) years thereafter, unless terminated earlier or renewed as set forth in the DIR Contract, and shall automatically renew for additional five (5) year terms (the "Renewal Term") unless terminated earlier as provided in the DIR Contract.

MISCELLANEOUS

6.1 Assignment. Customer will not assign, sublicense or otherwise transfer this Agreement, in whole or in part, nor delegate or subcontract any of its rights or obligations hereunder, without UA's prior written consent, except in the event of an assignment to an affiliate.

6.2 Modifications. All amendments or modifications of this Agreement shall be in writing signed by an authorized representative of each party hereto. The parties expressly disclaim the right to claim the enforceability or effectiveness of: (a) any amendments to this Agreement that are not executed by an authorized representative of UA and Customer; (b) any oral modifications to this Agreement; and (c) any other amendments based on course of dealing, waiver, reliance, estoppel or similar legal theory.

6.3 Waiver. The failure of either party to enforce, or the delay by either party in enforcing, any of its rights under this Agreement will not be deemed to be a waiver or modification by such party of any of its rights under this Agreement.

6.4 Severability. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, in whole or in part, such holding shall not affect the validity or enforceability of the other provisions of this Agreement.

6.5 Headings. The headings used herein are for reference and convenience only and shall not enter into the interpretation hereof.

UTILITY

IN WITNESS WHEREOF, UA and Customer have executed this Agreement as of the date set forth below. All signed copies of this Agreement shall be deemed originals.

Signed on behalf of The Client:

Signed: _____

Name: Carbett "Trey" J. Duhon III

Title: County Judge

Date: May 31, 2023

Signed on behalf of The Supplier:

Signed: _____

Name: Amanda A. Havice

Title: CFO

Date: 5/31/2023

UTILITY

May 31, 2023

Sheriff Troy Guidry
Waller County Sheriff's Office
100 Sheriff R Glenn Smith Dr.
Hempstead, TX 77445

Sheriff Troy Guidry,

Utility Associates, Inc. (UA, herein) is honored that your Agency has selected our Company to provide its Deputies with the Rocket™ solution. We take great pride in our Law Enforcement Partnerships and look forward to adding your Agency to the growing family of Departments and Agencies who have deployed Rocket – the industry's smartest technology for first responders.

Please allow this letter to serve notice that UA agrees to the following provisions as part of the service agreement that the Waller County Sheriff's Office intends to enter into with our Company:

1. Services Pricing Proposal:

    a. Vehicle video & communications systems to support a total of 65 Deputies and 45 police vehicles
    b. Period of agreement = Five (5) years from date of authorized signature
    c. Total system price: covering the scope and quantities specified in this offer for service - Includes all hardware, software licenses, Eos generated data storage/retrieval, warranty and support for a period of Five (5) Years for: $726,882.
    d. Attachment A - (Quote # 20230412-175258029) outlines the details of the services pricing proposal, with associated quantities.

2. Bill of Materials Included with the Offer: As part of the annual subscription price for Five (5) years, each system will include the following:

    Rocket Vehicle Video/Communications/Camera triggers - Includes Polaris™ SaaS, Training and Configuration, Warranty and Technical Support with Unlimited Eos Generated Video Storage and Download.

    Every Officer/Deputy (Qty. 65) will be equipped with the following:

    a. One (1) Eos™ Camera and Mount
    b. One (1) Holster Activation Sensor
    c. One (1) Bluetooth Eos Wrist/Belt Trigger
    d. CAD Integration / Activation
    e. $200 Uniform Allotment, Towards Any Combination of New Eos Ready Uniforms, per Eos Camera Purchased - (Allotment May Not be Applied to Any Other Products or Services and is surrendered if not used within 90 Days from Date of Purchase)
    f. Five (5) Retrofits of Existing, Standard Uniform Garments, to Eos Ready Status, per Eos Camera Purchased – See Section 1.1.6 of the Customer Service Agreement, for Definition of Standard Uniform
    g. Polaris Video Management Software and Mapping Interface License
    h. Unlimited Eos Generated Download & Storage – Based on Department's Retention Policy

i. Smart Redaction Software License
j. Installation and Training – Onsite and Online Training Included
k. Full Warranty
l. 24/7 Technical Support for the Life of the Contract

Every Vehicle (Qty. 45) will be equipped with the following:

a. Rocket™ Vehicle Control Unit, DVR, and Communications Hub
b. Rocket Vehicle Triggers
c. Front and Rear HD Cameras
d. Setup of Rocket Control Interface through Vehicle MDC
e. Installation, Validation, and Configuration
f. Full Warranty
g. 24/7 Technical Support for the Life of the Contract
h. Note that 8 of these vehicles will be equipped with Utility ALPR

3. Customer Service Agreement (CSA):

   a. The Customer Service Agreement asserts 99% uptime with 24/7 technical support. This includes after hours call back on any issues requiring immediate attention. On/Off hour call backs will be provided on all issues directed to the 24/7 support team; this includes issues related to the upload and access to video, and any troubleshooting needed while an Officer(s) is/are on duty.

4. CAD Services: UA will make reasonable concessions to perform successful integration of Eos services with your current CAD vendor. UA has successfully integrated Eos and CAD services with many vendors in the marketplace and we are confident in our abilities to integrate with your Department's provider

   a. Integrations are sometimes dependent on our ability to establish a working relationship with your current CAD vendor. This is particularly true with new CAD vendors that UA does not have an established working relationship with at the time of contract execution.
   b. Prices quoted for integration cover a standard scope of work for said services. Exceptions will be assessed on a per case basis with additional charges applying
   c. While UA utilizes varying methods to pull metadata information from your current CAD vendor, the discretion as to the most effective approach will be determined by the information obtained from the CAD vendor, with UA, CAD vendor engineers, and your IT staff making the final assessment as to the integration method of preference
   d. While rare, certain CAD vendors may resist sharing of information for the purposes of integrating and activating Eos cameras based on calls for service. Any additional fees assessed by the CAD vendor, will be forwarded to the Customer for prompt payment. These fees are ultimately between the Customer and CAD vendor to reconcile.
   e. UA will allow ninety (90) calendars days for data to be provided to us, before closing our services window for integration with your CAD vendor.

5. Terms and Options for Payment of Services: In consideration of the potential partnership between UA and the Waller County Sheriff's Office we would like to extend the following special payment terms for a five-year service term.

   Payment Option:

Payment 1: Paid Upon Signature of Offer Letter	$ 293,999.00
Payment 2: Paid Upon Year 1 Anniversary Signed Offer Letter	$ 108,221.00
Payment 3: Paid Upon Year 2 Anniversary Signed Offer Letter	$ 108,221.00
Payment 4: Paid Upon Year 3 Anniversary Signed Offer Letter	$ 108,221.00
Payment 5: Paid Upon Year 4 Anniversary Signed Offer Letter	$ 108,221.00
Total:	$ 726,882.00

We are privileged to work with your Agency on this project. Should you have any questions, at any time, please feel free to call or email me at: ccampbell@utility.com

Respectfully,

Clay Campbell, Business Manager

Offer Acceptance by Authorized Official: _____

Title: County Judge

Date: May 31, 2023

cc. Michael Nark, CEO
Amanda Havice, CFO

Waller County TX Sheriff - Service Agreement Proposal (DIR)

Waller County TX Sheriff
100 Sheriff R Glenn Smith Dr.
Hempstead, TX 77445
United States

Troy Guidry
t.guidry@wallercounty.us

Reference: 20230412-175258029
Quote created: April 12, 2023
Quote expires: May 31, 2023
Quote created by: Clay Campbell
Business Manager
ccampbell@utility.com
+18329539849

Comments from Clay Campbell

Utility is honored that the Waller County Sheriff's Office has selected the Utility solution for its deputies. We look forward to partnering with you to serve the Waller County community. Please accept this services agreement proposal for review and consideration.

Products & Services

Item & Description	Quantity	Unit Price	Total
Eos Bundle Eos Camera and Mount, Holster Sensor, Media Controller, CAD Activation, Polaris Web SaaS, Warranty, and 24/7 Technical Support, Installation, Training.	20	$7,220.00	$144,400.00 for 5 years
Eos w/ Rocket Communications and In-Car Video Bundle Eos Camera and Mount, Holster Sensor, CAD Activation, Media Controller, Rocket IoT In-Car Video System Hardware Bundle, Battery Backup, OBD 2, Polaris Web SaaS, Warranty, and 24/7 Technical Support.	37	$15,730.00	$582,010.00 for 5 years

Item & Description	Quantity	Unit Price	Total
Eos w/ Rocket Communications, In-Car Video & ALPR Bundle Eos Camera and Mount, Holster Sensor, CAD Activation, Media Controller, Rocket IoT In-Car Video System Hardware Bundle, ALPR Hardware Bundle, Battery Backup, OBD 2, Polaris Web SaaS, Warranty, and 24/7 Technical Support.	8	$26,790.00	$214,320.00 for 5 years
CAD Integration Integration, via replication services, with CAD system for automatic classification of Eos generated video.	1	$15,000.00	$15,000.00 for 5 years

Subtotals

One-time subtotal	$955,730.00

Other Fees

TX DIR pricing adjustment	($228,848.00)
Total	**$726,882.00**

Purchase terms

Signature

Signature

May 31, 2023

Date

Carbett "Trey" J. Duhon III

Printed name

Questions? Contact me

Clay Campbell
Business Manager
ccampbell@utility.com
+18329539849

Utility Associates, Inc.
250 E. Ponce de Leon Ave
Suite 700
Decatur, GA 30030
US

UTILITY.

Quote

Utility Associates Inc
250 East Ponce De Leon Avenue
Suite 700
Decatur GA 30030
(800) 597-4707
www.utility.com

Customer	Waller County TX Sheriff
Date	2/19/2025
Sales Quote#	135124
Expires	4/20/2025
Sales Rep	Brian Churchill
PO#	
Terms	Net 30

Bill To

invoices@wallercounty.us
Waller County TX Sheriff
100 Sheriff R Glenn Smith Dr
Hempstead TX 77445
United States

Ship To

Jeff Schillinger
Waller County TX Sheriff
100 Sheriff R Glenn Smith Dr
Hempstead TX 77445
United States

Item	Description	Quantity	Price Each	Amount
EOS-H	EOS Intelligent Body Camera HaaS	6	$885.00	$5,310.00
EOS-S-4	EOS Intelligent Body Camera SaaS - 4 Years. Coterminous with current contract. 4-1-25 through 5-31-28. 38 Mo	6	$3,518.00	$21,108.00
BODY-H-3030040	Klickfast Anti-Tilt Clip On EOS (formerly BodyWorn) Dock	6	$10.00	$60.00
BODY-H-306-MotoGPower(2022)	External Klickfast Holster- MotoGPower(2022) w/ 140° Lens	6	$50.00	$300.00
Shipping (ARM)	Shipping	1	$25.00	$25.00
Signature Line	Signature:_____			
	Name: Carbett"Trey" J. Duhon, III - County Judge			
	Date: April 16, 2025			
	PO:_____			

Subtotal	$26,803.00
Discount	($4,020.45)
Subtotal	$22,782.55
Sales Tax (%)	$0.00
Total	**$22,782.55**

This transaction is subject to the terms and conditions laid forth in the Client's executed Agreement with Utility Associates, Inc.

Please forward all inquiries to *clientsuccess@utility.com*

Waller County
Bid 26-001
Term Contract for Road Base and Construction Materials
Term: January 1, 2026 through December 31, 2026
Recommendation: All bidders meeting specifications

All prices are F.O.B. Waller County Road and Bridge Department
(unless indicated)
Hempstead Yard: 775 Bus 290 East, Hempstead, Texas 77445
or
Brookshire Yard: 5004 Gassner Rd, Brookshire, Texas 77423

VENDOR NAME:	Heise Trucking LLC	Martin Marietta	Waller County Asphalt	Rock Ridge Transport	Texas Star Transport, LLC
Flexible Base (TxDOT Item 247) -Type A, Grade 1-2	**Heise Trucking LLC**	**Martin Marietta**	**Waller County Asphalt**	**Rock Ridge Transport**	**Texas Star Transport, LLC**
Plant Location	Kosse	Tomball	Tomball	Jarrell	Tx Materials Giddings
FOB Plant Location		$40.00		$7.50/ton	
FOB Hempstead Yard	$29.72/ton	$48.00		$36.50/ton	$31.50
FOB Brookshire Yard	$33.87/ton	$52.00		$39.00/ton	$36.50
FOB Waller County Jobsite					
Material ($/ton)		$40.00		$7.50/ton	
Delivery ($/mile)		$12.00/.25		$.26/ton/mile	
Grade 3 Aggregate (Limestone)	**Heise Trucking LLC**	**Martin Marietta**	**Waller County Asphalt**	**Rock Ridge Transport**	**Texas Star Transport, LLC**
FOB Hempstead Yard	$28.75/ton	$61.00	$59.00		Brauntex Materials $53.25
FOB Brookshire Yard	$32.50/ton	$62.00	$59.00		Brauntex Materials $53.25
Grade 4 Aggregate (Limestone)	**Heise Trucking LLC**	**Martin Marietta**	**Waller County Asphalt**	**Rock Ridge Transport**	**Texas Star Transport, LLC**
FOB Hempstead Yard		$61.00	$50.00		Tx Materials Giddings $55.25 Brauntex Materials $53.25
FOB Brookshire Yard		$62.00	$50.00		Brauntex Materials $53.25
Grade 3 Precoat Aggregate (PB 3)	**Heise Trucking LLC**	**Martin Marietta**	**Waller County Asphalt**	**Rock Ridge Transport**	**Texas Star Transport, LLC**
FOB Hempstead Yard			$78.00		Brauntex Materials $76.75 Colorado Materials $82.75
FOB Brookshire Yard			$78.00		Brauntex Materials $76.75
Grade 4 Precoat Aggregate (PB 4)	**Heise Trucking LLC**	**Martin Marietta**	**Waller County Asphalt**	**Rock Ridge Transport**	**Texas Star Transport, LLC**
FOB Hempstead Yard			$71.00		Brauntex Materials $76.75 Colorado Materials $82.75
FOB Brookshire Yard			$71.00		Brauntex Materials $76.75
3/8" Pea Gravel	**Heise Trucking LLC**	**Martin Marietta**	**Waller County Asphalt**	**Rock Ridge Transport**	**Texas Star Transport, LLC**
FOB Hempstead Yard	$44.50/ton	$45.00		$44.12/ton	Westpoint $33.75 Ellinger $29.00
FOB Brookshire Yard	$48.00/ton	$45.00		$48.75/ton	
Type F Aggregate (3/8" Ice Rock)	**Heise Trucking LLC**	**Martin Marietta**	**Waller County Asphalt**	**Rock Ridge Transport**	**Texas Star Transport, LLC**
Plant Location				**Jarrell**	Brauntex Materials
FOB Plant Location				$14.50/ton	
FOB Hempstead Yard				$44.00/ton	$53.25
FOB Brookshire Yard				$47.00/ton	$53.25
Oversized Rock (1" X 3")	**Heise Trucking LLC**	**Martin Marietta**	**Waller County Asphalt**	**Rock Ridge Transport**	**Texas Star Transport, LLC**
Plant Location				Jarrell	
FOB Plant Location		$60.00		$10.00/ton	
FOB Hempstead Yard		$72.00		$43.00/ton	
FOB Brookshire Yard		$73.00		$47.50/ton	
Oversized Rock (3" X 5")	**Heise Trucking LLC**	**Martin Marietta**	**Waller County Asphalt**	**Rock Ridge Transport**	**Texas Star Transport, LLC**
Plant Location				Jarrell	Texas Materials-Giddings
FOB Plant Location		$60.00		$10.00/ton	
FOB Hempstead Yard	$36.25/ton	$72.00		$43.00/ton	$47.25
FOB Brookshire Yard	$42.50/ton	$73.00		$47.50/ton	$52.25
Rip Rap (Stone)(12"-18")	**Heise Trucking LLC**	**Martin Marietta**	**Waller County Asphalt**	**Rock Ridge Transport**	**Texas Star Transport, LLC**
Plant Location				Jarrell	
FOB Plant Location				$36.00/ton	
FOB Hempstead Yard	$60.00/ton			$77.70/ton	
FOB Brookshire Yard	$67.00/ton			$81.60/ton	
Reclaimed Asphalt Pavement (RAP)	**Heise Trucking LLC**	**Martin Marietta**	**Waller County Asphalt**	**Rock Ridge Transport**	**Texas Star Transport, LLC**
FOB Hempstead Yard					
FOB Brookshire Yard					

Cement Stabilized Sand (3 sack/ton)	Heise Trucking LLC	Martin Marietta	Waller County Asphalt	Rock Ridge Transport	Texas Star Transport, LLC
FOB Hempstead Yard					
FOB Brookshire Yard					
FOB Waller County Jobsite					
Material ($/ton)					
Delivery ($/mile)					

CEMENT (Dry) DMS 4600	Heise Trucking LLC	Martin Marietta	Waller County Asphalt	Rock Ridge Transport	Texas Star Transport, LLC
FOB Waller County Jobsite					
Material ($/ton)					
Delivery ($/mile)					
Spreader Bar Charge					

LIME	Heise Trucking LLC	Martin Marietta	Waller County Asphalt	Rock Ridge Transport	Texas Star Transport, LLC
Hydrated Lime (FOB Waller County Jobsite) DMS 6330					
Material ($/ton)					
Delivery ($/mile)					
Quicklime (FOB Waller County Jobsite) DMS 6330					
Material ($/ton)					
Delivery ($/mile)					
Spreader Bar Charge (Dry)					
Carbide Lime Slurry (FOB Waller County Jobsite) DMS 6350					
Material ($/ton)					
Delivery ($/mile)					
Spreader Bar Charge (Slurry)					

Waller County Pricing Form

Bid 26-002

Term Contract for Oils and Asphalts

Term: January 1, 2026 through December 31, 2026

Recommendation: All bidders meeting specifications

All prices are F.O.B. Waller County Road and Bridge Department
(unless indicated)
Hempstead Yard: 775 Bus 290 East, Hempstead, Texas 77445
or
Brookshire Yard: 5004 Gassner Rd, Brookshire, Texas 77423

CRS - 2	Cleveland Asphalt Products	Ergon Asphalt & Emulsions	P Squared Emulsion Plant LLC	Texas Materials Group, Inc.	Waller County Asphalt, Inc.
3,000 to 4,999 Gallons	$2.68	Pick up at $1.75	$3.29	N/A	No Bid
5,000 to 10,000 Gallons	$2.59	Pick up at $1.75	$3.29	N/A	
Pump and Hose Charge	No Charge	$100.00/load	$80.00	N/A	
Demurrage after 2 hours ($/hour)	$100.00	$100.00/hour	$80.00	N/A	
FOB Jobsite Delivery ($/mile)		$0.24/gallon		N/A	

SS1 Emulsion - Hempstead Yard	Cleveland Asphalt Products	Ergon Asphalt & Emulsions	P Squared Emulsion Plant LLC	Texas Materials Group, Inc.	Waller County Asphalt, Inc.
1,500 to 2,999 Gallons	$2.92	Pick up at $1.75	$2.96	N/A	No Bid
3,000 to 6,000 Gallons	$2.68	Pick up at $1.75	$2.96	N/A	
Pump and Hose Charge	No Charge	$100.00/load	$80.00	N/A	
Demurrage after 2 hours ($/hour)	$100.00	$100.00/hour	$80.00	N/A	

Asphalt - CMA	Cleveland Asphalt Products	Ergon Asphalt & Emulsions	P Squared Emulsion Plant LLC	Texas Materials Group, Inc.	Waller County Asphalt, Inc.
ASPPM - DMS 9202	No Bid	No Bid		N/A	$110.00
FOB Hempstead Yard	No Bid	No Bid	No Bid	N/A	$120.00
FOB Brookshire Yard	No Bid	No Bid		N/A	$120.00

Asphalt - Dense Graded HMA, Type D, SAC B, PG 64-22	Cleveland Asphalt Products	Ergon Asphalt & Emulsions	P Squared Emulsion Plant LLC	Texas Materials Group, Inc.	Waller County Asphalt, Inc.
Plant Location	No Bid	Pick up $500.00		$100.00	$95.00
Hempstead Yard	No Bid	Pick up $500.00	No Bid	$115.00	$105.00
Brookshire Yard	No Bid	Pick up $500.00		$125.00	$105.00
FOB Jobsite		$551.00		$125.00	
Material ($/Ton)	No Bid	$500.00/ton		$100.00	$95.00
Delivery ($/mile)	No Bid	$51.00/ton		N/A	$0.35

STATE OF TEXAS
COUNTY OF WALLER

AGREEMENT BY AND BETWEEN THE COUNTY OF WALLER, TEXAS AND COMMON DATA SOLUTIONS, LLC DOING BUSINESS AS FIRSTSTEP MANAGEMENT TECHNIQUES, LLC FOR COUNTY-WIDE ROAD ASSESSMENT SERVICES

This Agreement for county-wide road assessment services ("Agreement") is entered into on the date of the last signature affixed hereto ("Effective Date") by and between Waller County, Texas ("County"), a political subdivision of the State of Texas, and Common Data Solutions, LLC doing business as FirstStep Management Techniques, LLC ("Contractor"), an Arkansas limited liability company with its principal place of business at 12909 Triston Ln, Farmington, Arkansas 72730, (referred to individually as Party and collectively as "Parties").

WHEREAS, the County desires to obtain professional services for assessing the pavement conditions of and mapping all County maintained roads;

WHEREAS, the Contractor has a professional staff that is experienced and qualified to provide professional services related to assessing road pavement conditions, and will provide the services as specified below and for the price provided herein, which County and Contractor determined to be a fair and reasonable price;

WHEREAS, the County and Contractor have the intent to comply with all applicable laws relative to performance of this Agreement; and

WHEREAS, the County and Contractor desire to enter into this Agreement to clarify and make explicit the rights, duties, and responsibilities between the Parties;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Parties mutually agree as follows:

SECTION 1. AGREEMENT

1.1 Services to be Provided: The Contractor shall provide road pavement assessment and related services as provided in the Contractor's proposal ("Proposal") attached hereto as Exhibit A. Contractor shall provide the goods and services in accordance with this Agreement.

1.2 Contract Documents: The following documents constitute the "Contract Documents":

a. This Agreement;

b. The Proposal, attached hereto as Exhibit A.

All of the documents referred to in this Section 1.2 are incorporated by reference and made a part of this Agreement for all purposes as though each were written word for word in this Agreement.

In interpreting this Agreement and resolving any ambiguities, the Contract Documents shall be given precedence in the following order: 1) this Agreement, 2) the Proposal.

1.3 Additional Terms and Conditions: The terms and conditions in this Agreement apply to this Agreement, and are controlling over any other Contract Document.

SECTION 2. DESIGNATED REPRESENTATIVES

2.1 County's Designated Representatives: The County designates the County Engineer as the Designated Representative with regard to the goods and services to be provided under this Agreement.

2.2 Contractor's Designated Representatives: Contractor designates ~~NAME~~ Mike Morgan, Program Manager as its Designated Representative with regard to the goods and services to be provided under this Agreement.

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 Scope of the Work: Contractor shall perform the services as provided in the Proposal on the entirety of the County's road inventory, which includes all roads maintained by the County, whether paved or unpaved. The County's road inventory is approximately five hundred and fifty (550) miles of maintained roadways.

3.2 Contractor's Performance: Contractor shall be responsible for conducting its activities in order to achieve the performance of the Agreement. Contractor shall furnish all labor, equipment, fuel, supervision, and any other item or service necessary to provide the goods and services specified in the Proposal in accordance with the terms and conditions of this Agreement.

3.3 Conference and Cooperation: Contractor shall confer with the County on an as needed basis to ensure the goods and services are satisfactory, 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.

3.4 Necessary and Qualified Staff: Contractor shall provide necessary staff and equipment to provide the goods and services, and shall be responsible for any cost associated with implementing this Agreement. Contractor agrees to employ, maintain, and assign a sufficient number of competent and qualified personnel to provide the goods and services required by this Agreement. Contractor shall ensure its employees, staff, agents, and representatives provide the goods and services in a safe manner. The County shall not be responsible for any injury incurred or caused by an employee, member of staff, agent, or representative of Contractor during the performance of this Agreement.

3.5 Performance Warranty: Contractor represents and warrants to County that is has the skill and knowledge ordinarily possessed by well-informed members of its trade or profession, and will perform the services in accordance with the highest professional standards. All services will comply with applicable industry standards.

3.6 Materials and Equipment: all materials, parts, and equipment, necessary in the course of the performance of this Agreement shall be provided by the Contractor, and shall be in proper working condition.

3.7 Compliance With Applicable Law: Contractor shall comply with all applicable laws, statutes, ordinances, rules, regulations, standards, codes, and executive orders of the federal, state, and local government, which may affect performance of this Agreement. All employees performing work on County property shall be appropriately licensed.

3.8 Risk of Loss: Contractor shall be responsible for any damage or loss to County property caused by any of its employees, staff, agents, or representatives.

3.9 Third-Party Property Damage: Contractor shall be responsible for any damages or losses it, or any of its employees, staff, agents, or representatives, cause to third-parties in the performance of this Agreement.

3.10 Time for Performance: Contractor shall begin performance of the work within one week of receiving a written notice to proceed from the County's Designated Representative, and shall fully complete the work within 90 days of beginning the work. Time is of the essence in the performance of the work contemplated by this Agreement.

SECTION 4. CONTRACT PRICE

4.1 Contract Price: In consideration of the goods and services to be provided by the Contractor under the terms of this Agreement, the County shall pay Contractor a fee for goods actually provided and services actually performed in an amount not to exceed fifty thousand ($50,000.00). This sum shall be a fixed fee for the provision of the goods and services contemplated by this Agreement, and shall be paid as a lump sum only upon full completion of the work contemplated herein.

4.2 Payment: The County agrees to pay Contractor for goods and services in the amount identified in Section 4.1 upon completion of the services and acceptance of the work performed, and according to the terms and conditions of this Agreement. 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.

4.3 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;

c. Contractor or its employees, staff, agents, or representatives cause damage to County property; or

d. There is reasonable evidence that the work cannot be completed within the time specified in this Agreement;

4.4 Right to Setoff: Notwithstanding anything to the contrary in this Agreement, 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 Agreement Term: The term of this Agreement shall begin on the Effective Date, and continue until terminated in accordance with Section 5.2.

5.2 Automatic Termination: This Agreement shall automatically terminate upon complete performance of the terms and conditions of the Agreement by each Party, or otherwise in accordance with its terms.

5.3 Termination for Failure to Perform: Either Party may terminate this Agreement if the other Party fails to perform in accordance with the terms of this Agreement, provided that the failure to perform is at no fault of the terminating Party. Contractor shall be responsible for any expenses it incurs after the date of termination.

5.4 Termination for Insolvency and Bankruptcy: The County, in its sole discretion, may immediately terminate this Agreement 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 Agreement become insolvent or files any petition for bankruptcy.

5.5 Termination for Cause or Convenience: The County may terminate this Agreement for cause or convenience, and without penalty, by providing written notice to the Contractor in accordance with Section 5.6. The notice must state the reasons for such termination. Contractor must cease performance of any services immediately upon receiving written notice.

5.6 Notice of Termination: The terminating Party shall provide 10 days written notice of termination to the other Party as provided in Section 16.18.

5.7 Opportunity to Cure: A Party receiving notice of termination for failure to perform in accordance with the terms of this Agreement shall have the opportunity to cure its failure to perform beginning on the day of its receipt of the written notice, and continuing for 10 calendar days thereafter. The cure, if made, shall be to the terminating Party's satisfaction. If no cure is made, the Agreement will terminate on the date specified in the written termination notice, or if no date is specified, on the 10th calendar day after the date of receipt of the notice, unless otherwise agreed in writing by the Parties.

5.8 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.

SECTION 6. NO EXCLUSION OR PAYMENT

6.1 No Exclusion or Payment: Contractor understands and agrees that this Agreement does not create an exclusive right for Contractor to provide the services contemplated by this Agreement.

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 Agreement. 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 Agreement controls over any other document, proposal, order form, purchase order, terms, or conditions in regard to the goods and services to be provided hereunder. In the event of any disputes over the meaning or application of this Agreement, it shall be interpreted fairly and reasonably, and neither more strongly for nor against either Party.

SECTION 9. SITE INSPECTION AND COORDINATION

9.1 Equipment Inspection and Coordination: Contractor represents that Contractor is thoroughly acquainted with all matters relating to the performance of this Agreement. All goods and services provided under this Agreement 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. All warranties shall survive the termination of this Agreement.

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 provision of the goods and services prior to executing this Agreement. Contractor shall perform its obligations pursuant to this Agreement in accordance with all federal, state, and local statutes, ordinances, laws, regulations, and executive, administrative, and judicial orders applicable to the services to be performed.

SECTION 12. INDEPENDENT CONTRACTOR.

12.1 Independent Contractor: In performing the services under this Agreement, Contractor and its employees are independent contractors. Contractor shall exercise independent judgment in performing its duties under this Agreement, 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 Agreement or act of the Contractor in the performance of this Agreement 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, ITS OFFICERS, DIRECTORS, PARTNERS, CONTRACTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNS, VENDORS, GRANTEES, AND/OR TRUSTEES (COLLECTIVELY REFERRED TO AS "CONTRACTOR" FOR PURPOSES OF THIS SECTION), AGREE TO RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS THE COUNTY AND ITS OFFICERS, OFFICIALS, DEPARTMENT HEADS, REPRESENTATIVES, AGENTS, AND EMPLOYEES (COLLECTIVELY REFERRED TO AS "COUNTY" FOR PUPOSES OF THIS SECTION) FROM ANY AND ALL CLAIMS, DEMANDS, DAMAGES, INJURIES – INCLUDING DEATH

– LIABILITIES, AND EXPENSES (INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING DIRECTLY OUT OF OR RESULTING FROM THE OPERATION OR PERFORMANCE OF CONTRACTOR UNDER THIS AGREEMENT. THE COUNTY WILL NOT ACCEPT LIABILITY FOR INJURIES THAT ARE THE RESULT OF THE NEGLIGENCE, MALFEASANCE, ACTION, OR OMMISION OF CONTRACTOR. CONTRACTOR AGREES TO ACCEPT LIABILITY FOR INJURIES TO ITSELF OR OTHERS CAUSED BY ITS OWN NEGLIGENCE, MALFEASANCE, ACTION, OR OMMISSION. THIS INDEMNIFICATION PROVISION IS ALSO SPECIFICALLY INTENDED TO APPLY TO, BUT NOT BE LIMITED TO, ANY AND ALL CLAIMS, WHETHER CIVIL OR CRIMINAL, BROUGHT AGAINST COUNTY BY ANY GOVERNMENT AUTHORITY OR AGENCY RELATED TO ANY PERSON PROVIDING SERVICES UNDER THIS AGREEMENT THAT ARE BASED ON ANY FEDERAL IMMIGRATION LAW AND ANY AND ALL CLAIMS, DEMANDS, DAMAGES, ACTIONS, AND CAUSES OF ACTION OF EVERY KIND AND NATURE, KNOWN AND UNKNOWN, EXISTING OR CLAIMED TO EXIST, RELATING TO OR ARISING OUT OF ANY EMPLOYMENT RELATIONSHIP BETWEEN CONTRACTOR AND ITS EMPLOYEES OR SUBCONTRACTORS AS A RESULT OF THAT SUBCONTRACTOR'S OR EMPLOYEE'S EMPLOYMENT AND/OR SEPARATION FROM EMPLOYMENT WITH THE CONTRACTOR, INCLUDING BUT NOT LIMITED TO ANY DISCRIMINATION CLAIM BASED ON SEX, SEXUAL ORIENTATION OR PREFERENCE, RACE, RELIGION, COLOR, NATIONAL ORIGIN, AGE OR DISABILITY UNDER FEDERAL, STATE OR LOCAL LAW, RULE OR REGULATION, AND/OR ANY CLAIM FOR WRONGFUL TERMINATION, BACK PAY, FUTURE WAGE LOSS, OVERTIME PAY, EMPLOYEE BENEFITS, INJURY SUBJECT TO RELIEF UNDER THE WORKERS' COMPENSATION ACT OR WOULD BE SUBJECT TO RELIEF UNDER ANY POLICY FOR WORKERS COMPENSATION INSURANCE, AND ANY OTHER CLAIM, WHETHER IN TORT, AGREEMENT, OR OTHERWISE.

COUNTY SHALL HAVE THE RIGHT TO APPROVE DEFENSE COUNSEL TO BE RETAINED BY CONTRACTOR IN FULFILLING ITS OBLIGATION TO DEFEND AND INDEMNIFY COUNTY HEREUNDER, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY COUNTY IN WRITING. COUNTY RESERVES THE RIGHT TO PROVIDE A PORTION OR ALL OF ITS OWN DEFENSE; HOWEVER, COUNTY IS UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY COUNTY IS NOT TO BE CONSTRUED AS A WAIVER OF CONTRACTOR'S OBLIGATION TO DEFEND COUNTY OR AS A WAIVER OF CONTRACTOR'S OBLIGATION TO INDEMNIFY COUNTY PURSUANT TO THIS AGREEMENT. IF CONTRACTOR FAILS TO RETAIN COUNTY APPROVED DEFENSE COUNSEL WITHIN TEN (10) BUSINESS DAYS OF COUNTY'S WRITTEN NOTICE THAT COUNTY IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT, COUNTY SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON ITS OWN BEHALF, AND CONTRACTOR SHALL BE LIABLE FOR ALL REASONABLE ATTORNEY FEES AND COSTS INCURRED BY COUNTY. CONTRACTOR AND COUNTY

AGREE TO FURNISH TIMELY WRITTEN NOTICE TO EACH OTHER OF ANY SUCH CLAIM.

THIS SECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

SECTION 14. INSURANCE REQUIREMENTS

14.1 Insurance Limits and Required Certificates: Contractor shall provide the County with certificates of insurance evidencing compliance with the requirements of this Section. The certificates shall indicate the name of Common Data Solutions, LLC doing business as FirstStep Management Techniques, LLC, the name of the insurance company, the policy number, and the term and limits of coverage. The insurance coverage must be with a company authorized to do business in the State of Texas, and shall be of the following types and limits:

a. Workers Compensation in accordance with the laws of the State of Texas.

b. Employers' Liability insurance with limits of not less than $1,000,000 per injury by accident, $1,000,000 per injury by disease, and $1,000,000 per bodily injury by disease.

c. Comprehensive general liability insurance with a limit of not less than $1,000,000 each occurrence and $2,000,000 in the annual aggregate. Policy shall cover liability for bodily injury, personal injury, and property damage and products/completed operations arising out of the business operations of the policy holder.

d. Business Automobile Liability coverage for owned, non-owned, and hired vehicles, with minimum limits of not less than $1,000,000 each occurrence combined single limit for Bodily Injury and Property Damage combined.

14.2 Additional Insured: Contractor's insurance policies that cover performance under this Agreement shall name the County as an additional insured.

14.3 Certificates of Insurance: Contractor shall provide the County with certificates of such insurance within 10 days of the Effective Date, and the certificates shall indicate insurance coverage as of the Effective Date.

14.4 No Decrease in Liability: The County's acceptance of the certificates of insurance shall not relieve or decrease Contractor's liability.

14.5 No Cancellation or Modification: Contractor shall not cancel or modify the insurance coverages required by this Agreement without providing 30 days written notice to the County. Contractor shall not allow a lapse in the insurance coverage specified in this Agreement during the Term.

SECTION 15. ASSIGNMENT

15.1 Assignment: Contractor shall not sell, assign, transfer, or convey this Agreement, in whole or in part, without the prior written consent of the County. The following conditions must be met before any permitted assignment becomes effective: a) Contractor must give written notice of a proposed assignment to the County at least 30 days prior to the effective date of the assignment; b) the assignee must explicitly accept all of Contractor's obligations

under this Agreement; c) Contractor must retain its obligations to the County under this Agreement until the assignment is effective; d) the Assignment must be executed by both Contractor and the assignee; e) Contractor must provide the County a fully executed assignment agreement not later than 5 business days after the assignment is signed, and f) the County provides a signed, written consent to the assignment.

SECTION 16. MISCELLANEOUS PROVISIONS

16.1 Recitals: The Recitals are true and correct, and are incorporated into this Agreement.

16.2 Jurisdiction and Venue: This Agreement is made in and shall be construed according to the laws of the State of Texas, without regard to its conflict of laws provisions. Jurisdiction and venue of any court action(s) brought directly or indirectly by reason of this Agreement shall be in a court of competent jurisdiction in Waller County, Texas. This Agreement is made and is to be performed in Waller County, Texas.

16.3 Appropriation of Funds: Texas law prohibits the obligation and expenditure of public funds beyond the fiscal year for which a budget has been approved. Anticipated orders or other obligations that may arise past the end of the current Waller County fiscal year shall be subject to budget approval. Any contract that extends beyond the current Waller County fiscal year is contingent upon the appropriation of funds from the relevant budget and fiscal year. If for any reason funds are not appropriated to continue the lease or contract, said lease or contract shall become null and void on the last day of the current appropriation of funds. Contractor shall be responsible for all expenses occurring after the date of termination.

16.4 Right of Review: The County may review and inspect any and all of the services performed by Contractor under this Agreement. The County is granted the right to audit, at the County's election, all of Contractor's records and billings related to the performance of this Agreement as may be reasonably necessary. Contractor agrees to retain such records for a minimum of 3 years following completion of this Agreement. Any payment, settlement, satisfaction, or release made or provided during the course of performance of this Agreement shall be subject to County's rights as may be disclosed by a review under this section.

16.5 No Subcontractors: Contractor shall not subcontract any portion of its duties under this Agreement, 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 Agreement.

16.6 No Waiver: No claim or right arising out of a breach of this Agreement can be discharged in whole or in part by a waiver or renunciation of the claim or right unless the waiver or renunciation is supported by consideration and is in writing signed by the aggrieved party. The County's failure to require strict performance of any provision of this Agreement does not waive or diminish the County's right thereafter to demand strict compliance with that or any other provision. The County's waiver or failure to exercise in any respect any right provided for in this agreement shall not be deemed a waiver of any further right under this agreement. The County and its employees, officers, and officials do not waive, modify, or alter to any extent any of their defenses, immunities, or remedies.

16.7 Force Majeure: Neither Party shall be deemed to have breached any provision of this Agreement 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 Agreement has not been terminated. Delay or failure of performance, by either Party to this Agreement, caused solely by a force majeure event, shall be excused for the period of delay caused solely by the force majeure event. If the Contractor is relieved from performance due to force majeure, the County will also be excused from making payment to the Contractor during the period of nonperformance. If the Contractor has already received payment from the County for the period of nonperformance, the Contractor shall refund a prorated portion of the payment made by County for the period during which performance is excused.

16.8 Severability: If any provision of this agreement is invalid, illegal, or unenforceable under any applicable statute, court decision, or rule of law, it is to that extent to be deemed omitted. In such event, there shall be substituted for such deleted provisions a provision as similar as possible in terms and in effect to such deleted provision that is valid, legal, or enforceable. The remainder of the agreement shall be valid and enforceable to the maximum extent possible.

16.9 Entire Agreement: This Agreement, together with all of its exhibits, embodies the complete agreement of the Parties hereto, superseding all oral or written previous and contemporary agreements between the Parties and relating to matters in this Agreement. The Agreement may not be modified, altered, or amended except by written instrument duly executed by both Parties.

16.10 Titles Not Restrictive: The titles assigned to the various sections and paragraphs of this Agreement are for convenience only. Titles shall not be considered restrictive of the subject matter of any part of this Agreement.

16.11 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.

16.12 Other Expenses: Except as otherwise expressly set forth in this Agreement, each of the parties will bear its own expenses in connection with the performance contemplated by this Agreement.

16.13 No Arbitration: A dispute arising under this Agreement shall not be subject to arbitration.

16.14 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 Agreement.

16.15 No Third-Party Beneficiaries: This Agreement does not inure to the benefit of any third party, except permitted successor or assigns.

16.16 Authority to Sign: Signatories to this Agreement represent and warrant that they have the authority to bind the respective parties.

16.17 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 Agreement. The County will make good faith efforts to promptly notify Contractor if any such information is requested in a public information request, subpoena, or other method so Contractor may argue against the release of such information. Contractor recognizes and understands that the final decision as to what information must be disclosed pursuant to the PIA lies with the Texas Attorney General. Contractor further agrees that the County may furnish information acquired through or pursuant to this Agreement and that is requested through the PIA to the Texas Attorney General for a determination of whether the information must be disclosed. 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.

16.18 Notices: Notices delivered hereunder shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested. Mailed notices shall be deemed received three (3) business days after the notice is placed in the mail with proper postage paid. Any notice or certification to be provided pursuant to this Agreement shall be delivered to the following persons, unless a substitute representative is designated in writing:

To the County:

Waller County Judge
836 Austin St., Suite 4300
Hempstead, Texas 77445

To Contractor:

Attn: ~~NAME~~ Kirstin Morgan, Owner
FirstStep Management Techniques, LLC
P.O. Box 4037
Fayetteville, Arkansas 72701

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, this Agreement has been entered into as of the Effective Date.

COUNTY	**CONTRACTOR**
WALLER COUNTY, TEXAS	**COMMON DATA SOLUTIONS, LLC d/b/a FIRSTSTEP MANAGEMENT TECHNIQUES, LLC**
a political subdivision of the State of Texas	an Arkansas limited liability company
Carbett "Trey" Duhon, III County Judge	~~Michael G~~Kirstin M. Morgan Owner, Common Data Solutions, LLC d/b/a FirstStep Management Techniques, LLC
Date	12/3/2025 Date
ATTEST	**ATTEST**
Debbie Hollan County Clerk	~~NAME~~Mike Morgan ~~TITLE~~Program Manager

FIRSTSTEP® PAVEMENT MANAGEMENT
Simple. Workable Technology

Proposal for Services – FirstStep Pavement Management
November 2025

J. Ross McCall, PE
County Engineer
Waller County Road & Bridge
775 US-290 BUS
Hempstead, Texas 77445
(979) 826-7670

Re **Waller County Road & Bridge**
Road Inventory & Condition Assessment
Road Stripe Initial Inventory & Assessment
Road Signs Initial Inventory
Streetview Update

We are pleased to coordinate with the Waller County Road & Bridge.

1.0 Pavement Management – Inventory Condition Assessment / Distress Patrol

2.1 Pavement Condition Assessment (Network-Level)

- Roadway pavements patrolled by trained inspectors using geolocated video cameras (1080p; 60fps)
- Visual, non-destructive assessment of facility pavements
- Pavement conditions are illustrated as:

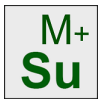
- EXCELLENT
  - A pavement in condition EXCELLENT is in perfect condition
  - No corrective maintenance or preventive maintenance is recommended
  - If any distress is observed – will be localized in nature (see next page for distress descriptions)
- GOOD
  - Preventive maintenance may be recommended
  - Corrective maintenance is typically not recommended
  - Pavement distress is limited to oxidation, weathering and minor climate related damage
  - Surface distress (if present) is typically low severity and low density (<5%)
  - Structural distress (if present) is both localized and low density (<5%)
- FAIR
  - Preventive maintenance may be recommended
  - Corrective maintenance may be recommended
  - A variety of pavement distresses may be present
  - Structural distress may be localized as well as global
  - Global Structural damage is low severity / low density
- CRITICAL
  - A pavement in condition CRITICAL is likely to be LOST (and require reconstruction) within 2 years
  - A variety of pavement distresses may be present
  - Surface and Structural distresses are typically global in nature
  - A combination of corrective and preventive maintenance may be recommended
- LOST
  - A LOST pavement requires major M&R (Maintenance and Repair/Reconstruction)
  - Shallow, Deep, and/or Full-Depth Reconstruction may be recommended

2.2 Pavement Distress Assessment (Network Level Assessment)

Observed pavement attributes and distress are illustrated as follows:

- - Pothole 01 and - Pothole 02
  - Observed Pothole 01 is of higher importance than observed Pothole 02
  - Pothole 01 is a **Major Pothole** and is typically structural in nature
  - Pothole 02 is a minor pothole and may consist of edge conditions / small popouts

- - Surface Distress, Low Density
  - Climate (non-structural) related distress including:
    Surface Cracking, Longitudinal and Transverse Cracking, Block Cracking, Edge Cracking
    Severe Weathering, Raveling, Bleeding, Scaling (PCC), Durability Cracking (PCC)
  - Low Density surface distress may be addressed by hand-application of crack seal (not mass-crack treatment)

-  - Surface Distress, Medium-High Density
  - Climate (non-structural) related distress including:
    Surface Cracking, Longitudinal and Transverse Cracking, Block Cracking, Edge Cracking
    Severe Weathering, Raveling, Bleeding, Scaling (PCC), Durability Cracking (PCC)
  - Higher density of surface cracking may be better suited to mass-crack treatments rather than hand-applications

- - Structural Distress and - Mass Structural Distress
  - Evidence of structural/durability distress present
  - Depth of structural damage (shallow, deep) is not indicated
  - Distresses include Alligator Cracking, Rutting (High Severity), Depression (High Severity), Utility Cuts

- - Drainage / Water Issue
  - Observed drainage issues present on the pavement surface – may be a variety of causes
  - Depression, rutting, drainage (or lack of drainage), etc

- - Surface
  - Observed Surface issues present on the pavement surface – may be a variety of causes

2.3 Reporting – Dynamic Roadway Condition Map

Figure 1 – Dynamic Condition Map with Road Condition and Distress Toggle Buttons

2.4 Geolocated Video, Road Book, Project Planner

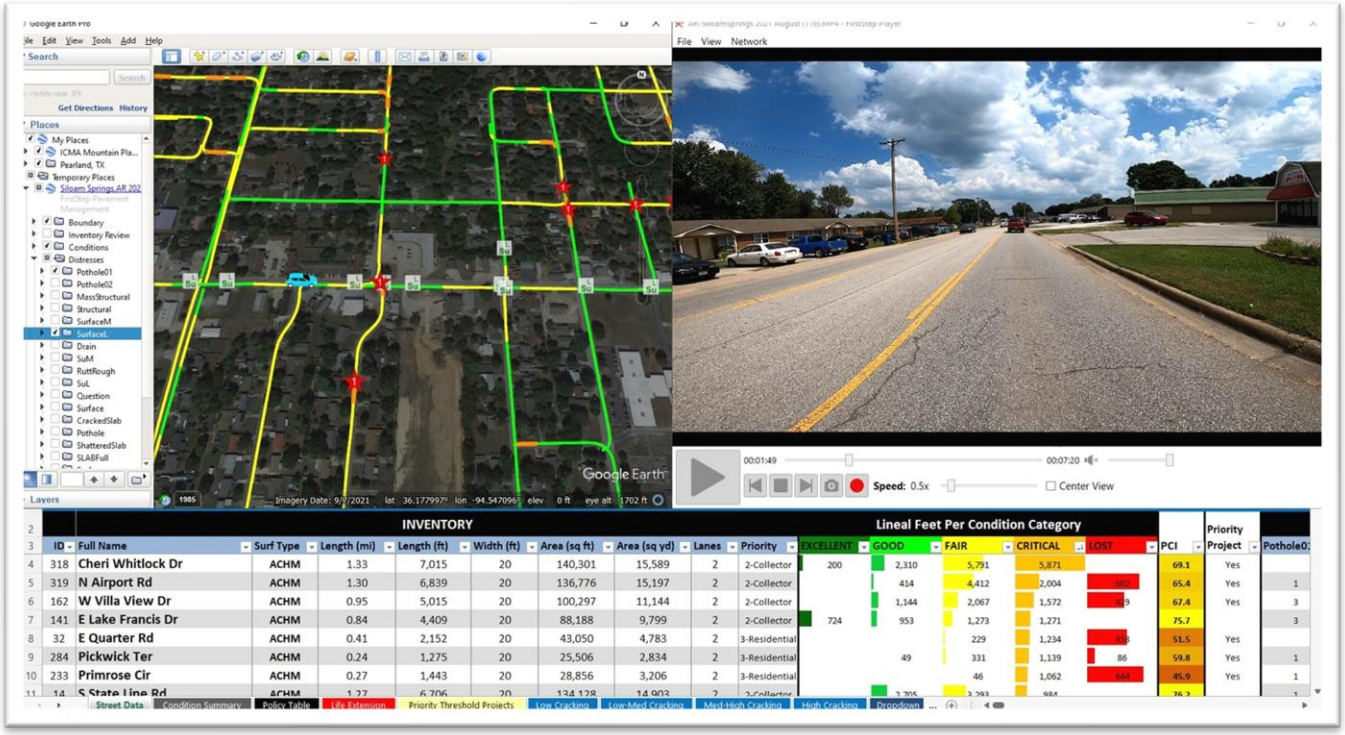


Figure 2 - Condition Map with Video (1080p / 30fps) and Project Planner

2.0 Initial Street Name Sign Inventory

- Develop an Initial Inventory of maintained Road Signs.
- The goal is to identify and illustrate all observed Road Signs.
- We will make an effort to provide a clear, online photo of each observed Road Sign.

Figure 13 - Initial Road Sign Inventory

- Many (many) signs will be located and labeled.

- Select and Keep only the signs useful for your asset management solution.

- Typical Road Markings.

3.0 Compensation

Waller County Road & Bridge	Method	Fee
Roadway Network Inventory Review **The Roadway Network Inventory Review is a pre-requisite to the Road Condition and Distress Patrol.** During this process we will review in detail with County Staff the current maps of maintained roadways within Waller County. Both Paved and Unpaved road networks will be reviewed. Depending upon availability of maps and staff, the maintained roadway inventory review is anticipated to take two weeks. Additional roadway edits and questions may extend this time. It is anticipated that Waller County will receive and retain ownership of this work product which will be delivered electronically in KML, KMZ, or Shapefile format(s). The results of the road network inventory review is an updated dataset of the county maintained roadways. This dataset is uploaded into FirstStep Patrol Vehicles for the performance of the Road Condition and Distress Patrol	**Included**	**$0.00**
Road Condition and Distress Patrol With the uploaded and updated county roadway inventory maps created during the Road Network Inventory Review, FirstStep will collect data by driving 100% of the officially mapped roadways. Utilizing our patented technology, we will note all observed Road Conditions and Road Distresses commonly utilized by the road departments and engineering staff while our recording equipment captures forward-facing, geolocated video at 1080p, 60 fps. Typically charged at $95.00 per centerline mile, we have come to an agreement to collect data on Waller County's roadways at a Lump Sum rate of $50,000.00 (approx. $91.00 per estimated centerline mile).	**Lump Sum**	**$50,000.00**
	TOTAL:	**$50,000.00**
Additional Services In addition to our forward-facing, geolocated video at 1080p, 60fps, we will collect 360-Degree Data utilizing a specialized camera array. The 360-Degree video data is necessary for the efficient identification of many items including the county's maintained road signs and special hazard inventory.		
Road Sign Initial Inventory All observed county maintained road signs will be identified. An icon, screenshot, and general location of each observed road sign will be produced. A complete set of observed county-maintained road signs will be delivered to the county electronically in KML, KMZ, or Shapefile Format(s). Typically charged at $9.95 per observed road sign, we have come to an agreement to produce Waller County's Road Sign Initial Inventory within the Road Condition and Distress Patrol's Lump Sum rate of $50,000.00	**Included**	**$0.00**
Special Hazard Initial Inventory: Dump Sites, Piles of Tires, etc. All observed county-maintained roads, dead-ends, cul-de-sacs that contain dump sites, trash piles, discarded tires, etc will be identified. An icon, screenshot, and general location of each observed special hazard area will	**Included**	**$0.00**

be produced. A complete set of observed special hazard areas will be delivered to the county electronically in KML, KMZ, or Shapefile Format(s).		
Google Street View Update Data that is collected on the count's behalf is professional grade. Data may be utilized by many consumers for a variety of applications. With the County's permission we will upload copies of your collected 360-Degree Video data to Google Street View for use in its ongoing 'Street View Project'. Images will be prepared, processed, and made available publicly.	**Included**	**$0.00**
	TOTAL:	**$50,000.00**

*Based on an inventory of (approx.) 550 centerline miles of maintained roadways (paved and unpaved).

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4.0 Additional Services

Additional Services may be incorporated into your Asset Management Plan.

- Enhanced Site Assessments, Patrols and Reports
  - Road Edge Condition Patrol
  - Intersection Sightline Inventory and Conditions
  - Code Compliance, Urban Blight
  - Road Surface Type Assessment
  - Drainage / Ditch Patrol
  - Storm Sewer / Sanitary Sewer Patrol
  - Street Sign MUTCD Compliance
  - Street Sign Condition, Obstruction Study, Intersection Review
  - Building / Facility Patrol
  - Urban Forest / Invasive Species
- Custom Patrols / User-Defined Patrols
- Additional site visits at the request of the owner

5.0 Method of Payment

The method of payment is anticipated to be a lump sum once the project is completed and accepted by the County.

6.0 Time of Performance

The project is anticipated to be completed 90 days from the completion of the Road Network Inventory Review.

7.0 Deliverables

Standard deliverables include the following:

1. One (1) large, color hard copy suitable for presentation of each selected solution:

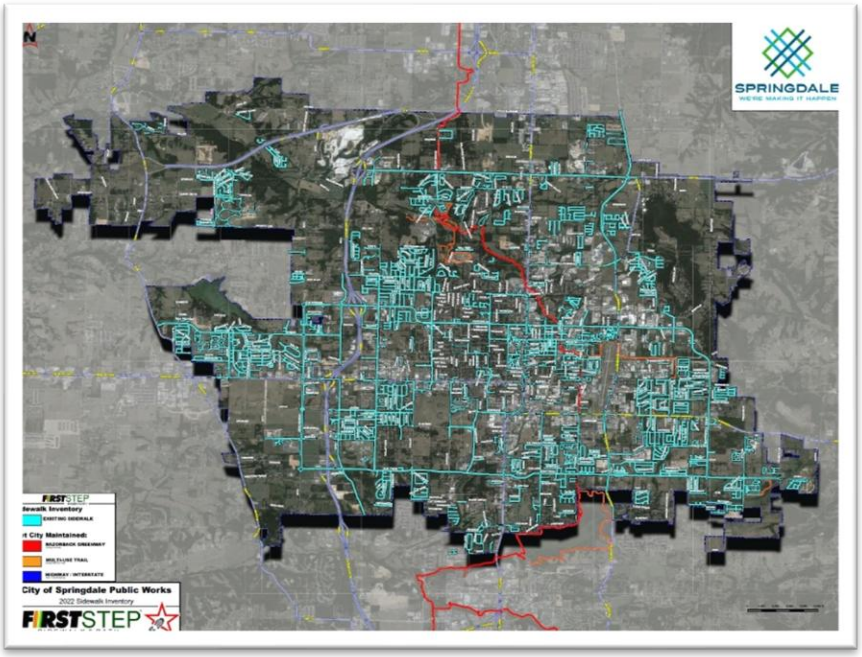

Figure 15 - Large Wall Map (ARCH 'E')

2. Three (3) 8.5”x11” color, bound Inventory, Condition and Distress Books for each selected solution:

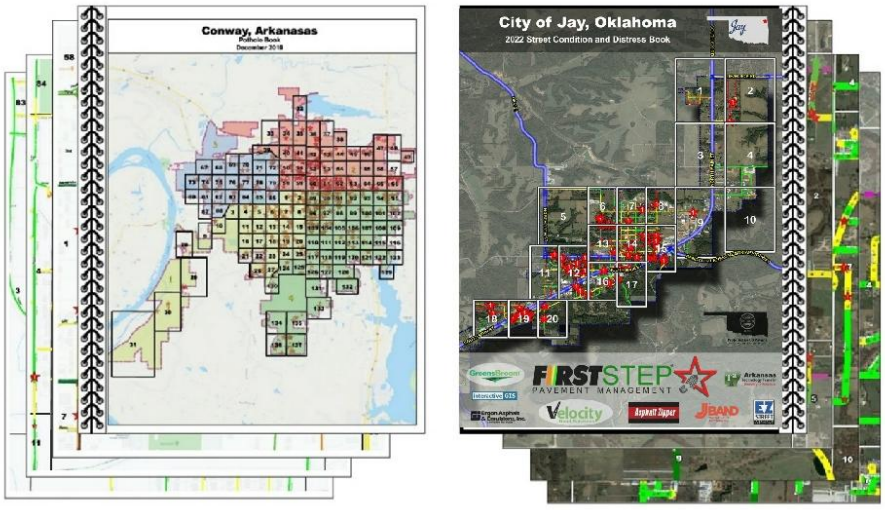

Figure 16 - Distress Books, Custom Reports

3. Full-Sized, Electronic Copies of the Wall Maps and Books (PDFs) for additional printing.
4. Unrestricted electronic copies of produced data and applicable workbooks (Google Earth .KMZ, Excel, etc).
5. Account set-up and login credentials to FirstStep Online providing web-access to (as applicable):
6. For GIS resources, Shapefiles, JSON, and other common file types are available at No Additional Cost.

We appreciate the opportunity to be of service in the development of your asset management solutions.

Please indicate your acceptance of the terms, scope of work and fee by signing, scanning and returning. A facsimile signature is sufficient to indicate your understanding of the proposed agreement. If you have any questions or concerns, please do not hesitate to call. This proposal is valid for 120 days from receipt. Additionally, the proposal may become null and void 12 months from the date of acceptance by the client, if the work has not been authorized to begin within that time.

Sincerely,

Michael G. Morgan
Owner

Agreed to and accepted this date:

Date

Signature

Michael G. Morgan
Printed Name

Owner
Title / Authorizing Agent

Agreed to and accepted this date:

Date

Signature

Printed Name

Title / Authorizing Agent

Waller County Seasoned Adult Events

2026 Calendar Highlights 10 AM-12 NOON

January

- **January 16:** Nutrition & Bingo---*Waller County Community Center*

February

- **February 16:** Nutrition & Line Dance---Waller County Community Center

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March

- **March 6:** Nutrition — *Waller County Community Center*
- **March 13:** Nutrition & Bingo — *Waller County Community Center*
- **March 20:** Nutrition & Exercise with a Purpose — *Prairie View Church of Christ*
- **March 27:** Bingo & Potluck — *Prairie View Church of Christ*

April

- **April 3 (Good Friday):** Bingo — *Waller County Community Center*
- **April 10:** Garden Ready & Bingo — *Waller County Community Center*
- **April 24:** Bingo & Potluck — *Prairie View Church of Christ*
- **April 27:** Winery Visit — *Transportation Needed*

May

- **May 1:** Book Review with Rose Briggs — *Waller County Community Center*
- **May 8:** Brookwood Trip (Brookshire) *Transportation Needed*
- **May 18:** Scam Prevention — *Waller County Community Center*

June

- **June 5:** Tea — *Waller County Community Center*
- **June 12:** Painting with a Twist — *Waller County Community Center*
- **June 15:** Quilting — *Waller County Community Center / PVCOC*

July

- **July 1:** Movie Day — *Waller County Community Center*
- **July 6:** Self-Defense & Bingo — *Waller County Community Center*
- **July 13:** Arts & Crafts (Wreath Making) *PVCOC*

August

- **August 7:** Blue Bell Tour — *Transportation Needed*
- **August 14:** Mental Health — *Waller County Community Center*
- **August 21:** Digital Citizenship — *Waller County Community Center*

****For more information or assistance with transportation, please contact Burnest Carter (979)645-0932 or Ruth Smith (281)796-5508**

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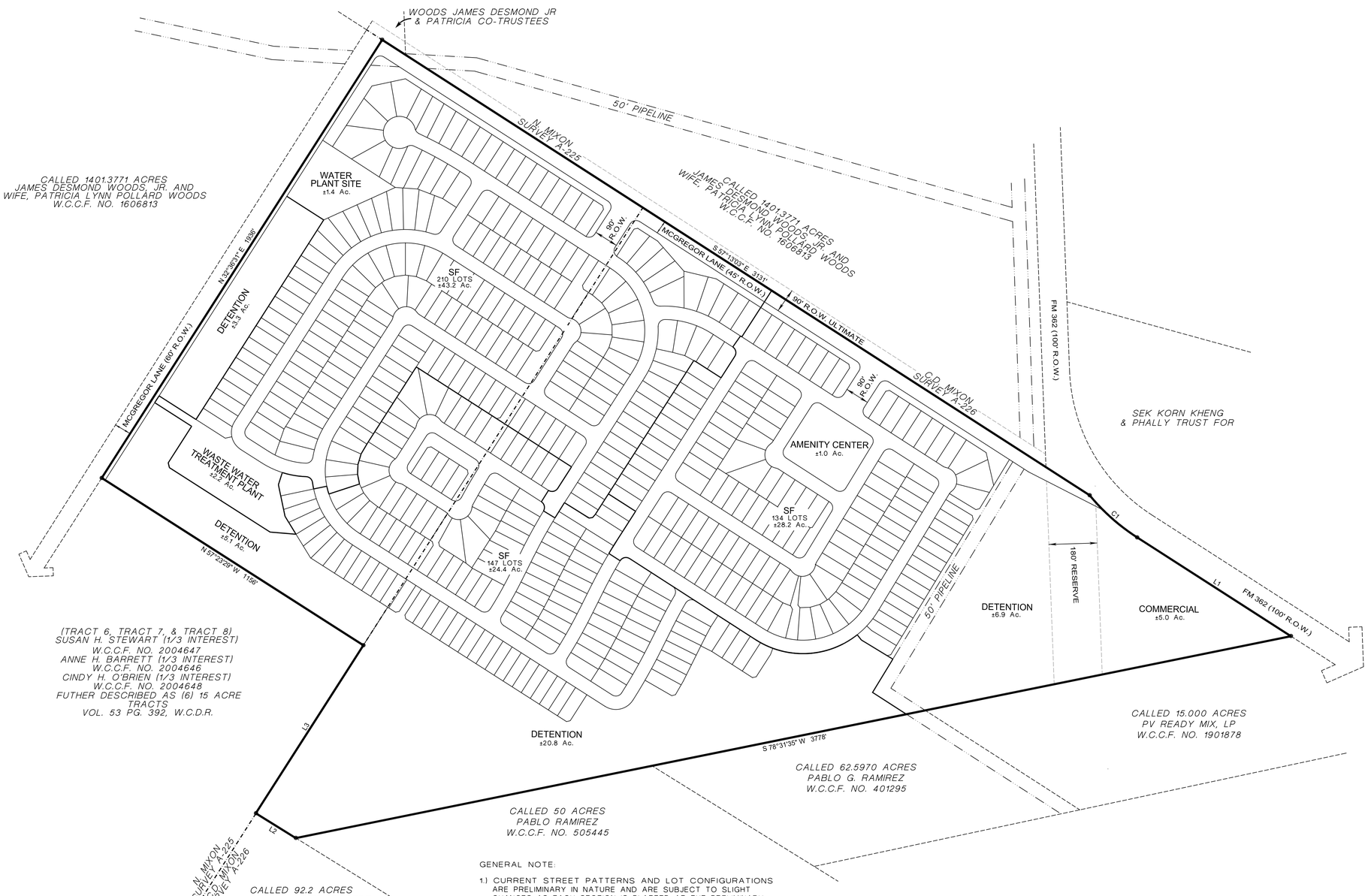
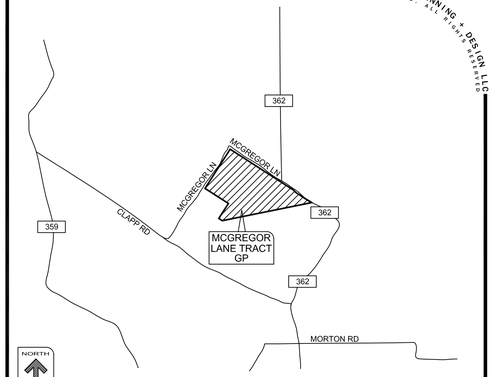


META PLANNING + DESIGN LLC



Vicinity Map (not to scale) KEYMAP 441C, 441D, 441G

NORTH

POTENTIAL LOT COUNT				
LOT TYPE	PHASE I	REMAINING	TOTAL	PERCENTAGE
40s	+/-32 LOTS	+/-108 LOTS	+/-140 LOTS	29%
45s	+/-67 LOTS	+/-185 LOTS	+/-252 LOTS	51%
50s	+/-42 LOTS	+/-56 LOTS	+/-98 LOTS	20%
TOTAL	+/-141 LOTS	+/-349 LOTS	+/-491 LOTS	100%

LOT PROJECTIONS AND PHASING MAY BE ADJUSTED BASED ON PREVAILING MARKET CONDITIONS.

CURVE TABLE:

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	766'	17°45'29"	237'	N 48°23'36" W	237'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 57°16'20" E	680'
L2	N 58°12'35" W	175'
L3	N 32°36'31" E	743'

GENERAL NOTE:

1.) CURRENT STREET PATTERNS AND LOT CONFIGURATIONS ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO SLIGHT CHANGES AS EACH SECTION IS PLATTED AT THE PRELIMINARY LEVEL.

2.) THIS GENERAL PLAN IS SUBJECT TO A FUTURE DEVELOPMENT AGREEMENT

3.) DETAILS FOR FUTURE PHASE UPDATES MAY BE UPDATED IN GENERAL PLAN PHASE UPDATE

4.) PROPOSED VARIANCES: IN DEVELOPMENT AGREEMENT

A. LOT MINIMUM REDUCED TO 40'

B. FRONT BL OF 20' ON RADIAL LOTS

C. SIDE BL OF 10' WHERE GARAGES DO NOT HAVE ACCESS

D. 60' RADIUS ON CUL-DE-SACS

E. 250' RADIUS ON LOCAL STREET CENTER LINES

5.) ALL RIGHTS-OF-WAY ARE FIFTY FEET (50') IN WIDTH UNLESS OTHERWISE NOTED.

6.) ALL RIGHTS-OF-WAY ARE FIFTY FEET (50') IN WIDTH UNLESS OTHERWISE NOTED.

DISCLAIMER AND LIMITED WARRANTY

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF WALLER COUNTY SUBDIVISON ORDINANCE IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF HOUSTON PLANNING COMMISSION. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.

A GENERAL PLAN OF

MCGREGOR LANE TRACT

BEING 145.7± ACRES OF LAND

OUT of THE
H&T.C.R.R. CO. SURVEY, A-185
N. MIXON SURVEY, A-225
C.D. MIXON SURVEY, A-226
WALLER COUNTY, TEXAS

OWNER/DEVELOPER:
GRBK EDGEWOOD, LLC
15115 PARK ROW BLVD #125
HOUSTON, TX, 77084
469.573.6721
GREENBRICKPARTNERS.COM

ENGINEER:
WGA ENGINEERS
4526 RESEARCH FOREST DRIVE, SUITE 360
THE WOODLANDS, TX 77381
(281) 224-4721
AGEE@WGA-LLC.COM

SCALE: 1" = 200'
0 200 400

PLANNER:
META PLANNING + DESIGN
Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SEPTEMBER 25, 2025

HOU-I-251

DEVELOPMENT AGREEMENT

This **DEVELOPMENT AGREEMENT** with attached exhibits (the "Agreement") is entered into on _____, 2025 (the "Effective Date"), by and between **GRBK EDGEWOOD LLC**, a Texas limited liability company, or its successors or assigns ("Developer"), and **WALLER COUNTY, TEXAS**, a political subdivision of the State of Texas (the "County"), the foregoing being sometimes referred to collectively as the "Parties" and individually as a "Party."

RECITALS

WHEREAS, Developer owns or is in the process of acquiring approximately 145.7 acres of real property more particularly described in Exhibit A attached to this Agreement, all of which is located in the County (the "Property"); and

WHEREAS, Developer desires to develop the Property substantially in accordance with the uses, layout, configuration, lot sizes, lot widths, landscaping, and traffic circulation patterns and all other provisions shown on the plan of development attached hereto as Exhibit B (the "Plan of Development") and the general plan attached as Exhibit F to the Plan of Development (collectively, the "Project"); and

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

WHEREAS, the County desires that the Project be developed on the Property and expects to receive a benefit from the development; and

WHEREAS, in exchange for the approval of the variances needed to facilitate the development of the 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 foregoing recitals are accurate, true and correct and constitute matters agreed to herein.

2. **Cohesive Development**. The Parties desire to coordinate development of certain aspects of the Property, including but not limited to, the square footage, exterior materials, elevations, and other aspects of the Project described in the Plan of Development. Developer hereby agrees to develop the Project substantially in accordance with the Plan of Development. The County agrees that by execution of this Agreement, it will consider the provisions of Exhibit B as a part of the County's subdivision regulations for purposes of the consideration, approval, and disapproval of all plats, permits, and other regulatory approvals required for the Project and that the Project shall be governed by the regulations contained in Exhibit B. The County further acknowledges and agrees that future amendments to the County's subdivision regulations shall not apply to the Project to the extent they conflict with the provisions of the Plan of Development contained in Exhibit B.

3. **Variances**. The County has granted the variances attached and included in the Plan of Development that include, but are not limited to, requests to vary from the literal requirements of the subdivision regulations of the County with regard to block length, right-of-way width, cul-de-sac size, and

lot size and width. The County has the authority to enter into this Agreement and to contract for the granting of the variances attached to this Agreement as well as the granting of future variances.

4. **Annexation**. Developer may not add property to this Agreement without additional approval from Waller County Commissioners Court. All provisions of this Agreement will apply to any future annexations by Developer.

5. **Applicable Law**. The Parties obligations as set forth herein are subject to compliance with applicable laws, codes, rules and regulations (collectively, "Applicable Laws"). In the event such Applicable Laws prevent performance of any obligations as set forth herein, the non-performing party shall not be in default of the terms of this Agreement.

6. **Notices**. All such notices shall be either (a) sent by certified mail, return receipt requested, in which case notice shall be deemed delivered three (3) business days after deposit, postage prepaid in the U.S. Mail, (b) sent by overnight delivery using a nationally recognized overnight courier, in which case it shall be deemed delivered one (1) business day after deposit with such courier, if deposited prior to such carrier's deadline for overnight deliveries, otherwise two (2) business days after deposit with such courier, (c) sent by facsimile, in which case notice shall be deemed delivered upon electronic confirmation of receipt of such notice (or if such electronic confirmation of receipt occurs other than on a business day, or other than during normal business hours, then on the next business day after such electronic confirmation of receipt occurs), (d) sent by e-mail as a PDF, in which case notice shall be deemed delivered upon transmission (or if such transmission occurs other than on a business day, or other than during normal business hours, then on the next business day after such transmission occurs), or (e) sent by personal delivery, in which case notice shall be effective upon delivery or refusal to accept delivery. As used in this Agreement, "business day" refers to a day other than a Saturday, Sunday or legal holiday in Houston, Texas, and "normal business hours" refers to the hours between 8:00 a.m. and 5:00 p.m., Houston, Texas time on a business day. The above addresses may be changed by written notice to the other party; provided, however, that no notice of a change of address shall be effective until actual receipt of such notice. Notwithstanding the foregoing, any notice of or relating to a default or claim of default by a party pursuant to this Agreement must be sent in accordance with the method provided in clause (a), (b), (c) or (e) in order to be effective. For purposes of notice, the addresses of the Parties shall be as follows:

Developer:	GRBK Edgewood LLC 5501 Headquarters Drive, Suite 300W Plano, Texas 75024 Attention: Kennon Masters Email: kmasters@greenbrickpartners.com
with a copy to:	Schwartz, Page & Harding, L.L.P. 1300 Post Oak Blvd., Suite 2400 Houston, Texas 77056 Attn: Christina Cole Email: ccole@sphllp.com
County:	Waller County Judge 836 Austin Street, Ste. 203 Hempstead, Texas 77445
with a copy to:	The Randle Law Office ATTN: J. Grady Randle 820 Gessner, Suite 1570 Houston, Texas 77024

with a copy to: Waller County, Texas
645 12th Street
Hempstead, Texas 77445
Attn: Uriel Tuck
Email: u.tuck@wallercounty.us

7. **Assignment**. The Parties acknowledge that rights and obligations under this Agreement are intended to facilitate the development of the Project by Developer or its Affiliate entities in accordance with the terms of this Agreement. While Developer and its Affiliate entities will be the primary actor in grading and laying out the lots, this Agreement is not intended to prevent the construction of single-family homes and their appurtenant infrastructure by a variety of homebuilders who may purchase lots from Developer or its Affiliate entities, as long as construction complies with the terms of this Agreement. Assignment of rights under this Agreement to a developer other than Developer or its Affiliate entities for the grading and laying out of lots and commercial structures shall require the written agreement of County. Subject to the foregoing, this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives and approved successors and assigns. For the purposes of this Agreement, the term "Affiliate" means (a) Developer's wholly owned subsidiary, Trophy Signature Homes, (b) an entity that directly or indirectly controls, is controlled by or is under common control with Developer, or (c) an entity at least five percent of whose economic interest is owned by Developer or an entity that directly or indirectly controls, is controlled by or is under common control with Developer; and the term "control" means the power to direct the management of such entity through voting rights, ownership or contractual obligations

8. **Duration, Amendment and Termination**. This Agreement may be terminated by unanimous written consent of the Parties, or their approved successors or assigns. The County may also terminate this Agreement upon failure of Developer to commence construction within five (5) years of the Effective Date provided that the County provides written notice to Developer and Developer fails to cure within ninety (90) days of receipt of the notice. Upon the termination of this Agreement, all rights and privileges derived from and all duties and obligations created and imposed by the provisions of this Agreement shall terminate and have no further force or effect. The obligations, covenants and restrictions herein created are intended to run with the land and bind Developer and any successive owner(s) of the Property, or any portion thereof, for the entire term of this Agreement. A copy of this Agreement shall be recorded in the Official Public Records of Waller County, Texas. To amend, supplement or terminate this Agreement, the written consent of the Parties must first be obtained. This Agreement may not be amended, supplemented or terminated except as provided herein.

9. **Invalidity, Waiver, Enforcement, and Default**.

a. If any portion of this Agreement is held invalid or inoperative under applicable law, then so far as is reasonable and possible the remainder of this Agreement shall be deemed valid and operative and severable therefrom, and effect shall be given to the intent manifested by the portion held invalid or inoperative and such portion shall be deemed reformed in accordance with such manifest intent so as to be enforceable to the fullest extent permitted by applicable law.

b. The failure by either party to enforce against the other any term or provision of this Agreement shall be deemed not to be a waiver of such party's right to enforce against the other party the same or any other such term or provision. To the extent allowed by law, the County consents to the enforcement of this Agreement and waives any right of immunity, sovereign, governmental or otherwise, that the County may have with respect to actions or proceedings brought against it by Developer, to enforce any award or decision rendered against it with respect to any alleged failure or default by the County.

c. If either party is in default with respect to any obligation set forth in this Agreement, and, absent Force Majeure or a written extension of the cure period signed by both Parties, if such default is not cured by the defaulting party within thirty (30) days following notice from the non-defaulting party, then the non-defaulting party may bring an action against the defaulting party for specific performance or to recover any damages allowable by law, including for lost profits, consequential damages, and any other monetary damages by the non-defaulting party.

d. In the event any default, dispute, controversy or claim between or among the Parties arises under this Agreement, including, but not limited to, a dispute relating to the effectiveness, validity, interpretation, implementation, cancellation or enforcement of this Agreement, including as to the existence of Force Majeure, the willingness of the Parties to perform its obligations under this Agreement, the legal authority or ability of the Parties to be bound by this Agreement, the Parties agree that any such disputes may be submitted to arbitration, in which case, the Parties agree to be bound by the final arbitral decision, including the award of any money damages awarded through arbitration.

e. The term "Force Majeure" shall mean acts of God, strikes, riots, epidemics, fires, hurricanes, natural disasters, or other causes not reasonably within the control of the Parties that impact a party's inability to perform in a timely manner with the provisions of this Agreement. 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.

10. **Binding Effect**. This Agreement shall inure to the benefit of and shall be binding upon the Parties hereto and their respective representatives and approved successors and assigns.

11. **Governing Law**. This Agreement shall, in all respects, be governed, construed, applied, and enforced in accordance with the law of the State of Texas, excluding such state's conflict of laws principles.

12. **Attorneys' Fees**. Except as otherwise expressly provided herein, each party shall bear its own costs and attorney's fees in connection with this Agreement, including any dispute relating thereto.

13. **Venue**. Any legal proceedings undertaken with regard to this Agreement shall be prosecuted in the court of competent jurisdiction in Waller County, Texas.

14. **Development Rights**. Upon the mutual execution of this Agreement, the County and Developer agree that the Development Rights of the County and Developer as set forth in this Agreement shall be deemed to have vested, as provided by the Texas Local Government Code, Chapter 245, as amended, or under any other existing or future common or statutory rights as of the Effective Date. "Development Rights" shall mean the covenants, agreements, and privileges regarding the development of the Property between the County and Developer set forth in this Agreement, but shall expressly exclude any right, title, interest, privilege, or claim in and to the Property.

15. **Uniform Treatment**. Notwithstanding any provision herein to the contrary, neither Developer nor a municipal utility district encompassing the Property shall be required to design or construct public infrastructure to a standard higher than a standard made applicable hereafter to another conservation and reclamation district, municipal utility district or developer developing land within the County's unincorporated jurisdiction.

16. **Fossil Fuels Boycott Verification**. As required by Section 2276.002, Texas Government Code, as amended, Developer hereby verifies that Developer, including any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott energy companies, and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code, as amended.

17. **Firearms Discrimination Verification**. As required by Section 2274.002, Texas Government Code, as amended, Developer hereby verifies that Developer, including any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, (i) does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association, and (ii) will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code, as amended.

18. **Israel Boycott Verification**. As required by Chapter 2271, Texas Government Code, as amended, Developer hereby verifies that Developer, including any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, does not boycott Israel and will not boycott Israel through the term of this Agreement. As used in the foregoing verification, the term "boycott Israel" has the meaning assigned to such term in Section 808.001, Texas Government Code, as amended.

19. **Anti-Terrorism Representation**. Pursuant to Chapter 2252, Texas Government Code, Developer represents and certifies that, at the time of execution of this Agreement neither Developer, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201 or 2252.153 of the Texas Government Code.

20. **Lone Star Infrastructure Protection Act Verification**. Pursuant to Chapter 2275, Texas Government Code, as amended, and to the extent this Agreement grants to Developer direct or remote access to the control of critical infrastructure, excluding access specifically allowed for product warranty and support, Developer verifies that neither Developer, including any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of the same, nor any of its sub-contractors are: (i) owned or controlled by (a) individuals who are citizens of China, Iran, North Korea, Russia or a designated country; or (b) a company or other entity, including a governmental entity, that is owned or controlled by citizens of or is directly controlled by the government of China, Iran, North Korea, Russia, or a designated country; or (ii) headquartered in China, Iran, North Korea, Russia or a designated country. The term "designated country" means a country designated by the Governor as a threat to critical infrastructure under Section 2275.0103, Texas Government Code. The term "critical infrastructure" shall have the meaning assigned to such term in Section 2275.0101, Texas Government Code.

21. **Texas Ethics Commission Form 1295 Filing**. Both Parties agree prior to full execution and approval of this Agreement, Developer will submit, and the County will approve and acknowledge, a Texas Ethics Commission Form 1295 filing.

22. **Counterparts**. This Agreement may be executed in any number of counterparts, and in separate counterparts, each of which shall be deemed to be an original, and all of such counterparts shall constitute one Agreement.

[Signature pages immediately follow]

IN WITNESS WHEREOF, the Parties hereto have duly executed this Agreement, as of the Effective Date.

GRBK EDGEWOOD LLC,
a Texas limited liability company

By:_____
Name: _____
Title: _____

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the ____day of_____, 2025, by _____, _____ of GRBK Edgewood LLC, a Texas limited liability company, on behalf of said entity.

_____
Notary Public in and for
the State of Texas

(SEAL)

WALLER COUNTY, TEXAS
a political subdivision of the State of Texas

By:_____
Name: _____
Title: _____

Date:_____

STATE OF TEXAS §
§
COUNTY OF WALLER §

This instrument was acknowledged before me on the ___ day of _____, 2025, by _____, _____, on behalf of Waller County, Texas, a political subdivision of the State of Texas.

_____
Notary Public in and for
the State of Texas

(SEAL)

Exhibit A

Real Property Description

WINDROSE
LAND SURVEYING | PLATTING

DESCRIPTION OF
145.7 ACRES OR 6,347,226 SQ. FT.

A TRACT OR PARCEL CONTAINING 145.7 ACRES OR 6,347,226 SQUARE FEET OF LAND SITUATED IN THE N. MIXON SURVEY, ABSTRACT NO. 225 AND C.D. MIXON SURVEY, ABSTRACT NO. 226, WALLER COUNTY, TEXAS, BEING ALL OF A CALLED 50 ACRE TRACT (TRACT NO. 1) AND A CALLED 95.194 ACRE TRACT (TRACT 5) DESCRIBED IN DEED TO STACIANNE MORGAN WILSON AND KATHERINE ELIZABETH WILSON AND CHARLES DANIEL WILSON, AS RECORDED UNDER WALLER COUNTY CLERK'S FILE (W.C.C.F.) NO. 031383 (VOL. 767, PG. 686) WITH SAID 145.7 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204):

BEGINNING AT A 1 INCH IRON PIPE FOUND ON THE SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF FM 362 (CALLED 100 FEET WIDE) FOR THE NORTH CORNER OF A CALLED 15.000 ACRE TRACT DESCRIBED IN DEED TO PV READY MIX LP, AS RECORDED UNDER W.C.C.F. NO. 1901878 AND THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 78 DEG. 31 MIN. 35 SEC. WEST, WITH THE NORTH LINE OF SAID CALLED 15.000 ACRE TRACT, PASSING AT A DISTANCE OF 1,388.47 FEET A CAPPED 5/8 INCH IRON ROD (ILLEGIBLE) FOUND FOR THE WEST CORNER OF SAID CALLED 15.000 ACRE TRACT AND THE NORTH CORNER OF A CALLED 62.5970 ACRE TRACT DESCRIBED IN DEED TO PABLO G. RAMIREZ, AS RECORDED UNDER W.C.C.F. NO. 401295 AND CONTINUING WITH THE NORTH LINE OF SAID CALLED 62.5970 ACRE TRACT AND A CALLED 50 ACRE TRACT DESCRIBED IN DEED TO PABLO RAMIREZ, AS RECORDED UNDER W.C.C.F. NO. 505445 A TOTAL DISTANCE OF 3,777.95 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTH LINE OF A CALLED 92.2 ACRE TRACT, DESCRIBED IN DEED TO LOUIS W. WILPITZ, ROBERT KENNETH WILPITZ, AND BEVERLY ANN MCLAUGHLIN AND TRUSTEES, AS RECORDED UNDER VOL. 341, PG. 244, VOL. 314, PG. 514, & VOL. 131, PG. 540, W.C.D.R., FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 58 DEG. 12 MIN. 35 SEC. WEST, WITH THE NORTH LINE OF SAID CALLED 92.2 ACRE TRACT, PASSING AT A DISTANCE OF 165.37 FEET A RAILROAD TIE FOUND AND CONTINUING FOR A TOTAL DISTANCE OF 175.02 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EAST LINE OF A CALLED 90.00 ACRE TRACT (SIX 15 ACRE TRACTS) AS RECORDED UNDER VOL. 53, PG. 292, WALLER COUNTY DEED RECORDS (W.C.D.R.) AND FURTHER CALLED TRACT 6, TRACT 7, AND TRACT 8, DESCRIBED IN CURRENT DEEDS TO SUSAN H. STEWART (1/3 INTEREST), AS RECORDED UNDER W.C.C.F. NO. 2004647, ANNE H. BARRETT (1/3 INTEREST), AS RECORDED UNDER W.C.C.F. NO. 2004646, AND CINDY H. O'BRIEN (1/3 INTEREST), AS RECORDED UNDER W.C.C.F. NO. 2004648 FOR A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 32 DEG. 36 MIN. 31 SEC. EAST, WITH THE SOUTHEAST LINE OF SAID CALLED 90 ACRE TRACT, A DISTANCE OF 742.61 FEET TO A 1 INCH PIPE FOUND (BENT) FOR THE EAST CORNER OF SAID CALLED 90 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 57 DEG. 23 MIN. 29 SEC. WEST, WITH THE NORTHEAST LINE OF SAID CALLED 90 ACRE TRACT, A DISTANCE OF 1,155.56 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTHEAST R.O.W. LINE OF MCGREGOR ROAD FOR THE NORTH CORNER OF SAID CALLED 90 ACRE TRACT AND THE WEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH AN AUTO LEAF SPRING FOUND BEARS NORTH 29 DEG. 53 MIN. EAST, A DISTANCE OF 49.6 FEET;

THENCE, NORTH 32 DEG. 36 MIN. 31 SEC. EAST, WITH THE SOUTHEAST R.O.W. LINE OF SAID MCGREGOR ROAD, A DISTANCE OF 1,936.08 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON A SOUTH LINE OF A CALLED 1,401.3771 ACRE TRACT DESCRIBED IN DEED TO JAMES DESMOND WOODS, JR. AND WIFE, PATRICIA LYNN POLLARD WOODS, AS RECORDED UNDER W.C.C.F. NO. 1606813 FOR THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 57 DEG. 13 MIN. 03 SEC. EAST, WITH A SOUTH LINE OF SAID 1,401.3771 ACRE TRACT, A DISTANCE OF 3,130.70 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTH R.O.W. LINE OF SAID FM 362 FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, WITH SAID CURVE TO THE LEFT AND THE SOUTH R.O.W. LINE OF SAID FM 362, HAVING A RADIUS OF 766.20 FEET, A CENTRAL ANGLE OF 17 DEG. 45 MIN. 29 SEC., AN ARC LENGTH OF 237.47 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 48 DEG. 23 MIN. 36 SEC. EAST, A DISTANCE OF 236.52 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;

THENCE, SOUTH 57 DEG. 16 MIN. 20 SEC. EAST, CONTINUING WITH THE SOUTH R.O.W. LINE OF SAID FM 362, A DISTANCE OF 680.12 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 145.7 ACRES OR 6,347,226 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 60446-ALTA, PREPARED BY WINDROSE LAND SERVICES.

MATTHEW CARPENTER
R.P.L.S. NO. 6942
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800

05-15-2025
DATE:

Exhibit B

Plan of Development

EXHIBIT B
PLAN OF DEVELOPMENT
MCGREGOR LANE DEVELOPMENT – GRBK EDGEWOOD LLC

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McGregor Lane Development Plan of Development

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LIST OF EXHIBITS

Exhibit A	Real Property Description
Exhibit B	Plan of Development
Exhibit C	Boundary Exhibit
Exhibit D	Vicinity Exhibit
Exhibit E	Jurisdiction Exhibit
Exhibit F	General Plan
Exhibit G	Colorized Land Plan
Exhibit H	Roadway Improvement Plan
Exhibit J	Local Road Cross-Section
Exhibit K	McGregor Lane Cross-Section
Exhibit L	Traffic Impact Analysis Executive Summary

1. INTRODUCTION

The proposed development is a master planned community consisting of approximately 145.7-acres located west of FM 362, north of Clapp Road, and southeast of McGregor Lane, as shown in Exhibit C, Project Boundary.

The developer, GRBK Edgewood LLC, or its Affiliate (referred to as the "Developer"), desires to construct a visually appealing community with interconnected trails, a premium recreation center, and perimeter lakes. This development will include a range of housing types and prices with multiple options of lot sizes to attract a range of residents.

This Plan of Development (referred to as the "PD"), its description, rules, and regulations shall apply to the property. The plan for the development and the projected lot count is shown in Exhibit G, Colorized Land Plan.

2. GENERAL PROVISIONS

2.1. The PD approved herein will be constructed, developed, and maintained in compliance with the Development Agreement to which this PD is attached, and other applicable ordinances of Waller County ("County"). If any provision or regulation of any County ordinance applicable in the McGregor Lane Development PD is not contained in this PD, all the regulations contained in the County's ordinance applicable to the McGregor Lane Development PD, in effect on the effective date of this PD, will apply to this PD as though written herein, except to the extent the County regulation or provision conflicts with a provision of this PD.

2.2. If there are discrepancies between the text of this PD and the figures attached, the text shall prevail.

2.3. The Project shall be developed in accordance with the exhibits that are attached to and made part of this PD.

2.4. 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 a municipal utility district (MUD) shall be maintained by said MUD.

2.5. The Developer may not add property to the Development Agreement and PD without additional County Commissioners Court approval. In the event of an annexation, all PD constraints on land uses, such as lot size percentages, will be increased proportionally to accommodate the additional annexation of property(s) into the Development and PD.

2.6. The Developer shall construct the improvements of McGregor Lane to the extent that allows two points of connection to the Development as shown in Exhibit H: Roadway Improvement Plan.

2.7. The Developer agrees to responsibility for funding their portion of future improvements of McGregor Lane, as shown in Exhibit H as "Future Improvements", set by the County in the amount of $250 per linear foot of ROW frontage. The Developer or MUD shall post funds at the time of recordation of the final plat of Section 3 of the Development.

2.8. The parties agree this PD was created by the Developer for generally illustrating the boundary, lot mix and simplified layout of the Project. Any amendment to the PD shall be considered an amendment to the Development Agreement and shall replace the PD and become a part of the Development Agreement. The Waller County Engineer (the "County Engineer") may administratively approve any amendments to the PD that the County Engineer deems in his/her reasonable discretion to be minor in nature. Any change in the PD does not materially increase density of residences by more than 1.0 unit per gross acre shall be deemed minor in nature. Relocation of residential lots set forth in the PD shall be deemed minor in nature, so long as such relocation remains in the spirit of the PD. Upon approval by the County Engineer of a minor revised PD, or approval by the County Commissioner's Court or County official or Commissioner with delegated authority for approval of a revised PD containing more than minor revisions, the revised PD shall replace and supersede the then-current PD.

2.9. The following major modifications of the PD require approval by the County Commissioner's Court:

1) Modifications to lot size limits result in noncompliance with the agreed upon lot size mix thresholds (minimum 20% 50-foot lots, maximum 30% 40-foot lots, remainder 45-foot lots).
2) Deviations from the Development Regulations specified in Section 4 that are intended to achieve a different design character. However, this does not preclude any individual variances with a physical hardship that may be approved by the Commissioners Court on a case-by-case basis.

2.10. A phase update to the General Development Plan shall not be required unless there are substantial changes to collector road alignments or internal street patterns. The Developer shall submit such changes to the County Engineer and the County Engineer shall review and determine if the changes are substantial enough to warrant a new General Development Plan that requires approval by the County Commissioners Court. Changes in lot sizes shall not constitute a substantial change if the lot size split percentages are consistent with this PD.

3. LAND USES

3.1. "Build-to-Rent" is strictly prohibited throughout the entirety of the development.

3.2. Apartment style residents are strictly prohibited throughout the entirety of the development.

3.3. Commercial and non-residential uses are regulated by applicable County ordinances and design guidelines imposed by the Developer. The Developer has limited the Development plan to one tract dedicated to commercial or non-single family usage, as shown on Exhibit G: Colorized Land Plan.

4. DEVELOPMENT REGULATIONS

4.1. Roadway Design – Roadways within this Project Shall be developed in accordance with the following regulations:

a) FM 362
   1) Developer shall reserve a 180'-wide area with the plat of the first section of the development as shown in Exhibit F for future ROW. The land shall not be developed for any other use without written receipt from TXDOT that they won't need it for the future alignment.
   2) Developer shall not be required to construct any part of the FM 362 roadway on behalf of TxDOT except for traffic mitigation identified in the Waller County approved Traffic Impact Analysis and connections at-grade to the Commercial Area located to the east of the dedicated ROW,
   3) Water, wastewater, storm sewer, drainage ditches, dry utilities (gas, power, telecom, etc) will be allowed to cross the platted reserve area where necessary to serve the development.

b) McGregor Lane
   1) McGregor Lane will be improved to a minimum of half of the Waller County requested cross-section shown in Exhibit K from FM 362 to the westernmost point of access, then transition to existing condition as shown in Exhibit H: Roadway Improvement Plan.
   2) The Developer will be responsible for design of the full roadway cross-section shown in Exhibit K from FM 362 to the westernmost point of connection as shown in Exhibit H.
   3) Engineering plans for the McGregor Lane Improvements project from FM 362 to the western connection of the development will be submitted to Waller County review and follow the standard subdivision road acceptance process.
   4) The Developer will fund the engineering design of McGregor Lane to the full cross-section shown in Exhibit K from the termination of the first phase of McGregor Lane Improvements described in Section 4.1.b.2 to the furthest most point of frontage of the Development's Boundary, shown as "Future Improvements" in Exhibit H. Waller County agrees to waive all associated review and permitting fees for the engineering plan set that includes this scope of work. The Developer will submit the referenced plans to Waller County in advance of the recordation of the final plat of Section 3 of the development.
   5) Waller County is responsible for right-of-way acquisition for all areas necessary to construct the McGregor Lane Improvements not already dedicated by the Developer based on this Development Agreement.

c) Collector Roads
   1) 80' minimum ROW width.
   2) 10' minimum landscape reserve adjacent to ROW. Landscape reserve areas may be encumbered by utility easement.
   3) 500' minimum centerline radius.
   4) Paving width shall be 36' B-B minimum.
   5) A divided collector shall be 21' B-B both ways with a 12' wide median.

6) All collector streets within the project boundary shall be considered self-imposed collector streets as the Project is not subject to any collector streets on the on the County's Major Thoroughfare Plan at the time of approval and execution of this PD.

d) Local Streets
   1) 50' minimum ROW width.
   2) 28' paving width.
   3) 125' minimum centerline radius.
   4) 60' ROW radius on cul-de-sac bulbs
   5) 50' radius on cul-de-sac bulbs.
   6) Center point of bulb on cul-de-sac or knuckle may be offset from right-of-way centerline.

e) Private Streets (if applicable) – Shall be designed as a local street and adhere to Item D above.

f) Except as specifically stated herein, roadway construction details for concrete thickness, reinforcement, and subgrade shall comply with County regulations and requirements at the time of execution of this DA and PD.

4.2. Points of Access – Points of access within the Project shall be determined for all residential sections based on the following:

a) One (1) point of access is allowed for up to 150 lots.

b) The Developer will provide a second point of access for any phase of development or section greater than 150 lots.
   1) A divided boulevard paving section shall be considered two (2) points of access.
   2) Construction of the various external connections and internal street patterns may be phased, except that the ultimate design shall not allow more than 150 lots to be limited to a single point of ingress and egress to the larger street network.

4.3. Development Regulations for Single-Family Lots – Single-family home sites within the Project shall be developed in accordance with the following regulations:

a) Lots
   1) Minimum lot size is forty feet (40') wide.
   2) Lots less than fifty feet (50') in width shall not exceed 80% of the total lot count.
   3) Lot width measurement shall be taken at the building line. The measurement of the building line shall be based off a tangential width of radial shaped lots, not based on arc length.
   4) Lots less than five thousand (5,000 s.f.) square feet shall be subject to a $3.33 per square foot under 5,000 fee. Fees shall be due to Waller County upon submission and approval of the final plat.
   5) Minimum front yard building setback: 25 feet; 20 feet on cul-de-sac bulbs as measured from the ROW.
   6) 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.

b) Screening Walls
Where residential lots are platted adjacent to major roadways a minimum of six feet (6') tall masonry wall shall be built along the back or side lot adjacent to major thoroughfares. At the Developer's opinion six feet (6') tall masonry or enhanced cedar will be installed along the frontage of collector roads bounding the development.

c) Street Plan and Cross Sections
1) Street cross sections are listed below.
- Exhibit J: Local Residential Street Cross-Section
- Exhibit K: McGregor Lane Cross-Section

2) Street improvements: Streets shall be built in phases as the Project develops in accordance with the County's Engineering Design Criteria and Development Agreement.

d) Other Provisions
After 95% of planned residential units are occupied (not platted lots) within the Development, it is understood that the MUD shall contract with the Waller County Sheriff's Department to provide supplemental police protection services to the Developer's Property. The interlocal agreement for such services shall be identical to the form of agreement entered into with other municipal utility districts in Waller County, Texas.

e) Applicability
This PD shall apply to any development within this Project 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 owners and applicable agencies.

5. BUILDING & LANDSCAPING REGULATIONS

5.1. Architectural Standards
a) Single-family homes shall include, at a minimum, a brick and/or stone wainscot on the front façade. Full "siding" construction is prohibited in the Development.
b) Air conditioning units shall be screened from public view from the right-of-way fronting the lot.
c) Continuous rain gutter systems shall be installed along the full perimeter roofline of each residential dwelling constructed within the development.

5.2. Landscaping Requirements
a) All lots shall have a minimum of one (1) tree, planted in the ROW or front yard setback. The trees must be a minimum of three (3) inches in caliper width measured from the base of the trunk to 6" above soil level.
b) All homes will have 100% yard irrigation installed.

5.3. Garage and Parking Requirements
a) All homes must include at minimum of a two-car garage with a full-width driveway extending from the public right-of-way to the garage door.
b) Each home must provide at minimum parking for four (4) vehicles.

6. RECREATION AND WALKING TRAILS

6.1. Community Amenity Center

a) The Developer will construct a centrally located amenity center that will include a shaded pavilion or open air-structure, a swimming pool, and a children's playground.

6.2. Walking Paths/Trails

a) The Developer will install walking paths along drainage/conveyance facilities and throughout the development to create a interconnected system allowing more easier access to recreational facilities.

b) The graphical representation of the walking paths and trails shown in Exhibit G is conceptual in nature and is subject to final design.

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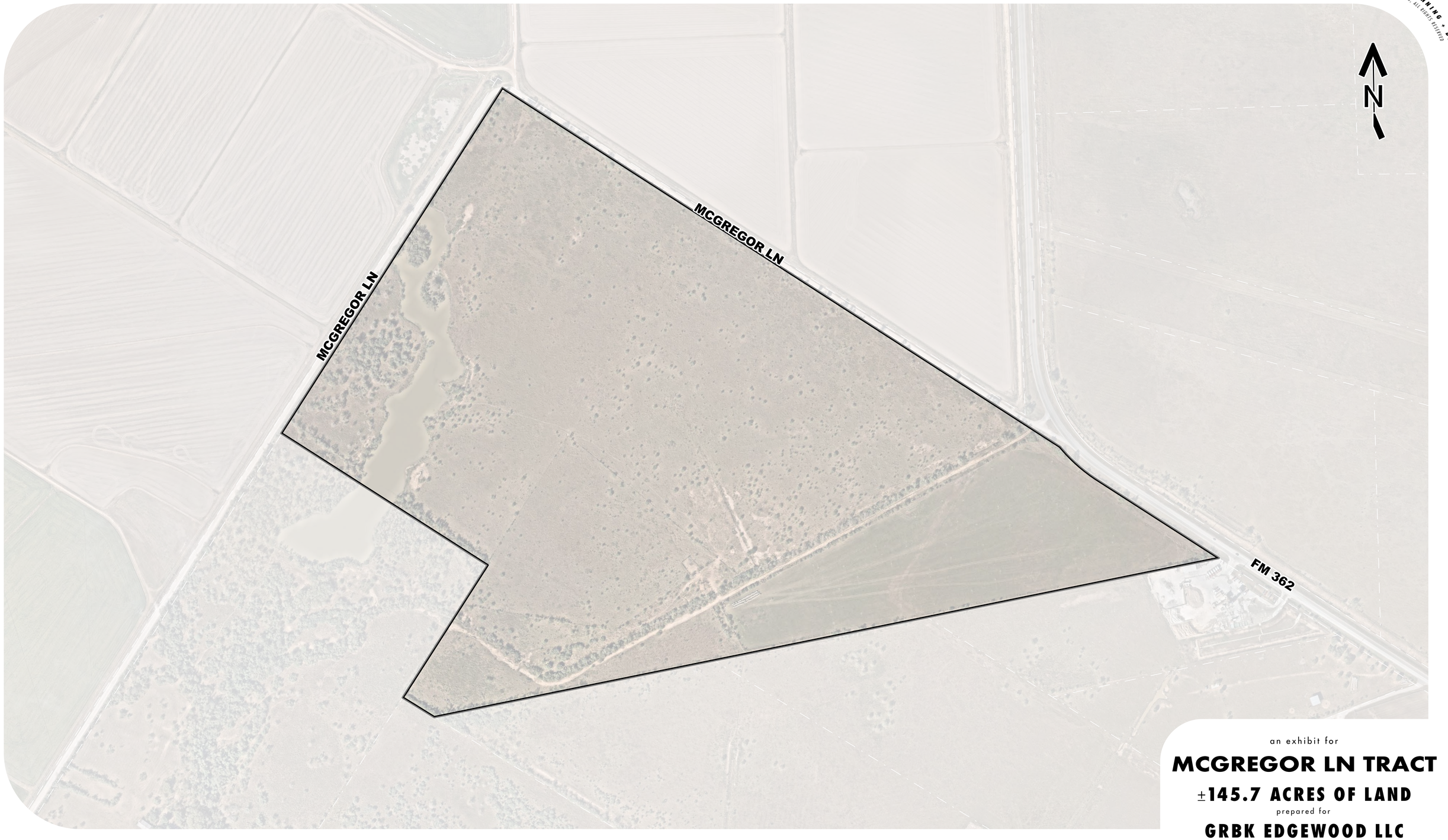

an exhibit for

MCGREGOR LN TRACT

±145.7 ACRES OF LAND

prepared for

GRBK EDGEWOOD LLC

META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 100 200 400

HOU-I-251
SEPTEMBER 26, 2025

EXHIBIT C BOUNDARY EXHIBIT

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META PLANNING + DESIGN

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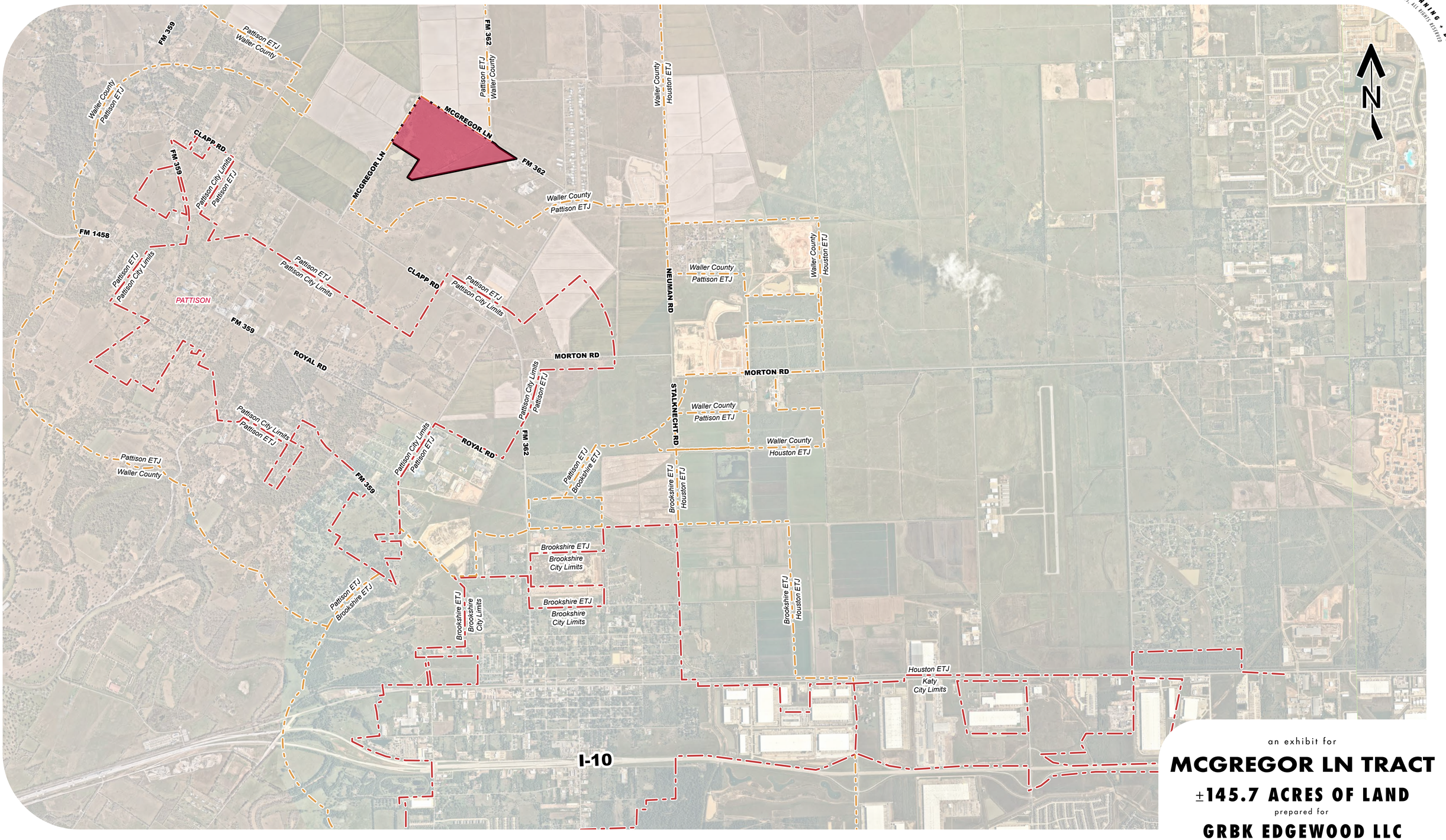

an exhibit for

MCGREGOR LN TRACT

±145.7 ACRES OF LAND

prepared for

GRBK EDGEWOOD LLC

META PLANNING + DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 600 1200 2400

HOU-I-251
SEPTEMBER 26, 2025

EXHIBIT D VICINITY EXHIBIT

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META PLANNING + DESIGN

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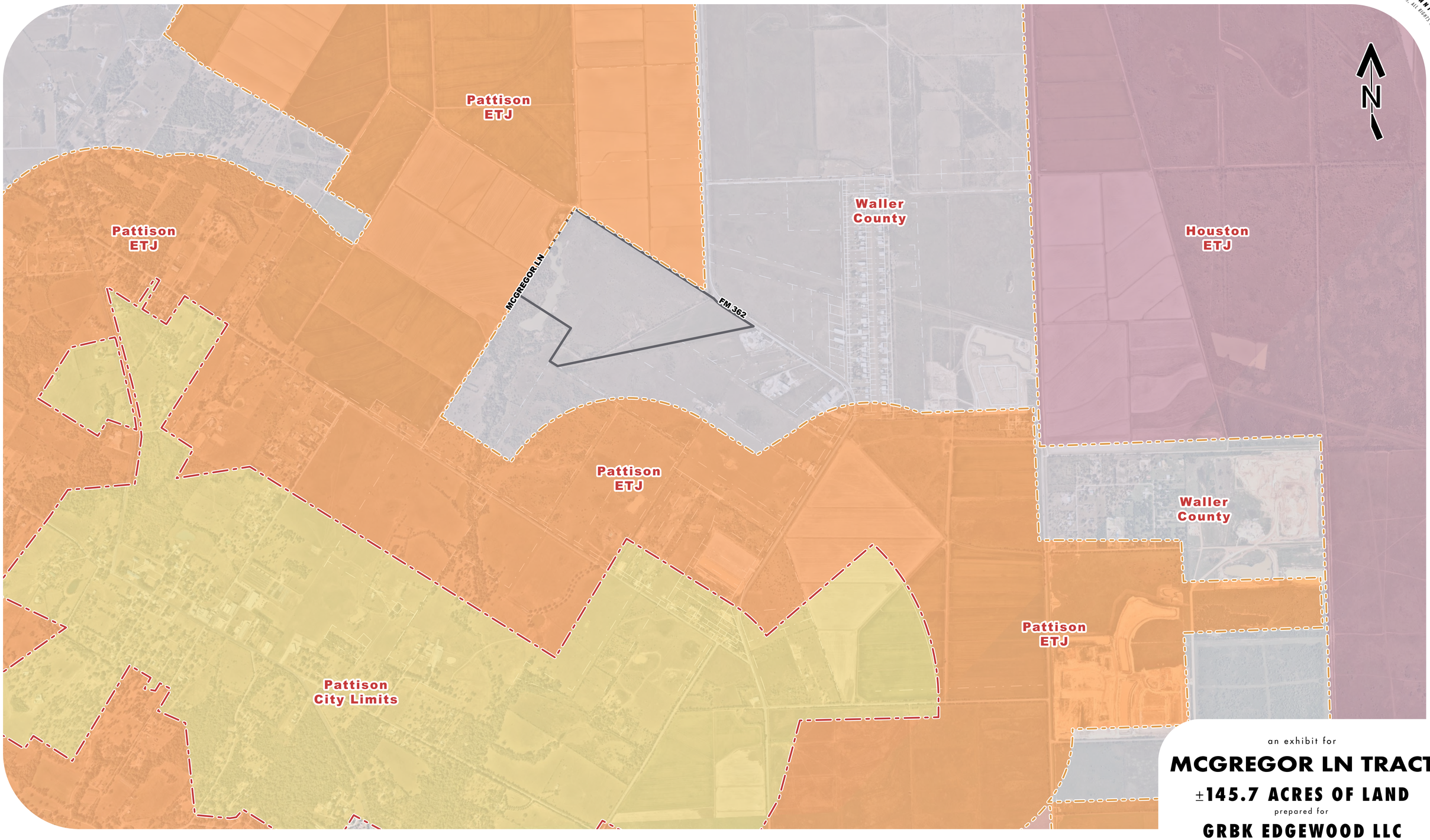

an exhibit for

MCGREGOR LN TRACT

±145.7 ACRES OF LAND

prepared for

GRBK EDGEWOOD LLC

META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 400 800 1600

HOU-I-251
SEPTEMBER 26, 2025

*ALL LOTS ARE MINIMUM 5,000 SQUARE FEET

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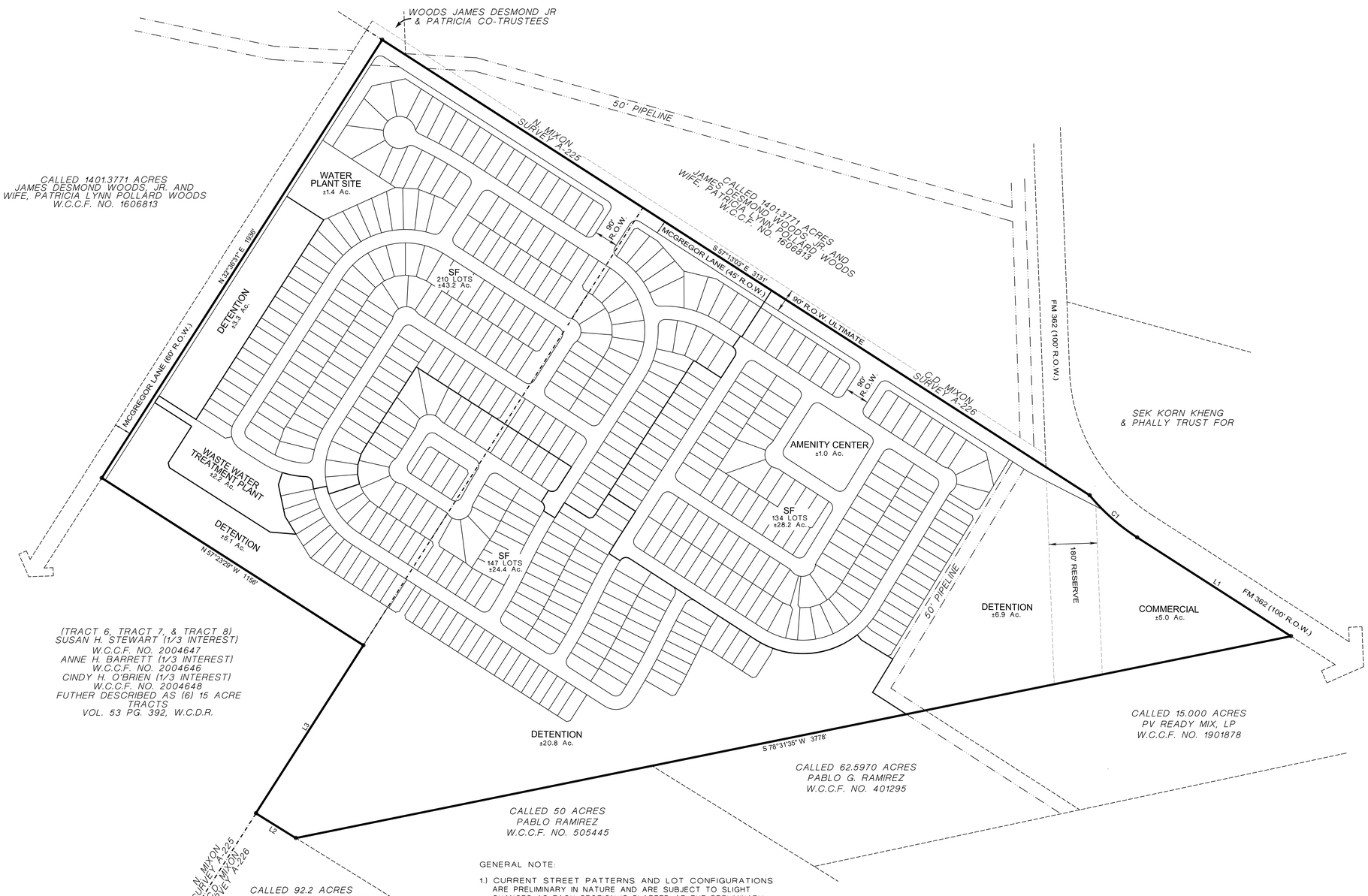
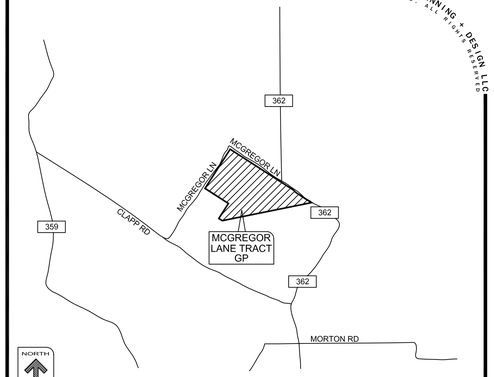
EXHIBIT E JURISDICTION EXHIBIT

META PLANNING + DESIGN



META PLANNING + DESIGN LLC



Vicinity Map (not to scale) KEYMAP 441C, 441D, 441G

NORTH

POTENTIAL LOT COUNT				
LOT TYPE	PHASE I	REMAINING	TOTAL	PERCENTAGE
40s	+/-32 LOTS	+/-108 LOTS	+/-140 LOTS	29%
45s	+/-67 LOTS	+/-185 LOTS	+/-252 LOTS	51%
50s	+/-42 LOTS	+/-56 LOTS	+/-98 LOTS	20%
TOTAL	+/-141 LOTS	+/-349 LOTS	+/-491 LOTS	100%

LOT PROJECTIONS AND PHASING MAY BE ADJUSTED BASED ON PREVAILING MARKET CONDITIONS.

CURVE TABLE:

CURVE	ARC RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	766'	17°45'29"	237'	N 48°23'36" W	237'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 57°16'20" E	680'
L2	N 58°12'35" W	175'
L3	N 32°36'31" E	743'

GENERAL NOTE:

1.) CURRENT STREET PATTERNS AND LOT CONFIGURATIONS ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO SLIGHT CHANGES AS EACH SECTION IS PLATTED AT THE PRELIMINARY LEVEL.

2.) THIS GENERAL PLAN IS SUBJECT TO A FUTURE DEVELOPMENT AGREEMENT

3.) DETAILS FOR FUTURE PHASE UPDATES MAY BE UPDATED IN GENERAL PLAN PHASE UPDATE

4.) PROPOSED VARIANCES: IN DEVELOPMENT AGREEMENT

A. LOT MINIMUM REDUCED TO 40'

B. FRONT BL OF 20' ON RADIAL LOTS

C. SIDE BL OF 10' WHERE GARAGES DO NOT HAVE ACCESS

D. 60' RADIUS ON CUL-DE-SACS

E. 250' RADIUS ON LOCAL STREET CENTER LINES

5.) ALL RIGHTS-OF-WAY ARE FIFTY FEET (50') IN WIDTH UNLESS OTHERWISE NOTED.

6.) ALL RIGHTS-OF-WAY ARE FIFTY FEET (50') IN WIDTH UNLESS OTHERWISE NOTED.

DISCLAIMER AND LIMITED WARRANTY

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF WALLER COUNTY SUBDIVISON ORDINANCE IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF HOUSTON PLANNING COMMISSION. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.

A GENERAL PLAN OF

MCGREGOR LANE TRACT

BEING 145.7± ACRES OF LAND

OUT of THE
H&T.C.R.R. CO. SURVEY, A-185
N. MIXON SURVEY, A-225
C.D. MIXON SURVEY, A-226
WALLER COUNTY, TEXAS

OWNER/DEVELOPER:
GRBK EDGEWOOD, LLC
15115 PARK ROW BLVD #125
HOUSTON, TX, 77084
469.573.6721
GREENBRICKPARTNERS.COM

ENGINEER:
WGA ENGINEERS
4526 RESEARCH FOREST DRIVE, SUITE 360
THE WOODLANDS, TX 77381
(281) 224-4721
AGEE@WGA-LLC.COM

SCALE: 1" = 200'
0 200 400

PLANNER:
META PLANNING + DESIGN
Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SEPTEMBER 25, 2025

HOU-I-251

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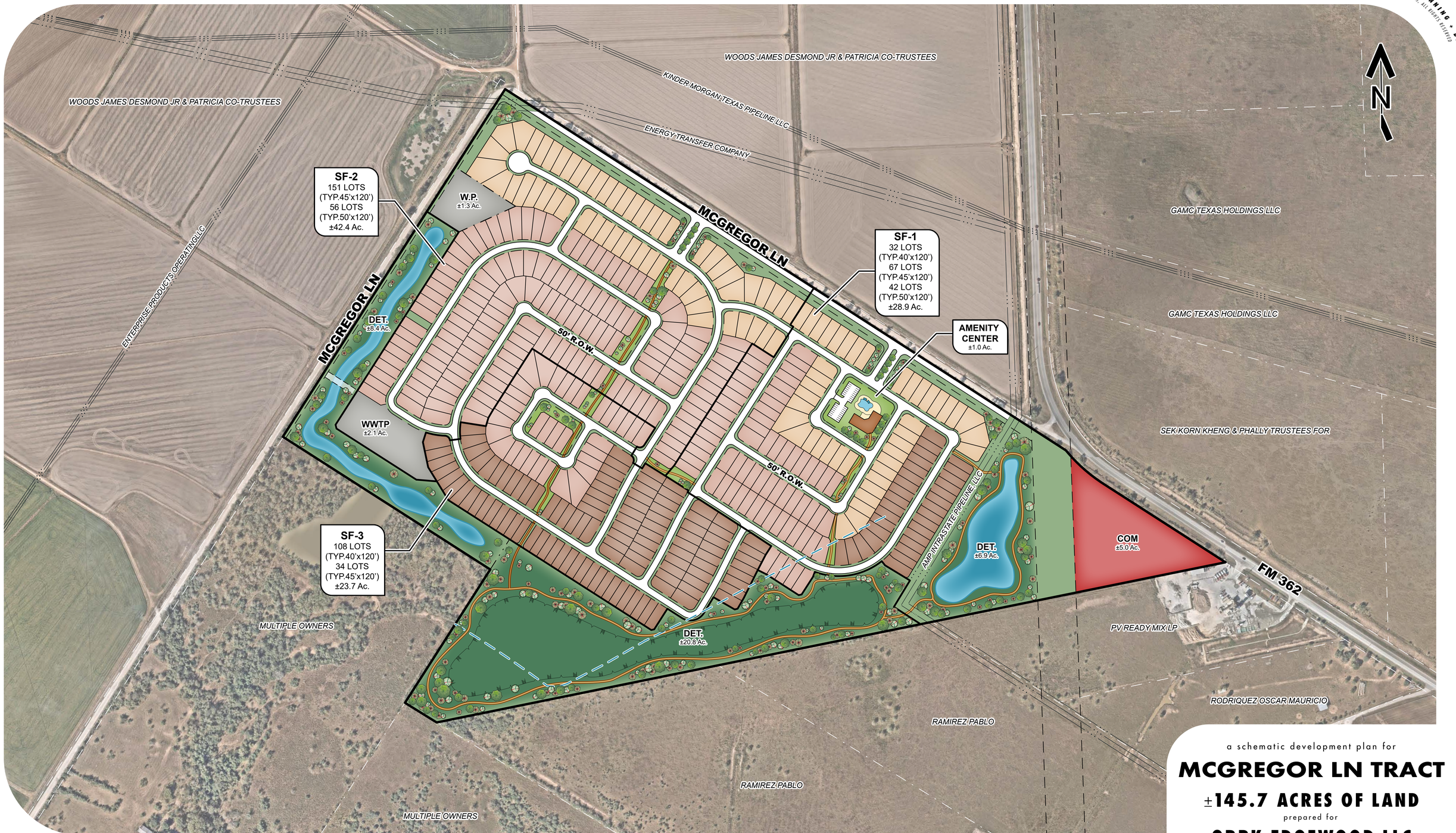

EXHIBIT G: COLORIZED LAND PLAN

*ALL LOTS ARE MINIMUM 5,000 SQUARE FEET

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LOT SUMMARY

40'x120'	140 LOTS	29%
45'x120'	252 LOTS	51%
50'x120'	98 LOTS	20%
TOTAL	**490 LOTS**	

a schematic development plan for

MCGREGOR LN TRACT

±145.7 ACRES OF LAND

prepared for

GRBK EDGEWOOD LLC

META PLANNING + DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 100 200 400

HOU-I-251
SEPTEMBER 25, 2025

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LEGEND

- FUTURE IMPROVEMENTS
- COLLECTOR STREETS (BY DEVELOPER)

an exhibit for

MCGREGOR LN TRACT

±145.7 ACRES OF LAND

prepared for

GRBK EDGEWOOD LLC

EXHIBIT H
ROADWAY IMPROVEMENT PLAN

META PLANNING + DESIGN
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 100 200 400

HOU-I-251
SEPTEMBER 26, 2025

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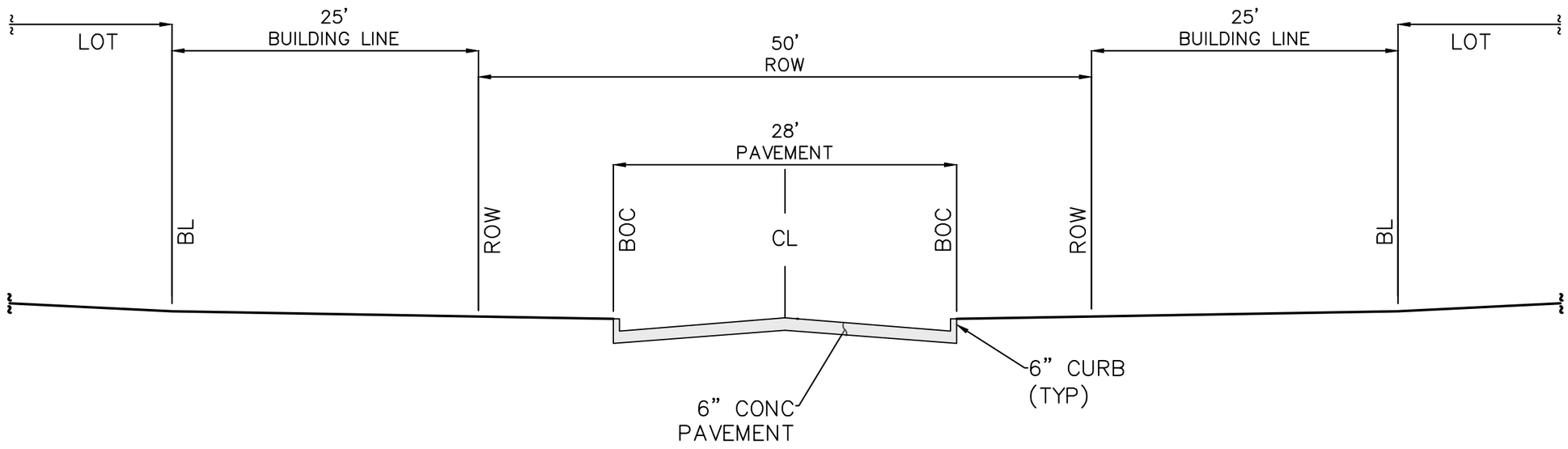

EXHIBIT TITLE:

EXHIBIT J: LOCAL STREET CROSS-SECTION (50' ROW)

LOCATION:

MCGREGOR LANE DEVELOPMENT – WALLER COUNTY, TX

DATE ISSUED:

October 3, 2025

TEXAS REGISTERED ENGINEERING FIRM F-9756
4526 Research Forest, Suite 360
The Woodlands, Texas 77381
713.789.1900

ANSI FULL BLEED B (17.00 X 11.00 INCHES)
DRAWN BY
Z:\00772 (Green Brick Partners)\001 150-AC Brookshire Due Diligence\600 CAD\540 Exhibits\2025.09.23 EXHIBIT Street Cross Sections.dwg 10/3/2025 5:59 AM AGEE

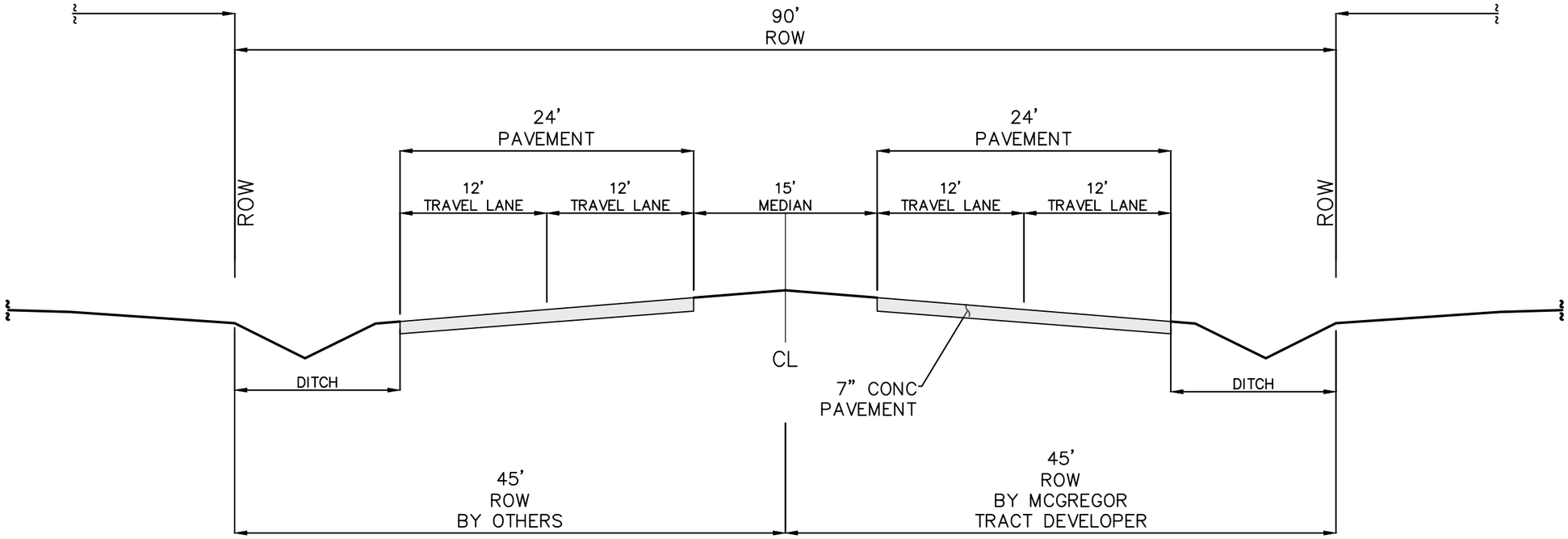

EXHIBIT TITLE:

EXHIBIT K: MCGREGOR LANE CROSS-SECTION (OPEN DITCH)

LIMTS: FM 362 to WEST ENTRANCE

LOCATION:

MCGREGOR LANE DEVELOPMENT – WALLER COUNTY, TX

DATE ISSUED:

November 17, 2025

TEXAS REGISTERED ENGINEERING FIRM F-9756
4526 Research Forest, Suite 360
The Woodlands, Texas 77381
713.789.1900

ANSI FULL BLEED B (17.00 X 11.00 INCHES)
DRAWN BY
Z:\00772 (Green Brick Partners)\001 150-AC Brookshire Due Diligence\500 CAD\540 Exhibits\2025.11.17 EXHIBIT Street Cross Sections.dwg 11/17/2025 9:26 AM AGEE

Executive Summary

The McGregor Lane Tract, a proposed 487-lot single-family detached home development, is proposed to be located on the west side of FM 362 at McGregor Lane in Waller County, Texas. The proposed site location is shown outlined in red in **Figure 1** below.

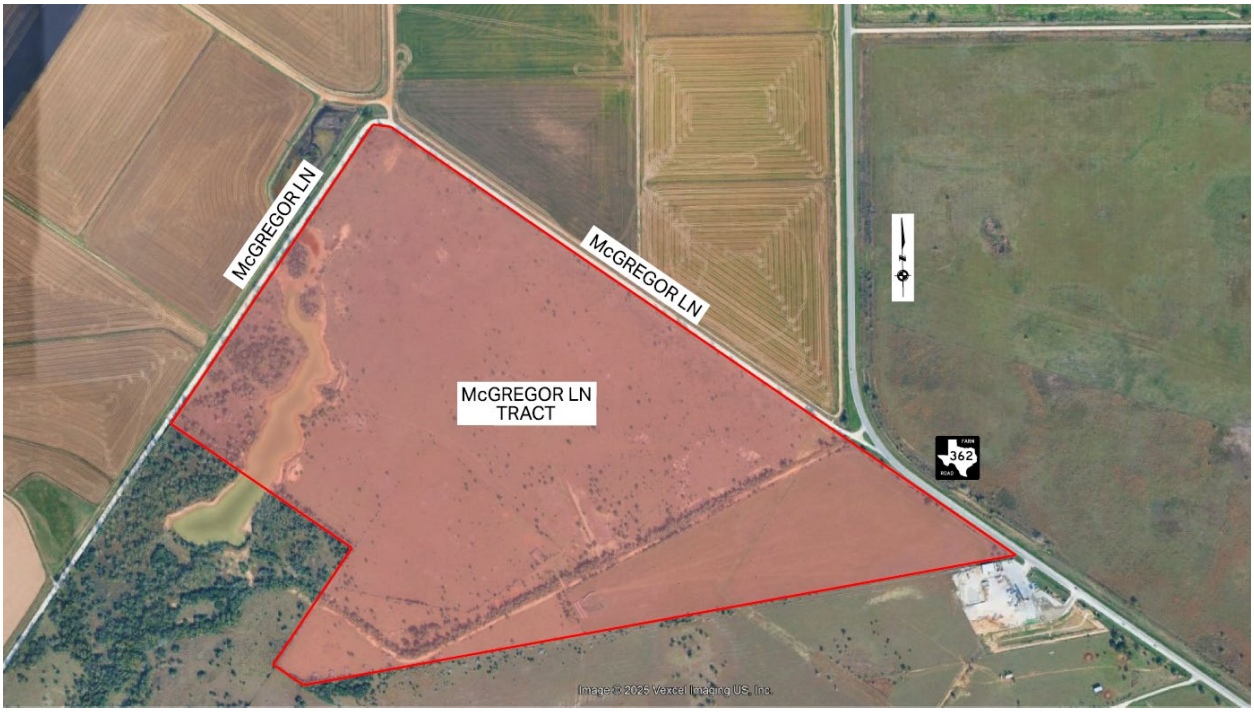

Figure 1: McGregor Lane Tract Proposed Development Location

The McGregor Lane Tract development proposes to construct 487 lots of single-family detached homes. Full buildout of the development is modeled with an ultimate buildout horizon assumed by the end of 2030. A growth rate of 5% compounded annually for five years is utilized to develop the no-build baseline conditions prior to full buildout. The existing site is currently undeveloped.

The proposed development will provide two points of proposed direct access to McGregor Lane:

- Driveway 1 at McGregor Lane – this driveway is proposed to provide full access to the development and is located approximately 2,100 feet west of FM 362.
- Driveway 2 at McGregor Lane – this driveway is proposed to provide full access to the development and is located approximately 1,000 feet west of FM 362.

The purpose of this Traffic Impact Analysis is to analyze the impacts of the McGregor Lane Tract development on the adjacent critical roadways and recommend mitigation as necessary.

SEDALCO CONSTRUCTION SERVICES

22523 Business Node Pay App #37 November 2025 (R0)

Printed 11/22/2025 2:11 PM

Item 81.

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER: Waller County

PROJECT: Waller Co. Business Node

APPLICATION NO: **37**

PERIOD TO: **30-Nov-25**

VIA ARCHITECT: BSW Architect, Inc.

ARCHITECT'S PROJECT NOS: Multiple

CONTRACT DATE: 6/1/2022

FROM CONTRACTOR: SEDALCO, INC.
4100 Fossil Creek Blvd.
Fort Worth, Tx 76137

CONTRACT FOR: New Construction

Distribution to:

x	OWNER
x	ARCHITECT
x	CONTRACTOR

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			$ 767,296.39
3. CONTRACT SUM TO DATE (Line 1 ± 2)			$ 43,821,239.39
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)			$ 41,831,319.94
5. RETAINAGE:			
a. 5 % of Construction Cost (Column D + E on G703)	$ 1,428,318.57		
b. 5 % of Stored Material (Column F on G703)	$ 0.00		
Total Retainage (Lines 5a + 5b or Total in Column I of G703)			$ 1,428,318.57
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)			$ 40,403,001.37
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)			$ 39,575,519.75
8. CURRENT PAYMENT DUE			$ **827,481.62**
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)			$ 3,418,238.02

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$42,552,289.95	$4,360.56
Total approved this Month	$0.00	$0.00
TOTALS	$42,552,289.95	$4,360.56
NET CHANGES by Change Order	$42,547,929.39	

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 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:

By: _____ Date: _____

State of TEXAS County of Waller
Subscribed and sworn to before me this day of
Notary Public:
My Commission expires:

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 . . . . . $ **827,481.62**

(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:

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
	2. Net change by Exhibits & Change Orders	$42,547,929.39	

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
Court House Design (Non-Retainage items)	$33,026.91	1	$33,026.91
Court House General Conditions (Non-Retainage items)	$179,625.63	1	$179,625.63
Court House Construction (Retainage items)	$647,188.50	0.95	$614,829.08
8. CURRENT PAYMENT DUE			$827,481.62

Total Design Cost	$33,026.91
Total Construction Cost	$794,454.71
8. CURRENT PAYMENT DUE	$827,481.62

SEDALCO CONSTRUCTION SERVICES

22523 Business Node Pay App #37 November 2025 (R0)

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: **37**
APPLICATION DATE: **11/1/2025**
PERIOD TO: **11/30/2025**
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	**0.000**	**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**
23.0	**NEW COURTHOUSE DESIGN BUILD SERVICES**														
23.1A	Courthouse Replacement Design Fees (Prog/SD	1,118,000.000	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)	0.000	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)	0.000	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	0.000	0.00	0.00	0.00	0.00	825,672.75	825,672.75	792,645.84	33,026.91	0.00	825,672.75	100%	0.00	0.00
23.2	Ex. Courthouse Demo Design Fees	0.000	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	0.000	284,999.00	284,999.00	0.00	284,999.00	242,026.00	527,025.00	92,249.75	0.00	0.00	92,249.75	18%	434,775.25	0.00
23.4	Courthouse Replacement Reimbursable Allw.	5,000.000	43,750.00	48,750.00	0.00	48,750.00	35,000.00	83,750.00	49,412.50	0.00	0.00	49,412.50	59%	34,337.50	0.00
23.5	Survey	0.000	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	0.000	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	0.000	0.00	0.00	0.00	0.00	45,100.00	45,100.00	0.00	0.00	0.00	0.00	0%	45,100.00	0.00
23.8	Design/Builder Preconstruction Services	100,000.000	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	0.000	0.00	0.00	0.00	0.00	3,309,611.00	3,309,611.00	3,177,226.56	132,384.44	0.00	3,309,611.00	100%	0.00	0.00
23.10	Mobilization (Temp. Fence, Trailer, Etc.)	0.000	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	0.000	0.00	0.00	0.00	0.00	446,540.00	446,540.00	439,379.00	0.00	0.00	439,379.00	98%	7,161.00	0.00
23.12	General Liability & Builder's Risk Insurance	0.000	0.00	0.00	0.00	0.00	297,728.00	297,728.00	285,818.88	11,909.12	0.00	297,728.00	100%	0.00	0.00
23.13	AGC Fees	0.000	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	0.000	0.00	0.00	0.00	0.00	505,348.00	505,348.00	502,786.00	0.00	0.00	502,786.00	99%	2,562.00	0.00
23.15	Design/Builder Overhead & Profit	50,310.000	46,799.00	97,109.00	0.00	97,109.00	1,666,017.00	1,763,126.00	1,639,628.81	35,332.07	0.00	1,674,960.88	95%	88,165.12	0.00
24.0	Demolition & Abatement														
24.1	Structure Demolition & Salvaged Items	0.000	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	16,925.00
24.2	3rd Party Indoor Air Monitory for Abatement	0.000	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	1,140.00
24.3	Asbestos Abatement	0.000	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	11,250.00
25.0	Sitework														
25.1	Concrete Paving (Tucker)	0.000	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	16,500.00
25.2	Concrete Sidewalks (Tucker)	0.000	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	3,500.00
25.3	Earthwork (Cannon Construction)	0.000	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	12,196.00
25.4	Erosion Control	0.000	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	1,052.40
25.5	Termite Control	0.000	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	149.75
25.6	Pavement Markings & Signage	0.000	0.00	0.00	0.00	0.00	24,515.00	24,515.00	0.00	13,483.25	0.00	13,483.25	55%	11,031.75	674.16
25.7	Fencing	0.000	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	4,430.30
25.8	Landscape / Irrigation	0.000	0.00	0.00	0.00	0.00	143,000.00	143,000.00	35,750.00	107,250.00	0.00	143,000.00	100%	0.00	7,150.00
25.9	Site Utilities (Cannon Construction)	0.000	0.00	0.00	0.00	0.00	159,573.00	159,573.00	135,637.05	23,935.95	0.00	159,573.00	100%	0.00	7,978.65
25.10	Temporary - Vehicular Access & Parking	0.000	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	0.000	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	0.000	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
26.0	Concrete Work												**90%**		
26.1	Concrete Staining	0.000	0.00	0.00	0.00	0.00	29,660.00	29,660.00	2,966.00	19,279.00	0.00	22,245.00	75%	7,415.00	1,112.25
26.2	Polished Concrete Finishes	0.000	0.00	0.00	0.00	0.00	25,319.00	25,319.00	12,659.50	6,329.75	0.00	18,989.25	75%	6,329.75	949.46
26.3	Concrete Piles (Tucker)	0.000	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	20,000.00

CONTINUATION SHEET

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PERIOD TO: **11/30/2025**
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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
26.4	Building Foundation & Slab (Tucker)	0.000	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	25,065.75
26.5	Elevated Concrete (Tucker)	0.000	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	13,750.00
26.6	Site & Parking Concrete Work (Tucker)	0.000	0.00	0.00	0.00	0.00	425,000.00	425,000.00	276,250.00	0.00	0.00	276,250.00	65%	148,750.00	13,812.50
27.0	Masonry												**100%**		
27.1	Mobilization, Submittals, Shop Drawings, & Engin	0.000	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	5,342.00
27.2	GFRC (North) (Camarata)	0.000	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	9,283.40
27.3	GFRC (East) (Camarata)	0.000	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	9,802.95
27.4	GFRC (West) (Camarata)	0.000	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	9,802.95
27.5	GFRC (South) (Camarata)	0.000	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	19,132.90
27.6	Stone Veneer (North) (Camarata)	0.000	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	28,800.00
27.7	Stone Veneer (East) (Camarata)	0.000	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	28,800.00
27.8	Stone Veneer (West) (Camarata)	0.000	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	28,800.00
27.9	Stone Veneer (South) (Camarata)	0.000	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	53,300.00
27.11	CMU (Camarata)	0.000	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	3,357.05
27.12	Mockup (Camarata)	0.000	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	1,908.75
28.0	Metals												**100%**		
28.10	Structural Steel Fabrication (MSD)	0.000	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	46,972.50
28.20	Structural Steel Erection (MSD)	0.000	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	28,840.00
28.30	Miscellaneous Steel (MSD)	0.000	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	1,250.00
28.40	Shop Drawings, Project Management (Livers)	0.000	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	5,910.65
28.50	Fabrication, Materials (Livers)	0.000	0.00	0.00	0.00	0.00	359,993.00	359,993.00	323,993.70	0.00	0.00	323,993.70	90%	35,999.30	16,199.69
28.60	Decorative Metal Railings (Livers)	0.000	0.00	0.00	0.00	0.00	134,660.00	134,660.00	121,194.00	0.00	0.00	121,194.00	90%	13,466.00	6,059.70
29.0	Carpentry & Millwork												**97%**		
29.1	Millwork & Countertops (Phoenix Millwork)	0.000	0.00	0.00	0.00	0.00	1,059,750.00	1,059,750.00	1,027,957.50	0.00	0.00	1,027,957.50	97%	31,792.50	51,397.88
30.0	Thermal & Moisture Protection														
30.1	Sprayed Insulation (LCR)	0.000	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	4,028.35
30.2	Exterior Insulation & Finish System (Pillar)	0.000	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	8,960.00
30.3	Fluid Applied Air Barrier & Sealants (TAG)	0.000	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	16,503.05
30.4	Roofing, Sheet Metal Trim, & Roof Accessories (	0.000	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	91,901.85
30.5	Applied Fire Protection (Marek Brothers)	0.000	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	9,331.00
31.0	Openings												**100%**		
31.1	Door, Frame, & Hardware Materials (Himmel's)	0.000	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	23,454.35
31.2	Door, Frame, & Hardware Installation (Himmel's)	0.000	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	2,364.90
31.3	Access Doors & Frames	0.000	0.00	0.00	0.00	0.00	10,000.00	10,000.00	4,500.00	0.00	0.00	4,500.00	45%	5,500.00	225.00
31.4	Fire-Protective Auto Smoke Curtains	0.000	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	1,745.00
32.0	Glass and Glazing System												**100%**		
32.1	Shop Drawings & Submittals (TCGC)	0.000	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	1,800.00
32.2	Aluminum Material (TCGC)	0.000	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	23,750.00
32.3	Brake Metal (TCGC)	0.000	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	2,150.00
32.4	Curtain wall (TCGC)	0.000	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	11,850.00
32.5	Storefront (TCGC)	0.000	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	4,850.00
32.6	Aluminum Wall caps (TCGC)	0.000	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	400.00
32.7	Transaction Windows (TCGC)	0.000	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	6,900.00
32.8	Glass Materials (TCGC)	0.000	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	13,600.00

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32.9	Shadow box (TCGC)	0.000	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	800.00
33.10	Equipment (TCGC)	0.000	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	3,800.00
33.11	Caulking (TCGC)	0.000	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	5,300.00
33.12	Remaining Stained Glass (Alt 3 Only)	0.000	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	6,250.00
33.13	Initial Design - Foster Stained Glass	0.000	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	1,250.00
33.0	Finishes												**100%**		
33.1	Moisture Mitigation Control (Vector)	0.000	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	1,334.40
33.2	Cold Formed Metal Framing & Drywall (SPD)	0.000	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	97,619.55
33.3	Tape & Float (SPD)	0.000	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	5,510.35
33.4	Wood Blocking (SPD)	0.000	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	4,305.00
33.5	Acoustical Ceilings (SPD)	0.000	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	7,337.35
33.6	Stretched-Fabric Ceilings (Marek Brothers)	0.000	0.00	0.00	0.00	0.00	80,015.00	80,015.00	72,013.50	8,001.50	0.00	80,015.00	100%	0.00	4,000.75
33.7	Ceramic Tile (Level 1) (Camarata)	0.000	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	7,919.75
33.8	Ceramic Tile (Level 2) (Camarata)	0.000	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	5,231.45
33.9	Ceramic Tile (Level 3) (Camarata)	0.000	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	1,284.55
34.10	Ceramic Tile (Level 4) (Camarata)	0.000	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	5,744.25
34.11	Epoxy Terrazzo (National Terrazzo)	0.000	0.00	0.00	0.00	0.00	210,300.00	210,300.00	197,682.00	12,618.00	0.00	210,300.00	100%	0.00	10,515.00
34.12	Salvage & Re-install Existing Marble Panels	0.000	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	2,573.15
34.13	Wood Flooring (All Brite)	0.000	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
34.14	Resilient & Carpet Flooring (Keller)	0.000	0.00	0.00	0.00	0.00	173,170.00	173,170.00	147,194.50	25,975.50	0.00	173,170.00	100%	0.00	8,658.50
34.15	Painting (SPD)	0.000	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	9,068.13
34.16	Wallcovering (SPD)	0.000	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	2,681.88
34.17	Floor Protection - Skudo / Ram	0.000	0.00	0.00	0.00	0.00	22,500.00	22,500.00	16,875.00	0.00	0.00	16,875.00	75%	5,625.00	843.75
34.0	Specialties & Equipment														
34.1	Signage (Benchmark)	0.000	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	4,347.35
34.2	Toilet Accessories (Built Rite)	0.000	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	1,476.50
34.3	Mobile Storage Shelving (Southwest Solutions)	0.000	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	4,491.15
34.4	Bird Control Devices (Shulte)	0.000	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	172.50
34.5	Tackboards & Tackboard Cabinets (Built Rite)	0.000	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	250.00
34.6	Cash Drawer (TCGC)	0.000	0.00	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00	0.00	5,000.00	100%	0.00	250.00
34.7	Pedestrian Gates	0.000	0.00	0.00	0.00	0.00	2,000.00	2,000.00	0.00	0.00	0.00	0.00	0%	2,000.00	0.00
34.8	Refrigerators (Built Rite)	0.000	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	1,500.00
34.9	Roller Window Shades (Capital Blinds)	0.000	0.00	0.00	0.00	0.00	33,915.00	33,915.00	0.00	28,488.60	0.00	28,488.60	84%	5,426.40	1,424.43
35.0	Conveying Systems														
35.1	Elevators (Otis)	0.000	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	23,679.80
36.0	Fire Protection System														
36.1	Fire Protection System (Texas Fire Logic)	0.000	0.00	0.00	0.00	0.00	303,660.00	303,660.00	288,477.00	0.00	0.00	288,477.00	95%	15,183.00	14,423.85
37.0	Mechanical - Plumbing												**100%**		
37.1	Below slab Sanitary	0.000	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	4,903.20
37.2	Below slab Storm	0.000	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	452.00
37.3	Above slab Sanitary	0.000	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	8,183.55
37.4	Above slab Storm	0.000	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	7,103.95
37.5	Domestic Water	0.000	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	12,343.15
37.6	Natural Gas	0.000	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	2,749.05

SEDALCO CONSTRUCTION SERVICES

22523 Business Node Pay App #37 November 2025 (R0)

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: **37**
APPLICATION DATE: **11/1/2025**
PERIOD TO: **11/30/2025**
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
37.7	Drains & Cleanouts	0.000	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	2,533.95
37.8	Carriers	0.000	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	380.30
37.9	Fixtures & punch list	0.000	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	5,352.20
37.10	Plumbing Equipment	0.000	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	10,340.10
37.11	Insulation Sub	0.000	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	2,520.00
38.0	Mechanical - HVAC												**100%**		
38.1	HVAC Mobilization, GC's, Submittals (DerryBerry	0.000	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)	0.000	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)	0.000	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)	0.000	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)	0.000	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	0.000	0.00	0.00	0.00	0.00	67,300.00	67,300.00	6,730.00	20,190.00	0.00	26,920.00	40%	40,380.00	1,346.00
39.0	Electrical Systems												**100%**		
39.01	Move-in, Supervision, Site Power	0.000	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	0.000	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	0.000	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	0.000	0.00	0.00	0.00	0.00	234,022.00	234,022.00	231,681.78	2,340.22	0.00	234,022.00	100%	0.00	11,701.10
39.05	Light Fixtures	0.000	0.00	0.00	0.00	0.00	574,742.00	574,742.00	563,247.16	11,494.84	0.00	574,742.00	100%	0.00	28,737.10
39.06	Lighting Protection	0.000	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	0.000	0.00	0.00	0.00	0.00	245,888.00	245,888.00	240,970.24	4,917.76	0.00	245,888.00	100%	0.00	12,294.40
40.0	Low Voltage Systems												**93%**		
40.1	Communications (Advanced Connections)	0.000	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	13,613.35
40.2	Audio, Video & Room Control Systems (AVI-SPL)	0.000	0.00	0.00	0.00	0.00	459,198.00	459,198.00	404,094.24	0.00	0.00	404,094.24	88%	55,103.76	20,204.71
40.3	Access Control & Video Management Systems (E	0.000	0.00	0.00	0.00	0.00	469,262.00	469,262.00	375,409.60	65,696.68	0.00	441,106.28	94%	28,155.72	22,055.31
41.0	Life Safety Systems														
41.1	Fire Alarm (Kauffman)	0.000	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
42.0	Allowances & Contingencies														
	Remaining Owner Contingency							**67,803.75**					**83%**		
42.01	ALLW #02 Additional signage at the Tax Office	0.000	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	104.61
42.02	ALLW #05 Window Shades at All Windows	0.000	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	1,016.65
42.03	ALLW 6 Clock Tower Renovations	0.000	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	267.11
42.04	ALLW #10 Additional Flagpole	0.000	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	265.00
42.05	ALLW 11 ASI 1 Dias Elevation Change	0.000	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	613.50
42.06	ALLW 15 RFI 70 Additional Terrazzo	0.000	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	2,186.15
42.07	ALLW 16 Controls at (4) County Buildings	0.000	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	2,855.90
42.08	ALLW 17 ASI 2 Roller Shades & Deal Trays	0.000	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	280.90
42.09	ALLW 18 RFI 67 Restroom Buildout	0.000	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	5,065.20
42.10	ALLW 20 RFI 60 Add redundancy fiber conduit	0.000	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	1,880.00
42.11	ALLW 25 ASI 3 Ground Transformer	0.000	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	10,457.50
42.12	ALLW 25.1 ASI 3 Owner's Contingency Items	0.000	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	1,800.00
42.13	ALLW 26 Added Tstats at Community Center	0.000	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	207.68
42.14	ALLW 29 ASI 5 Added terrazzo county seal	0.000	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	1,600.75
42.15	ALLW 040 ASI 7 Emergency Outlet Locations (O	0.000	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	5,077.35
42.16	ALLW 41 RFI 141 Access controls	0.000	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	144.03

SEDALCO CONSTRUCTION SERVICES

22523 Business Node Pay App #37 November 2025 (R0)

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: **37**
APPLICATION DATE: **11/1/2025**
PERIOD TO: **11/30/2025**
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
42.17	ALLW 43 RFI 146 Elevator Controls	0.000	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	1,511.40
42.18	ALLW 44 RFI 147 Gen monitoring	0.000	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	572.64
42.19	ALLW 054 Stained Glass	0.000	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	8,507.00
42.20	ALLW 057 RFI 109 Tax Accessor Teller Window	0.000	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	404.29
42.21	ALLW 058 RFI 183 Modification to Cupola Mainte	0.000	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	2,271.64
42.22	ALLW 060 RFI 148 Water Meter @ Community C	0.000	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	132.52
42.23	ALLW 062 RFI 114 Marque Sign	0.000	0.00	0.00	0.00	0.00	116,592.81	116,592.81	29,148.20	0.00	0.00	29,148.20	25%	87,444.61	1,457.41
42.24	ALLW 063 RFI 179 Roof Ladder	0.000	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	392.11
42.25	ALLW 064 RFI 136 Holiday Lights	0.000	0.00	0.00	0.00	0.00	25,741.00	25,741.00	15,444.60	0.00	0.00	15,444.60	60%	10,296.40	772.23
42.26	ALLW 66 RFI 150 Added Outlets for 4th floor Met	0.000	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	129.85
42.27	ALLW 67 RFI 175 Access Hatches to Trusses	0.000	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	362.61
42.28	ALLW 70 RFI 180 Added TV's on 2nd Floor	0.000	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	722.15
42.29	ALLW 77 Custom Lanterns	0.000	0.00	0.00	0.00	0.00	34,000.00	34,000.00	17,000.00	17,000.00	0.00	34,000.00	100%	0.00	1,700.00
42.30	ALLW 79 RFI 215 Added TV Infrastructure in Roo	0.000	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	194.09
42.31	ALLW 80 RFI 209 Added Sink and Millwork in Ro	0.000	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	754.56
42.32	ALLW 81 RFI 210 Room 3205 and 3rd floor Rest	0.000	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	3,739.14
42.33	ALLW 86 RFI 221 Furring @ structural Steel supp	0.000	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	205.32
42.34	ALLW 91 RFI 225 Swagit Video Systems	0.000	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	7,516.75
42.35	ALLW 92 Allowance Reconciliation	0.000	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	-9,409.13
42.36	ALLW 102 RFI 246 County Map Additions	0.000	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	262.58
42.37	B 27 Reserves to Owner Contingency	0.000	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	-5,862.32
42.39	ALLW 112 RFI 249 North Driveway Addition, Side	0.000	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	1,357.60
42.40	ALLW 114 RFI 242 Updated Landscape drawings	0.000	0.00	0.00	0.00	0.00	39,265.86	39,265.86	0.00	0.00	0.00	0.00	0%	39,265.86	0.00
42.41	ALLW 115 Temporary Time Capsule Cover	0.000	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	61.80
42.42	ALLW 116 RFI 244 5th Floor HVAC	0.000	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
42.43	ALLW 117 RFI 252 Bathroom Mirror Replacemer	0.000	0.00	0.00	0.00	0.00	13,009.00	13,009.00	0.00	13,009.00	0.00	13,009.00	100%	0.00	650.45
42.44	ALLW 118 Additional Final Clean for Grand Oper	0.000	0.00	0.00	0.00	0.00	14,620.85	14,620.85	0.00	14,620.85	0.00	14,620.85	100%	0.00	731.04
42.45	ALLW 119 Added cost for expediting lanterns	0.000	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	350.00
42.46	ALLW 120 Added Patch Cables	0.000	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	220.44
42.47	ALLW 121 Add Air filter timer to BAS	0.000	0.00	0.00	0.00	0.00	12,473.65	12,473.65	0.00	0.00	0.00	0.00	0%	12,473.65	0.00
42.48	ALLW 123 Covering of the Stained Glass	0.000	0.00	0.00	0.00	0.00	1,500.00	1,500.00	0.00	1,500.00	0.00	1,500.00	100%	0.00	75.00
42.49	ALLW 124 Stain Color Change	0.000	0.00	0.00	0.00	0.00	9,691.00	9,691.00	0.00	9,691.00	0.00	9,691.00	100%	0.00	484.55
42.50		0.000	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
42.51		0.000	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
42.52		0.000	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
42.53		0.000	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
42.54		0.000	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
	Remaining Design/Builder Contingency							**109,000.90**					**100%**		
42.51	ALLW 21 RFI 42 Lobby Window Discrepancy	0.000	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	64.40
42.52	ALLW 22 ASI 2 Revised Dias & plumbing	0.000	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	3,100.75
42.53	ALLW 23 ASI 3 oil separator & roof drains change	0.000	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	2,601.15
42.54	ALLW 24 RFI 27 Door Hardware Changes	0.000	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	1,910.80
42.55	ALLW 27 ASI 4 Add wood trim around columns	0.000	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	1,731.15
42.56	ALLW 28 ASI 5 Enlarged Site Ramps	0.000	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	2,329.91

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: **37**
APPLICATION DATE: **11/1/2025**
PERIOD TO: **11/30/2025**
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 31 RFI 91 VAV Clarification	0.000	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	324.00
42.58	ALLW 32 Storefront changes @ elevations B,D, &	0.000	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	2,000.00
42.59	ALLW 33 Temp sidewalks	0.000	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	436.00
42.60	ALLW 034 Stars on the railings	0.000	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	1,211.75
42.61	ALLW 35 ASI 6	0.000	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	-322.24
42.62	ALLW 37 RFI #104 Added Dowels & Rebar	0.000	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	787.40
42.63	ALLW 39 RFI 117 Cupula Shift Clarification	0.000	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	2,087.70
42.64	ALLW 042 RFI 118 Change to continuous hinges	0.000	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	193.20
42.65	ALLW 45 RFI 162 Plumbing Chase and Ductwork	0.000	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	1,112.18
42.66	ALLW 46 RFI 140 Millwork, Handrail, Steel Confli	0.000	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	650.00
42.67	ALLW 47 RFI 152 Shaft Wall Requirements	0.000	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	144.14
42.68	ALLW 49 RFI 160 VAV 3-09	0.000	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	471.90
42.69	ALLW 50 RFI 121 Vault Door Specification	0.000	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	147.20
42.70	ALLW 51 Custom Caulk Color	0.000	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	324.58
42.71	ALLW 52 RFI 177 GFRC Caulk Joint	0.000	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	489.41
42.72	ALLW 53 RFI 172 Power To Flush Valves	0.000	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	759.40
42.73	ALLW 55 RFI 155 Stained Glass Dimension Char	0.000	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	1,014.20
42.74	ALLW 56 RFI 176 Cupola Lintel at Wrong Elevati	0.000	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	856.45
42.75	ALLW 061 RFI 173 Exhaust Fan Missing Circuit	0.000	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	452.55
42.76	ALLW 68 RFI 174 Decking over Trusses	0.000	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	95.52
42.77	ALLW 71 RFI 194 Confirmation of TPO at back o	0.000	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	342.10
42.78	ALLW 72 RFI 196 Additional Spray Foam at Roof	0.000	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	631.25
42.79	ALLW 74 RFI 171 Octagonal Towers Interior Cor	0.000	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	378.00
42.80	ALLW 75 RFI 184 Tax Accessor Teller Windows	0.000	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	491.13
42.81	ALLW 76 RFI 199 Truss Octagonal Tower tie in	0.000	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	1,184.01
42.82	ALLW 78 RFI 205 Room 1104 and 1105 Curtain	0.000	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	443.99
42.83	ALLW 82 Added Aluminum Doors	0.000	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	326.66
42.84	ALLW 83 RFI 202 East and West side of Rooftop	0.000	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	459.15
42.85	ALLW 84 RFI 218 Roof Flashing around the pent	0.000	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	448.66
42.86	ALLW 85 Front Entrance Interior side of Vestibule	0.000	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	377.22
42.87	ALLW 89 Elevator Usage Fee - Construction Pha	0.000	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	450.00
42.88	ALLW 90 Ductwork Connection Conflict with Fur	0.000	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	225.43
42.89	ALLW 93 RFI 231 2nd Floor Lobby Post	0.000	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	915.55
42.90	ALLW 94 RFI 226 Truss-Stone tie in at South Ele	0.000	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	1,728.30
42.91	ALLW 95 RFI 228 Additional AV Questions from	0.000	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	679.37
42.92	ALLW 96 RFI 248 Visual Display Clarification	0.000	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	140.47
42.93	ALLW 98 RFI 233 Drainage for back porch clarifi	0.000	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	295.60
42.94	ALLW 99 RFI 240 Additional Knox box Location	0.000	0.00	0.00	0.00	0.00	904.20	904.20	904.20	0.00	0.00	904.20	100%	0.00	45.21
42.95	ALLW 100 RFI 237 Adding additional Ice Machine	0.000	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	561.52
42.96	ALLW 101 Elevator Cab Operation for Fire Taping	0.000	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	115.40
42.97	ALLW 103 RFI 243 5th Floor Mech. Chase Fall H	0.000	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	132.60
42.98	ALLW 104 RFI 250 Chair Rail & Window Mullion	0.000	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	59.16
42.99	ALLW 106 RFI 230 HVAC Condensate Drains	0.000	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	996.45
42.100	ALLW 107 Elevator Reinspection	0.000	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	225.00

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

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Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **37**
APPLICATION DATE: **11/1/2025**
PERIOD TO: **11/30/2025**
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
42.101	ALLW 108 Elevator Reinspection # 2	0.000	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
42.102	ALLW 109 RFI 235 Roof Doors 5001 A&B	0.000	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	587.59
42.103	ALLW 110 RFI 94 Door Stain and Clarification	0.000	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	60.00
42.104	ALLW 111 RFI 245 Water Intrusion Concerns at I	0.000	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	229.08
42.105	ALLW 113 Deal Drawer Change	0.000	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	72.29
42.106	CC 5 RFI 262 Temp Door	0.000	0.00	0.00	0.00	0.00	4,258.25	4,258.25	1,064.56	0.00	0.00	1,064.56	25%	3,193.69	53.23
42.107	CC 6 Boring for landscape Drawings	0.000	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	295.00
42.108	ALLW 117 RFI 252 Bathroom Mirror Replacemer	0.000	0.00	0.00	0.00	0.00	16,866.00	16,866.00	0.00	16,866.00	0.00	16,866.00	100%	0.00	843.30
42.109	CC 7 RFI 261 SFI-11 and SFI-14 Overhang at De	0.000	0.00	0.00	0.00	0.00	400.00	400.00	0.00	400.00	0.00	400.00	100%	0.00	20.00
42.110	CC 8 Install wire harness in frames	0.000	0.00	0.00	0.00	0.00	1,558.25	1,558.25	0.00	1,558.25	0.00	1,558.25	100%	0.00	77.91
42.111	CC 9 RFI 267 Fiber Housing Location in AV Roor	0.000	0.00	0.00	0.00	0.00	644.00	644.00	0.00	644.00	0.00	644.00	100%	0.00	32.20
42.112		0.000	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
42.113		0.000	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
42.114		0.000	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
42.115		0.000	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
42.116		0.000	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
42.117		0.000	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
	Remaining County Seal Allowance							**0.00**					**100%**		
42.101	ALLW 30 County Seal, Cast Bronze	0.000	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	1,799.40
42.102	ALLW 92 Allowance Reconciliation	0.000	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	700.60
42.110	**Remaining Asbestos Abatement Allowance**							**28,307.00**					**100%**		
42.111	ALLW 1 Abatement of roof flashing	0.000	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	723.50
42.112	ALLW 12 - Additional Air Monitoring	0.000	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	350.00
42.113	ALLW 19 - Owner Notification Fee	0.000	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	165.35
42.114	ALLW 92 Allowance Reconciliation	0.000	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	1,095.80
	Remaining Existing Foundation Conflict							**0.00**					**100%**		
42.121	ALLW 92 Allowance Reconciliation	0.000	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	1,250.00
	Remaining Overhead Support for Cleaning							**0.00**					**100%**		
42.131	ALLW 58 RFI 183 Modification to Cupola Mainter	0.000	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
	Remaining Mock-up Allowance							**0.00**					**100%**		
42.141	ALLW 92 Allowance Reconciliation	0.000	0.00	0.00	0.00	0.00	25,000.00	25,000.00	0.00	25,000.00	0.00	25,000.00	100%	0.00	1,250.00
	Remaining Decorative Bollard Allowance							**-6,400.00**					**100%**		
42.151	ALLW 3 Contract Decorative Bollards	0.000	0.00	0.00	0.00	0.00	29,400.00	29,400.00	14,700.00	14,700.00	0.00	29,400.00	100%	0.00	1,470.00
	Remaining Permit Comment							**0.00**					**100%**		
42.161	ALLW 13 ASI 1 Changes per City (Civil)	0.000	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	2,047.35
42.162	ALLW 59 Water line Exploration	0.000	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	1,653.72
42.163	ALLW 88 RFI 220 City Comments	0.000	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	88.20
42.164	ALLW 92 Allowance Reconciliation	0.000	0.00	0.00	0.00	0.00	24,214.64	24,214.64	49,214.64	-25,000.00	0.00	24,214.64	100%	0.00	1,210.73
	Remaining Relocate Memorial Tree							**0.00**					**100%**		
42.171	Contract Reallocate, store, maintain, and replant	0.000	0.00	0.00	0.00	0.00	10,000.00	10,000.00	5,000.00	5,000.00	0.00	10,000.00	100%	0.00	500.00
	Remaining Water Meter / Backflow							**0.00**					**100%**		
42.181	ALLW 59 Water line Exploration	0.000	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	1,250.00
	Remaining Paving repairs Allowance							**115,081.25**					**100%**		
42.191	ALLW 122 Paving Repairs	0.000	0.00	0.00	0.00	0.00	97,968.75	97,968.75	0.00	97,968.75	0.00	97,968.75	100%	0.00	4,898.44

SEDALCO
CONSTRUCTION SERVICES

22523 Business Node Pay App #37 November 2025 (R0)

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: **37**
APPLICATION DATE: **11/1/2025**
PERIOD TO: **11/30/2025**
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
42.192		0.000	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
	Remaining DAS / ERRCS Allowance							**0.00**					**71%**		
42.201	ASI 9 RFI #139 ERRCS (DAS)	0.000	0.00	0.00	0.00	0.00	48,910.00	48,910.00	0.00	34,237.00	0.00	34,237.00	70%	14,673.00	1,711.85
42.102	ALLW 92 Allowance Reconciliation	0.000	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	54.50
	Remaining DAS / Cellular System							**0.00**					**82%**		
42.201	ASI 9 RFI #139 Cellular (DAS)	0.000	0.00	0.00	0.00	0.00	108,321.00	108,321.00	10,832.10	64,992.60	0.00	75,824.70	70%	32,496.30	3,791.24
42.102	ALLW 92 Allowance Reconciliation	0.000	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	3,847.50
43.0	**Change Orders to Exhibit I**												**0%**		
43.1	Change Order No. 1	0.000	0.00	0.00	0.00	0.00	402,374.00	402,374.00	0.00	0.00	0.00	0.00	0%	402,374.00	0.00
	NEW COURTHOUSE TOTALS	**1,273,310.000**	**1,130,528.00**	**2,403,838.00**	**0.00**	**2,403,838.00**	**38,713,873.10**	**41,445,974.00**	**38,596,213.51**	**859,841.04**	**0.00**	**39,456,054.55**	**95%**	**1,989,919.45**	**1,428,318.57**
	Contract Total	**1,273,310.000**	**1,315,059.00**	**2,588,369.00**	**1,825,812.00**	**4,779,103.39**	**38,713,873.10**	**43,821,239.39**	**40,971,478.90**	**859,841.04**	**0.00**	**41,831,319.94**	**95%**	**1,989,919.45**	**1,428,318.57**

SEDALCO
CONSTRUCTION SERVICES

Waller County Design Build Overview

Date: 11/22/2025	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**

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice : 13016

To Owner : Waller County
836 Austin Street, Suite 103

Hempstead TX 77445

From Contractor : SEDALCO, INC.
4100 Fossil Creek Blvd.
Fort Worth TX 76137

Contract For : New Construction

Project : 23543. Waller County 506
Upgrades & Modular Building

Via Architect : Brinkley Sargent Wiginton Arch

Application No. : 21
Period To : 11/30/2025
Project Nos : 22108.04

Contract Date : 11/7/2023

Distribution to :
- ☒ Owner
- ☒ Architect
- ☐ Contractor
- ☐
- ☐

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**		$230,921.00
2. **NET CHANGE BY CHANGE ORDERS**		$3,822,786.00
3. **CONTRACT SUM TO DATE**		$4,053,707.00
4. **TOTAL COMPLETED AND STORED TO DATE**		$3,791,732.93
5. **RETAINAGE:**		
a. 4.45% of Completed Work	$168,773.68	
b. 0.00% of Stored Material	$0.00	
Total Retainage		$168,773.68
6. **TOTAL EARNED LESS RETAINAGE**		$3,622,959.25
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT**		$3,484,071.75
8. **CURRENT PAYMENT DUE**		$138,887.50
9. **BALANCE TO FINISH, PLUS RETAINAGE**		$430,747.75

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$3,822,786.00	$0.00
Total approved this month	$0.00	0.00
TOTALS	$3,822,786.00	$0.00
NET CHANGE by Change Orders		**$3,822,786.00**

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: _____ Date: 11/25/2025

State of: Texas County of: Tarrant
Subscribed and sworn to before me this 25th day of November 2025

Notary Public: Stephanie Castro
My Commission expires: 12/26/27

STEPHANIE CASTRO
Notary Public
STATE OF TEXAS
Notary ID # 134690397
My Comm. Exp. December 26, 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.

AMOUNT CERTIFIED $138,887.50

(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 Arch

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.

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: **21**
APPLICATION DATE: **1-Nov-25**
PERIOD TO: **30-Nov-25**
ARCHITECT'S PROJECT NO.: **22108.04**

A	B	C			D	E	F	G		H	I
ITEM NO.	DESCRIPTION	SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT H 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
1	Waller County 506 Upgrades & Modular Building Design										
1.1	BSW Design Fees	203,800.00	194,272.00	398,072.00	398,072.00	0.00		398,072.00	100%	0.00	0.00
1.2	506 Reimbursable Allowance (per Exhibit J)	10,000.00	5,000.00	15,000.00	1,066.17	0.00		1,066.17	7%	8,933.83	0.00
1.3	Preconstruction Services (per Exhibit G)	7,500.00	0.00	7,500.00	7,500.00	0.00		7,500.00	100%	0.00	0.00
1.4	OH&P (Design)	9,621.00	0.00	9,621.00	9,621.00	0.00		9,621.00	100%	0.00	0.00
2	General Field Expenses										
2.1	General Conditions	0.00	742,947.00	742,947.00	735,517.53	3,500.00		739,017.53	99%	3,929.47	36950.88
2.2	Insurance	0.00	20,636.00	20,636.00	20,636.00	0.00		20,636.00	100%	0.00	1031.80
2.3	Subcontractor Bonds/SDI	0.00	37,013.00	37,013.00	37,013.00	0.00		37,013.00	100%	0.00	1850.65
2.3	Payment & Performance Bonds	0.00	59,054.00	59,054.00	59,054.00	0.00		59,054.00	100%	0.00	2952.70
2.4	Mobilization & Temporary Construction Facilities	0.00	40,000.00	40,000.00	40,000.00	0.00		40,000.00	100%	0.00	2000.00
2.5	Final Clean	0.00	9,421.00	9,421.00	0.00	9,421.00		9,421.00	100%	0.00	471.05
2.6	OH&P (Construction)	0.00	146,830.00	146,830.00	132,758.80	5,500.00		138,258.80	94%	8,571.20	6912.94
3	Civil & Site Improvements										
3.1	SWPPP	0.00	16,510.00	16,510.00	16,510.00	0.00		16,510.00	100%	0.00	825.50
3.2	Site Utilities - Joe Kuciemba	0.00	31,920.00	31,920.00	30,170.00	1,750.00		31,920.00	100%	0.00	1596.00
3.3	Site Utilities - Justice Center	0.00	109,990.00	109,990.00	109,990.00	0.00		109,990.00	100%	0.00	5499.50
3.4	Dirt Work - Joe Kuciemba	0.00	67,440.00	67,440.00	0.00	67,440.00		67,440.00	100%	0.00	3372.00
3.5	Dirt Work - Justice Center	0.00	120,600.00	120,600.00	120,600.00	0.00		120,600.00	100%	0.00	6030.00
3.6	Concrete - Joe Kuciemba	0.00	81,978.00	81,978.00	81,978.00	0.00		81,978.00	100%	0.00	4098.90
3.7	Concrete - Justice Center	0.00	221,440.00	221,440.00	221,440.00	0.00		221,440.00	100%	0.00	11072.00
3.8	Asphalt - Joe Kuciemba	0.00	78,664.00	78,664.00	0.00	0.00		0.00	0%	78,664.00	0.00
3.9	Asphalt - Justice Center	0.00	117,996.00	117,996.00	117,996.00	0.00		117,996.00	100%	0.00	5899.80
3.10	Pavement Markings - Joe Kuciemba	0.00	8,610.00	8,610.00	0.00	0.00		0.00	0%	8,610.00	0.00
3.11	Pavement Markings - Justice Center	0.00	5,230.00	5,230.00	5,230.00	0.00		5,230.00	100%	0.00	261.50
4	Permanent Fencing										
4.1	Chain Link Fencing & Gates - Joe Kuciemba	0.00	19,686.00	19,686.00	19,686.00	0.00		19,686.00	100%	0.00	984.30
4.2	Chain Link Fencing & Gates - Justice Center	0.00	45,934.00	45,934.00	45,934.00	0.00		45,934.00	100%	0.00	2296.70
5	Modular Building Accessories										
5.1	Milestone Payment #1 - 20% Due at Signing	0.00	53,797.80	53,797.80	53,797.80	0.00		53,797.80	100%	0.00	2689.89
5.2	Milestone Payment #2 - 20% Due at Start of Work	0.00	53,797.80	53,797.80	53,797.80	0.00		53,797.80	100%	0.00	2689.89
5.3	Milestone Payment #3 - 10% at Start of Decks, Ramps, Steps & Fencing Work at (2) 24x60 Units	0.00	26,898.90	26,898.90	26,898.90	0.00		26,898.90	100%	0.00	1344.95
5.4	Milestone Payment #4 - 15% at Substantial Completion of (2) 24x60 Units	0.00	40,348.35	40,348.35	40,348.35	0.00		40,348.35	100%	0.00	2017.42
5.5	Milestone Payment #5 - 10% at Start of Decks, Ramps, Steps & Fencing Work at Triple & Quadruple Wide Units	0.00	26,898.90	26,898.90	26,898.90	0.00		26,898.90	100%	0.00	1344.95
5.6	Milestone Payment #6 - 15% at Substantial Completion of Triple & Quadruple Wide Units	0.00	40,348.35	40,348.35	40,348.35	0.00		40,348.35	100%	0.00	2017.42
5.7	Milestone Payment #7 - 10% at Substantial Completion of Project	0.00	26,898.90	26,898.90	0.00	26,898.90		26,898.90	100%	0.00	1344.95
6	Roofing										
6.1	Roofing - Justice Center	0.00	20,898.00	20,898.00	20,898.00	0.00		20,898.00	100%	0.00	1044.90
7	Doors and Hardware										
7.1	Doors, Frames & Hardware - Justice Center	0.00	3,750.00	3,750.00	3,750.00	0.00		3,750.00	100%	0.00	187.50

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

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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: **21**
APPLICATION DATE: **1-Nov-25**
PERIOD TO: **30-Nov-25**
ARCHITECT'S PROJECT NO.: **22108.04**

A	B	C			D	E	F	G		H	I
ITEM NO.	DESCRIPTION	SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT H 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
8	Glass & Glazing										
8.1	Storefront Frame & Glass	0.00	44,800.00	44,800.00	44,800.00	0.00		44,800.00	100%	0.00	2240.00
8.2	Window Film	0.00	7,500.00	7,500.00	7,500.00	0.00		7,500.00	100%	0.00	375.00
9	Finishes										
9.1	Metal Stud Framing & Gyp. Board	0.00	26,003.00	26,003.00	25,903.00	0.00		25,903.00	100%	100.00	1295.15
9.2	Acoustical Ceilings & Linear Metal Ceilngs	0.00	46,274.00	46,274.00	46,274.00	0.00		46,274.00	100%	0.00	2313.70
9.3	Painting	0.00	8,950.00	8,950.00	8,950.00	0.00		8,950.00	100%	0.00	447.50
9.4	Floor Protection	0.00	15,000.00	15,000.00	7,473.00	0.00		7,473.00	50%	7,527.00	373.65
9.5	Dancefloor Scaffolding	0.00	32,888.00	32,888.00	16,444.00	16,444.00		32,888.00	100%	0.00	1644.40
10	Plumbing										
10.1	Plumbing - Joe Kuciemba	0.00	21,420.00	21,420.00	21,420.00	0.00		21,420.00	100%	0.00	1071.00
10.2	Plumbing - Justice Center	0.00	39,780.00	39,780.00	39,780.00	0.00		39,780.00	100%	0.00	1989.00
11	Mechanical (HVAC)										
11.1	Mechanical Demolition	0.00	5,000.00	5,000.00	5,000.00	0.00		5,000.00	100%	0.00	250.00
11.2	Equipment - Material	0.00	111,700.00	111,700.00	111,700.00	0.00		111,700.00	100%	0.00	5585.00
11.3	Equipment - Labor	0.00	54,600.00	54,600.00	54,600.00	0.00		54,600.00	100%	0.00	2730.00
11.4	Ductwork - Material	0.00	81,150.00	81,150.00	81,150.00	0.00		81,150.00	100%	0.00	4057.50
11.5	Ductwork - Labor	0.00	27,050.00	27,050.00	27,050.00	0.00		27,050.00	100%	0.00	1352.50
11.6	Test and Balance	0.00	4,034.00	4,034.00	4,034.00	0.00		4,034.00	100%	0.00	201.70
12	Electrical										
12.1	Electrical - Joe Kuciemba	0.00	76,566.00	76,566.00	76,566.00	0.00		76,566.00	100%	0.00	3828.30
12.2	Electrical - Justice Center	0.00	214,386.00	214,386.00	214,386.00	0.00		214,386.00	100%	0.00	10719.30
12.3	Site Electrical - Justice Center	0.00	15,313.00	15,313.00	15,313.00	0.00		15,313.00	100%	0.00	765.65
13	Access Control										
13.1	Access Control - Joe Kuciemba	0.00	17,435.00	17,435.00	17,435.00	0.00		17,435.00	100%	0.00	871.75
13.2	Access Control - Justice Center	0.00	40,683.00	40,683.00	40,683.00	0.00		40,683.00	100%	0.00	2034.15
14	**Allowances & Contigencies**										
14.1.O	**Owner's Contingency - Original**	**0.00**	**[129,969.00]**	**[129,969.00]**	**0.00**	**0.00**		**0.00**	**0%**	**0.00**	**0.00**
14.1.1	Allowance #6 - Overrun of Budget for Data @ Modulars	0.00	34,148.00	34,148.00	34,148.00	0.00		34,148.00	100%	0.00	1707.40
14.1.2	Allowance #8 - Justice Center - Dirtwork for BOXX Mobility	0.00	27,930.00	27,930.00	27,930.00	0.00		27,930.00	100%	0.00	1396.50
14.1.3	Allowance #9 - UES Invoices (February & March)	0.00	5,922.50	5,922.50	5,922.50	0.00		5,922.50	100%	0.00	296.13
14.1.4	Allowance #10 - BOXX Remobilization	0.00	2,786.56	2,786.56	2,786.56	0.00		2,786.56	100%	0.00	139.33
14.1.5	Allowance #7 - Add for Fiber Lines for Justice Center Sliding Gates	0.00	10,954.56	10,954.56	10,954.56	0.00		10,954.56	100%	0.00	547.73
14.1.6	Allowance #14 - Added Card Reader at Joe Kuciemba	0.00	1,487.63	1,487.63	1,487.63	0.00		1,487.63	100%	0.00	74.38
14.1.7	Allowance #16 - Pick Plates for Doors @ Modulars	0.00	1,010.44	1,010.44	1,010.44	0.00		1,010.44	100%	0.00	50.52
14.1.8	Allowance #17 - UES Invoices (June & July)	0.00	5,872.00	5,872.00	5,872.00	0.00		5,872.00	100%	0.00	293.60
14.1.9	Allowance #20 - RFI #41 - Justice Center - West Side Fencing	0.00	5,850.00	5,850.00	5,850.00	0.00		5,850.00	100%	0.00	292.50
14.1.10	Allowance #19 - Lattice Work @ Decks and Ramps	0.00	14,355.34	14,355.34	14,355.34	0.00		14,355.34	100%	0.00	717.77

CONTINUATION SHEET

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PERIOD TO: **30-Nov-25**
ARCHITECT'S PROJECT NO.: **22108.04**

A	B	C			D	E	F	G		H	I
ITEM NO.	DESCRIPTION	SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT H 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
14.1.11	Allowance #24 - Credit for Lattice Material	0.00	(1,381.64)	(1,381.64)	(1,381.64)	0.00		(1,381.64)	100%	0.00	-69.08
14.1.R	**Owner's Contingency - Remaining**	**0.00**	**21,033.61**	**21,033.61**	**0.00**	**0.00**		**0.00**	**100%**	**21,033.61**	**0.00**
14.2.O	**Design-Builder Contingency - Original**	**0.00**	**[97,477.00]**	**[97,477.00]**	**0.00**	**0.00**		**0.00**	**0%**	**0.00**	**0.00**
14.2.1	CC #2 - ASI #1 - Sidewalk Demo & Pour Back @ Justice Center	0.00	9,730.00	9,730.00	9,730.00	0.00		9,730.00	100%	0.00	486.50
14.2.2	CC #1 - RFI #20 - Existing Gas Line Relocations	0.00	39,135.00	39,135.00	39,135.00	0.00		39,135.00	100%	0.00	1956.75
14.2.3	CC #4 - Dailey Co. Changes	0.00	7,928.00	7,928.00	7,928.00	0.00		7,928.00	100%	0.00	396.40
14.2.4	CC #3 - Door Hardware Match (RFI #24)	0.00	2,764.00	2,764.00	2,764.00	0.00		2,764.00	100%	0.00	138.20
14.2.5	CC #6 - Curtainwall Threshold	0.00	368.00	368.00	368.00	0.00		368.00	100%	0.00	18.40
14.2.6	CC #10 - Plumbing Under 4X	0.00	2,235.00	2,235.00	2,235.00	0.00		2,235.00	100%	0.00	111.75
14.2.7	CC #5 - HVAC Controls	0.00	9,138.47	9,138.47	0.00	9,138.47		9,138.47	100%	0.00	456.92
14.2.8	CC #9 - RFI #26 - Curb & Gutter	0.00	5,756.60	5,756.60	5,756.60	0.00		5,756.60	100%	0.00	287.83
14.2.9	CC #13 - RFI #42 - Duct Work for DOAS	0.00	9,171.00	9,171.00	9,171.00	0.00		9,171.00	100%	0.00	458.55
14.2.10	CC #14 - RFI #44 - Wheel Stops & ADA Signs	0.00	1,002.00	1,002.00	1,002.00	0.00		1,002.00	100%	0.00	50.10
14.2.11	CC #15 - Joint Sealants @ JC Paving	0.00	4,600.00	4,600.00	0.00	4,600.00		4,600.00	100%	0.00	230.00
14.2.11	CC #12 - RFI #37 - HVAC Duct Transition @ DA Workroom	0.00	(1,592.00)	(1,592.00)	0.00	(1,592.00)		(1,592.00)	100%	0.00	-79.60
14.2.R	**Design-Builder Contingency - Remaining**	**0.00**	**7,240.93**	**7,240.93**	**0.00**	**0.00**		**0.00**	**0%**	**7,240.93**	**0.00**
14.3.O	**Fire Alarm System - Kuciemba Mods. - Original**	**0.00**	**[15,000.00]**	**[15,000.00]**	**0.00**	**0.00**		**0.00**	**0%**	**0.00**	**0.00**
14.3.1	Allowance #1 - Fire Alarm Buyout	0.00	8,550.00	8,550.00	8,550.00	0.00		8,550.00	100%	0.00	427.50
14.3.R	**Fire Alarm System - Kuciemba Mods. - Remaining**	**0.00**	**6,450.00**	**6,450.00**	**0.00**	**0.00**		**0.00**	**0%**	**6,450.00**	**0.00**
14.4.O	**Fire Alarm System - Justice Center Mods. - Origina**	**0.00**	**[20,000.00]**	**[20,000.00]**	**0.00**	**0.00**		**0.00**	**0%**	**0.00**	**0.00**
14.4.1	Allowance #2 - Fire Alarm Buyout	0.00	16,000.00	16,000.00	16,000.00	0.00		16,000.00	100%	0.00	800.00
14.4.R	**Fire Alarm System - Kuciemba Mods. - Remaining**	**0.00**	**4,000.00**	**4,000.00**	**0.00**	**0.00**		**0.00**	**0%**	**4,000.00**	**0.00**
14.5.O	**Misc. Signage - Original**	**0.00**	**[5,000.00]**	**[5,000.00]**	**0.00**	**0.00**		**0.00**	**0%**	**0.00**	**0.00**
14.5.1	Allowance #12 - ADA Signage for Restrooms	0.00	180.68	180.68	180.68	0.00		180.68	100%	0.00	9.03
14.5.2	Allowance #21 - Signage for Modular Buildings	0.00	3,097.00	3,097.00	0.00	3,097.00		3,097.00	100%	0.00	154.85
14.5.R	**Misc. Signage - Remaining**	**0.00**	**1,722.32**	**1,722.32**	**0.00**	**0.00**		**0.00**	**0%**	**1,722.32**	**0.00**
14.6.O	**Data at Modulars - Original**	**0.00**	**[25,000.00]**	**[25,000.00]**	**0.00**	**0.00**		**0.00**	**0%**	**0.00**	**0.00**
14.6.1	Allowance #6 - Revised Data Quote from Telomack	0.00	25,000.00	25,000.00	25,000.00	0.00		25,000.00	100%	0.00	1250.00
14.6.R	**Data at Modulars - Remaining**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0%**	**0.00**	**0.00**
14.7.O	**Concrete Foundation Design Change - Original**	**0.00**	**[30,000.00]**	**[30,000.00]**	**0.00**	**0.00**		**0.00**	**0%**	**0.00**	**0.00**
14.7.1	Allowance #15 - Pilot Channels for Sliding Gates & JC Ramp Connections	0.00	8,420.00	8,420.00	8,420.00	0.00		8,420.00	100%	0.00	421.00
14.7.2	Allowance #22 - RFI #45 Wheel Stops @ Justice Center	0.00	3,000.00	3,000.00	3,000.00	0.00		3,000.00	100%	0.00	150.00
14.7.R	**Concrete Foundation Design Change - Remaining**	**0.00**	**18,580.00**	**18,580.00**	**0.00**	**0.00**		**0.00**	**0%**	**18,580.00**	**0.00**
14.8.O	**Landscaping - Original**	**0.00**	**[25,000.00]**	**[25,000.00]**	**0.00**	**0.00**		**0.00**	**0%**	**0.00**	**0.00**
14.8.1	Allowance #15 - Landscaping @ Justice Center	0.00	11,135.04	11,135.04	11,135.04	0.00		11,135.04	100%	0.00	556.75
14.8.2	Allowance #25 - Additional Landscape Hoses and Heads	0.00	1,920.95	1,920.95	1,920.95	0.00		1,920.95	100%	0.00	96.05
14.8.R	**Landscaping - Remaining**	**0.00**	**11,944.01**	**11,944.01**	**0.00**	**0.00**		**0.00**	**0%**	**11,944.01**	**0.00**
14.9.O	**Test and Balance - Original**	**0.00**	**[10,000.00]**	**[10,000.00]**	**0.00**	**0.00**		**0.00**	**0%**	**0.00**	**0.00**
14.9.R	**Test and Balance -Remaining**	**0.00**	**10,000.00**	**10,000.00**	**0.00**	**0.00**		**0.00**	**0%**	**10,000.00**	**0.00**
14.10.O	**Unkwn. City Permit Comments - Original**	**0.00**	**[100,000.00]**	**[100,000.00]**	**0.00**	**0.00**		**0.00**	**0%**	**0.00**	**0.00**

CONTINUATION SHEET

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ITEM NO.	DESCRIPTION	SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT H 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
14.10.1	Allowance #3 - Buyout - Concrete Foundations for Joe Kuciemba Modulars & Added Sidewalks	0.00	46,890.00	46,890.00	46,890.00	0.00		46,890.00	100%	0.00	2344.50
14.10.2	Allowance #5 - Credit to Allowance, Revised Concrete Design	0.00	(27,911.00)	(27,911.00)	(27,911.00)	0.00		(27,911.00)	100%	0.00	-1395.55
14.10.3	Allowance #4 - Added Panic Hardware @ Egress Gates	0.00	3,296.30	3,296.30	3,296.30	0.00		3,296.30	100%	0.00	164.82
10.10.4	Allowance #13 - Added Egress Gates and 506 Fire Sprinkler Mods	0.00	18,057.00	18,057.00	18,057.00	0.00		18,057.00	100%	0.00	902.85
14.10.R	**Unkwn. City Permit Comments - Remaining**	**0.00**	**59,667.70**	**59,667.70**	**0.00**	**0.00**		**0.00**	**0%**	**59,667.70**	**0.00**
	Contract Total - Per Exhibit H Change	**230,921.00**	**3,822,786.00**	**4,053,707.00**	**3,645,535.56**	**146,197.37**	**0.00**	**3,791,732.93**	**94%**	**261,974.07**	**168773.69**

Modular Building Design - Not Subject to Retainage	$0.00
Modular Building Design General Conditions - Not Subject to Retainage	$0.00
Modular Building Construction - Subject to Retainage	$146,197.37
Retainage Withheld	$7,309.87
Amount Certified (Payment Due)	**$138,887.50**

Allowance & Contigney Recap			
	Starting Balance	Approved Changes	Remaining Balance
Owner's Contingency	129,969.00	(108,935.39)	21,033.61
Contractor/Designer Contingency	97,477.00	(90,236.07)	7,240.93
Contract Allowances	230,000.00	(117,635.97)	112,364.03
Totals	**457,446.00**	**(316,807.43)**	**140,638.57**

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: **Waller County**
836 Austin St., Suite 124
Hempstead Tx. 77445

PROJECT: **Vehicle Maintenance Garage**
200 Sheriff R Glen Smith Rd.
Hempstead Tx. 77445

FROM CONTRACTOR: **Gullo Commercial**
22787 Nichols Sawmill Rd
Hockley, TX 77447

VIA ARCHITECT: **LDD Blueline**
333 Cypress Run, Suite 350
Houston Tx. 77094

APPLICATION NO: 1
APPLICATION DATE: 10/28/25
PERIOD FROM: 9/22/25
PERIOD TO: 10/25/25

PROJECT NO: 25-184
CONTRACT NO: 25-002
CONTRACT DATE: 9/3/25

Distribution to:

X	OWNER
X	ARCHITECT
X	CONTRACTOR
	BANK

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		$ 1,552,809.00
2. Net change by PPMs		$ 0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 1,552,809.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 152,423.31
5. RETAINAGE:		
a. 10% of Completed Work (Column D + E on G703)	$ 15,242.33	
b. ____ % of Stored Material (Column F on G703)	$ 0.00	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 15,242.33
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 137,180.98
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$
8. CURRENT PAYMENT DUE		$ **137,180.98**
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$ 1,415,628.02

PROJECT PROPSAL MODIFICATION SUMMARY	ADDITIONS	DEDUCTIONS
Total PPMS approved in previous months by Owner	$0.00	$0.00
Total approved this Month	$0.00	$0.00
TOTALS	$0.00	$0.00
NET CHANGES by PPMs	$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.

Renee Hollek

RENEE' HOLLEK
Notary Public, State of Texas
Comm. Expires 04-07-2028
Notary ID 132429353

CONTRACTOR: Gullo Commercial

By: C. Firby Date: Tuesday, October 28, 2025

STATE OF TEXAS
COUNTY OF MONTGOMERY
10-28-25

Date Rec'd:	Entered:
Project #:	Category:
Div #:	Date:
PM Appv'd:	A/P Paid:

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 Subcontractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . . . $ **137,180.98**

(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.)

by: date: 11.10.25

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.

APPROVED DANNY ROTHE WC/DF/CM 11/14/2025 D.R.

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION 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 NO: 1
APPLICATION DATE: 10/28/25
PERIOD FROM: 9/22/25 PERIOD TO: 10/25/25
ARCHITECT'S PROJECT NO: 06-25-003

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (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 (IF VARIABLE RATE)
1	Div 1 - General Conditions	$218,080.00	$0.00	$16,780.00	$0.00	$16,780.00	7.69%	$201,300.00	$1,678.00
2	Div 2 - Existing Conditions-Materials	$328.00	$0.00	$0.00	$0.00	$0.00	0.00%	$328.00	$0.00
3	Div 2 - Existing Conditions-Labor	$4,582.00	$0.00	$3,000.00	$0.00	$3,000.00	65.47%	$1,582.00	$300.00
4	Div 3 - Concrete-Materials	$52,208.00	$0.00	$0.00	$0.00	$0.00	0.00%	$52,208.00	$0.00
5	Div 3 - Concrete-Labor	$22,800.00	$0.00	$0.00	$0.00	$0.00	0.00%	$22,800.00	$0.00
6	Div 4 - Masonry	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
7	Div 5 - Metal-Materials	$211,776.00	$0.00	$0.00	$0.00	$0.00	0.00%	$211,776.00	$0.00
8	Div 5 - Metal-Labor	$42,500.00	$0.00	$0.00	$0.00	$0.00	0.00%	$42,500.00	$0.00
9	Div 6 - Wood	$5,000.00	$0.00	$0.00	$0.00	$0.00	0.00%	$5,000.00	$0.00
10	Div 7-Thermal & Moist. Protect.-Materials	$26,746.00	$0.00	$0.00	$0.00	$0.00	0.00%	$26,746.00	$0.00
11	Div 7 - Thermal & Moist. Protect.-Labor	$18,250.00	$0.00	$0.00	$0.00	$0.00	0.00%	$18,250.00	$0.00
12	Div 8 - Openings-Materials	$93,730.00	$0.00	$0.00	$0.00	$0.00	0.00%	$93,730.00	$0.00
13	Div 8 - Openings-Labor	$19,312.00	$0.00	$0.00	$0.00	$0.00	0.00%	$19,312.00	$0.00
14	Div 9 - Finishes-Materials	$73,523.48	$0.00	$0.00	$0.00	$0.00	0.00%	$73,523.48	$0.00
15	Div 9 - Finishes-Labor	$90,821.52	$0.00	$0.00	$0.00	$0.00	0.00%	$90,821.52	$0.00
16	Div 10 - Specialties-Materials	$11,923.00	$0.00	$0.00	$0.00	$0.00	0.00%	$11,923.00	$0.00
17	Div 10 - Specialties-Labor	$4,767.00	$0.00	$0.00	$0.00	$0.00	0.00%	$4,767.00	$0.00
18	Div 11 - Equipment-Materials	$26,390.00	$0.00	$0.00	$0.00	$0.00	0.00%	$26,390.00	$0.00
19	Div 11 - Equipment-Labor	$3,085.00	$0.00	$0.00	$0.00	$0.00	0.00%	$3,085.00	$0.00
20	Div 12 - Furnishings-Materials	$1,400.00	$0.00	$0.00	$0.00	$0.00	0.00%	$1,400.00	$0.00
21	Div 12 - Furnishings-Labor	$250.00	$0.00	$0.00	$0.00	$0.00	0.00%	$250.00	$0.00
22	Div 13 - Special Construction	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
23	Div 14 - Conveying Equipment	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
24	Div 21 - Fire Suppression	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
25	Div 22 - Plumbing-Materials	$75,240.00	$0.00	$0.00	$0.00	$0.00	0.00%	$75,240.00	$0.00
26	Div 22 - Plumbing-Labor	$56,760.00	$0.00	$0.00	$0.00	$0.00	0.00%	$56,760.00	$0.00
27	Div 23 - HVAC-Materials	$72,525.00	$0.00	$0.00	$0.00	$0.00	0.00%	$72,525.00	$0.00
28	Div 23 - HVAC-Labor	$24,175.00	$0.00	$0.00	$0.00	$0.00	0.00%	$24,175.00	$0.00
29	Div 25 - Intergrated Automation	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
30	Div 26 - Electrical-Materials	$83,233.00	$0.00	$0.00	$0.00	$0.00	0.00%	$83,233.00	$0.00
31	Div 26 - Electrical-Labor	$47,157.00	$0.00	$0.00	$0.00	$0.00	0.00%	$47,157.00	$0.00
32	Div 27 - Communications	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
33	Div 28 - Elect. Safety/Security-Materials	$7,077.00	$0.00	$0.00	$0.00	$0.00	0.00%	$7,077.00	$0.00
34	Div 28 - Elect. Safety/Security-Labor	$3,423.00	$0.00	$0.00	$0.00	$0.00	0.00%	$3,423.00	$0.00
35	Div 31 - Earthwork-Materials	$6,000.00	$0.00	$6,000.00	$0.00	$6,000.00	100.00%	$0.00	$600.00
36	Div 31 - Earthwork-Equipment/Labor	$59,500.00	$0.00	$50,900.00	$0.00	$50,900.00	85.55%	$8,600.00	$5,090.00
37	Div 32 - Ext. Improvements-Materials	$45,932.00	$0.00	$0.00	$0.00	$0.00	0.00%	$45,932.00	$0.00
38	Div 32 - Ext. Improvements-Labor	$21,868.00	$0.00	$0.00	$0.00	$0.00	0.00%	$21,868.00	$0.00
39	Div 33 - Utilites-Materials	$8,000.00	$0.00	$3,000.00	$0.00	$3,000.00	37.50%	$5,000.00	$300.00
40	Div 33 - Utilites-Labor	$11,500.00	$0.00	$11,500.00	$0.00	$11,500.00	100.00%	$0.00	$1,150.00
41	Insurance	$22,447.00	$0.00	$22,447.00	$0.00	$22,447.00	100.00%	$0.00	$2,244.70
42	Bonds	$20,500.00	$0.00	$20,500.00	$0.00	$20,500.00	100.00%	$0.00	$2,050.00
43	PPM 1-Time Extension-22 Days	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
44	PPM 2	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
45	PPM 3	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
46	Signage Allowance	$5,000.00	$0.00	$0.00	$0.00	$0.00	0.00%	$5,000.00	$0.00
47	TAS Allowance	$5,000.00	$0.00	$0.00	$0.00	$0.00	0.00%	$5,000.00	$0.00
48	Owner Contingency	$50,000.00	$0.00	$18,296.31	$0.00	$18,296.31	36.59%	$31,703.69	$1,829.63
49	CM 01-Relocate Ex. Conduits -$18,296.31	Draw 100%							
50	CM 02-Misc. Charges & Credits +$566.12								
51									
	Totals	$1,552,809.00	$0.00	$152,423.31	$0.00	$152,423.31	9.82%	$1,400,385.69	$15,242.33

GULLO COMMERCIAL
CONSTRUCTION

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project: Waller County Vehicle Maintenance Garage

Job No.: 25-184

"On receipt by the signer of this document of a check from **Waller County** in the sum of **$137,180.98** payable to **Gullo Commercial Construction LLC** and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position that the signer has on the property of:

Waller County Vehicle Maintenance Garage located at:

200 Sheriff R. Glenn Smith Drive

Hempstead, TX 77445

to the following extent: **General Contractor.**

This release covers a progress payment for all labor, services, equipment, or materials furnished to the property or to Gullo Commercial Construction LLC as indicated in the attached statement(s) or progress

payment request(s), except for unpaid retention, pending modifications and changes, or other items furnished.

Before any recipient of this document relies on this document, the recipient should verify evidence of payment to the signer.

The signer warrants that the signer has already paid or will use the funds received from this progress payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project in regard to the attached statement(s) or progress payment request(s)."

Date: 10-28-2025

Gullo Commercial Construction LLC

By C. Firby

Project Manager

This instrument was executed and acknowledged before me on this 28th day of October, 2025 by **Clay Firby**, known to me as the person whose name is subscribed above, as **Project Manager** of **Gullo Commercial Construction LLC** on behalf of and as the authorized act of said entity.

Renee Hollek

Notary Public in and for the State of Texas

My Commission Expires: 4-7-2028

RENEE' HOLLEK
Notary Public, State of Texas
Comm. Expires 04-07-2028
Notary ID 132429353

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: **Waller County**
836 Austin St., Suite 124
Hempstead Tx. 77445

PROJECT: **Vehicle Maintenance Garage**
200 Sheriff R Glen Smith Rd.
Hempstead Tx. 77445

FROM CONTRACTOR: **Gullo Commercial**
22787 Nichols Sawmill Rd
Hockley, TX 77447

VIA ARCHITECT: **LDD Blueline**
333 Cypress Run, Suite 350
Houston Tx. 77094

APPLICATION NO:	2
APPLICATION DATE:	11/24/25
PERIOD FROM:	10/26/25
PERIOD TO:	11/25/25
PROJECT NO:	25-184
CONTRACT NO:	25-002
CONTRACT DATE:	9/3/25

Distribution to:

X	OWNER
X	ARCHITECT
X	CONTRACTOR
	BANK

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		$ 1,552,809.00
2. Net change by PPMs		$ 0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 1,552,809.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 249,019.63
5. RETAINAGE:		
a. 10% of Completed Work (Column D + E on G703)	$ 24,901.96	
b. ____% of Stored Material (Column F on G703)	$ 0.00	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 24,901.96
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 224,117.67
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ 137,180.98
8. CURRENT PAYMENT DUE		$ **86,936.69**
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$ 1,328,691.33

PROJECT PROPSAL MODIFICATION SUMMARY	ADDITIONS	DEDUCTIONS
Total PPMS approved in previous months by Owner	$0.00	$0.00
Total approved this Month	$0.00	$0.00
TOTALS	$0.00	$0.00
NET CHANGES by PPMs	$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.

Renee' Hollek

RENEE' HOLLEK
Notary Public, State of Texas
Comm. Expires 04-07-2028
Notary ID 132429353

CONTRACTOR: Gullo Commercial

By: C. Firby Date: Monday, November 24, 2025

State of Texas
County of Montgomery
11-21-25

Date Rec'd:	Entered:
Project #:	Category:
Div #:	Date:
PM Appv'd:	A/P Paid:

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 Subcontractor is entitled to payment of the AMOUNT CERTIFIED.

APPROVED
DANNY ROTHE
WC/DF/CM
12/3/2025

AMOUNT CERTIFIED . . . . . $ **86,936.69**

(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.)

by: date: 11.24.25

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

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION 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 NO: 2
APPLICATION DATE: 11/24/25
PERIOD FROM: 10/26/25 PERIOD TO: 11/25/25
ARCHITECT'S PROJECT NO: 06-25-003

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (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 (IF VARIABLE RATE)
1	Div 1 - General Conditions	$218,080.00	$16,780.00	$33,550.00	$0.00	$50,330.00	23.08%	$167,750.00	$5,033.00
2	Div 2 - Existing Conditions-Materials	$328.00	$0.00	$0.00	$0.00	$0.00	0.00%	$328.00	$0.00
3	Div 2 - Existing Conditions-Labor	$4,582.00	$3,000.00	$0.00	$0.00	$3,000.00	65.47%	$1,582.00	$300.00
4	Div 3 - Concrete-Materials	$52,208.00	$0.00	$24,136.00	$0.00	$24,136.00	46.23%	$28,072.00	$2,413.60
5	Div 3 - Concrete-Labor	$22,800.00	$0.00	$7,000.00	$0.00	$7,000.00	30.70%	$15,800.00	$700.00
6	Div 4 - Masonry	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
7	Div 5 - Metal-Materials	$211,776.00	$0.00	$0.00	$0.00	$0.00	0.00%	$211,776.00	$0.00
8	Div 5 - Metal-Labor	$42,500.00	$0.00	$0.00	$0.00	$0.00	0.00%	$42,500.00	$0.00
9	Div 6 - Wood	$5,000.00	$0.00	$0.00	$0.00	$0.00	0.00%	$5,000.00	$0.00
10	Div 7-Thermal & Moist. Protect.-Materials	$26,746.00	$0.00	$0.00	$0.00	$0.00	0.00%	$26,746.00	$0.00
11	Div 7 - Thermal & Moist. Protect.-Labor	$18,250.00	$0.00	$0.00	$0.00	$0.00	0.00%	$18,250.00	$0.00
12	Div 8 - Openings-Materials	$93,730.00	$0.00	$0.00	$0.00	$0.00	0.00%	$93,730.00	$0.00
13	Div 8 - Openings-Labor	$19,312.00	$0.00	$0.00	$0.00	$0.00	0.00%	$19,312.00	$0.00
14	Div 9 - Finishes-Materials	$73,523.48	$0.00	$0.00	$0.00	$0.00	0.00%	$73,523.48	$0.00
15	Div 9 - Finishes-Labor	$90,821.52	$0.00	$0.00	$0.00	$0.00	0.00%	$90,821.52	$0.00
16	Div 10 - Specialties-Materials	$11,923.00	$0.00	$0.00	$0.00	$0.00	0.00%	$11,923.00	$0.00
17	Div 10 - Specialties-Labor	$4,767.00	$0.00	$0.00	$0.00	$0.00	0.00%	$4,767.00	$0.00
18	Div 11 - Equipment-Materials	$26,390.00	$0.00	$0.00	$0.00	$0.00	0.00%	$26,390.00	$0.00
19	Div 11 - Equipment-Labor	$3,085.00	$0.00	$0.00	$0.00	$0.00	0.00%	$3,085.00	$0.00
20	Div 12 - Furnishings-Materials	$1,400.00	$0.00	$0.00	$0.00	$0.00	0.00%	$1,400.00	$0.00
21	Div 12 - Furnishings-Labor	$250.00	$0.00	$0.00	$0.00	$0.00	0.00%	$250.00	$0.00
22	Div 13 - Special Construction	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
23	Div 14 - Conveying Equipment	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
24	Div 21 - Fire Suppression	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
25	Div 22 - Plumbing-Materials	$75,240.00	$0.00	$14,541.66	$0.00	$14,541.66	19.33%	$60,698.34	$1,454.17
26	Div 22 - Plumbing-Labor	$56,760.00	$0.00	$14,541.66	$0.00	$14,541.66	25.62%	$42,218.34	$1,454.17
27	Div 23 - HVAC-Materials	$72,525.00	$0.00	$0.00	$0.00	$0.00	0.00%	$72,525.00	$0.00
28	Div 23 - HVAC-Labor	$24,175.00	$0.00	$0.00	$0.00	$0.00	0.00%	$24,175.00	$0.00
29	Div 25 - Intergrated Automation	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
30	Div 26 - Electrical-Materials	$83,233.00	$0.00	$0.00	$0.00	$0.00	0.00%	$83,233.00	$0.00
31	Div 26 - Electrical-Labor	$47,157.00	$0.00	$0.00	$0.00	$0.00	0.00%	$47,157.00	$0.00
32	Div 27 - Communications	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
33	Div 28 - Elect. Safety/Security-Materials	$7,077.00	$0.00	$1,146.00	$0.00	$1,146.00	16.19%	$5,931.00	$114.60
34	Div 28 - Elect. Safety/Security-Labor	$3,423.00	$0.00	$1,681.00	$0.00	$1,681.00	49.11%	$1,742.00	$168.10
35	Div 31 - Earthwork-Materials	$6,000.00	$6,000.00	$0.00	$0.00	$6,000.00	100.00%	$0.00	$600.00
36	Div 31 - Earthwork-Equipment/Labor	$59,500.00	$50,900.00	$0.00	$0.00	$50,900.00	85.55%	$8,600.00	$5,090.00
37	Div 32 - Ext. Improvements-Materials	$45,932.00	$0.00	$0.00	$0.00	$0.00	0.00%	$45,932.00	$0.00
38	Div 32 - Ext. Improvements-Labor	$21,868.00	$0.00	$0.00	$0.00	$0.00	0.00%	$21,868.00	$0.00
39	Div 33 - Utilities-Materials	$8,000.00	$3,000.00	$0.00	$0.00	$3,000.00	37.50%	$5,000.00	$300.00
40	Div 33 - Utilities-Labor	$11,500.00	$11,500.00	$0.00	$0.00	$11,500.00	100.00%	$0.00	$1,150.00
41	Insurance	$22,447.00	$22,447.00	$0.00	$0.00	$22,447.00	100.00%	$0.00	$2,244.70
42	Bonds	$20,500.00	$20,500.00	$0.00	$0.00	$20,500.00	100.00%	$0.00	$2,050.00
43	PPM 1-Time Extension-22 Days	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
44	PPM 2	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
45	PPM 3	$0.00	$0.00	$0.00	$0.00	$0.00	#DIV/0!	$0.00	$0.00
46	Signage Allowance	$5,000.00	$0.00	$0.00	$0.00	$0.00	0.00%	$5,000.00	$0.00
47	TAS Allowance	$5,000.00	$0.00	$0.00	$0.00	$0.00	0.00%	$5,000.00	$0.00
48	Owner Contingency	$50,000.00	$18,296.31	$0.00	$0.00	$18,296.31	36.59%	$31,703.69	$1,829.63
49	CM 01-Relocate Ex. Conduits -$18,296.31	Previously Drawn							
50	CM 02-Misc. Charges & Credits +$566.12								
51									
	Totals	$1,552,809.00	$152,423.31	$96,596.32	$0.00	$249,019.63	16.04%	$1,303,789.37	$24,901.96

Item 84.

HOUSTON–GALVESTON AREA COUNCIL
SERVING TODAY ▪ PLANNING FOR TOMORROW

MEMORANDUM

TO: TPC Appointing Official

SUBJECT: Appointments to the 2026 Transportation Policy Council (TPC)
Appointments to the 2026 Technical Advisory Committee (TAC)

DATE: November 21, 2025

The Transportation Policy Council (TPC) requests your appointment of a representative and a designated alternate member to serve on the TPC for 2026. Representing local governments in Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, and Waller Counties, the TPC serves as our region's federally required Metropolitan Planning Organization (MPO) and is responsible for providing a continuous, comprehensive and cooperative transportation planning process. The MPO develops the region's long-range transportation plan; all transportation projects receiving funding through the Federal Highway and the Federal Transit Administrations must be part of this plan and subsequently programmed by the TPC within its four-year Transportation Improvement Program (TIP). The TPC also approves the transportation planning priorities executed by H-GAC staff. Because of the many critical transportation policy decisions facing our region, appointment of elected officials as TPC primary voting members is strongly encouraged.

In addition to TPC voting members and alternates, you are also invited to appoint a representative and designated alternate to the Technical Advisory Committee (TAC). The TAC provides important recommendations to the Transportation Policy Council in the development of transportation planning studies, the Regional Transportation Plan, and TIP. Staff professionals with expertise in transportation planning, engineering or related fields are recommended for this Committee. Going forward, the TAC-appointed positions will be for an indefinite term.

Attached you will find Appointment Forms for the primary voting member and the designated alternate member for both the TPC and the TAC. Even if your City Council/Commissioners Court passes a Resolution naming the appointees, we would appreciate your completion of the attached forms, as these serve as our official record.

We encourage you to consider a balanced representation that reflects the region's diversity in terms of geography, race, ethnicity, and gender.

Your cooperation in making these appointments is appreciated. If you have any questions, please contact to Allie Isbell, MPO Assistant Director, at (713) 993-2411 or by email to allie.isbell@h-gac.com or Jamila Owens, MPO Assistant Director, at (832) 681-2522 or by email to jamila.owens@h-gac.com.

Please return your appointments by December 26, 2025 to Lucinda Martinez at lucinda.martinez@h-gac.com.

Annual Appointment
Transportation Policy Council
January 2026-December 2026

Primary Voting Member:

Name: _____
Title: _____
Organization: _____
Mailing Address: _____
Phone: _____
Email Address: _____
Term Expires: _____

Alternate Voting Member:

Name: _____
Title: _____
Organization: _____
Mailing Address: _____
Phone: _____
Email Address: _____
Term Expires: _____

Appointing Official:
Signature: _____

Printed Name: _____

Title: _____

Signature Date: _____

Please return completed form by Friday, December 26, 2025

RETURN TO: Lucinda Martinez
Lucinda.martinez@h-gac.com
713-993-4516

HOUSTON–GALVESTON AREA COUNCIL
SERVING TODAY ▪ PLANNING FOR TOMORROW

MEMORANDUM

TO: TPC Appointing Official

SUBJECT: Appointments to the 2026 Transportation Policy Council (TPC)
Appointments to the 2026 Technical Advisory Committee (TAC)

DATE: November 21, 2025

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Please return your appointments by December 26, 2025 to Lucinda Martinez at lucinda.martinez@h-gac.com.

Appointment
Technical Advisory Committee

Primary Voting Member:

Name: _____
Job Title: _____
Organization: _____
Mailing Address: _____
Phone: _____
Email Address: _____

Alternate Voting Member:

Name: _____
Job Title: _____
Organization: _____
Mailing Address: _____
Phone: _____
Email Address: _____

Appointing Official
Signature : _____

Printed Name: _____

Title: _____

Signature Date: _____

Please return completed form no later than Friday, December 26, 2025

Return To: Lucinda Martinez
Lucinda.martinez@h-gac.com
713-993-4516

DECEMBER FIREWORKS PERIOD

(DECEMBER 20-MIDNIGHT, JANUARY 1)

DEADLINE TO ADOPT ORDER: DECEMBER 14, 2025

Local Government Code, §352.051 authorizes the commissioners court to adopt an order regulating certain fireworks in the unincorporated areas of the county under drought conditions. **The statute provides that the order must be adopted before December 15 of each year for the December fireworks period.**

If your county is designated a drought area, and your court wishes to adopt such an order, action must be taken before the deadline. To determine whether your county is designated a drought area, please visit the Texas Interagency Coordination Center website at ticc.tamu.edu or call the Texas A&M Forest Service at (979) 458-7331. The Texas A&M Forest Service has developed drought weblinks to assist your county in monitoring drought conditions more closely.

If the court decides to adopt an order, the order may prohibit or restrict the sale or use of "restricted fireworks", which are defined as "skyrockets with sticks" as classified in 49 Code of Federal Regulations, § 173.100(r)(2) in effect on October 1, 1986 and as "missiles with fins." A violation of the order is a Class C misdemeanor. Also, a citizen can file suit for an injunction to prevent a violation or threatened violation of the order. An order issued by your court based on a Texas A&M Forest Service determination will expire when the Texas A&M Forest Service finds that your county is no longer in a drought condition.

In addition, during the December fireworks season, the commissioners court may make a determination under Local Government Code §352.051(c) that conditions on rural acreage not under cultivation for at least 12 months are extremely hazardous for the danger of fire because of high grass or dry vegetation and adopt an order to prohibit or restrict the sale or use of restricted fireworks in specified areas of the county. An order issued by the commissioners court based on its determination of extreme hazard for the danger of fire will expire on the date established in the order.

Under Local Government Code § 352.051(f), the county may also designate one or more "safe" areas where the use of restricted fireworks is not prohibited. In determining if an area may be considered "safe" the court should take into account whether adequate public safety and fire protection services are provided to the area.

A sample order is provided on the following page. If your court decides to designate "safe" areas, the order will need to be modified to include appropriate language. A copy of Local Government Code §352.051, the portions of the Occupations Code that define and explain permitted and prohibited fireworks, and copies of the Federal regulations referenced in the state law are available online at county.org/fireworks. If you have any questions, please contact the Legal Department toll-free at (888) 275-8224.

STATE OF TEXAS §
COUNTY OF _____ §

ORDER [PROHIBITING **OR** RESTRICTING] CERTAIN FIREWORKS
IN UNINCORPORATED AREAS OF _____ COUNTY, TEXAS

WHEREAS, the Texas A&M Forest Service has determined that drought conditions exist in _____ County; and

WHEREAS, on the ____ of _____, 2025, the Commissioners Court of _____ County has determined that the normal danger of fire in the unincorporated areas of _____ County is greatly enhanced by the extremely dry conditions now existing;

NOW, THEREFORE, the Commissioners Court of _____ County adopts this Order [prohibiting **OR** restricting] the sale or use of restricted fireworks in the unincorporated areas of _____ County.

A. A person may not sell, detonate, ignite, or in any way use fireworks classified as "skyrockets with sticks" under 49 C.F.R. part. 173.100(r)(2) (10-01-86 edition) or missiles with fins in any portion of the unincorporated areas of _____ County.

B. [Describe specific restrictions, if applicable.]

C. This Order does not prohibit "permissible fireworks" as authorized in Occupations Code Section 2154.003(a).

D. A person commits an offense if the person knowingly or intentionally violates a prohibition established by this Order. An offense under this order is a Class C. Misdemeanor.

E. This order expires on the date the Texas A&M Forest Service determines drought conditions no longer exist in the county or _____ [Insert date on or after December 20 and January 1 of the following year], whichever is earlier.

APPROVED this the ____ day of _____, 2025, by the _____ County Commissioners Court.

_____
County Judge

Attest: _____
Clerk

DRAFT