



**NOTICE OF MEETING
WALLER COUNTY, TEXAS
AMENDED REGULAR SESSION
Wednesday, September 17, 2025 at 9:00 AM
Waller County Joe Kuciemba Annex, Hempstead, Texas**

AGENDA

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

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

All or part of this meeting may be held by videoconference call. A quorum of the Commissioners Court will be physically present at the Waller County Joe Kuciemba Annex in Hempstead, Texas, which will be open to the public.

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 the agenda items listed below:**

CALL TO ORDER

1. Approval of Agenda.

PUBLIC COMMENT

CONSENT AGENDA

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

- [2.](#) Approval of Minutes.
3. Request by County Treasurer for Approval of Payroll Disbursements.
- [4.](#) Request by County Treasurer to approve disbursement of funds for Retiree Insurance Premiums.
- [5.](#) Request by County Treasurer for approval of Monthly Report.
6. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers.

- [7.](#) Request by County Auditor to approve official documents and all Monthly Reports.
- [8.](#) Request by County Engineer to accept a Formal Utility Notice for Utilities Investment Company, Inc. to install a 6" water line in the right-of-way of Betka Rd and Penick Rd. (Project #2025-1885).
- [9.](#) Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 1 and accept the Construction Bond in Precinct 2.
- [10.](#) Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 2 and accept the Construction Bond in Precinct 2.
- [11.](#) Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 3 and accept the Construction Bond in Precinct 2.
- [12.](#) Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 4 and accept the Construction Bond in Precinct 2.
- [13.](#) Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 5 and accept the Construction Bond in Precinct 2.
- [14.](#) Request by County Engineer to approve the Final Plat of Woodhaven Estates Section 6 and accept the Construction Bond in Precinct 2.
- [15.](#) 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.
- [16.](#) Request by County Engineer to place roads in Sunterra Lakes Section 1 into the developer's one-year maintenance period, effective July 31, 2025, and reduce the maintenance bond.
- [17.](#) 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.
- [18.](#) 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.
- [19.](#) Request by County Engineer to place roads in Sunterra Lakes Section 5 into the developer's one-year maintenance period, effective August 4, 2025, and reduce the maintenance bond.
- [20.](#) Request by County Engineer to place roads in Sunterra Section 72 into the developer's one-year maintenance period, effective January 28, 2025, and reduce the maintenance bond.
21. Request by County Engineer to approve the acceptance of Twinwood Parkway Phase 1A, Segment E into the county maintenance system and release the bond.

- [22.](#) Request by County Engineer to place roads in Bluestem Section 7 into the developer's one-year maintenance period, effective September 14, 2025, and reduce the maintenance bond.
- [23.](#) Request by County Engineer to approve a Variance request to the Waller County Subdivision and Development Regulations regarding Platting Procedure 3.4.15: Front Building Line 20' instead of a 25'. The proposal would maintain a 25' setback for garages while allowing a reduced 20' front building line for homes located on cul-de-sacs and knuckles within all sections of the Lakes of Cane Island Development.
- 24. Request by County Fire Marshal to accept \$500.00 donation from Dryer Vent Superheroes for the Waller County Fire Marshal's Office to purchase tools and equipment.
- 25. Request by County Fire Marshal to accept donation from Atmos Energy in the amount of \$2,500.00 for tools and equipment for the Waller County Fire Marshal's Office.
- [26.](#) Request by Constable, Precinct 4 to approve Fixed Asset Transfer to the Sheriff's Office.
- [27.](#) Request by the County Fire Marshal to approve Fixed Asset Transfer to the Sheriff's Office.
- 28. Request to withdraw the Request for Qualifications for On-Call Engineering Services and Inspections which had a proposal due date of March 13, 2023 and March 21, 2023.

Requests to approve payments on the following:

- [29.](#) \$2,495.00 for Invoice dated August 5, 2025 to Schmidt Funeral Home from line item 125-411-561502 [Pauper Burial Expense].
- [30.](#) \$2,600.00 for Invoice #1545 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].
- [31.](#) \$10,966.72 for Invoice #260406215 to Early Bird Plumbing from line item 125-442-544400 [Facility Renovations].
- [32.](#) \$4,642.81 for Invoice #2067444821 to Equifax from line item 307-504-545000 [Maintenance].
- [33.](#) \$1,832.00 for Invoice #BXHS34154352 and \$1,832.00 for Invoice #BXHS34153867 for a total of \$3,664.00 to Boxx Modular from line item 605-605-545405 [Professional Services].
- [34.](#) \$2,046.98 for Invoice #58 and \$2,047.46 for Invoice #61 to King Architectural Consulting Services to be paid from line item 604-604-545405 [Professional Services].
- [35.](#) \$125,511.98 for Invoice #74343R to Binkley & Barfield, Inc. for Professional Services rendered July 1, 2025 through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

- [36.](#) \$129,137.27 for Invoice #74354 to Binkley & Barfield, Inc. for Professional Services rendered July 1, 2025 through July 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
- [37.](#) \$11,047.50 for Invoice #111358 to Edminster Hinshaw Russ & Assoc. for Professional Services ending July 27, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
- [38.](#) \$68,622.28 for Invoice #81708-01-02 to GFT Infrastructures, Inc. for Professional Services rendered July 1, 2025 through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
- [39.](#) \$89,493.35 for Invoice # 85206-01-01 to GFT Infrastructure, Inc. for Professional Services rendered June 1, 2025 through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
- [40.](#) \$50,118.43 for Invoice #GG-1495-1 to Gradient Group for Professional Services rendered June 9, 2025 through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
- [41.](#) \$84,925.71 for Invoice #203232-2 to TEDSI Infrastructure Group for Professional Services rendered July 1, 2025 through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
- [42.](#) \$6,503.32 for Invoice #1302T to Telomack from line item 125-442-544400 [Facilities Renovation].
- 43. Request by County Auditor to Approve and/or Ratify Accounts Payable.

EXTENSION OFFICE

- [44.](#) Discuss and take action to approve the proclamation presented by the Waller County 4-H Ambassadors declaring October 5-11, 2025, as “4-H Week in Waller County”.

ECONOMIC DEVELOPMENT

- [45.](#) Discuss and take action to approve three tax abatement agreements between Waller County, Texas, and IU Heritage, LP. IU Heritage, LP owns the property that is subject to the tax abatement agreements, and is the applicant for the tax abatement agreements. The property is located in Katy, Texas in the Waller County Urban Reinvestment Zone 16, commonly referred to as Pederson Road Business Park, and is generally located west of Cane Island Parkway, east of Schlipf Road, south of Morton Road, and north of U.S. Highway 90. IU Heritage, LP will improve the land by building the following Spec Buildings:
 - a. Building 1, an approximately 33,280 square foot commercial facility with an estimated cost of \$2,563,320.00
 - b. Building 2, an approximately 90,480 square foot commercial facility with an estimated cost of \$6,937,406.00

c. Building 3, an approximately 209,040 square foot commercial facility with an estimated cost of \$16,047,444.00

COUNTY JUDGE

- [46.](#) Discuss and take action to set salaries, expenses, and other allowances of all elected county and precinct officers.
- 47. Public Hearing: 2026 Proposed Budget.
- [48.](#) Discuss and take action on the 2026 Budget.
- [49.](#) Discuss and take action to ratify the property tax increase based on new value reflected in the 2026 Budget.
- [50.](#) Discuss and take action to adopt the Tax Rate for 2025.

GRANT MANAGER

- 51. Discuss and take action to ratify the grant application submitted to the Texas Juvenile Justice Department by Chief Hardy relative to the FY 2026 Community Projects under the Discretionary State Aid grant program.
- [52.](#) Discuss and take action to accept a grant award from the Texas Juvenile Justice Department in the amount of \$34,200 pursuant to the FY26 Community Projects under the Discretionary State Aid grant program.
- [53.](#) Discuss and take action to accept the FY2026 Statewide Automated Victim Notification Service (SAVNS) grant award in the amount of \$10,482.03 from the Texas Office of Attorney General.
- 54. Discuss and take action to accept the FY26 STEP Comprehensive Grant award administered by the Texas Department of Transportation in the amount of \$46,751.50 (with a local match contribution of \$12,622.91).
- 55. Discuss and take action to accept the FY26 STEP CMV Grant award administered by the Texas Department of Transportation in the amount of \$32,926.08 (with a local match contribution of \$8,810.84).

PROCUREMENT DIRECTOR

- [56.](#) Discuss and take action to approve Agreement with Redi-Carpet, Inc. for flooring and installation services at maintenance building in an amount of \$13,362.10. Funds to be paid from line item 125-442-544400 [Facilities Renovations].
- 57. Discuss and take action to negotiate RFP 25-003 Depository Bank Services with Prosperity Bank, the most highly qualified respondent.

COMMISSIONER, PRECINCT 3

- 58. Discuss and take action to waive the fee for the Community Center for Pastor Singleton's Church Service on December 6, 2025 from 6:00pm-10:00pm.

DIRECTOR OF POLICY & ADMINISTRATION

- [59.](#) Discuss and take action on Sandhill Development Agreement.
- [60.](#) Discuss and take action on Fieldstone Landing Development Agreement.

DIRECTOR OF FACILITIES

- [61.](#) Discuss and take action to approve payment of \$242,098.66 for Application #18 to SEDALCO from line item 125-600-581620 [Justice Center Modulars].
- [62.](#) Discuss and take action to approve payment of \$996,338.05 for Application #34 to SEDALCO, Inc. to be paid from the following line items:
 - \$33,026.91- 604-604-545045 [Professional Services].
 - \$963,311.14 - 604-604-581000 [Bldg Purch, Const, or Improv].

MISCELLANEOUS

- [63.](#) Discuss and take action to approve the placement of a recast of William Barret Travis's 1836 "Victory or Death" letter at the Waller County Courthouse.
- 64. Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to 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.
- 65. 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

- 66. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
- 67. 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.
- 68. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
- 69. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session.

ADJOURN MEETING

NOTICE

The County Commissioners Court of Waller County reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberation about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 Personnel Matters, 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development).



MINUTES

WALLER COUNTY COMMISSIONERS COURT REGULAR SESSION WEDNESDAY – SEPTEMBER 3, 2025

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 3rd day of September 2025 at its meeting place at the Waller County Joe Kuciemba Annex, Hempstead, Texas.

CALL TO ORDER

The meeting was called to order by Waller County Judge Trey Duhon at 9:20 a.m. with the following members of the Court present to-wit:

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

Delivery of Invocation by: Commissioner Amsler

Pledge to the American Flag and Texas Flag read by: Commissioner Beckendorff

1. Approval of Agenda.

Motion made by Commissioner Beckendorff, 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

PUBLIC COMMENT

1. Larry Parr

CONSENT AGENDA

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

2. Approval of Minutes – August 20, 2025 Regular Session
3. Request by County Treasurer for Approval of Payroll Disbursements.
4. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers. *(no backup submitted)*

5. Request by County Engineer to accept a Formal Notice from A T & T for Hand Holes and Communication Lines within right of way of Riverwood Ln, Windmill Dr, Pin Oak Ln, Jozwiak Ln, Bosque Rd (Project # 2025-1776).
6. Request by County Engineer to accept a Formal Utility Notice from ATT to place PFP Cabinet and communication lines in the right-of-way of Thomas Ln. (Project # 2025-1777).
7. Request by County Engineer to accept a Formal Utility Notice from ATT to place hand holes and communication lines in the right-of-way of Thomas Ln., Jingles, Brazos Estates Dr., and Cooke Rd. (Project # 2025-1778).
8. Request by County Engineer to approve the Final Plat of La Segarra Section 2 and accept the Construction Bond in Precinct 3.
9. Request by County Engineer to approve the Final Plat of Maple Woods Section 1 and accept the Construction Bond in Precinct 2.
10. *Item 10 removed from Consent Agenda, Court addressed after item 33. (page 4)*
11. Request by County Grant Manager to approve contract extension with Justice Benefits, Inc. for grant administrative services for the S.M.A. grant program for a term ending August 18, 2029.
12. Request by County Grant Manager to accept FY25 Texas Indigent Defense Commission Formula Grant Award in the amount of \$50,192.00.
13. Request by County Tax Assessor-Collector to approve Fixed Asset Transfer to the Maintenance Department.
14. Request by County Fire Marshal to approve Fixed Asset Transfer to the Sheriff's Office.
15. Approve contract with Gene Bates Auctioneers, Inc. to conduct auctions related to contraband forfeited under Chapter 59 of the Texas Penal Code.

Requests to approve payments on the following:

16. Request by County Tax Assessor-Collector to approve refund in excess of \$500.00 in accordance with Article 31.11 State Property Tax Code.
17. \$202,539.75 for Invoice #8152025GWA to Waller County Appraisal District from line item 125-437-540500 [Tax Appraisal District].
18. \$48,384.00 for Invoice #27705 to BGE, Inc. for Professional Services current June 28, 2025 through July 25, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
19. \$18,795.70 for Invoice #27704 to BGE, Inc. for Professional Services rendered June 28, 2025 through July 25, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

20. \$267,683.57 for Invoice #73519 to Binkley & Barfield, Inc. for Professional Services rendered June 1, 2025 through June 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
21. \$49,907.65 for Invoice #10664-1 to EHRA, Inc. for Professional Services ending June 29, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
22. \$114,339.93 for Invoice #190525 to HR Green for Professional Services rendered May 31, 2025 through June 27, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
23. \$35,563.51 for Invoice #191115 to HR Green for Professional Services rendered June 28, 2025 through July 25, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
24. \$77,923.90 for Invoice #25-001.003 to Trilogy Engineering Services LLC. for Professional Services rendered July 1, 2025 through July 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
25. \$70,092.40 for Invoice #307007-3 to Volkert, Inc. for Professional Services rendered June 21, 2025 through July 18, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
26. \$28,653.00 to be paid to Benny G. [Name] for deposit of the repairs to the bell tower. Funds to be paid from 604-604-581839 [Soft Costs].
27. \$2,043.96 for Invoice #60 to [Name] Architectural Consulting Services to be paid from line item 604-604-545405 [Professional Services].
28. \$3,281.25 for Invoice #50694, and \$2,798.72 for Invoice #50944, for a total payment of \$6,159.97 to LDDBlueline from line item 125-600-545402 [Professional Services Pct 2 Annex].
29. \$4,331.25 for Invoice #50693, and \$3,712.50 for Invoice #50943, for a total payment of \$8,043.75 to LDDBlueline from line item 125-600-545403 [Professional Services Pct 3 Annex].
30. \$20,142.50 for Invoice #50695, and \$2,375.00 for Invoice #50945, for a total payment of \$22,517.50 to LDDBlueline from line item 606-606-545407 [Professional Services/Vehicle Maintenance].
31. \$122,231.77 for Invoice #9917, \$146,574.56 for Invoice #9924, and \$135,608.63 for Invoice #9948 for a total amount of \$404,414.96 to Wilson Bauhaus Interiors to be paid from line item 604-604-581839 [Soft Costs].
32. Request by County Auditor to Approve and/or Ratify Accounts Payable.

Commissioner Beckendorff made motion to approve the Consent Agenda with item 10 removed, to address after item 33, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Jones

– Yes

Commissioner Smith

– Yes

Commissioner Beckendorff – Yes

COUNTY ENGINEER

33. **Public Hearing:** Replat of Frontier Farms Section Two. The amendment will create ten (10) Lots and one (1) Block by Owner R & L Solutions INC.

Public Hearing began at 9:30 a.m.

County Engineer Ross McCall explained amendment.

Public Hearing ended at 9:32 a.m.

Addressed Agenda Item 10 from Consent Agenda

10. Approve Final Replat of Frontier Farms Section Two in Precinct 2.

Motion made by Commissioner Smith, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

34. Discuss and take action on variance request from San Bernard Electric Cooperative (SBEC), to exempt SBEC from the right-of-way restoration bond requirement when applying for Right-of-Way permits. *(no backup submitted)*

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion FAILED by 0-5 vote. **VARIANCE DENIED**

Judge Trey Duhon – No

Commissioner Amsler – No

Commissioner Jones – No

Commissioner Smith – No

Commissioner Beckendorff – No

GRANT MANAGER

35. Authorize the County Grant Manager to submit an application under the Hazard Mitigation Grant Program pursuant to W-552-17 for funding to purchase a generator for the Waller County Radio Tower.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

PROCUREMENT DIRECTOR

36. Approve Agreement with Orsa Dynamics for services regarding the dissemination of information related to the creation of a County Assistance District, in an amount not to exceed \$60,000.00. Funds to be paid from line item 125-401-540900 [Prof. Consultant Services]. **and**
37. Approve the award recommendation of Bid 25-002, Justice Center Vehicle Maintenance Garage to Gullo Commercial Construction LLC, in the amount of \$1,552,809.00. Funds to be paid from line item 606-606-582809 [Tax Notes]. **and**
38. Approve Agreement with B-Greener Industrial Cleaners, LLC for degreaser products and consultation services for Road & Bridge oil tank in the amount of \$14,987.74. Funds to be paid from line item 110-530-568455 [Fleet Operations]. **and**
39. Approve Agreement with Texas Patcher, LLC for repair parts and installation services for Road & Bridge asphalt tank in the amount of \$4,884.00. Funds to be paid from line item 110-530-568455 [Fleet Operations].

Commissioner Jones made motion to approve items 36 thru 39, 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

COUNTY JUDGE

40. Approve the Certification of the 2025 Waller County Appraisal Roll as required under Property Tax Code 26.04(b).

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

41. Take appropriate action regarding the 2025 Tax Rate.

Commissioner Smith moved that the Waller County Commissioners Court propose to adopt a total tax rate of 55.6187 cents per \$100 valuation, the same rate being a combination of rates for the Waller County General Fund rate of 43.9463 cents per \$100 valuation and the Farm to Market Flood control rate of 2.3591 cents per \$100 valuation and to the Debt Service Fund rate of 2.3133 cents and to schedule the Public Hearing for the 2025 tax rate on September 17, 2025 at 9:00 a.m. in the Waller County Joe Kuciemba Annex in Hempstead, Texas, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

42. Authorize the County Judge to publish the Notice of Salary Increases for Elected Officials in the Katy Times, Waller Times, The Waller County Express, and on the County Website. Funds to be paid from line item 125-401-544100 [Bid Notices and Printing]. **and**

43. Authorize the County Judge to publish the Notice of 2025 Tax Year Proposed Tax Rate for Waller County in the Katy Times, Waller Times, The Waller County Express, and on the County Website. Funds to be paid from line item 125-401-544100 [Bid Notices and Printing]. **and**

44. Authorize the County Judge to publish the Notice of Budget Hearing in the Katy Times, Waller Times, The Waller County Express, and on the County Website. Funds to be paid from line item 125-401-544100 [Bid Notices and Printing].

Judge Duhon made motion to approve items 42, 43 and 44, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

45. Accept the resignation from Justice of the Peace, Precinct 1, Judge Charles Karisch, effective September 3, 2025.

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

46. Discuss and take action on interim appointment for Justice of the Peace, Precinct 1, to fill unexpired term, until December 31, 2026.

Public comments were received from the following:

1. Samantha Harris 2. Anthony Pulci 3. Candice Adams 4. Joe Hester

Commissioner Beckendorff made motion to appoint Mr. Joe Hester the interim Justice of the Peace for Precinct 1, seconded by Commissioner Amsler.

Motion carried by 4-1 vote.

Judge Trey Duhon – No

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

DIRECTOR OF FACILITIES

47. Discuss and take action on Precinct 2 and Precinct 3 Architectural Designs and Floor Plans.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Commissioner Beckendorff made motion to approve the current design with the caveat that Danny and Sheriff are going to get together and hammer this out by the next couple of days, by the end of the week and we'll get numbers so we can get with the Auditor and make sure we move everything over because we have to have this done 2 weeks from today, just for the budget portion of it, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

MISCELLANEOUS

48. Discuss and take action to accept the donation of a refrigerator valued at \$324.74 from Rick Castillo of Early Birdie Plumbing to be located in the juror room at the 506th District Court.

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

49. Approve acceptance of Masonic Lodge Cornerstone to be placed on the Waller County Courthouse.

Public Comments were received from the following:

1. Stephen Orlando 2. Carter Sharbrough 3. Ben Tibbs 4. Joe Rutledge 5. Angela Hardy
6. Shannon Birkenbach

Motion made by Commissioner Beckendorff, seconded by Commissioner Amsler.

Motion carried by 4-1 vote.

Judge Trey Duhon – No

Commissioner Amsler – Yes

Commissioner Smith – Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

Advanced to Agenda Item 51

51. Approve transfer of FIRE/EMS emergency calls to WestCom 911 Center.

Public comments were received from the following:

1. Max Doss 2. Rhonda Getschman 3. Dr. Aaron Buzzard 4. William McDougal 5. Brian Davis
6. Samantha Harris 7. Rebecca Densmore 8. Sheriff Troy Guidry

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 3-2 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – No

Commissioner Smith – No

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

Returned to Agenda Item 50

50. Approve the Lease and Facility Interlocal Agreement between Waller-Harris ESD 200 and Waller County.

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

Proceeded with Agenda Item 52

52. Approve settlement agreement related to Opioid Litigation against Purdue and the Sacklers. *and*

53. Approve resolution and settlement agreement related to opioid litigation against Alvogen, Inc.; Apotex Corp.; Amneal Pharmaceuticals LLC; Hikma Pharmaceuticals USA Inc.; Indivior Inc.; Viartis Inc.; Sun Pharmaceutical Industries, Inc.; and Zydus Pharmaceuticals.

Commissioner Jones made motion to approve Items 52 and 53, 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

54. Approve agreement with Sparklight Business for construction costs in the event of early termination related to previous contract.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

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.~~

EXECUTIVE SESSION

57. ~~Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer. Item WITHDRAWN.~~

58. ~~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.~~

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

60. ~~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 Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

Meeting was **ADJOURNED** at 12:35 p.m

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

Debbie Hollan
Waller County Clerk

APPROVED this the 17th day of September 2025.

Carbett "Trey" J. Duhon, III
County Judge



CC 09/17/25

Waller County, TX

Payable Report

Item 4.

Payable Detail by Vendor Name

Packet: APPKT02694 - 09/30/2025 RET INS

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 18425 - AMWINS GROUP BENEFITS									Vendor Total:	22,900.00
Oct 2025	Invoice	10/1/2025	10/1/2025	10/1/2025	10/1/2025	22,900.00	0.00	0.00	0.00	22,900.00
County Portion Oct 2025		APBNK - APBNK			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
County Portion Oct 2025	N/A		0.00	0.00	22,900.00	0.00	0.00	0.00		22,900.00
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
125-685-520303	Health Insurance				22,900.00	100.00%				
Vendor: 07548 - TAC HEBP										
Oct 2025 County	Invoice	10/1/2025	10/1/2025	10/1/2025	10/1/2025	13,472.68	0.00	0.00	0.00	13,472.68
BCBS Co Portion Ret Prem Oct 2025		APBNK - APBNK			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
BCBS Co Portion Ret Prem Oct 2025	N/A		0.00	0.00	13,472.68	0.00	0.00	0.00		13,472.68
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
125-685-520303	Health Insurance				13,472.68	100.00%				
Oct 2025 Retiree										
Oct 2025 Retiree	Invoice	10/1/2025	10/1/2025	10/1/2025	10/1/2025	6,825.30	0.00	0.00	0.00	6,825.30
BCBS Retiree Payment Oct 2025		APBNK - APBNK			No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
BCBS Retiree Payment Oct 2025	N/A		0.00	0.00	6,825.30	0.00	0.00	0.00		6,825.30
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
999-203-111200	Medical Insurance				6,825.30	100.00%				

Item 4.

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	3	43,197.98	0.00	0.00	0.00	43,197.98	0.00	43,197.98
Grand Total:		43,197.98	0.00	0.00	0.00	43,197.98	0.00	43,197.98

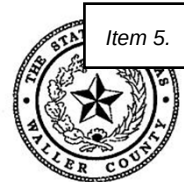
Account Summary

Account	Name	Amount
125-685-520303	Health Insurance	36,372.68
Total:		36,372.68

Account	Name	Amount
999-203-111200	Medical Insurance	6,825.30
Total:		6,825.30

Monthly Report of Joan Sargent, Waller County Treasurer

AUGUST 2025



THE STATE OF TEXAS
COUNTY OF WALLER

AFFIDAVIT

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

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

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

Filing with accompanying vouchers this

17th day of September, 2025

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

Page 2 Special Funds report of money received and disbursed

Page 3 Investment Portfolio by fund

Page 4 Long Term Debt

Attachment A Unpaid claims

Joan Sargent
Joan Sargent, CIO, CCT
Waller County Treasurer

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

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

The affidavit must state the amount of the cash and other assets that are in the custody of the County Treasurer at the time of the examination.
{LGC 114.026(d)} \$200,930,872.16 Month Ending Balance

Commissioners' Court Approval:

Carbett "Trey" J. Duhon III
Waller County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

ATTEST:

Debbie Hollan, County Clerk

Date

Monthly Report of Joan Sargent, Waller County Treasurer

AUGUST 2025

Item 5.

Fund	Beginning Balance	Total Received	Total Disbursed	Adjustments	Account Balances	TexPool Investments	TX Class Investments	Total Fund Balance
101 Voter Reg/Chapter 19	\$6,051.97	\$5.95	\$0.00	\$0.00	\$6,057.92	\$0.00	\$0.00	\$6,057.92
108 Elections	\$9,420.59	\$9.27	\$0.00	\$0.00	\$9,429.86	\$168,768.67	\$0.00	\$178,198.53
110 Road & Bridge	\$367,772.66	\$1,362,181.20	\$1,676,134.19	\$0.00	\$53,819.67	\$0.00	\$12,319,154.63	\$12,372,974.30
111 Law Library	\$6,426.68	\$2,959.95	\$587.63	\$0.00	\$8,799.00	\$289,413.06	\$0.00	\$298,212.06
112 Title IV Juv. Justice	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$102,578.19	\$0.00	\$102,578.19
113 DC Recs. Pres.	\$109.79	\$206.23	\$0.00	\$0.00	\$316.02	\$28,704.03	\$0.00	\$29,020.05
114 County RMPF	\$5,315.06	\$2,920.89	\$0.00	\$0.00	\$8,235.95	\$170,626.64	\$0.00	\$178,862.59
115 CC Recs. Pres.	\$20,951.85	\$15,360.82	\$0.00	\$0.00	\$36,312.67	\$290,682.44	\$0.00	\$326,995.11
116 CC Preservation	\$244.23	\$245.48	\$0.00	\$0.00	\$489.71	\$39,109.10	\$0.00	\$39,598.81
117 Courthouse Security	\$7,616.85	\$4,148.91	\$0.00	\$0.00	\$11,765.76	\$292,161.83	\$0.00	\$303,927.59
118 Graffiti	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$995.23	\$0.00	\$995.23
119 JP Technology	\$2,761.92	\$1,821.89	\$600.00	\$0.00	\$3,983.81	\$84,516.86	\$0.00	\$88,500.67
120 DC/Child Abuse Prev	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,835.06	\$0.00	\$1,835.06
121 Family Protection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,821.87	\$0.00	\$42,821.87
122 Guardianship	\$740.71	\$8,360.02	\$9,100.73	\$0.00	\$0.00	\$62,963.02	\$0.00	\$62,963.02
123 Justice Crt. Sec.	\$30.33	\$15.26	\$0.00	\$0.00	\$45.59	\$26,726.92	\$0.00	\$26,772.51
124 CC-Technology	\$51.20	\$88.54	\$0.00	\$0.00	\$139.74	\$9,336.19	\$0.00	\$9,475.93
125 General	\$497,696.41	\$2,714,582.26	\$3,025,011.06	-\$21.17	\$187,246.44	\$41,286,930.92	\$35,630,264.39	\$77,104,441.75
126 DC-Technology	\$16.78	\$29.85	\$0.00	\$0.00	\$46.63	\$4,694.86	\$0.00	\$4,741.49
127 CC-RPD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$39,272.51	\$0.00	\$39,272.51
128 DC-RPD	\$10.03	\$20.03	\$0.00	\$0.00	\$30.06	\$31,780.71	\$0.00	\$31,810.77
129 DA Pretrial Div. Fee	-\$2,636.09	\$9,000.47	\$5,889.24	\$0.00	\$475.14	\$73,329.62	\$0.00	\$73,804.76
131 Juv. Case Manager	\$2,024.04	\$23.86	\$0.00	\$0.00	\$2,047.90	\$0.00	\$0.00	\$2,047.90
132 Fire Marshal Fund	\$73,206.79	\$71.13	\$909.79	\$0.00	\$72,368.13	\$0.00	\$0.00	\$72,368.13
135 Court Facility	\$76,526.29	\$1,763.41	\$0.00	\$0.00	\$78,289.70	\$0.00	\$0.00	\$78,289.70
137 Justice Crt. Support	\$108,554.41	\$2,872.02	\$0.00	\$0.00	\$111,426.43	\$0.00	\$0.00	\$111,426.43
181 Available School	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$776,807.74	\$776,807.74
186 Ogg Trust	\$20,315.23	\$19.99	\$0.00	\$0.00	\$20,335.22	\$0.00	\$0.00	\$20,335.22
191 Narcotic Program	\$10.69	\$0.00	\$0.00	\$0.00	\$10.69	\$0.00	\$0.00	\$10.69
192 Federal Forfeiture	-\$5,678.00	\$11,420.17	\$5,120.00	\$0.00	\$622.17	\$138,192.66	\$0.00	\$138,814.83
212 SCAAP-Federal Rev.	\$122,183.35	\$0.00	\$0.00	\$0.00	\$122,183.35	\$0.00	\$0.00	\$122,183.35
228 CJD-VOCA #4254701	-\$17,688.11	\$9,358.95	\$5,849.34	\$0.00	-\$14,178.50	\$0.00	\$0.00	-\$14,178.50
234 STEP CMV-00029	-\$4,640.02	\$929.04	\$5,172.49	-\$214.67	-\$9,098.14	\$0.00	\$0.00	-\$9,098.14
235 STEP COMP-00094	-\$16,459.91	\$4,664.89	\$2,457.10	\$214.67	-\$14,037.45	\$0.00	\$0.00	-\$14,037.45
241 ARPA Grant	\$329,396.18	\$0.00	\$59,529.80	\$0.00	\$269,866.38	\$0.00	\$0.00	\$269,866.38
244 LHMPP Grant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
245 CDBG-MIT Brookshire	-\$25.80	\$0.00	\$0.00	\$0.00	-\$25.80	\$0.00	\$0.00	-\$25.80
246 CDBG-MIT Prairie View	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
247 C4 Radio Grant #5005301	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
307 SAVNS Grant#1446517	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
311 Formula Grant	\$0.00	\$50,192.00	\$0.00	\$0.00	\$50,192.00	\$0.00	\$0.00	\$50,192.00
318 TJJD-A	\$98,728.85	\$26,070.00	\$22,540.94	\$86.67	\$102,344.58	\$0.00	\$0.00	\$102,344.58
324 SB22 Grant - DA	\$111,105.97	\$87.68	\$21,989.20	\$0.00	\$89,204.45	\$0.00	\$0.00	\$89,204.45
325 SB22 Grant - SO	\$197,796.24	\$153.87	\$41,406.53	\$0.00	\$156,543.58	\$0.00	\$0.00	\$156,543.58
326 HGAC Recycle Grant	-\$35,239.94	\$3,121.75	\$1,497.25	\$0.00	-\$33,615.44	\$0.00	\$0.00	-\$33,615.44
413 SETH Grant	\$50,000.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$0.00	\$0.00	\$50,000.00
515 Debt Service	\$79,677.32	\$2,080,261.47	\$2,159,938.79	\$0.00	\$0.00	\$0.00	\$1,038,261.60	\$1,038,261.60
602 Tax Notes, Series 2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
603 Tax Notes, Series 2022	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
604 Co. Courthouse Project	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$645,848.62	\$645,848.62
605 Mobility Bond Ser 2024	\$0.00	\$1,515,069.97	\$1,515,069.97	\$0.00	\$0.00	\$0.00	\$105,187,801.51	\$105,187,801.51
999 Payroll	\$550,350.05	\$2,758,787.92	\$2,749,886.26	\$0.00	\$559,251.71	\$0.00	\$0.00	\$559,251.71
Totals	\$2,662,724.60	\$10,586,825.14	\$11,308,690.31	\$65.50	\$1,940,924.93	\$43,185,440.39	\$155,598,138.49	\$200,724,503.81
			Plus Outstanding Checks		\$488,021.31			
			Treasurer's Bank Balance		\$2,428,946.24			
			PB Statement Balance		\$2,428,946.24			
			Reconciled Bank Balance		\$2,428,946.24			

Monthly Report of Joan Sargent, Waller County Treasurer
AUGUST 2025

Item 5.

Miscellaneous Accounts

Fund	Beginning Balance	Total Received	Total Disbursed	Adjustments	Account Balances	TexPool Investments	TX Class Investments	Total Fund Balance
188 Dismuke Estate	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$76,127.10	\$0.00	\$76,127.10
			Bank Statement Balance		\$0.00			
189 Hospital Trust	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,520.13	\$0.00	\$3,520.13
			Bank Statement Balance		\$0.00			
238 GLO Buyout/Acq Grant	\$374.40	\$0.24	\$0.00	\$0.00	\$374.64	\$0.00	\$0.00	\$374.64
			Add Outstanding Checks		\$0.00			
			Bank Statement Balance		\$374.64			
239 GLO Infrastructure Grant	\$900.03	\$0.57	\$0.00	\$0.00	\$900.60	\$0.00	\$0.00	\$900.60
			Add Outstanding Checks		\$0.00			
			Bank Statement Balance		\$900.60			
801 JP1 Report Acct	\$24,317.39	\$41,405.12	\$47,340.20	\$0.00	\$18,382.31	\$0.00	\$0.00	\$18,382.31
			Bank Statement Balance		\$18,382.31			
802 JP2 Report Acct	\$4,660.04	\$24,252.83	\$15,192.90	\$0.00	\$13,719.97	\$0.00	\$0.00	\$13,719.97
			Bank Statement Balance		\$13,719.97			
803 JP3 Report Acct	\$14,646.57	\$9.32	\$35.00	\$0.00	\$14,620.89	\$0.00	\$0.00	\$14,620.89
			Bank Statement Balance		\$14,620.89			
804 JP4 Report Acct	\$8,510.30	\$37,693.22	\$30,853.95	\$0.00	\$15,349.57	\$0.00	\$0.00	\$15,349.57
			Bank Statement Balance		\$15,349.57			
805 DC E-Filing	\$1,237.34	\$14,588.95	\$9,492.00	\$0.00	\$6,334.29	\$0.00	\$0.00	\$6,334.29
			Bank Statement Balance		\$6,334.29			
807 CC Recording Fee	\$8,301.26	\$48,510.35	\$46,826.00	\$0.00	\$9,985.61	\$0.00	\$0.00	\$9,985.61
			Bank Statement Balance		\$9,985.61			
808 CC Credit Card	\$1,186.19	\$16,011.17	\$13,403.00	\$0.00	\$3,794.36	\$0.00	\$0.00	\$3,794.36
			Bank Statement Balance		\$3,794.36			
810 CC E-Filing	\$8,725.07	\$10,628.52	\$5,950.00	\$0.00	\$13,403.59	\$0.00	\$0.00	\$13,403.59
			Bank Statement Balance		\$13,403.59			
811 DC Credit Card	\$2,518.57	\$12,904.50	\$9,187.90	\$0.00	\$6,235.17	\$0.00	\$0.00	\$6,235.17
			Bank Statement Balance		\$6,235.17			
812 R&B Credit Card	\$15,587.75	\$127,084.28	\$128,672.00	\$0.00	\$14,000.03	\$0.00	\$0.00	\$14,000.03
			Bank Statement Balance		\$14,000.03			
814 FM Credit Card	\$333.60	\$8,134.95	\$5,866.55	\$0.00	\$2,602.00	\$0.00	\$0.00	\$2,602.00
			Bank Statement Balance		\$2,602.00			
815 Environmental Cr Card	\$2,366.71	\$7,991.87	\$7,475.00	-\$65.50	\$2,818.08	\$0.00	\$0.00	\$2,818.08
			Bank Statement Balance		\$2,818.08			
816 JP1 Efile	\$1,275.95	\$660.71	\$1,304.00	\$0.00	\$632.66	\$0.00	\$0.00	\$632.66
			Bank Statement Balance		\$632.66			
817 JP2 Efile	\$198.66	\$1,030.14	\$759.00	\$0.00	\$469.80	\$0.00	\$0.00	\$469.80
			Bank Statement Balance		\$469.80			
818 JP3 Efile	\$814.30	\$1,218.62	\$409.00	\$0.00	\$1,623.92	\$0.00	\$0.00	\$1,623.92
			Bank Statement Balance		\$1,623.92			
819 JP4 Efile	\$585.97	\$2,358.43	\$1,471.00	\$0.00	\$1,473.40	\$0.00	\$0.00	\$1,473.40
			Bank Statement Balance		\$1,473.40			
820 Treasurer Credit Card	\$65.73	\$1,897.19	\$1,897.19	-\$65.50	\$0.23	\$0.00	\$0.00	\$0.23
			Bank Statement Balance		\$0.23			

WALLER COUNTY
INVESTMENT PORTFOLIO FOR MONTH ENDING
AUGUST 2025

Item 5.

ACTIVITY

FINANCIAL INSTRUMENT AND INVESTED FUND	PURCHASE PRICE	MTD YIELD	BEGINNING BALANCE	TRANSFERS	MTD INTEREST	ENDING BALANCE
TEXAS CLASS INVESTMENTS						
125-General	\$35,395,798.85	4.3904%	\$35,395,798.85	\$101,680.78	\$132,784.76	\$35,630,264.39
110-R&B	\$13,321,944.13	4.3904%	\$13,321,944.13	(\$1,050,000.00)	\$47,210.50	\$12,319,154.63
515-Debt Service	\$3,044,323.52	4.3904%	\$3,044,323.52	(\$2,012,281.15)	\$6,219.23	\$1,038,261.60
181-Permanent School	\$773,917.00	4.3904%	\$773,917.00	\$0.00	\$2,890.74	\$776,807.74
604-Co Courthouse Project	\$643,445.24	4.3904%	\$643,445.24	\$0.00	\$2,403.38	\$645,848.62
605-Mobility Bond 2024	\$106,488,136.69	4.3904%	\$106,488,136.69	(\$1,696,750.75)	\$396,415.57	\$105,187,801.51
TEXPOOL INVESTMENTS						
108-Elections	\$168,153.83	4.3052%	\$168,153.83	\$0.00	\$614.84	\$168,768.67
111-Law Library	\$288,358.67	4.3052%	\$288,358.67	\$0.00	\$1,054.39	\$289,413.06
112-Title IV Juvenile Justice	\$102,204.48	4.3052%	\$102,204.48	\$0.00	\$373.71	\$102,578.19
113-RPF District Clerk	\$28,599.48	4.3052%	\$28,599.48	\$0.00	\$104.55	\$28,704.03
114-County RMPF	\$170,005.01	4.3052%	\$170,005.01	\$0.00	\$621.63	\$170,626.64
115-RPF County Clerk	\$289,623.43	4.3052%	\$289,623.43	\$0.00	\$1,059.01	\$290,682.44
116-CC Preservation	\$38,966.58	4.3052%	\$38,966.58	\$0.00	\$142.52	\$39,109.10
117-Courthouse Security	\$291,097.43	4.3052%	\$291,097.43	\$0.00	\$1,064.40	\$292,161.83
118-Graffiti	\$991.51	4.3052%	\$991.51	\$0.00	\$3.72	\$995.23
119-JP Technology	\$84,208.97	4.3052%	\$84,208.97	\$0.00	\$307.89	\$84,516.86
120-DC Child Abuse Prev.	\$1,828.26	4.3052%	\$1,828.26	\$0.00	\$6.80	\$1,835.06
121-Family Protect Fee	\$42,665.90	4.3052%	\$42,665.90	\$0.00	\$155.97	\$42,821.87
122-Guardianship	\$70,798.00	4.3052%	\$70,798.00	(\$8,090.02)	\$255.04	\$62,963.02
123-Justice Court Security	\$26,629.54	4.3052%	\$26,629.54	\$0.00	\$97.38	\$26,726.92
124-CC Technology	\$9,302.13	4.3052%	\$9,302.13	\$0.00	\$34.06	\$9,336.19
125-General	\$42,334,964.43	4.3052%	\$42,334,964.43	(\$1,200,000.00)	\$151,966.49	\$41,286,930.92
126-DC Technology	\$4,677.81	4.3052%	\$4,677.81	\$0.00	\$17.05	\$4,694.86
127-CC RP Digitizing	\$39,129.42	4.3052%	\$39,129.42	\$0.00	\$143.09	\$39,272.51
128-DC RP Digitizing	\$31,664.95	4.3052%	\$31,664.95	\$0.00	\$115.76	\$31,780.71
129-DA Pretrial Diversion	\$79,054.71	4.3052%	\$79,054.71	(\$6,000.00)	\$274.91	\$73,329.62
188-Dismuke	\$75,849.76	4.3052%	\$75,849.76	\$0.00	\$277.34	\$76,127.10
189-Hospital	\$3,507.41	4.3052%	\$3,507.41	\$0.00	\$12.72	\$3,520.13
192-Federal Forfeiture	\$148,473.24	4.3052%	\$148,473.24	(\$10,798.00)	\$517.42	\$138,192.66
TOTALS	\$203,998,320.38		\$203,998,320.38	(\$5,882,239.14)	\$747,144.87	\$198,863,226.11

STATISTICS

1. THIS PORTFOLIO IS IN COMPLIANCE WITH THE WALLER COUNTY INVESTMENT POLICY AND APPLICABLE LAW.
2. CURRENT INVESTMENTS ARE AVAILABLE SAME OR NEXT DAY TO MAXIMIZE OPERATING FUNDS.
3. AS A COMPARATIVE BENCHMARK THE AVERAGE 90 DAY T-BILL RATE THIS MONTH 4.21%
4. THE TOTAL AMOUNT OF INVESTED DOLLARS FOR MONTH END: \$198,863,226.11
5. PROSPERITY BANK PLEDGED COLLATERAL MARKET VALUE: \$44,439,010.98
THIS AMOUNT WAS ADEQUATE TO SECURE ALL DEPOSITS AT PROSPERITY BANK.
6. TexPool Rated: AAAm by Standard & Poor's.
7. Texas CLASS Rated: AAAm by Standard & Poor's.
8. THIS REPORT IS PROVIDED ON A MONTHLY BASIS EXCEEDING THE PUBLIC FUNDS INVESTMENT ACT AND WALLER COUNTY INVESTMENT POLICY REQUIREMENTS TO KEEP THE COMMISSIONERS' COURT FULLY INFORMED.

WALLER COUNTY, TEXAS
Summary of Debt

Prepared by Alan Younts, Waller County Auditor

Total Capital Leases

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

Total Bonds

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

Treasurer's Record of Unpaid Claims	As of 8/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
QUILL CORPORATION	04/18/23	3675	\$ 132.06
SPARKLIGHT	07/05/23	5416	\$ (322.29)
TURNER PIERCE AND FULTZ INC.	08/01/23	6062	\$ 323.77
VERIZON	08/15/23	6470	\$ (37.99)
RICOH USA, INC.	09/26/23	7478	\$ 260.24
ENTEC PEST MANAGEMENT INC	10/30/23	8234	\$ 250.00
NAPA AUTO PARTS	01/11/24	9982	\$ 170.88
HOMETOWN HARDWARE	01/22/24	10186	\$ 202.32
NAPA AUTO PARTS	01/26/24	10292	\$ 20.34
BECKENDORFF, JUSTIN	03/07/24	11503	\$ 203.05
KING RANCH AG & TURF	04/11/24	12554	\$ (16.00)
LIMITED SALES, EXCISE, AND USE TAX	04/29/24	12916	\$ 196.40
AT&T -CWO	07/12/24	14793	\$ 47,228.98
DIRECT ENERGY BUSINESS,LLC	10/17/24	17540	\$ 34.53
OTIS ELEVATOR COMPANY	10/18/24	17585	\$ 1,993.64
HOUSTON AREA POLICE CHIEFS ASSOCIATION	11/18/24	18477	\$ 60.00
CARRINGTON,PATRICE	12/02/24	18727	\$ 300.00
CARRINGTON,PATRICE	12/02/24	18728	\$ 300.00
GUINN & ASSOCIATES, PLLC	12/16/24	19206	\$ 1,420.00
XEROX CORPORATION	01/02/25	19571	\$ 276.13
XEROX CORPORATION	01/02/25	19572	\$ 257.51
XEROX CORPORATION	01/02/25	19573	\$ 205.59
XEROX CORPORATION	01/06/25	19692	\$ 224.82
XEROX CORPORATION	01/06/25	19693	\$ 298.95
BECKENDORFF, JUSTIN	01/06/25	19695	\$ 52.34
XEROX CORPORATION	01/09/25	19776	\$ 168.36
PAPE-DAWSON ENGINEERS	01/09/25	19794	\$ 1,930.50
PAPE-DAWSON ENGINEERS	01/09/25	19796	\$ 4,752.00
TAE4-HYDP DISTRICT 9	01/16/25	20013	\$ 110.00
TAE4-HYDP DISTRICT 9	01/16/25	20014	\$ 110.00
PCN STRATEGIES	01/16/25	20022	\$ 387.66
DIRECT ENERGY BUSINESS, LLC	02/13/25	20822	\$ 34.53
DIRECT ENERGY BUSINESS, LLC	02/13/25	20823	\$ 31.97
DIRECT ENERGY BUSINESS, LLC	02/13/25	20824	\$ 23.83
DIRECT ENERGY BUSINESS, LLC	02/19/25	20841	\$ 23.44
WAUKESHA-PEARCE INDUSTRIES, LLC	02/28/25	21269	\$ 60,106.00
XEROX CORPORATION	03/24/25	21945	\$ 238.47
GALLS, LLC	04/16/25	22591	\$ 26.40
GALLS, LLC	04/16/25	22592	\$ 29.99
GALLS, LLC	04/16/25	22593	\$ 18.99
GALLS, LLC	04/16/25	22594	\$ 303.70
GALLS, LLC	04/16/25	22595	\$ 309.95
INNOVATIVE COMMUNICATION SYSTEMS	04/21/25	22694	\$ 175.00
DIRECT ENERGY BUSINESS, LLC	04/21/25	22762	\$ 68.39
ODP BUSINESS SOLUTIONS, LLC	04/22/25	22855	\$ 540.99
FORD, RUSSELL	04/28/25	22968	\$ 65.00
QUILL CORPORATION	04/28/25	22980	\$ 3,114.85
ODP BUSINESS SOLUTIONS, LLC	04/29/25	22990	\$ 469.63
GULF COAST CHAPTER TAO	05/05/25	23142	\$ 25.00
INNOVATIVE COMMUNICATION SYSTEMS	05/05/25	23169	\$ 43.75
LDD BLUELINE	05/20/25	23689	\$ 3,093.75
LDD BLUELINE	05/20/25	23693	\$ 2,408.43
SPARKLIGHT	05/27/25	23864	\$ (334.21)
ROGER N ADAIR	05/27/25	23876	\$ 550.00
HD SUPPLY FACILITIES MAINTENCE, LTD.	06/04/25	24045	\$ (942.42)
HD SUPPLY FACILITIES MAINTENCE, LTD.	06/04/25	24046	\$ (650.20)
INNOVATIVE COMMUNICATION SYSTEMS	06/04/25	24073	\$ 787.50
HD SUPPLY FACILITIES MAINTENCE, LTD.	06/18/25	24436	\$ (281.79)
ODP BUSINESS SOLUTIONS, LLC	06/30/25	24781	\$ 231.93
ODP BUSINESS SOLUTIONS, LLC	06/30/25	24782	\$ 95.11
ODP BUSINESS SOLUTIONS, LLC	06/30/25	24783	\$ 36.69
ODP BUSINESS SOLUTIONS, LLC	06/30/25	24784	\$ 14.67
WAUKESHA-PEARCE INDUSTRIES, LLC	06/30/25	24796	\$ 74,723.00
BOXX MODULAR INC.	07/10/25	25066	\$ 1,832.00
XEROX CORPORATION	07/10/25	25072	\$ 256.03
HOMETOWN HARDWARE	07/15/25	25209	\$ 28.55
THE HOME DEPOT	07/15/25	25221	\$ 1,432.28
HOMETOWN HARDWARE	07/17/25	25349	\$ 22.51
SCHMIDT FUNERAL HOME	07/17/25	25417	\$ 1,175.00
PRECISION PRINTING	07/21/25	25485	\$ 35.40
PRECISION PRINTING	07/21/25	25486	\$ 109.38
PRECISION PRINTING	07/21/25	25487	\$ 30.00

Treasurer's Record of Unpaid Claims	As of 8/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
ODP BUSINESS SOLUTIONS, LLC	07/21/25	25497	\$ 535.29
HOMETOWN HARDWARE	07/28/25	25527	\$ 59.94
HOMETOWN HARDWARE	07/28/25	25528	\$ 71.96
HOMETOWN HARDWARE	07/28/25	25532	\$ 31.70
ARCIT	07/28/25	25571	\$ 300.00
ODP BUSINESS SOLUTIONS, LLC	07/28/25	25585	\$ 76.95
ROCA CLEANING SERVICES	07/28/25	25594	\$ 300.00
ROCA CLEANING SERVICES	07/28/25	25595	\$ 450.00
ENTEC PEST MANAGEMENT, INC.	07/28/25	25596	\$ 125.00
HOMETOWN HARDWARE	07/29/25	25692	\$ 61.97
HOMETOWN HARDWARE	07/29/25	25693	\$ 58.96
HOMETOWN HARDWARE	07/29/25	25694	\$ 8.59
HOMETOWN HARDWARE	07/29/25	25695	\$ 133.96
HOMETOWN HARDWARE	07/29/25	25696	\$ 9.99
JOHNSTONE SUPPLY	07/29/25	25708	\$ 926.40
JOHNSTONE SUPPLY	07/29/25	25709	\$ 164.82
WC TRACTOR	07/29/25	25720	\$ 240.00
INNOVATIVE COMMUNICATION SYSTEMS	07/29/25	25734	\$ 670.00
CAPITAL ONE	07/29/25	25738	\$ 1,003.24
HOMETOWN HARDWARE	07/30/25	25753	\$ 31.37
TYLER TECHNOLOGIES, INC	07/30/25	25792	\$ 40,990.00
GRAINGER	07/31/25	25799	\$ 123.45
DANA SAFETY SUPPLY, INC.	07/31/25	25807	\$ 11,613.41
BRADY INDUSTRIES	07/31/25	25819	\$ 3,418.18
BRADY INDUSTRIES	07/31/25	25820	\$ 226.80
BRADY INDUSTRIES	07/31/25	25821	\$ (1,865.24)
BRADY INDUSTRIES	07/31/25	25822	\$ 1,665.12
BRADY INDUSTRIES	07/31/25	25823	\$ 1,780.76
HOMETOWN HARDWARE	07/31/25	25836	\$ 391.15
HOMETOWN HARDWARE	07/31/25	25837	\$ 60.51
HOMETOWN HARDWARE	07/31/25	25838	\$ 103.97
KIMBALL MIDWEST	08/06/25	25839	\$ 3,566.66
KIMBALL MIDWEST	08/06/25	25840	\$ 453.80
RICOH USA INC.	08/06/25	25841	\$ 329.04
THE RANDLE LAW OFFICE L.TD., L.L.P	08/06/25	25848	\$ 6,847.00
THE RANDLE LAW OFFICE L.TD., L.L.P	08/06/25	25849	\$ 4,000.00
THE RANDLE LAW OFFICE L.TD., L.L.P	08/06/25	25850	\$ 1,720.00
QUADIENT FINANCE USA, INC.	08/06/25	25851	\$ 5.00
BROOKSHIRE HARDWARE	08/06/25	25857	\$ 95.33
HOMETOWN HARDWARE	08/06/25	25861	\$ 26.75
REPUBLIC SERVICES #473	08/06/25	25866	\$ 385.92
REPUBLIC SERVICES #473	08/06/25	25867	\$ 282.06
VERIZON	08/06/25	25869	\$ 37.99
CIVICPLUS LLC	08/06/25	25870	\$ 6,930.00
SCHMIDT FUNERAL HOME	08/06/25	25871	\$ 1,125.00
TRAVIS COUNTY CLERK	08/06/25	25873	\$ 607.00
HOMETOWN HARDWARE	08/06/25	25883	\$ 45.97
HOMETOWN HARDWARE	08/06/25	25884	\$ 87.79
FORT BEND SENIORS	08/06/25	25901	\$ 40,000.00
WAUKESHA-PEARCE INDUSTRIES, LLC	08/06/25	25929	\$ 586.04
TEXAS STAR TRANSPORT, LLC	08/07/25	25963	\$ 3,016.15
AMERICAN PATRIOT INDUSTRIES	08/07/25	25976	\$ 2,730.60
UNITED AG & TURF	08/07/25	26014	\$ 857.94
HOMETOWN HARDWARE	08/07/25	26015	\$ 70.70
HOMETOWN HARDWARE	08/07/25	26018	\$ 49.21
TEXAS COMMUNICATIONS OF BRYAN	08/07/25	26031	\$ (800.00)
PRECISION UTILITY LLC	08/07/25	26032	\$ 3,711.50
FORT BEND MEDICAL EXAMINER	08/07/25	26033	\$ 18,200.00
BOXX MODULAR INC.	08/07/25	26034	\$ 1,832.00
ROCA CLEANING SERVICES	08/07/25	26037	\$ 450.00
ROCA CLEANING SERVICES	08/07/25	26038	\$ 750.00
WALLER COUNTY CHILD WELFARE CHARITY	08/07/25	26042	\$ 80.00
CASA FOR KIDS	08/07/25	26043	\$ 40.00
SCHMIDT FUNERAL HOME	08/07/25	26059	\$ 2,495.00
HOMETOWN HARDWARE	08/07/25	26065	\$ 56.58
HOMETOWN HARDWARE	08/07/25	26066	\$ 40.97
XEROX CORPORATION	08/11/25	26071	\$ 236.94
XEROX CORPORATION	08/11/25	26075	\$ 496.12
QUILL CORPORATION	08/11/25	26086	\$ 98.84
QUILL CORPORATION	08/11/25	26087	\$ 9.36
QUILL CORPORATION	08/11/25	26088	\$ 74.59
QUILL CORPORATION	08/11/25	26089	\$ 21.04

Treasurer's Record of Unpaid Claims	As of 8/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
ODP BUSINESS SOLUTIONS, LLC	08/11/25	26090	\$ 63.10
ODP BUSINESS SOLUTIONS, LLC	08/11/25	26091	\$ 435.84
ODP BUSINESS SOLUTIONS, LLC	08/11/25	26092	\$ 17.61
ODP BUSINESS SOLUTIONS, LLC	08/11/25	26093	\$ 131.00
ODP BUSINESS SOLUTIONS, LLC	08/11/25	26094	\$ 54.64
ODP BUSINESS SOLUTIONS, LLC	08/11/25	26095	\$ 116.10
ODP BUSINESS SOLUTIONS, LLC	08/11/25	26096	\$ 7.81
BINKLEY & BARFIELD	08/11/25	26100	\$ 44,968.62
LJA ENGINEERING	08/11/25	26101	\$ 147,182.30
CIVIL CORP	08/11/25	26102	\$ 105,376.81
LAVERN LUSK - CHEROKEE COUNTY CLERK	08/11/25	26103	\$ 640.00
VOSS LIGHTING	08/11/25	26104	\$ 200.00
AMERICAN PATRIOT INDUSTRIES	08/11/25	26111	\$ 1,782.24
AMERICAN PATRIOT INDUSTRIES	08/11/25	26112	\$ 1,053.30
TYLER TECHNOLOGIES, INC	08/11/25	26120	\$ 51,933.91
PRECISION PRINTING	08/11/25	26159	\$ 31.18
PRECISION PRINTING	08/11/25	26160	\$ 167.41
PRECISION PRINTING	08/11/25	26161	\$ 30.00
CLINICAL PATHOLOGY LABS, INC	08/12/25	26166	\$ 51.83
INTEGRATED PRESCRIPTION MANAGEMENT	08/12/25	26167	\$ 58.88
INTEGRATED PRESCRIPTION MANAGEMENT	08/12/25	26168	\$ 37.80
INTEGRATED PRESCRIPTION MANAGEMENT	08/12/25	26169	\$ 58.88
HEALTHPOINT HEMPSTEAD BVCA, INC	08/12/25	26170	\$ 497.46
DYNAMIC MOTORS AUTO REPAIR LLC	08/12/25	26171	\$ 161.24
DYNAMIC MOTORS AUTO REPAIR LLC	08/12/25	26172	\$ 108.05
DYNAMIC MOTORS AUTO REPAIR LLC	08/12/25	26173	\$ 551.84
DYNAMIC MOTORS AUTO REPAIR LLC	08/12/25	26174	\$ 592.02
DYNAMIC MOTORS AUTO REPAIR LLC	08/12/25	26175	\$ 108.05
DYNAMIC MOTORS AUTO REPAIR LLC	08/12/25	26176	\$ 108.05
DYNAMIC MOTORS AUTO REPAIR LLC	08/12/25	26177	\$ 128.05
DYNAMIC MOTORS AUTO REPAIR LLC	08/12/25	26178	\$ 149.23
DYNAMIC MOTORS AUTO REPAIR LLC	08/12/25	26179	\$ 108.05
DYNAMIC MOTORS AUTO REPAIR LLC	08/12/25	26180	\$ 98.45
DYNAMIC MOTORS AUTO REPAIR LLC	08/12/25	26181	\$ 176.74
DYNAMIC MOTORS AUTO REPAIR LLC	08/12/25	26182	\$ 163.22
DYNAMIC MOTORS AUTO REPAIR LLC	08/12/25	26183	\$ 84.16
HD SUPPLY FACILITIES MAINTENCE, LTD.	08/12/25	26184	\$ 3,415.69
HD SUPPLY FACILITIES MAINTENCE, LTD.	08/12/25	26185	\$ 55.49
HD SUPPLY FACILITIES MAINTENCE, LTD.	08/12/25	26186	\$ 1,621.70
HD SUPPLY FACILITIES MAINTENCE, LTD.	08/12/25	26187	\$ 1,621.70
HD SUPPLY FACILITIES MAINTENCE, LTD.	08/12/25	26188	\$ 419.99
HD SUPPLY FACILITIES MAINTENCE, LTD.	08/12/25	26189	\$ 654.10
HD SUPPLY FACILITIES MAINTENCE, LTD.	08/12/25	26190	\$ 3,359.64
HD SUPPLY FACILITIES MAINTENCE, LTD.	08/12/25	26191	\$ 1,679.96
HD SUPPLY FACILITIES MAINTENCE, LTD.	08/12/25	26192	\$ 1,158.72
HD SUPPLY FACILITIES MAINTENCE, LTD.	08/12/25	26193	\$ 136.71
HD SUPPLY FACILITIES MAINTENCE, LTD.	08/12/25	26194	\$ 165.58
HD SUPPLY FACILITIES MAINTENCE, LTD.	08/12/25	26195	\$ 53.94
BROOKS, SUZANNE	08/12/25	26210	\$ 61.60
ODP BUSINESS SOLUTIONS, LLC	08/13/25	26214	\$ 212.67
ODP BUSINESS SOLUTIONS, LLC	08/13/25	26215	\$ 74.89
HOMETOWN HARDWARE	08/13/25	26217	\$ 13.98
HOMETOWN HARDWARE	08/13/25	26218	\$ 33.49
HOMETOWN HARDWARE	08/13/25	26219	\$ 643.32
HOMETOWN HARDWARE	08/13/25	26220	\$ 32.58
HOMETOWN HARDWARE	08/13/25	26221	\$ 11.98
QUILL COROPORATION	08/13/25	26222	\$ 20.69
QUILL COROPORATION	08/13/25	26223	\$ 77.38
QUILL COROPORATION	08/13/25	26224	\$ 43.99
QUILL COROPORATION	08/13/25	26225	\$ 80.36
QUILL COROPORATION	08/13/25	26226	\$ 7.37
QUILL COROPORATION	08/13/25	26227	\$ 499.98
QUILL COROPORATION	08/13/25	26228	\$ 134.70
QUILL COROPORATION	08/13/25	26229	\$ 396.25
INGRAM LIBRARY SERVICES	08/13/25	26230	\$ 678.52
INGRAM LIBRARY SERVICES	08/13/25	26231	\$ 247.79
INGRAM LIBRARY SERVICES	08/13/25	26232	\$ 216.53
INGRAM LIBRARY SERVICES	08/13/25	26233	\$ 14.84
INGRAM LIBRARY SERVICES	08/13/25	26234	\$ 14.84
INGRAM LIBRARY SERVICES	08/13/25	26235	\$ 15.90
TEXAS STAR TRANSPORT, LLC	08/13/25	26238	\$ 2,970.70
TEXAS STAR TRANSPORT, LLC	08/13/25	26239	\$ 2,400.92

Treasurer's Record of Unpaid Claims	As of 8/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
TEXAS STAR TRANSPORT, LLC	08/13/25	26240	\$ 2,342.42
TEXAS STAR TRANSPORT, LLC	08/13/25	26241	\$ 3,212.27
TEXAS STAR TRANSPORT, LLC	08/13/25	26242	\$ 2,429.93
TEXAS STAR TRANSPORT, LLC	08/13/25	26243	\$ 2,972.84
TEXAS STAR TRANSPORT, LLC	08/13/25	26244	\$ 3,036.90
NAPA AUTO PARTS	08/13/25	26245	\$ 63.24
NAPA AUTO PARTS	08/13/25	26246	\$ 228.63
NAPA AUTO PARTS	08/13/25	26247	\$ 22.09
HUYNH, TONY	08/13/25	26253	\$ 96.00
THE HOME DEPOT	08/13/25	26257	\$ 136.76
QUADIENT	08/14/25	26258	\$ 453.30
QUADIENT	08/14/25	26259	\$ 141.11
ZAVALA, IRMA	08/14/25	26260	\$ 545.00
COMMUNITY SUPERVISION & CORRECTIONAL DEPARTMENT	08/14/25	26261	\$ 300.00
C&G WHOLESALE	08/14/25	26262	\$ 121.96
APPLIED CONCEPTS, INC.	08/14/25	26263	\$ 498.25
MOFFITT SERVICES	08/14/25	26264	\$ 4,000.00
SOUTHERN TIRE MART	08/14/25	26265	\$ 2,560.00
ALSCO	08/14/25	26266	\$ 75.53
PERFORMANCE TRUCK	08/14/25	26267	\$ 40.00
MURRELL, JOHN	08/14/25	26268	\$ 20.06
PECHUKAS, ROBERT	08/14/25	26269	\$ 14.00
WINSLOW, DEBBIE	08/14/25	26270	\$ 76.00
BEN E. SMITH TRACTORS, INC.	08/14/25	26271	\$ 52,250.00
BEN E. SMITH TRACTORS, INC.	08/14/25	26272	\$ 54,150.00
TRANTEX TRANSPORTATION PRODUCTS OF TEXAS, INC.	08/14/25	26273	\$ 1,810.00
O'REILLY AUTO PARTS	08/14/25	26274	\$ 15.98
O'REILLY AUTO PARTS	08/14/25	26275	\$ 657.24
O'REILLY AUTO PARTS	08/14/25	26276	\$ 73.54
O'REILLY AUTO PARTS	08/14/25	26277	\$ 338.56
TRANTEX TRANSPORTATION PRODUCTS OF TEXAS, INC.	08/14/25	26278	\$ 2,750.00
CINTAS	08/14/25	26279	\$ 79.14
BRUSKE PRODUCTS	08/14/25	26280	\$ 629.61
WINSLOW, DEBBIE	08/14/25	26281	\$ 24.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	08/14/25	26282	\$ 59.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	08/14/25	26283	\$ 1,623.92
BILL'S EXPRESS LUBE	08/14/25	26284	\$ 85.95
BILL'S TIRE COMPANY	08/14/25	26285	\$ 43.50
BILL'S TIRE COMPANY	08/14/25	26286	\$ 19.50
BILL'S TIRE COMPANY	08/14/25	26287	\$ 43.50
BILL'S TIRE COMPANY	08/14/25	26288	\$ 43.50
BILL'S TIRE COMPANY	08/14/25	26289	\$ 43.50
BILL'S TIRE COMPANY	08/14/25	26290	\$ 43.50
NAPA AUTO PARTS	08/14/25	26291	\$ 40.40
NAPA AUTO PARTS	08/14/25	26292	\$ 78.88
NAPA AUTO PARTS	08/14/25	26293	\$ 297.92
NAPA AUTO PARTS	08/14/25	26294	\$ 52.68
NAPA AUTO PARTS	08/14/25	26295	\$ 1,259.96
NAPA AUTO PARTS	08/14/25	26296	\$ 203.79
NAPA AUTO PARTS	08/14/25	26297	\$ 661.01
WALLER COUNTY PAINT & BODY SHOP & STORAGE	08/14/25	26298	\$ 85.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	08/14/25	26299	\$ 85.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	08/14/25	26300	\$ 85.00
KING ARCHITECTURAL CONSULTING SERVICES PLLC	08/14/25	26301	\$ 2,043.96
WALLER COUNTY BUTANE	08/14/25	26302	\$ 107.51
SEDALCO, INC.	08/14/25	26303	\$ 1,450,709.51
HOMETOWN HARDWARE	08/18/25	26304	\$ 51.96
HOMETOWN HARDWARE	08/18/25	26305	\$ 22.58
HOMETOWN HARDWARE	08/18/25	26306	\$ 32.99
HOMETOWN HARDWARE	08/18/25	26307	\$ 14.38
HOMETOWN HARDWARE	08/18/25	26308	\$ 93.92
HOMETOWN HARDWARE	08/18/25	26309	\$ 47.98
HOMETOWN HARDWARE	08/18/25	26310	\$ 242.44
HOMETOWN HARDWARE	08/18/25	26311	\$ 59.98
HOMETOWN HARDWARE	08/18/25	26312	\$ 42.84
NAPA AUTO PARTS	08/18/25	26313	\$ 425.99
NAPA AUTO PARTS	08/18/25	26314	\$ 93.97
NAPA AUTO PARTS	08/18/25	26315	\$ 34.47
NAPA AUTO PARTS	08/18/25	26316	\$ 294.55
TEXAS STAR TRANSPORT, LLC	08/18/25	26317	\$ 2,947.52
TEXAS STAR TRANSPORT, LLC	08/18/25	26318	\$ 3,229.05
TEXAS STAR TRANSPORT, LLC	08/18/25	26319	\$ 1,298.54

Treasurer's Record of Unpaid Claims	As of 8/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
TEXAS STAR TRANSPORT, LLC	08/18/25	26320	\$ 3,086.55
TEXAS STAR TRANSPORT, LLC	08/18/25	26321	\$ 3,188.46
TEXAS STAR TRANSPORT, LLC	08/18/25	26322	\$ 3,001.06
TEXAS STAR TRANSPORT, LLC	08/18/25	26323	\$ 1,598.81
TEXAS STAR TRANSPORT, LLC	08/18/25	26324	\$ 3,070.45
BEISERT TOOLS LLC	08/18/25	26325	\$ 700.95
ROADSAFE TRAFFIC SYSTEMS, INC.	08/18/25	26326	\$ 1,200.00
ROADSAFE TRAFFIC SYSTEMS, INC.	08/18/25	26327	\$ 4,125.00
CIRRO ENERGY	08/18/25	26328	\$ 40.67
CDCAT	08/18/25	26329	\$ 10.00
AMAZON CAPITAL SERVICES	08/18/25	26330	\$ 63.53
CITY OF PRAIRIE VIEW	08/18/25	26331	\$ 52.95
MUSTANG CAT	08/18/25	26332	\$ 193.80
MUSTANG CAT	08/18/25	26333	\$ 547.57
MUSTANG CAT	08/18/25	26334	\$ 193.80
MUSTANG CAT	08/18/25	26335	\$ 146.43
IMPACT PROMOTIONAL SERVICE	08/18/25	26336	\$ 58.50
HOMETOWN HARDWARE	08/18/25	26337	\$ 6.99
GREAT SOUTHERN STABILIZED, LLC	08/18/25	26338	\$ 556.55
MR. WINDSHIELD	08/18/25	26339	\$ 425.25
MR. WINDSHIELD	08/18/25	26340	\$ 585.69
MR. WINDSHIELD	08/18/25	26341	\$ 425.25
MR. WINDSHIELD	08/18/25	26342	\$ 54.95
MR. WINDSHIELD	08/18/25	26343	\$ 54.95
MR. WINDSHIELD	08/18/25	26344	\$ 254.95
MR. WINDSHIELD	08/18/25	26345	\$ 204.95
O'REILLY AUTO PARTS	08/18/25	26346	\$ 235.78
O'REILLY AUTO PARTS	08/18/25	26347	\$ 12.99
O'REILLY AUTO PARTS	08/18/25	26348	\$ 6.87
O'REILLY AUTO PARTS	08/18/25	26349	\$ 25.00
HERRMANN INTERNATIONAL	08/18/25	26351	\$ 87.74
INTERSTATE BILLING SERVICE	08/18/25	26352	\$ 514.48
INTERSTATE BILLING SERVICE	08/18/25	26353	\$ (4.50)
EWALD KUBOTA	08/18/25	26354	\$ 280.04
BENNY G COURTNEY	08/18/25	26355	\$ 28,653.00
XEROX CORPORATION	08/18/25	26356	\$ 201.55
WALLER COUNTY APPRAISAL DISTRICT	08/18/25	26357	\$ 202,539.75
WILEY, ROBYN	08/18/25	26358	\$ 166.04
KIMBALL MIDWEST	08/18/25	26359	\$ 118.60
MARCH, MATTHEW	08/18/25	26360	\$ 79.80
KYLE OFFICE PRODUCTS	08/18/25	26361	\$ 275.00
INNOVATIVE COMMUNICATION SYSTEMS	08/18/25	26362	\$ 262.50
HOMETOWN HARDWARE	08/18/25	26363	\$ 125.41
ATRON SOLUTIONS, LLC	08/18/25	26364	\$ 12,855.32
SANDERS, PEGGY	08/18/25	26365	\$ 49.93
ESTATE OF ROBERT MCDANIEL HESS	08/18/25	26366	\$ 23,250.00
WILLIAMS SCOTSMAN, INC.	08/18/25	26367	\$ 4,748.70
CASA FOR KIDS	08/18/25	26368	\$ 20.00
WALLER COUNTY CHILD WELFARE CHARITY	08/18/25	26369	\$ 460.00
QUADIENT FINANCE USA, INC.	08/18/25	26370	\$ 55.48
VANISH DOCUMENT SHREDDING	08/18/25	26371	\$ 180.00
MERAZ FIRM, PLLC	08/18/25	26372	\$ 800.00
MATA, JOSE	08/18/25	26373	\$ 2,000.00
AMERICAN PATRIOT INDUSTRIES	08/18/25	26374	\$ 1,847.88
PERDUE BRANDON FIELDER COLLINS & MOTT LLP	08/18/25	26375	\$ 803.85
ROCA CLEANING SERVICES	08/18/25	26376	\$ 600.00
ROCA CLEANING SERVICES	08/18/25	26377	\$ 450.00
DIRECT ENERGY BUSINESS, LLC	08/18/25	26378	\$ 20.00
DIRECT ENERGY BUSINESS, LLC	08/18/25	26379	\$ 151.77
DIRECT ENERGY BUSINESS, LLC	08/18/25	26380	\$ 582.04
THE WALLER COUNTY EXPRESS	08/18/25	26381	\$ 736.00
ENTERPRISE FM TRUST	08/18/25	26382	\$ 70,353.57
DIRECT ENERGY BUSINESS, LLC	08/18/25	26383	\$ 191.43
CANON FINANCIAL SERVICES, INC.	08/18/25	26384	\$ 463.35
TEXAS PRIDE DISPOSAL	08/18/25	26385	\$ 45.67
HD SUPPLY FACILITIES MAINTENCE, LTD.	08/18/25	26386	\$ 938.97
HD SUPPLY FACILITIES MAINTENCE, LTD.	08/18/25	26387	\$ 681.30
VERIZON	08/18/25	26388	\$ 199.99
VERIZON	08/18/25	26389	\$ 299.00
KARISCH, CHARLES	08/18/25	26390	\$ 33.23
RALSTON, OWEN JR.	08/18/25	26391	\$ 300.00
HAACK, ROWDY	08/18/25	26392	\$ 350.00

Treasurer's Record of Unpaid Claims	As of 8/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
MCKERLEY, CARRIE	08/18/25	26393	\$ 495.00
LINEBARGER, GOGGAN, BLAIR, & SAMPSON, LLP	08/18/25	26394	\$ 1,460.60
PERDUE BRANDON FIELDER COLLINS & MOTT LLP	08/18/25	26395	\$ 4,704.92
EDMONDS INSURANCE AGENCY	08/21/25	26396	\$ 909.00
SAN BERNARD ELECTRIC CO-OP	08/21/25	26397	\$ 2,377.56
SAN BERNARD ELECTRIC CO-OP	08/21/25	26398	\$ 407.15
SAN BERNARD ELECTRIC CO-OP	08/21/25	26399	\$ 517.54
SAN BERNARD ELECTRIC CO-OP	08/21/25	26400	\$ 220.44
SAN BERNARD ELECTRIC CO-OP	08/21/25	26401	\$ 352.67
SAN BERNARD ELECTRIC CO-OP	08/21/25	26402	\$ 390.75
SAN BERNARD ELECTRIC CO-OP	08/21/25	26403	\$ 395.42
SAN BERNARD ELECTRIC CO-OP	08/21/25	26404	\$ 18,203.96
SAN BERNARD ELECTRIC CO-OP	08/21/25	26405	\$ 976.72
MONAVILLE VFD	08/21/25	26406	\$ 4,000.00
GRANTWORKS, INC	08/21/25	26407	\$ 11,196.54
TAYLOR, KAREN	08/21/25	26408	\$ 290.00
TAYLOR, KAREN	08/21/25	26409	\$ 940.00
MUSTANG CAT	08/21/25	26410	\$ (193.80)
BRADY INDUSTRIES	08/21/25	26411	\$ 1,317.65
PITNEY BOWES INC	08/21/25	26412	\$ 141.00
EMERGENCY FLEET SERVICES	08/21/25	26413	\$ 6,686.00
ODP BUSINESS SOLUTIONS, LLC	08/21/25	26414	\$ 575.00
ODP BUSINESS SOLUTIONS, LLC	08/21/25	26415	\$ 16.49
ODP BUSINESS SOLUTIONS, LLC	08/21/25	26416	\$ 8.49
ODP BUSINESS SOLUTIONS, LLC	08/21/25	26417	\$ 31.34
ODP BUSINESS SOLUTIONS, LLC	08/21/25	26418	\$ 246.66
ODP BUSINESS SOLUTIONS, LLC	08/21/25	26419	\$ 85.30
ODP BUSINESS SOLUTIONS, LLC	08/21/25	26420	\$ 35.93
ODP BUSINESS SOLUTIONS, LLC	08/21/25	26421	\$ 505.88
AMAZON CAPITAL SERVICES	08/21/25	26422	\$ 191.88
XEROX CORPORATION	08/21/25	26423	\$ 178.08
XEROX CORPORATION	08/21/25	26424	\$ 224.21
EDMONDS INSURANCE AGENCY	08/21/25	26425	\$ 560.00
C&G WHOLESALE	08/21/25	26426	\$ 219.92
C&G WHOLESALE	08/21/25	26427	\$ 59.96
TRINITY GROUP SERVICES, INC.	08/21/25	26428	\$ 5,902.45
STEINHAUSER'S	08/21/25	26429	\$ 48.12
QUILL COROPORATION	08/21/25	26430	\$ 135.90
QUILL COROPORATION	08/21/25	26431	\$ 172.41
TEXAS JAIL ASSOCIATION	08/21/25	26432	\$ 30.00
WILLIAMS, GERALDINE	08/21/25	26433	\$ 150.00
SAULS, AUDREY	08/21/25	26434	\$ 150.00
WUYSA	08/21/25	26435	\$ 150.00
VERIZON	08/21/25	26436	\$ 648.06
VERIZON	08/21/25	26437	\$ 151.96
TRACK GROUP	08/21/25	26438	\$ 95.45
TRACK GROUP	08/21/25	26439	\$ 231.75
ORBIS PARTNERS LLC	08/21/25	26440	\$ 905.00
NETPROTEC LLC	08/21/25	26441	\$ 600.00
DEPARTMENT OF INFORMATION RESOURCES	08/21/25	26442	\$ 469.91
WALLER JUNIOR HIGH SCHOOL	08/21/25	26443	\$ 20.00
QUILL COROPORATION	08/21/25	26444	\$ 523.89
QUILL COROPORATION	08/21/25	26445	\$ 138.58
QUILL COROPORATION	08/21/25	26446	\$ 61.62
QUILL COROPORATION	08/21/25	26447	\$ 53.98
QUILL COROPORATION	08/21/25	26448	\$ 21.98
QUILL COROPORATION	08/21/25	26449	\$ 10.60
HOMETOWN HARDWARE	08/21/25	26450	\$ 65.97
HOMETOWN HARDWARE	08/21/25	26451	\$ 74.95
HOMETOWN HARDWARE	08/21/25	26452	\$ 25.98
HOMETOWN HARDWARE	08/21/25	26453	\$ 13.98
PEAN, ROBIN	08/21/25	26454	\$ 12.95
HEALING HEARTS PRESENTS REALITY PRODUCTION	08/21/25	26455	\$ 5,095.00
TIM O'BRIEN INSURANCE AGENCY	08/21/25	26456	\$ 100.00
VASQUEZ, ROBERT	08/21/25	26457	\$ 381.50
VASQUEZ, ROBERT	08/21/25	26458	\$ 76.30
SCOTT, CHANELLE	08/21/25	26459	\$ 381.50
SCOTT, CHANELLE	08/21/25	26460	\$ 76.30
NAPA AUTO PARTS	08/21/25	26461	\$ 8.00
NAPA AUTO PARTS	08/21/25	26462	\$ 90.95
NAPA AUTO PARTS	08/21/25	26463	\$ 73.15
NAPA AUTO PARTS	08/21/25	26464	\$ 74.90

Treasurer's Record of Unpaid Claims	As of 8/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
NAPA AUTO PARTS	08/21/25	26465	\$ 421.50
NAPA AUTO PARTS	08/21/25	26466	\$ 194.70
NAPA AUTO PARTS	08/21/25	26467	\$ 285.48
TEXAS STAR TRANSPORT, LLC	08/21/25	26468	\$ 2,950.08
TEXAS STAR TRANSPORT, LLC	08/21/25	26469	\$ 2,201.19
TEXAS STAR TRANSPORT, LLC	08/21/25	26470	\$ 2,934.40
TEXAS STAR TRANSPORT, LLC	08/21/25	26471	\$ 1,573.19
TEXAS STAR TRANSPORT, LLC	08/21/25	26472	\$ 3,079.29
TEXAS STAR TRANSPORT, LLC	08/21/25	26473	\$ 3,129.92
APPLE FORD MERCURY	08/21/25	26474	\$ 164.04
APPLE FORD MERCURY	08/21/25	26475	\$ 180.40
APPLE FORD MERCURY	08/21/25	26476	\$ 252.37
DYNAMIC MOTORS AUTO REPAIR LLC	08/21/25	26477	\$ 344.29
DYNAMIC MOTORS AUTO REPAIR LLC	08/21/25	26478	\$ 579.32
DYNAMIC MOTORS AUTO REPAIR LLC	08/21/25	26479	\$ 161.94
DYNAMIC MOTORS AUTO REPAIR LLC	08/21/25	26480	\$ 82.83
DYNAMIC MOTORS AUTO REPAIR LLC	08/21/25	26481	\$ 82.83
DYNAMIC MOTORS AUTO REPAIR LLC	08/21/25	26482	\$ 365.02
DYNAMIC MOTORS AUTO REPAIR LLC	08/21/25	26483	\$ 111.57
DYNAMIC MOTORS AUTO REPAIR LLC	08/21/25	26484	\$ 359.71
DYNAMIC MOTORS AUTO REPAIR LLC	08/21/25	26485	\$ 125.56
DYNAMIC MOTORS AUTO REPAIR LLC	08/21/25	26486	\$ 235.70
TEXAS ASSOCIATION OF COUNTIES	08/21/25	26487	\$ 225.00
WALLER COUNTY TAX OFFICE	08/25/25	26488	\$ 21.50
HOMETOWN HARDWARE	08/25/25	26489	\$ 37.99
AMERICAN PATRIOT INDUSTRIES	08/25/25	26490	\$ 1,302.88
ON YOUR WAY STORAGE	08/25/25	26491	\$ 255.00
BINKLEY & BARFIELD	08/25/25	26492	\$ 267,683.57
EDMINSTER HINSHAW RUSS & ASSOC	08/25/25	26493	\$ 49,907.65
HR GREEN	08/25/25	26494	\$ 35,563.51
HR GREEN	08/25/25	26495	\$ 114,339.93
TRILOGY ENGINEERING SERVICES LLC	08/25/25	26496	\$ 77,923.90
VOLKERT, INC	08/25/25	26497	\$ 70,092.40
BGE, INC	08/25/25	26498	\$ 18,795.70
BGE, INC	08/25/25	26499	\$ 48,384.00
XEROX FINANCIAL SERVICES	08/25/25	26500	\$ 179.00
XEROX FINANCIAL SERVICES	08/25/25	26501	\$ 179.00
XEROX CORPORATION	08/25/25	26502	\$ 222.60
MIRANDA, ADELAIDA	08/25/25	26503	\$ 51.17
WILLIAMS MITIGATION AND CONSULTING LLC	08/25/25	26504	\$ 2,082.90
PIRKLE, LIZ	08/25/25	26505	\$ 53.38
ESRI	08/25/25	26506	\$ 237.78
WINSLOW, DEBBIE	08/25/25	26507	\$ 50.39
INTERSTATE BILLING SERVICE	08/25/25	26508	\$ 40.00
ASCO EQUIPMENT	08/25/25	26509	\$ 92.22
ALTEX WELDING SUPPLY INC.	08/25/25	26510	\$ 30.22
ALTEX WELDING SUPPLY INC.	08/25/25	26511	\$ 174.41
SOUTHERN TIRE MART	08/25/25	26512	\$ 2,431.60
ROMCO EQUIPMENT COMPANY LLC	08/25/25	26513	\$ 85.11
LARRY'S AUTOMOTIVE	08/25/25	26514	\$ 3,797.29
GREAT SOUTHERN STABILIZED, LLC	08/25/25	26515	\$ 1,961.62
WAKEFIELD BRIDGE, INC.	08/25/25	26516	\$ 10,000.00
WOJSLAW, MICHAELA	08/25/25	26517	\$ 125.00
FORESTRY SUPPLIERS, INC	08/25/25	26518	\$ 102.07
COLLIER EQUINE VET SERRVICE, PA	08/25/25	26519	\$ 95.00
COLLIER EQUINE VET SERRVICE, PA	08/25/25	26520	\$ 45.00
COLLIER EQUINE VET SERRVICE, PA	08/25/25	26521	\$ 45.00
COLLIER EQUINE VET SERRVICE, PA	08/25/25	26522	\$ 45.00
COLLIER EQUINE VET SERRVICE, PA	08/25/25	26523	\$ 45.00
COLLIER EQUINE VET SERRVICE, PA	08/25/25	26524	\$ 45.00
COLLIER EQUINE VET SERRVICE, PA	08/25/25	26525	\$ 45.00
COLLIER EQUINE VET SERRVICE, PA	08/25/25	26526	\$ 45.00
COLLIER EQUINE VET SERRVICE, PA	08/25/25	26527	\$ 45.00
COLLIER EQUINE VET SERRVICE, PA	08/25/25	26528	\$ 45.00
COLLIER EQUINE VET SERRVICE, PA	08/25/25	26529	\$ 45.00
HEINZE, SAMANTHA	08/25/25	26530	\$ 595.00
HOLIDAY INN	08/25/25	26531	\$ 121.02
HOLIDAY INN	08/25/25	26532	\$ 121.02
BOXX MODULAR INC.	08/25/25	26533	\$ 1,832.00
KATY TIMES	08/26/25	26534	\$ 275.63
HOMETOWN HARDWARE	08/26/25	26535	\$ 57.72
HOMETOWN HARDWARE	08/26/25	26536	\$ 29.98

Treasurer's Record of Unpaid Claims	As of 8/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
ZAVALA, IRMA	08/26/25	26537	\$ 895.00
WALLER COUNTY CHILD WELFARE CHARITY	08/26/25	26538	\$ 156.00
RICOH USA INC.	08/26/25	26539	\$ 130.12
BRADY INDUSTRIES	08/26/25	26540	\$ 1,789.65
ULINE SHIPPING SUPPLY SPECIALISTS	08/26/25	26541	\$ 5,292.78
ODP BUSINESS SOLUTIONS, LLC	08/26/25	26542	\$ 21.86
ODP BUSINESS SOLUTIONS, LLC	08/26/25	26543	\$ 49.61
ODP BUSINESS SOLUTIONS, LLC	08/26/25	26544	\$ 55.84
DIRECT ENERGY BUSINESS, LLC	08/26/25	26545	\$ 2,365.60
NAPA AUTO PARTS	08/26/25	26546	\$ 421.93
NAPA AUTO PARTS	08/26/25	26547	\$ 421.50
NAPA AUTO PARTS	08/26/25	26548	\$ 661.01
NAPA AUTO PARTS	08/26/25	26549	\$ 239.51
TEXAS STAR TRANSPORT, LLC	08/26/25	26550	\$ 742.98
TEXAS STAR TRANSPORT, LLC	08/26/25	26551	\$ 726.20
TEXAS STAR TRANSPORT, LLC	08/26/25	26552	\$ 731.08
TEXAS STAR TRANSPORT, LLC	08/26/25	26553	\$ 726.82
WALLER COUNTY PAINT & BODY SHOP & STORAGE	08/26/25	26554	\$ 169.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	08/26/25	26555	\$ 51.50
O'REILLY AUTO PARTS	08/26/25	26556	\$ 54.00
LAROCHE	08/26/25	26557	\$ 26.52
APPLE FORD MERCURY	08/26/25	26558	\$ 252.37
APPLE FORD MERCURY	08/26/25	26559	\$ 60.19
SOUTHERN TIRE MART	08/26/25	26560	\$ 2,045.16
SOUTHERN TIRE MART	08/26/25	26561	\$ 3,901.20
BILL'S TIRE COMPANY	08/26/25	26562	\$ 78.00
BILL'S TIRE COMPANY	08/26/25	26563	\$ 63.50
BILL'S TIRE COMPANY	08/26/25	26564	\$ 59.00
BILL'S TIRE COMPANY	08/26/25	26565	\$ 58.00
BILL'S TIRE COMPANY	08/26/25	26566	\$ 136.00
BILL'S TIRE COMPANY	08/26/25	26567	\$ 25.00
BILL'S TIRE COMPANY	08/26/25	26568	\$ 69.99
BILL'S TIRE COMPANY	08/26/25	26569	\$ 43.50
BILL'S TIRE COMPANY	08/26/25	26570	\$ 43.50
BILL'S EXPRESS LUBE	08/26/25	26571	\$ 80.95
BILL'S EXPRESS LUBE	08/26/25	26572	\$ 92.95
BILL'S EXPRESS LUBE	08/26/25	26573	\$ 92.95
COBB, FENDLEY & ASSOCIATES INC	08/26/25	26574	\$ 7,424.00
PAPE-DAWSON ENGINEERS	08/26/25	26575	\$ 16,155.00
ENTERPRISE FM TRUST	08/26/25	26576	\$ 401.00
ENTERPRISE FM TRUST	08/26/25	26577	\$ 401.00
ENTERPRISE FM TRUST	08/26/25	26578	\$ 904.79
QUILL COROPORATION	08/26/25	26579	\$ 288.98
TEXAS ASSOCIATION OF COUNTIES	08/27/25	26580	\$ 250.00
METRO FIRE APPARATUS SPECIALISTS, INC.	08/27/25	26581	\$ 1,025.00
DYNAMIC MOTORS AUTO REPAIR LLC	08/27/25	26582	\$ 256.04
DYNAMIC MOTORS AUTO REPAIR LLC	08/27/25	26583	\$ 108.98
DYNAMIC MOTORS AUTO REPAIR LLC	08/27/25	26584	\$ 190.08
DYNAMIC MOTORS AUTO REPAIR LLC	08/27/25	26585	\$ 216.04
DYNAMIC MOTORS AUTO REPAIR LLC	08/27/25	26586	\$ 128.05
DYNAMIC MOTORS AUTO REPAIR LLC	08/27/25	26587	\$ 326.03
DYNAMIC MOTORS AUTO REPAIR LLC	08/27/25	26588	\$ 128.05
DYNAMIC MOTORS AUTO REPAIR LLC	08/27/25	26589	\$ 141.00
DYNAMIC MOTORS AUTO REPAIR LLC	08/27/25	26590	\$ 102.83
DYNAMIC MOTORS AUTO REPAIR LLC	08/27/25	26591	\$ 1,286.35
STEINHAUSER'S	08/27/25	26592	\$ 79.99
KIMBALL MIDWEST	08/27/25	26593	\$ 2,099.94
NOEL, TIFFANY	08/27/25	26594	\$ 353.20
FOCUSING FAMILIES	08/27/25	26595	\$ 15,000.00
COMPUCYCLE	08/27/25	26596	\$ 1,033.95
MEALS ON WHEELS	08/27/25	26597	\$ 40,000.00
TDCAA	08/27/25	26598	\$ 100.00
5M LEGACY PROPERTIES, LLC	08/27/25	26599	\$ 3,575.00
TUCK, URIEL	08/27/25	26600	\$ 769.66
TUCK, URIEL	08/27/25	26601	\$ 395.00
KARIM, JOHN	08/27/25	26602	\$ 100.00
WINDSOR, LAUREN	08/27/25	26603	\$ 100.00
Y.O. RANCH HOTEL & CONFERENCE CENTER	08/27/25	26604	\$ 241.82
LDD BLUELINE	08/27/25	26605	\$ 3,281.25
LDD BLUELINE	08/27/25	26606	\$ 2,878.72
LDD BLUELINE	08/27/25	26607	\$ 4,331.25
LDD BLUELINE	08/27/25	26608	\$ 3,712.50

Treasurer's Record of Unpaid Claims		As of 8/31/2025	
Vendors	Date Registered	Reg #	Amount Registered
LDD BLUELINE	08/27/25	26609	\$ 2,375.00
LDD BLUELINE	08/27/25	26610	\$ 20,142.50
WILSON BAUHAUS INTERIORS	08/27/25	26611	\$ 122,231.77
WILSON BAUHAUS INTERIORS	08/27/25	26612	\$ 135,608.63
WILSON BAUHAUS INTERIORS	08/27/25	26613	\$ 146,574.56
ROTHE, DANNY	08/27/25	26614	\$ 15.00
ROTHE, DANNY	08/27/25	26615	\$ 1,392.22
MATHIS, ELTON	08/27/25	26616	\$ 35.00
SEDALCO, INC.	08/27/25	26617	\$ 302,278.88
AGUILAR, ALFONSO	08/27/25	26618	\$ 200.00
INTELEPEER HOLDINGS INC.	08/27/25	26619	\$ 1,402.76
HOMETOWN HARDWARE	08/27/25	26620	\$ 139.90
VASQUEZ, ROBERT	08/27/25	26621	\$ 199.87
HARDY, CHARLESTON	08/27/25	26622	\$ 40.58
GRAVES, AZHANE'	08/27/25	26623	\$ 40.58
SCOTT, CHANELLE	08/27/25	26624	\$ 40.58
HENSLEY, DEAN	08/27/25	26625	\$ 415.10
TOTAL UNPAID			\$ 4,411,128.42

Item 5.

MONTHLY REPORT DUE TO COMMISSIONER'S COURT	
DATE: AUGUST 2025	
OFFICE	DATE RECEIVED
ANIMAL CONTROL	9/4/25
AUDITOR	9/10/25
CONSTABLE PCT#1	JULY 8/11/25 AUG 9/2/2025
CONSTABLE PCT#2	9/3/25
CONSTABLE PCT#3	9/3/25
CONSTABLE PCT#4	JULY-AUG 9/2/2025
COUNTY CLERK	9/5/25
DISTRICT CLERK	9/2/25
ENVIRONMENTAL	8/7-8/14-8/21/8/28/25
FIRE MARSHALL	9/5/25
JP#1	8/28-9/2/25
JP#2	8/18-9/2/25
JP#3	8/12-8/18-8/26-9/4/2025
JP#4	8/8-8/19-9/2/2025
LIBRARY - HEMPSTEAD	9/2/25
LIBRARY- BROOKSHIRE	9/2/25
RECYCLE CENTER	9/2/25
ROAD AND BRIDGE	8/7-8/14-8/21-8/28/2025
SHERIFF	9/5/25
TAX OFFICE	9/5/25



WALLER COUNTY RIGHT-OF-WAY PERMIT

Date: 08/11/2025

Permit # 2025-1885

Issued To: Utilities Investment Company, Inc., Shannon Marsh

Road Name: Betka Rd, Penick 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.

A handwritten signature in blue ink, reading "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Woodhaven Estates Section 1

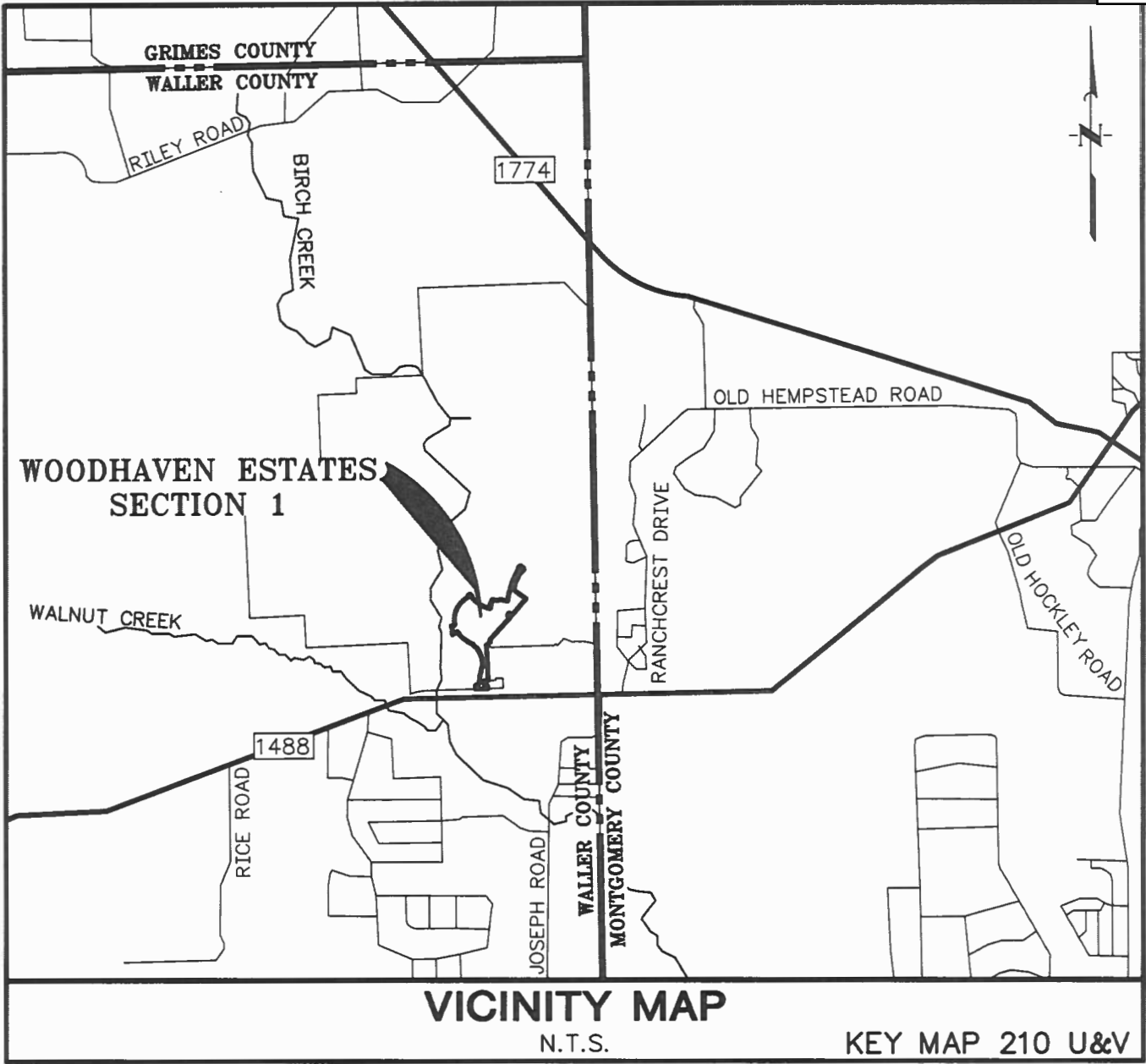
Date: September 17, 2025

Background

Final Plat of Woodhaven Estates Section 1 which consists of 70.78 acres will include 12 Lots, 7 Blocks and 7 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



**FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1**

**A SUBDIVISION OF 70.78 ACRES OF LAND
OUT OF THE
WILLIAM HILLHOUSE SURVEY, A-136
WALLER COUNTY, TEXAS**

12 LOTS 7 RESERVES 7 BLOCKS
JULY 2025

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DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@gienmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registrant on Nos. F 23290 & 10046100 18 28c 4 Paine Road, Suite 200 College Station TX 77845 979 731 8000 CJamn'k@quiddity.com
SCALE NTS			
SHEET 1A OF 1			

STATE OF TEXAS §
COUNTY OF WALLER §

A METES AND BOUNDS description of a certain 70.78 acre tract out of the William Hillhouse Survey, Abstract No. 136, in Waller County, Texas, being a portion of a called 722.09 acre tract conveyed by Special Warranty Deed to DRP TX 1, LLC recorded in File No. 2404338 of the Official Public Records of Waller County (OPRWC), said 70.78 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204);

COMMENCING at a found 5/8-inch iron rod marking the most southerly southeast corner of said 722.09 acre tract, and being in the north right-of-way line of FM 1488 as shown on TxDOT Map, Project No. S1452 (4) (100-foot wide right-of-way);

THENCE along the common line of said 722.09 acre tract and said north right-of-way line of FM 1488, the following two (2) courses and distances:

- 1. South 88°12'07" West, 33.12 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the most southerly southeast corner and the POINT OF BEGINNING of the herein described subject tract;
- 2. South 88°12'07" West, 408.95 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

THENCE over and across said 722.09 acre tract, the following seventy-three (73) courses and distances:

- 1. North 01°47'17" West, 118.30 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 2. North 60°51'24" East, 147.25 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 3. North 01°55'33" West, 58.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
- 4. Along said tangent curve to the right having a radius of 1000.00 feet, an arc length of 331.47 feet, a delta angle of 18°59'30", and a chord bearing of North 07°34'13" East, 329.95 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 5. North 17°03'58" East, 151.37 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 6. Along said tangent curve to the left having a radius of 450.00 feet, an arc length of 140.76 feet, a delta angle of 17°55'21", and a chord bearing of North 08°06'17" East, 140.19 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the left;
- 7. Along said compound curve to the left having a radius of 940.00 feet, an arc length of 421.77 feet, a delta angle of 25°42'30", and a chord bearing of North 13°42'38" West, 418.24 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 8. North 26°33'53" West, 29.23 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 9. North 32°18'49" West, 57.92 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
- 10. Along said tangent curve to the right having a radius of 1025.00 feet, an arc length of 48.38 feet, a delta angle of 02°42'17", and a chord bearing of North 30°57'41" West, 48.38 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
- 11. Along said reverse curve to the left having a radius of 190.00 feet, an arc length of 105.50 feet, a delta angle of 31°48'49", and a chord bearing of North 45°30'57" West, 104.15 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
- 12. Along said reverse curve to the right having a radius of 126.00 feet, an arc length of 90.75 feet, a delta angle of 41°15'53", and a chord bearing of North 40°47'25" West, 88.80 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
- 13. Along said reverse curve to the left having a radius of 65.00 feet, an arc length of 58.47 feet, a delta angle of 51°32'15", and a chord bearing of North 45°55'36" West, 56.52 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 14. North 71°41'44" West, 40.53 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
- 15. Along said tangent curve to the right having a radius of 266.00 feet, an arc length of 39.86 feet, a delta angle of 08°35'05", and a chord bearing of North 67°24'11" West, 39.82 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 16. North 63°06'39" West, 37.87 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
- 17. Along said tangent curve to the right having a radius of 126.00 feet, an arc length of 5.44 feet, a delta angle of 02°28'33", and a chord bearing of North 61°52'22" West, 5.44 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the right;
- 18. Along said compound curve to the right having a radius of 516.00 feet, an arc length of 56.65 feet, a delta angle of 06°17'27", and a chord bearing of North 57°29'22" West, 56.63 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 19. North 54°20'38" West, 37.62 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 20. Along said tangent curve to the left having a radius of 484.00 feet, an arc length of 41.80 feet, a delta angle of 04°56'56", and a chord bearing of North 56°49'06" West, 41.79 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
- 21. Along said reverse curve to the right having a radius of 830.00 feet, an arc length of 439.89 feet, a delta angle of 30°21'59", and a chord bearing of North 44°05'48" West, 434.76 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 22. South 61°05'09" West, 33.23 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 23. South 74°26'03" West, 138.85 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

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DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F 23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJarnik@quiddity.com
SCALE SCALE NTS			
SHEET 1B OF 1			

- 24.North 04°11'41" West, 156.89 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 25.North 15°33'55" West, 80.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 26.North 74°26'05" East, 90.24 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 27.Along said tangent curve to the left having a radius of 30.00 feet, an arc length of 44.89 feet, a delta angle of 85°43'59", and a chord bearing of North 31°34'05" East, 40.82 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
- 28.Along said reverse curve to the right having a radius of 829.15 feet, an arc length of 915.48 feet, a delta angle of 63°15'41", and a chord bearing of North 20°19'56" East, 869.68 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 29.North 51°55'36" East, 207.17 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 30.Along said tangent curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, a delta angle of 90°00'00", and a chord bearing of North 06°55'36" East, 35.36 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 31.North 51°54'39" East, 60.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
- 32.Along said non-tangent curve to the left having a radius of 25.00 feet, an arc length of 39.43 feet, a delta angle of 90°22'22", and a chord bearing of South 83°15'35" East, 35.47 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 33.South 38°26'46" East, 60.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
- 34.Along said non-tangent curve to the left having a radius of 25.00 feet, an arc length of 40.10 feet, a delta angle of 91°53'35", and a chord bearing of South 06°38'26" West, 35.93 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the left;
- 35.Along said compound curve to the left having a radius of 1170.00 feet, an arc length of 754.37 feet, a delta angle of 36°56'31", and a chord bearing of South 57°46'37" East, 741.37 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the left;
- 36.Along said compound curve to the left having a radius of 25.00 feet, an arc length of 40.72 feet, a delta angle of 93°18'53", and a chord bearing of North 57°05'41" East, 36.36 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 37.North 10°26'14" East, 91.92 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 38.Along said tangent curve to the left having a radius of 25.00 feet, an arc length of 37.04 feet, a delta angle of 84°53'31", and a chord bearing of North 32°00'31" West, 33.74 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 39.Along said reverse curve to the right having a radius of 1225.00 feet, an arc length of 9.53 feet, a delta angle of 00°26'44", and a chord bearing of North 74°13'55" West, 9.53 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 40.North 15°59'27" East, 50.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
- 41.Along said non-tangent curve to the left having a radius of 25.00 feet, an arc length of 41.69 feet, a delta angle of 95°33'13", and a chord bearing of North 58°12'51" East, 37.03 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 42.North 10°26'14" East, 101.68 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 43.South 79°33'46" East, 60.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 44.South 82°58'14" East, 129.44 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 45.North 78°05'10" East, 52.19 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 46.North 88°03'27" East, 109.26 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 47.South 77°12'14" East, 117.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 48.South 77°33'30" East, 76.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
- 49.Along said non-tangent curve to the left having a radius of 1940.00 feet, an arc length of 61.66 feet, a delta angle of 01°49'15", and a chord bearing of North 11°31'52" East, 61.65 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 50.North 10°37'14" East, 250.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
- 51.Along said tangent curve to the right having a radius of 2060.00 feet, an arc length of 832.12 feet, a delta angle of 23°08'39", and a chord bearing of North 22°11'34" East, 826.47 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
- 52.Along said reverse curve to the left having a radius of 30.00 feet, an arc length of 47.20 feet, a delta angle of 90°09'03", and a chord bearing of North 11°18'38" West, 42.48 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 53.North 33°36'50" East, 90.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
- 54.Along said non-tangent curve to the right having a radius of 395.00 feet, an arc length of 2.40 feet, a delta angle of 00°20'54", and a chord bearing of South 56°12'43" East, 2.40 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
- 55.Along said reverse curve to the left having a radius of 30.00 feet, an arc length of 46.73 feet, a delta angle of 89°15'12", and a chord bearing of North 79°20'08" East, 42.15 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 56.South 55°18'30" East, 120.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
- 57.Along said non-tangent curve to the left having a radius of 30.00 feet, an arc length of 47.12 feet, a delta angle of 90°00'00", and a chord bearing of South 10°17'28" East, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

DATE: JULY 2025

SCALE NTS

SHEET 1C OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

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- 58.South 34°30'43" West, 90.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
- 59.Along said non-tangent curve to the left having a radius of 30.00 feet, an arc length of 47.66 feet, a delta angle of 91°01'54", and a chord bearing of South 79°11'35" West, 42.81 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the left;
- 60.Along said compound curve to the left having a radius of 1940.00 feet, an arc length of 639.71 feet, a delta angle of 18°53'35", and a chord bearing of South 24°13'51" West, 636.82 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 61.South 75°12'57" East, 25.40 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 62.South 20°23'46" East, 82.02 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 63.South 55°17'28" East, 450.28 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 64.South 40°00'13" West, 721.22 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 65.North 62°05'41" West, 62.88 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 66.Along said tangent curve to the left having a radius of 500.00 feet, an arc length of 67.83 feet, a delta angle of 07°46'21", and a chord bearing of North 65°58'52" West, 67.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 67.North 69°52'02" West, 17.86 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 68.South 20°07'58" West, 100.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 69.South 69°52'02" East, 17.86 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 70.Along said tangent curve to the left having a radius of 500.00 feet, an arc length of 67.83 feet, a delta angle of 07°46'21", and a chord bearing of South 73°45'13" East, 67.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 71.South 77°38'23" East, 33.28 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 72.South 42°44'30" West, 1061.20 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 73.South 01°52'44" West, 95.92 feet to a found 5/8-inch iron rod, marking an east exterior angle of the herein described subject tract, being common with a south interior corner of said 722.09 acre tract and the north corner of Reserve "G", Block 1 of the Final Plat of Remington Forest Subdivision, Section One recorded in Volume 681, Page 814 of the Deed Records of Waller County (DRWC);

THENCE along common lines of said 722.09 acre tract and said Remington Forest Subdivision, the following two (2) courses and distances:

- 1. South 51°26'45" West, 148.53 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 2. South 02°23'12" East, 1235.91 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking a southeast corner of the herein described subject tract;

THENCE over and across said 722.09 acre tract, the following four (4) courses and distances:

- 1. South 87°27'44" West, 130.02 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
- 2. Along said non-tangent curve to the left having a radius of 627.75 feet, an arc length of 95.59 feet, a delta angle of 08°43'29", and a chord bearing of South 11°18'53" West, 95.50 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 3. South 59°51'29" East, 143.03 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 4. South 01°47'17" East, 102.74 feet to the POINT OF BEGINNING, CONTAINING 70.78 acres of land in Waller County, Texas filed in the offices of Quiddity in College Station, Texas.

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DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F 23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1D OF 1			

Legend:

- AC "Acre"
- BL. "Building Line"
- ESMT "Easement"
- CF "Clerk's File"
- DRWC "Deed Records Waller County"
- No. "Number"
- OPRWC "Official Public Records of Waller County"
- ORWC "Official Records of Waller County"
- ROW "Right-of-Way"
- Sq. Ft. "Square Feet"
- SSE "Sanitary Sewer Easement"
- STM SE "Storm Sewer Easement"
- UE "Utility Easement"
- VOL. __, PG. __ "Volume and page"
- WLE "Waterline Easement"
- ① "Block Number"
- "Set 3/4-inch iron rod with Cap Stamped "Quiddity Eng. Property Corner" as Per Certification
- └─ "Street name break"

RESTRICTED RESERVE [A]
Restricted to Lift Station
Purposes Only
0.50 AC
21,793 Sq. Ft.

UNRESTRICTED RESERVE [B]
33.53 AC
1,460,679 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.77 AC
33,345 Sq. Ft.

RESTRICTED RESERVE [D]
Restricted to Water Plant
Purposes Only
5.79 AC
252,252 Sq. Ft.

RESTRICTED RESERVE [E]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
5.38 AC
234,429 Sq. Ft.

RESTRICTED RESERVE [F]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.42 AC
18,418 Sq. Ft.

RESTRICTED RESERVE [G]
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.45 AC
19,398 Sq. Ft.

RESERVE TOTAL
46.84 AC
2,040,314 Sq. Ft.

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DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1E OF 1			

1. One-foot reserve (1' Reserve) dedicated to the public in fee as a buffer separation between the side of end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title shall thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. According to Map No. 48473C0100E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Waller County, dated February 18, 2009, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500-year) floodplain, Shaded Zone "X", defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less that 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, Zone "AE", defined as special flood hazard areas subject to inundation by the 1% annual chance (100-year) flood with base flood elevations determined, and Floodway Areas in Zone "AE", defined as a channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Quiddity assumes no liability as to the accuracy of the location of the flood zone limits.

3. 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.
4. No structure in this subdivision shall be occupied until connected to a public sewer system or to an onsite wastewater system has been approved and permitted by Waller County Environmental Department.
5. No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
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. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid DRP TX 1, LLC, a Delaware Limited Liability Company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
- (a)the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (b)sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (c)electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (d)gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
8. TBM 50: Being a 3-inch aluminum disc set in a concrete monument marked "TBM-50 ELEV 255.97", Located on the north side of FM 1488, being 41.0 feet southwest of the southeast corner of Restricted Reserve "A-2" & "A-3" of the Partial Replat of Remington Forest, recorded in Volume 920, Page 202 of the Official Public Records of Waller County, conveyed to DRP TX 1, LLC, recorded in File No. 2404350 of Official Public Records of Waller County, also being 8.5 feet north of the edge of pavement of FM 1488.
9. Coordinates and bearings shown hereon are surface as based on the Texas State Plane Coordinate System (NAD83) South Central Zone (4204) with a surface adjustment factor of 1.0000353312 scaled from control point No. 1 having coordinates (X: 2966995.566, Y: 13991667.506).
10. All lots shall have a 10' back of lot building line measured from the lot line unless otherwise noted on the plat.

K:\28166\28166-0013-01 WH East Sec 1\2 Design Phase\Planning\WOODHAVEN ESTATES SEC 1 - PLAT.dwg Aug 21,2025 - 1:45pm CKJ

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1F OF 1			

STATE OF TEXAS §
COUNTY OF WALLER §

We, DRP TX 1, LLC, a Delaware Limited Liability Company, by DW General Partner, LLC, its Manager, acting by and through Houdin Honarvar, Authorized Signatory, owner of the 70.78 acre tract subdivided, in this plat of Woodhaven Estates Section 1, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets 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.

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') 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.
- 2. Where noted on the plat, 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.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Woodhaven Estates Section 1 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

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

IN TESTIMONY WHEREOF, We, DRP TX 1, LLC, a Delaware Limited Liability Company, by DW General Partner, LLC, its Manager, has caused these presents to be signed by

Houdin Honarvar, Authorized Signatory thereunto authorize, this 9th day of July, 2025.

DRP TX 1, LLC,
a Delaware Limited Liability Company

By: DW General Partner, LLC,
its Manager

By: Houdin Honarvar
Houdin Honarvar
Authorized Signatory

DATE: JULY 2025

SCALE NTS

SHEET 1G OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

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STATE OF NEW YORK §
COUNTY OF N.Y. §

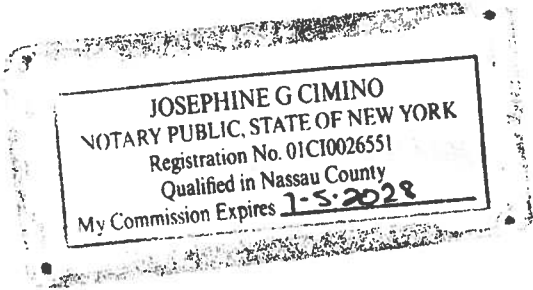
BEFORE ME, the undersigned authority, on this day personally appeared Houdin Honarvar, Authorized Signer, of DW General Partner, LLC, Manager of DRP TX 1, LLC, a Delaware Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of July, 2025

Josephine G. Cimino
Notary Public in and for the State of New York.

Josephine G. Cimino
Print Name

My commission expires: 7-5-2028



Certificate of Surveyor

This is to certify that I, Christopher E. Curtis, 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.

A Portion of this subdivision lies within the boundaries of the 1% annual chance (100-year) floodplain as delineated on Waller County Community No. 480640, Map No. 48473C0100E, Panel 0100, suffix "E" dated February 18, 2009.

A Portion of this subdivision lies within the boundary of the 0.2% annual chance (500-year) floodplain as delineated on Waller County Community No. 480640, Map No. 48473C0100E, Panel 0100, suffix "E" dated February 18, 2009.



Christopher E. Curtis
Christopher E. Curtis
Registered Professional Land Surveyor
Texas Registration No. 6111

DATE: JULY 2025

SCALE SCALE NTS

SHEET 1H OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@gienmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

I, J. Ross McCall, County Engineer of Waller County, Certify that the Plat of this subdivision complies with all existing rules and regulations of Waller County. No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date

J. Ross McCall, PE
County Engineer

STATE OF TEXAS §
COUNTY OF WALLER §

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

Debbie Hollan Waller
County, Texas

By:
Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 20____.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the current Waller County Subdivision and Development Regulations, in this regard.

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F 23290 & 100461100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1I OF 1			

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1,000.00'	18°59'30"	331.47'	N07°34'13"E	329.95'	167.27'
C2	450.00'	17°55'21"	140.76'	N08°06'17"E	140.19'	70.96'
C3	940.00'	25°42'30"	421.77'	N13°42'38"W	418.24'	214.50'
C4	1,025.00'	2°42'17"	48.38'	N30°57'41"W	48.38'	24.20'
C5	190.00'	31°48'49"	105.50'	N45°30'57"W	104.15'	54.15'
C6	126.00'	41°15'53"	90.75'	N40°47'25"W	88.80'	47.44'
C7	65.00'	51°32'15"	58.47'	N45°55'36"W	56.52'	31.38'
C8	266.00'	8°35'05"	39.86'	N67°24'11"W	39.82'	19.97'
C9	126.00'	2°28'33"	5.44'	N61°52'22"W	5.44'	2.72'
C10	516.00'	6°17'27"	56.65'	N57°29'22"W	56.63'	28.36'
C11	484.00'	4°56'56"	41.80'	N56°49'06"W	41.79'	20.92'
C12	830.00'	30°21'59"	439.89'	N44°05'48"W	434.76'	225.24'
C13	30.00'	85°43'59"	44.89'	N31°34'05"E	40.82'	27.85'
C14	829.15'	63°15'41"	915.48'	N20°19'56"E	869.68'	510.71'
C15	25.00'	90°00'00"	39.27'	N06°55'36"E	35.36'	25.00'
C16	25.00'	90°22'22"	39.43'	S83°15'35"E	35.47'	25.16'
C17	25.00'	91°53'35"	40.10'	S06°38'26"W	35.93'	25.84'
C18	1,170.00'	36°56'31"	754.37'	S57°46'37"E	741.37'	390.82'
C19	25.00'	93°18'53"	40.72'	N57°05'41"E	36.36'	26.49'
C20	25.00'	84°53'31"	37.04'	N32°00'31"W	33.74'	22.86'
C21	1,225.00'	0°26'44"	9.53'	N74°13'55"W	9.53'	4.76'
C22	25.00'	95°33'13"	41.69'	N58°12'51"E	37.03'	27.55'
C23	1,940.00'	1°49'15"	61.66'	N11°31'52"E	61.65'	30.83'
C24	2,060.00'	23°08'39"	832.12'	N22°11'34"E	826.47'	421.81'
C25	30.00'	90°09'03"	47.20'	N11°18'38"W	42.48'	30.08'
C26	395.00'	0°20'54"	2.40'	S56°12'43"E	2.40'	1.20'
C27	30.00'	89°15'12"	46.73'	N79°20'08"E	42.15'	29.61'
C28	30.00'	90°00'00"	47.12'	S10°17'28"E	42.43'	30.00'
C29	30.00'	91°01'54"	47.66'	S79°11'35"W	42.81'	30.55'
C30	1,940.00'	18°53'35"	639.71'	S24°13'51"W	636.82'	322.78'
C31	500.00'	7°46'21"	67.83'	N65°58'52"W	67.78'	33.97'
C32	500.00'	7°46'21"	67.83'	S73°45'13"E	67.78'	33.97'
C33	627.75'	8°43'29"	95.59'	S11°18'53"W	95.50'	47.89'
C34	1,500.00'	14°26'44"	378.19'	S03°45'57"W	377.19'	190.10'
C35	1,500.00'	10°54'52"	285.74'	N05°47'38"E	285.31'	143.30'
C36	1,000.00'	26°54'05"	469.52'	N13°06'51"W	465.22'	239.17'
C37	800.00'	7°49'51"	109.34'	S67°46'48"E	109.25'	54.76'
C38	800.00'	115°47'29"	1616.75'	S05°58'08"E	1355.33'	1275.10'
C39	850.00'	0°22'22"	5.53'	N51°44'25"E	5.53'	2.77'
C40	1,200.00'	41°31'00"	869.52'	S58°49'53"E	850.62'	454.84'
C41	1,200.00'	16°57'44"	355.25'	S82°29'25"E	353.96'	178.94'
C42	2,000.00'	9°43'21"	339.38'	N74°43'43"W	338.97'	170.10'
C43	1,000.00'	20°51'08"	363.94'	N53°10'04"E	361.93'	184.01'

DATE: JULY 2025

SCALE NTS

SHEET 1J OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C44	2,000.00'	32°07'16"	1121.24'	N26°40'52"E	1106.61'	575.78'
C45	2,000.00'	24°05'18"	840.84'	S22°39'53"W	834.66'	426.72'
C46	350.00'	1°05'42"	6.69'	N55°50'19"W	6.69'	3.34'
C47	30.00'	84°59'57"	44.51'	N63°03'57"W	40.54'	27.49'
C48	25.00'	89°56'08"	39.24'	S34°31'50"E	35.34'	24.97'
C49	25.00'	54°36'38"	23.83'	N64°39'23"E	22.94'	12.91'
C50	50.00'	275°43'12"	240.61'	N04°47'21"W	67.09'	45.24'
C51	25.00'	41°39'06"	18.17'	N67°45'18"W	17.78'	9.51'
C52	25.00'	90°03'33"	39.30'	S55°28'01"W	35.37'	25.03'
C53	25.00'	90°01'38"	39.28'	S34°34'34"E	35.36'	25.01'
C54	500.00'	4°17'30"	37.45'	S81°44'08"E	37.44'	18.74'
C55	500.00'	11°26'17"	99.82'	N78°09'45"W	99.65'	50.07'
C56	2,050.00'	0°49'05"	29.27'	N72°02'04"W	29.27'	14.63'
C57	35.00'	85°54'14"	52.48'	N65°25'21"E	47.70'	32.58'
C58	35.00'	92°05'56"	56.26'	S23°49'04"E	50.40'	36.31'
C59	35.00'	83°14'12"	50.85'	S68°30'52"W	46.49'	31.09'
C60	1,060.00'	8°57'10"	165.63'	N47°13'05"E	165.46'	82.98'
C61	270.00'	7°43'55"	36.44'	N55°33'38"E	36.41'	18.25'
C62	980.00'	5°28'05"	93.53'	S56°41'33"W	93.49'	46.80'
C63	110.00'	80°31'24"	154.59'	S13°41'49"W	142.18'	93.16'
C64	525.00'	3°10'47"	29.13'	N24°58'30"W	29.13'	14.57'
C65	1,060.00'	15°37'35"	289.10'	N18°45'06"W	288.20'	145.45'
C66	1,000.00'	26°09'19"	456.49'	N02°08'21"E	452.54'	232.29'
C67	1,000.00'	1°09'55"	20.34'	S14°38'03"W	20.34'	10.17'
C68	1,000.00'	7°15'24"	126.65'	S04°56'58"W	126.57'	63.41'
C69	50.00'	93°15'03"	81.38'	S45°18'16"E	72.69'	52.92'
C70	50.00'	89°59'45"	78.54'	N43°04'20"E	70.71'	50.00'
C71	180.00'	36°25'54"	114.45'	S89°54'41"E	112.53'	59.24'
C72	270.00'	6°36'16"	31.12'	N74°59'52"W	31.11'	15.58'
C73	480.00'	0°44'36"	6.23'	S77°55'42"E	6.23'	3.11'
C74	600.00'	22°43'50"	238.03'	S66°11'29"E	236.48'	120.60'
C75	234.00'	6°59'15"	28.54'	S51°19'56"E	28.52'	14.29'
C76	25.00'	88°52'28"	38.78'	N83°38'09"W	35.01'	24.51'
C77	500.00'	12°58'48"	113.27'	N73°01'26"W	113.03'	56.88'
C78	500.00'	6°36'21"	57.65'	S69°50'13"E	57.62'	28.86'
C79	1,950.00'	0°55'09"	31.28'	N72°40'49"W	31.28'	15.64'
C80	35.00'	99°50'39"	60.99'	N22°17'55"W	53.56'	41.60'
C81	940.00'	9°53'33"	162.30'	N47°41'17"E	162.10'	81.35'
C82	230.00'	14°30'58"	58.27'	N58°40'55"E	58.12'	29.29'
C83	520.00'	2°20'45"	21.29'	S64°46'01"W	21.29'	10.65'
C84	55.00'	42°47'48"	41.08'	N84°59'32"E	40.13'	21.55'
C85	126.00'	34°31'04"	75.91'	S89°07'54"W	74.77'	39.15'

DATE: JULY 2025

SCALE NTS

SHEET 1K OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



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Texas Board of Professional Engineers and Land Surveyors
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°47'17"W	118.30'
L2	N60°51'24"E	147.25'
L3	N01°55'33"W	58.43'
L4	N26°33'53"W	29.23'
L5	N32°18'49"W	57.92'
L6	N71°41'44"W	40.53'
L7	N63°06'39"W	37.87'
L8	N54°20'38"W	37.62'
L9	S61°05'09"W	33.23'
L10	S74°26'03"W	138.85'
L11	N04°11'41"W	156.89'
L12	N15°33'55"W	80.00'
L13	N74°26'05"E	90.24'
L14	N51°55'36"E	207.17'
L15	N51°54'39"E	60.00'
L16	S38°26'46"E	60.00'
L17	N10°26'14"E	91.92'
L18	N15°59'27"E	50.00'
L19	N10°26'14"E	101.68'
L20	S79°33'46"E	60.00'
L21	S82°58'14"E	129.44'
L22	N78°05'10"E	52.19'
L23	N88°03'27"E	109.26'
L24	S77°12'14"E	117.78'
L25	S77°33'30"E	76.43'
L26	N10°37'14"E	250.00'
L27	N33°36'50"E	90.00'
L28	S55°18'30"E	120.00'
L29	S34°30'43"W	90.00'
L30	S75°12'57"E	25.40'
L31	S20°23'46"E	82.02'
L32	S55°17'28"E	450.28'
L33	N62°05'41"W	62.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L34	N69°52'02"W	17.86'
L35	S20°07'58"W	100.00'
L36	S69°52'02"E	17.86'
L37	S77°38'23"E	33.28'
L38	S01°52'44"W	95.92'
L39	N51°26'45"E	148.53'
L40	S87°27'44"W	130.02'
L41	S59°51'29"E	143.03'
L42	S01°47'38"E	102.74'
L43	N88°12'07"E	408.96'
L44	S10°59'19"W	80.77'
L45	S11°15'04"W	94.93'
L46	S26°33'53"E	323.42'
L47	S71°41'44"E	223.08'
L48	S74°26'05"W	147.84'
L49	S51°55'36"W	311.99'
L50	N38°04'24"W	85.36'
L51	N10°26'14"E	350.89'
L52	S00°58'17"E	5.00'
L53	N79°35'23"W	131.96'
L54	N69°52'02"W	126.21'
L55	N63°35'38"E	178.23'
L56	N42°44'30"E	280.56'
L57	N10°37'14"E	250.00'
L58	N34°42'32"E	115.59'
L59	S55°17'28"E	174.62'
L60	S79°35'23"E	138.01'
L61	N83°52'53"W	68.88'
L62	N69°52'02"W	13.17'
L63	S59°25'36"W	43.19'
L64	S53°57'30"W	68.75'
L65	S26°33'53"E	11.94'
L66	N23°23'07"W	75.57'

LINE TABLE		
LINE	BEARING	DISTANCE
L67	N26°33'53"W	29.78'
L68	S10°56'18"E	155.18'
L69	N15°13'00"E	145.86'
L70	N01°55'33"W	135.83'
L71	S71°41'44"E	12.38'
L72	S78°18'00"E	27.59'
L73	S54°49'34"E	16.63'
L74	S79°30'50"E	142.73'
L75	N66°32'02"W	41.92'
L76	N51°25'26"E	67.88'
L77	N65°56'24"E	41.70'
L78	N63°35'38"E	46.65'
L79	S01°58'29"E	163.12'
L80	N16°10'33"E	74.67'
L81	N45°25'59"E	77.29'
L82	S82°58'13"E	12.42'
L83	N31°22'25"W	115.12'
L84	N08°48'37"W	117.81'
L85	N45°12'35"E	12.83'
L86	S81°02'46"E	114.85'
L87	S84°28'08"E	65.40'
L88	S80°09'37"E	93.35'
L89	N34°53'02"W	14.07'
L90	N10°23'33"E	115.00'
L91	N15°33'56"W	19.76'
L92	N74°15'25"E	46.50'
L93	N15°50'19"W	25.26'
L94	N74°26'05"E	5.20'
L95	S74°28'27"W	41.58'
L96	S15°33'55"E	104.10'
L97	S74°17'17"W	53.90'
L98	S15°33'55"E	34.68'

DATE: JULY 2025

SCALE NTS

SHEET 1L OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

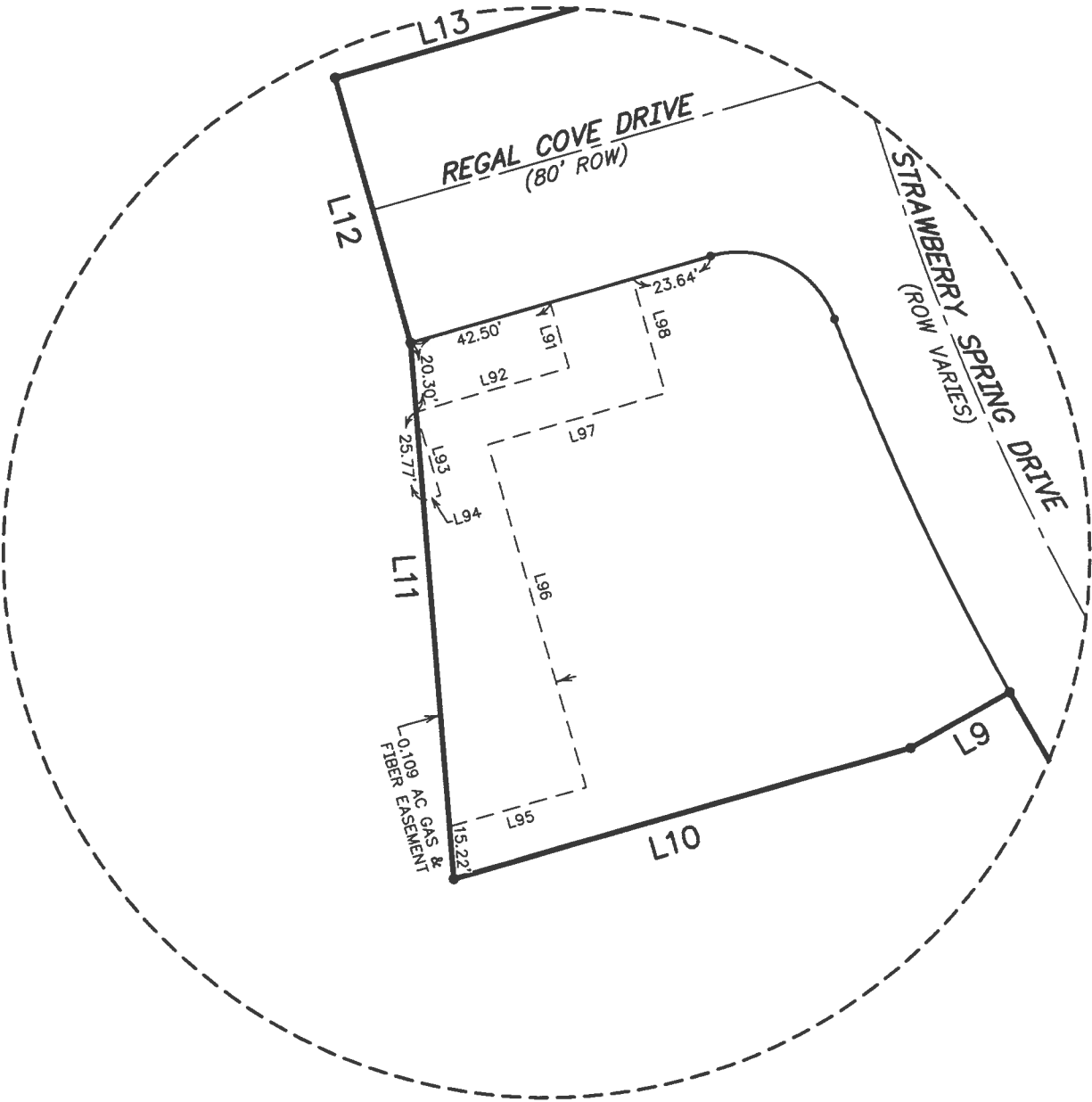
OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



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INSET DETAIL "A"

SCALE: 1"=50'

DATE: JULY 2025

SCALE NTS

SHEET 1L OF 1

FINAL PLAT OF
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ESTATES
SECTION 1

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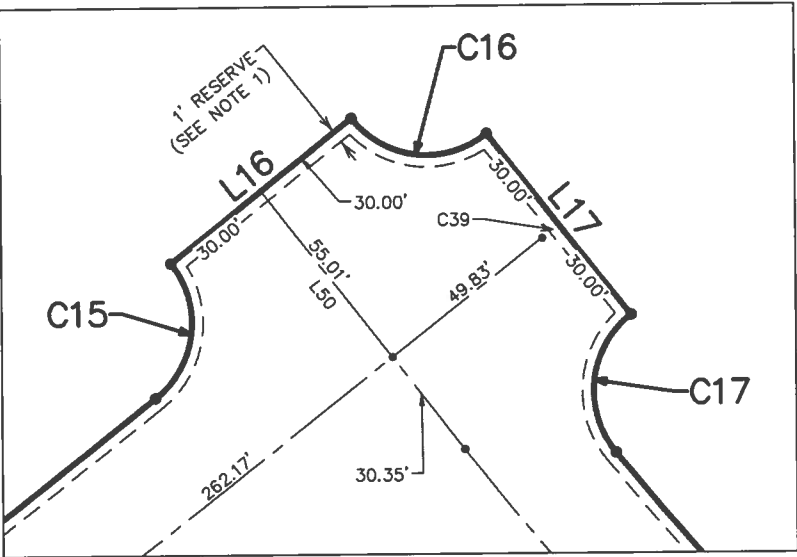
ENGINEER/PLANNER/SURVEYOR:



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CJamnik@quiddity.com

INSET DETAIL B
SCALE: 1" = 50'



DATE: JULY 2025

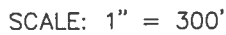
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SHEET 1L OF 1

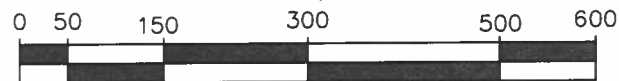
FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
DRP TX 1, LLC
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520 MADISON AVE., 21ST FLOOR
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936.777.6600
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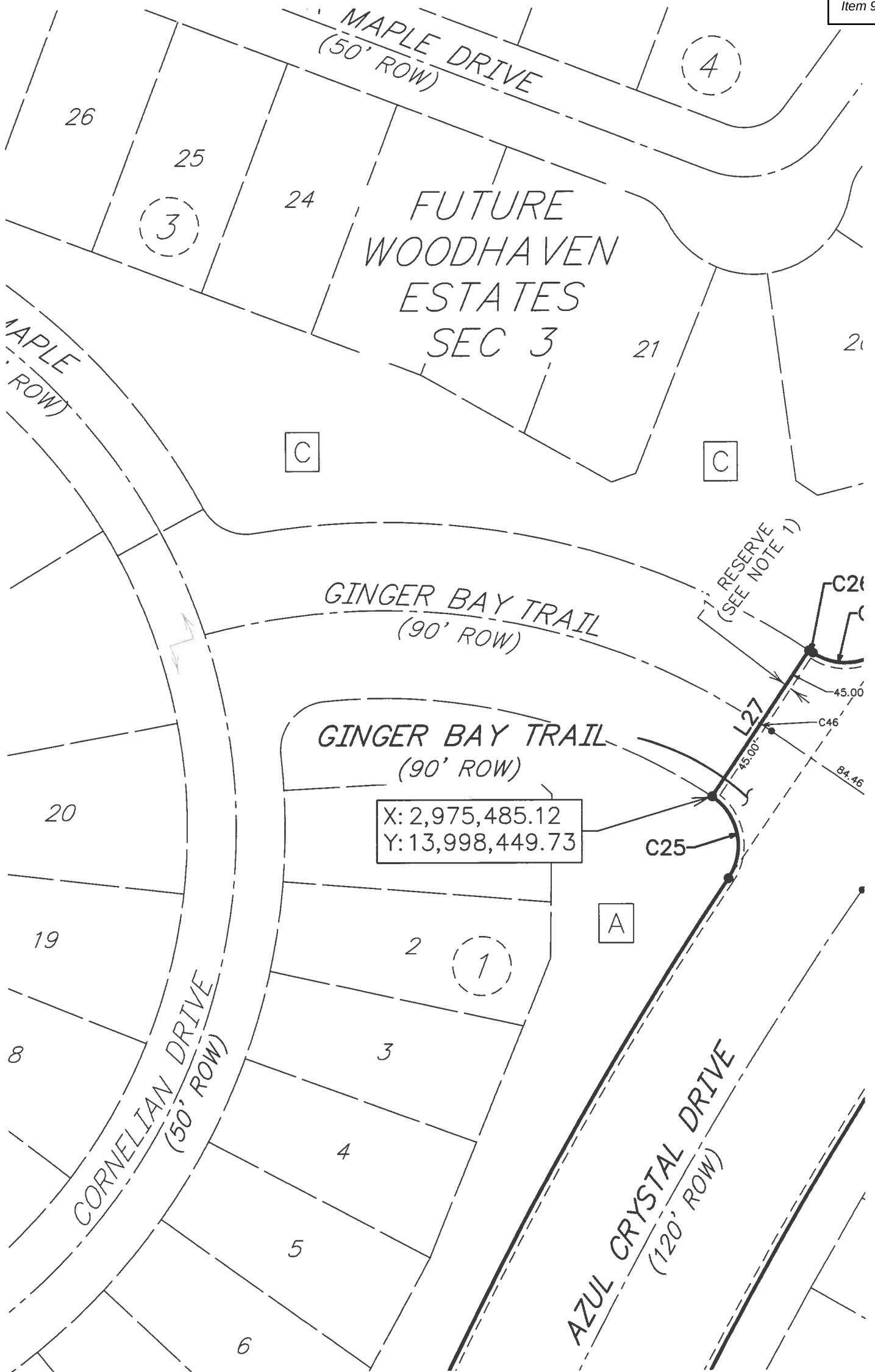
ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
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Texas Board of Professional Engineers and Land Surveyors
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1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
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DATE: JULY 2025	FINAL PLAT OF WOODHARST ESTATES SECTION 1	<u>OWNER</u> DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23250 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE SCALE NTS			
SHEET 10 OF 1			



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DATE: JULY 2025

SCALE 1"=60'

SHEET 1Q OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
DRP TX 1, LLC
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520 MADISON AVE., 21ST FLOOR
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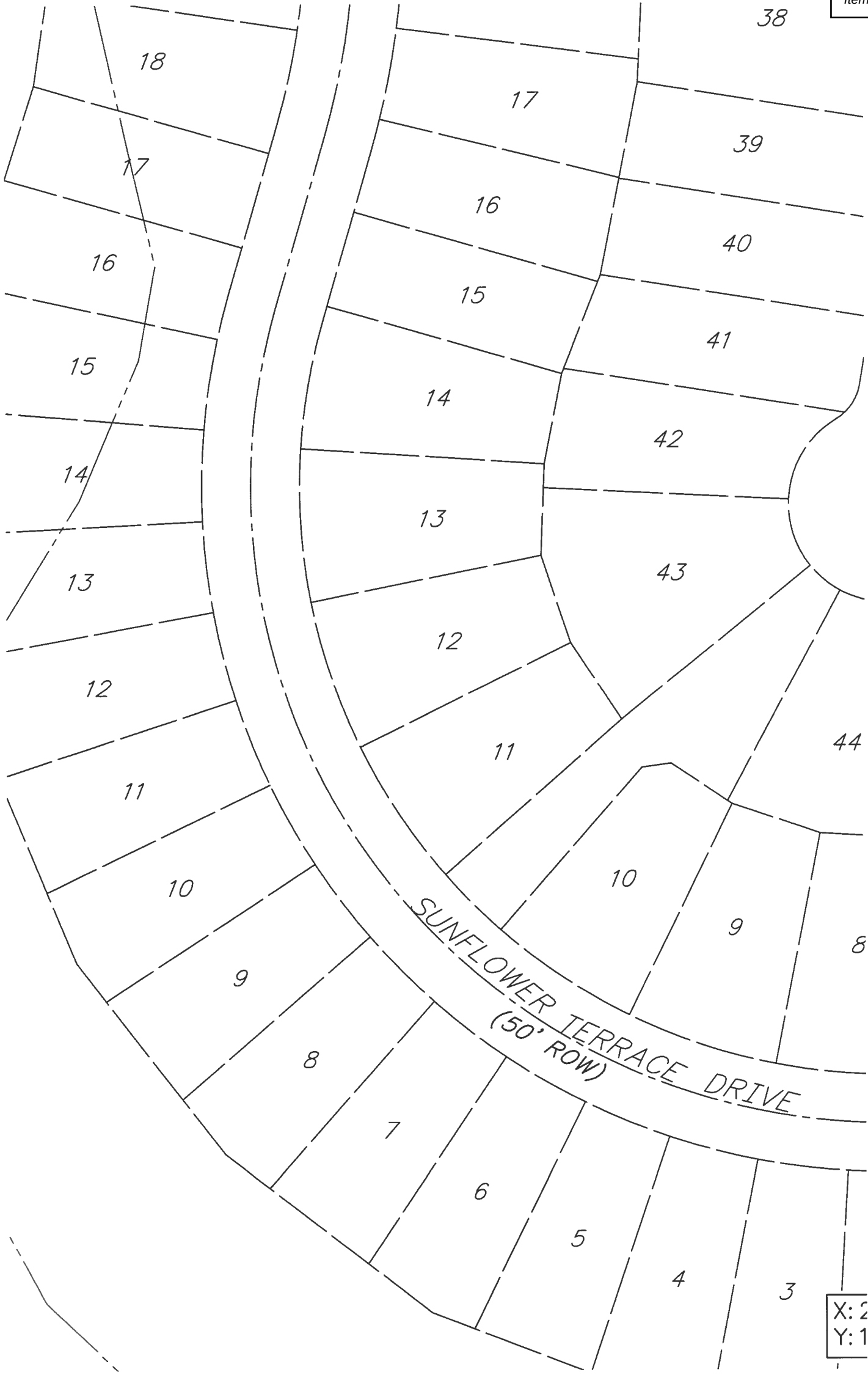
ENGINEER/PLANNER/SURVEYOR:



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X: 2
Y: 1

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DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1S OF 1			

38

CHERRY SPRING COURT
(50' ROW)

CHERRY SPRING COURT
(50' ROW)

HONEY FLOWER DRIVE
(50' ROW)

49

50

51

52

47

1

2

46

3

45

4

44

5

6

64

8

7

65

66

67

68

STRA

STRA
D

CORN FLOWER DRIVE
(60' ROW)

RESERVE
(SEE NOTE 1)

L15

C16

X: 2,973,759.00
Y: 13,997,527.67

B

DATE: JULY 2025

SCALE SCALE NTS

SHEET 1T OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
DRP TX 1, LLC
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CJamnik@quiddity.com



DATE: JULY 2025

SCALE NTS

SHEET 1U OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

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DATE: JULY 2025

SCALE NTS

SHEET 1V OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
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CJamnik@quiddity.com



DATE: JULY 2025

SCALE NTS

SHEET 1W OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

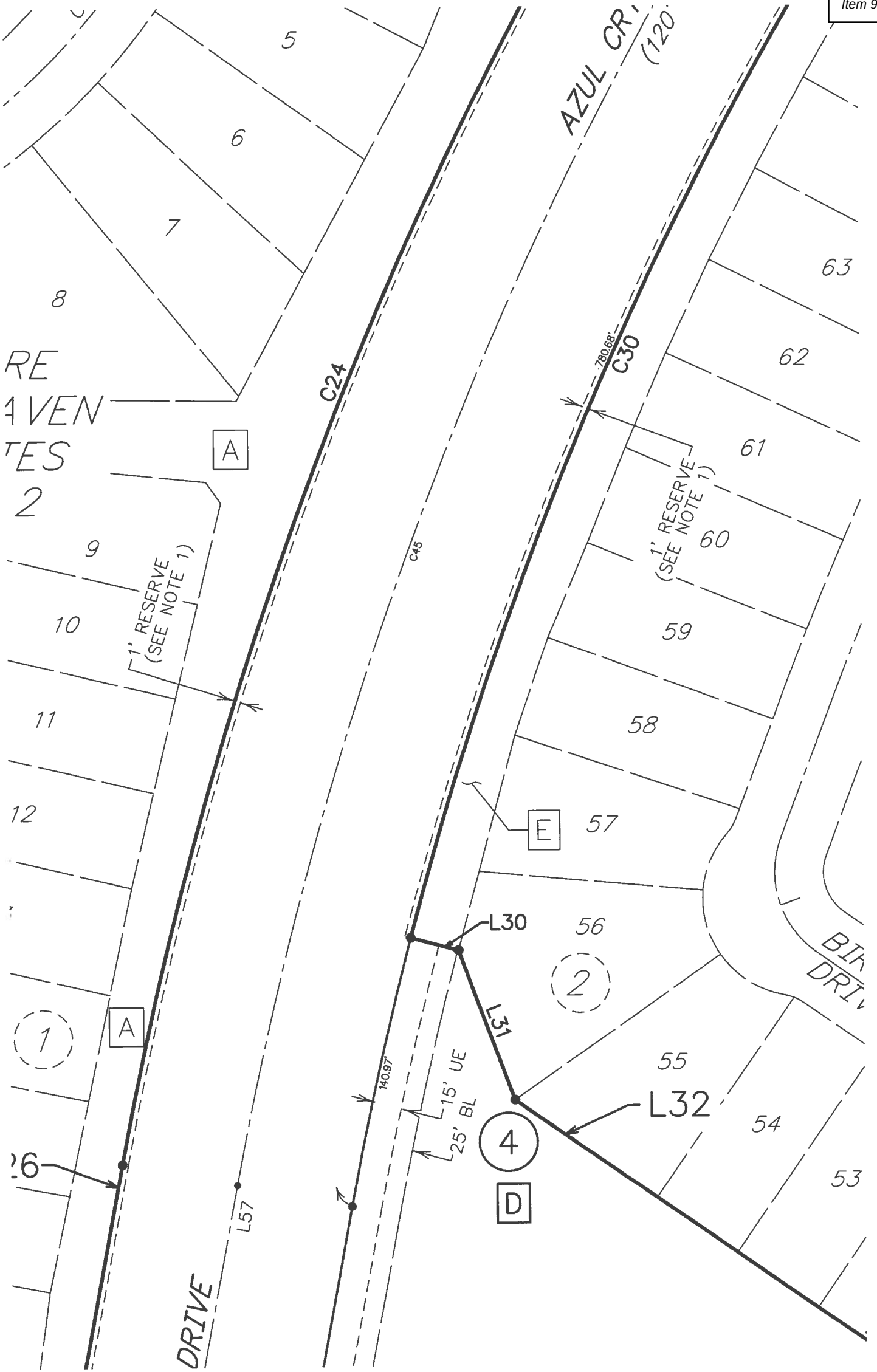
OWNER
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DATE: JULY 2025

SCALE 1"=60'

SHEET 1X OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
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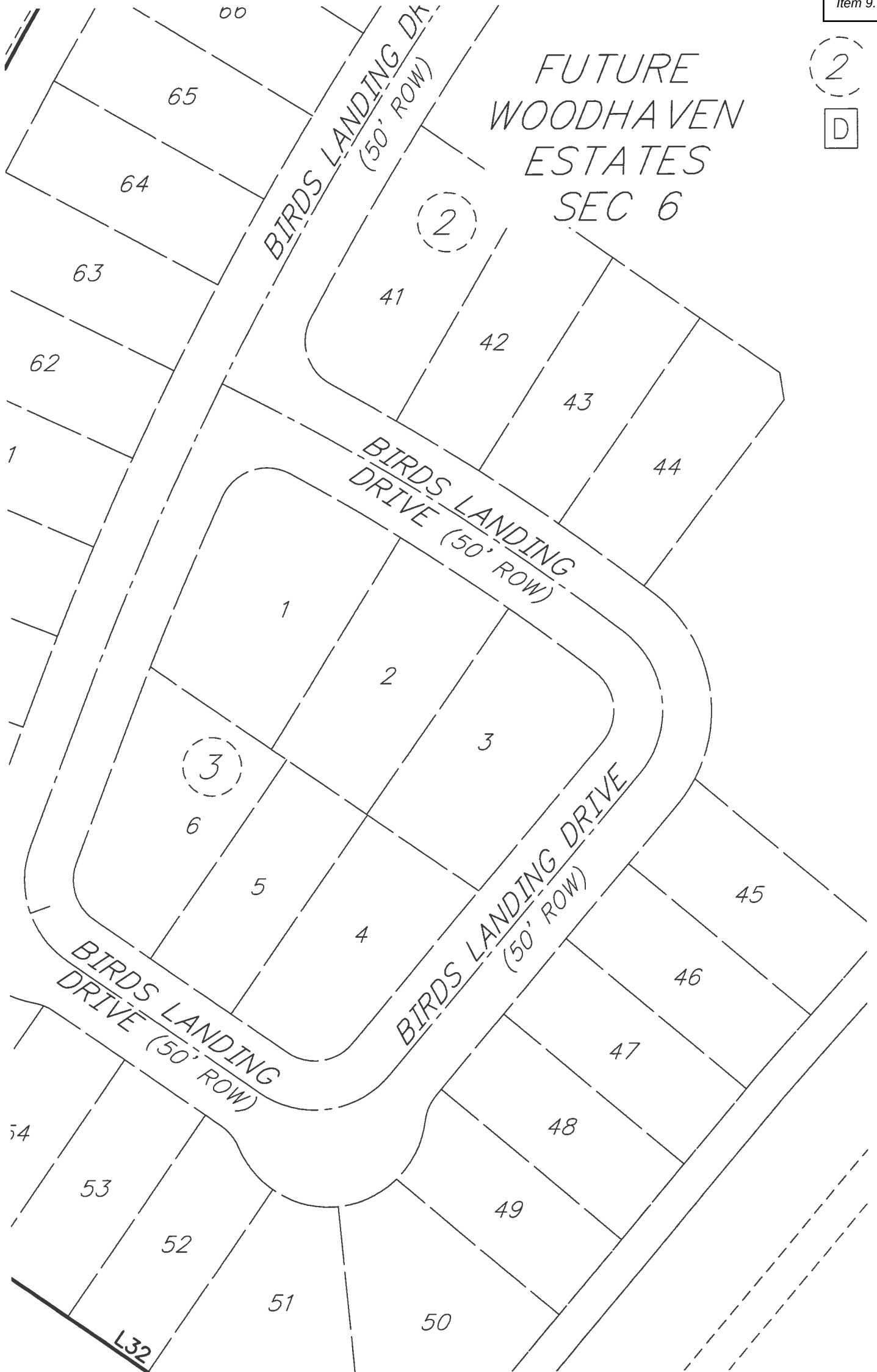
ENGINEER/PLANNER/SURVEYOR:

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2

D

FUTURE
WOODHAVEN
ESTATES
SEC 6



DATE: JULY 2025

SCALE 1"=60'

SHEET 1Y OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER

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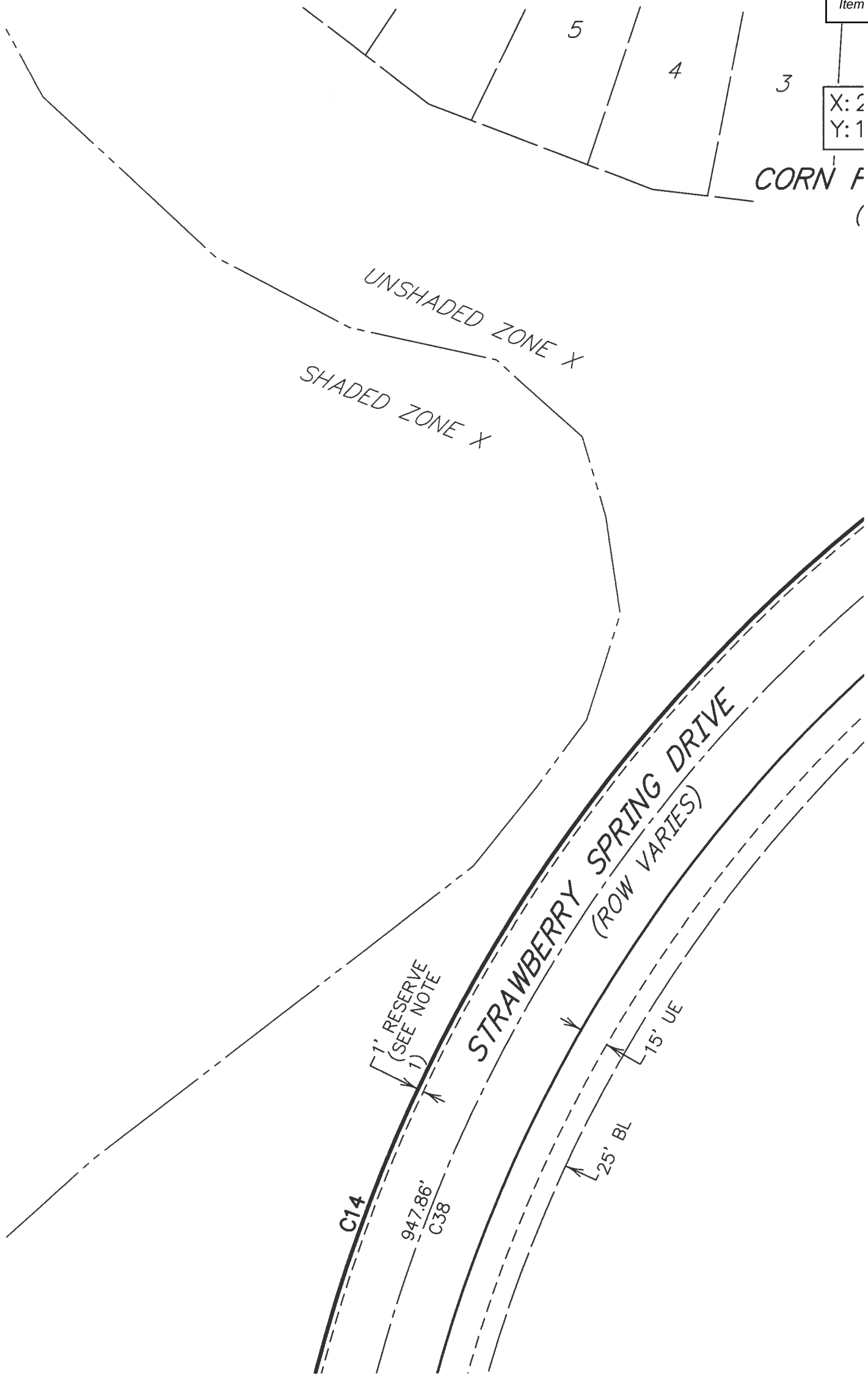
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DATE: JULY 2025

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SHEET 12 OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

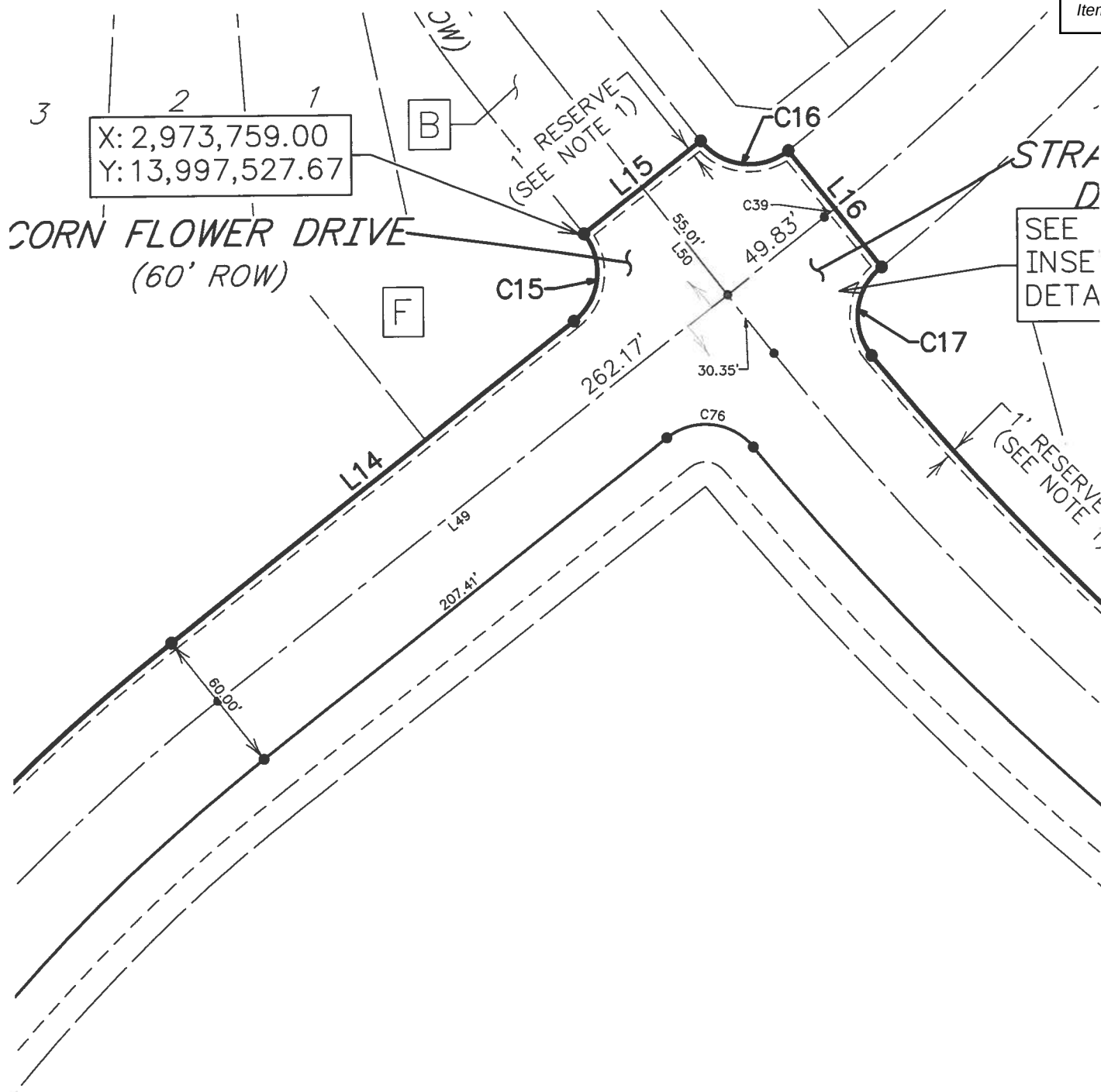
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DATE: JULY 2025

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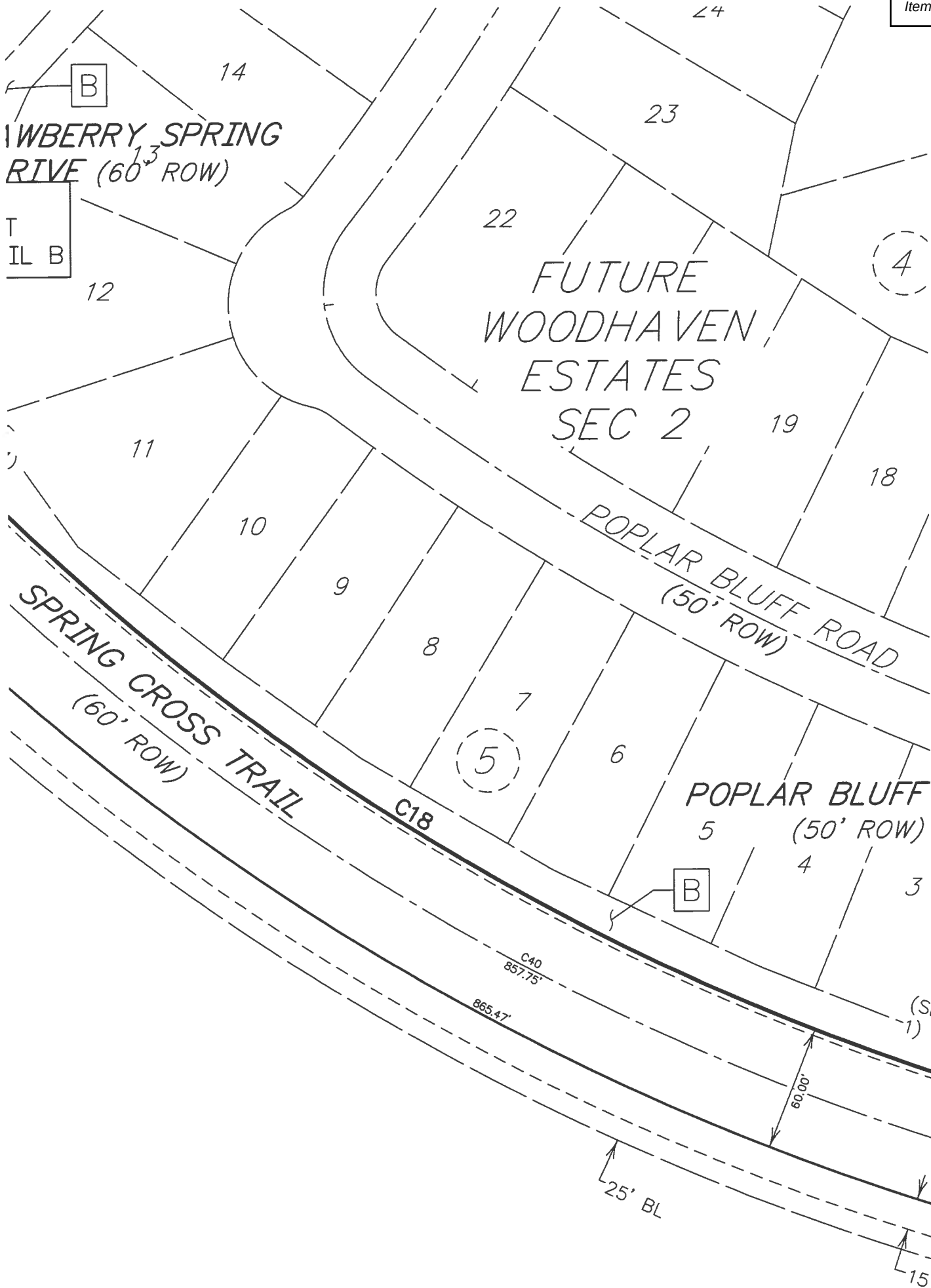
SHEET 1AA OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

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DRP TX 1, LLC
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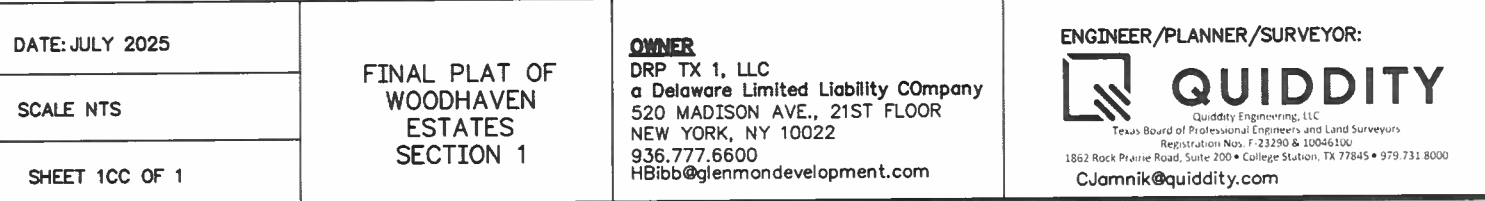
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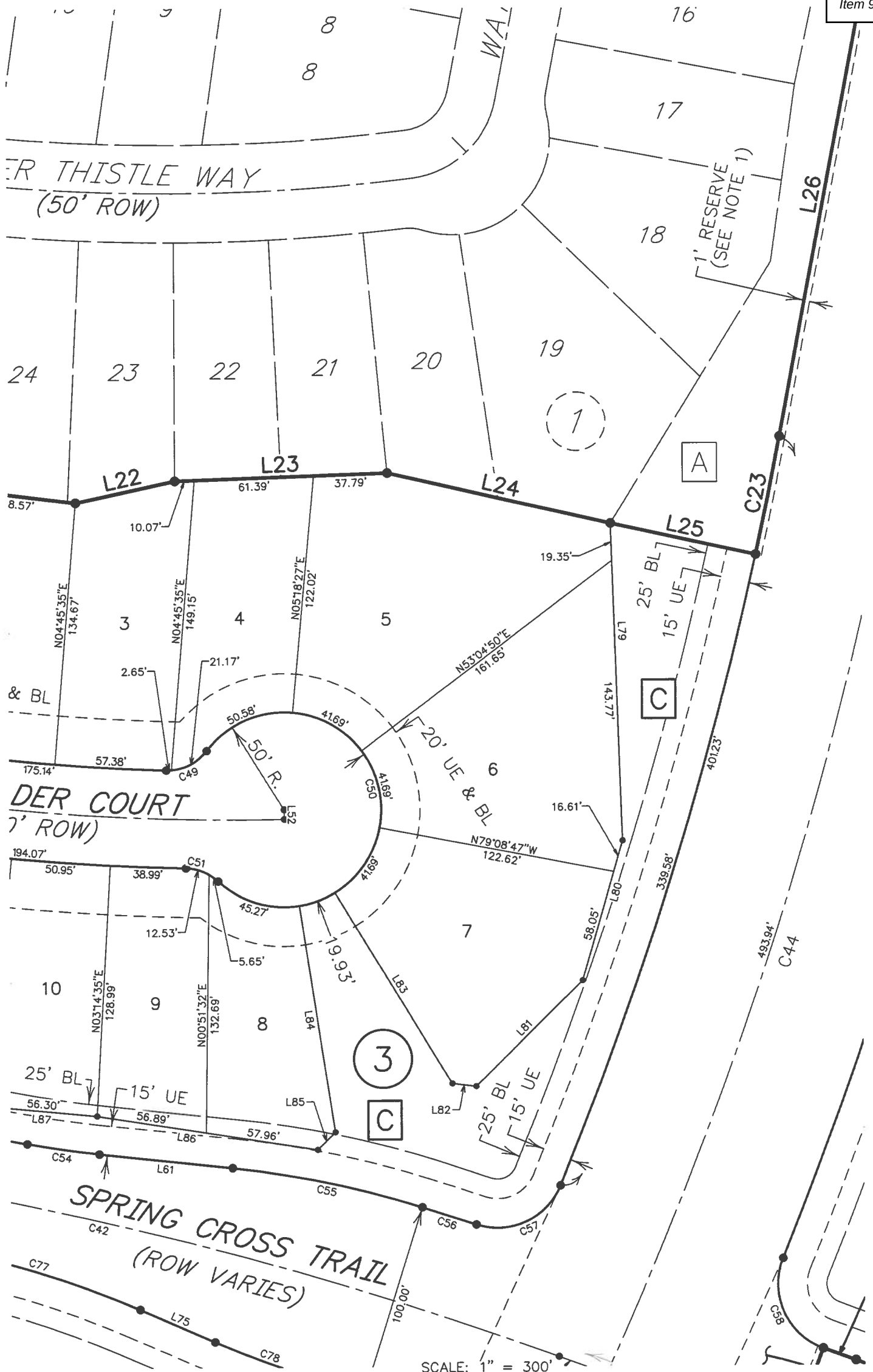
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DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1BB OF 1			

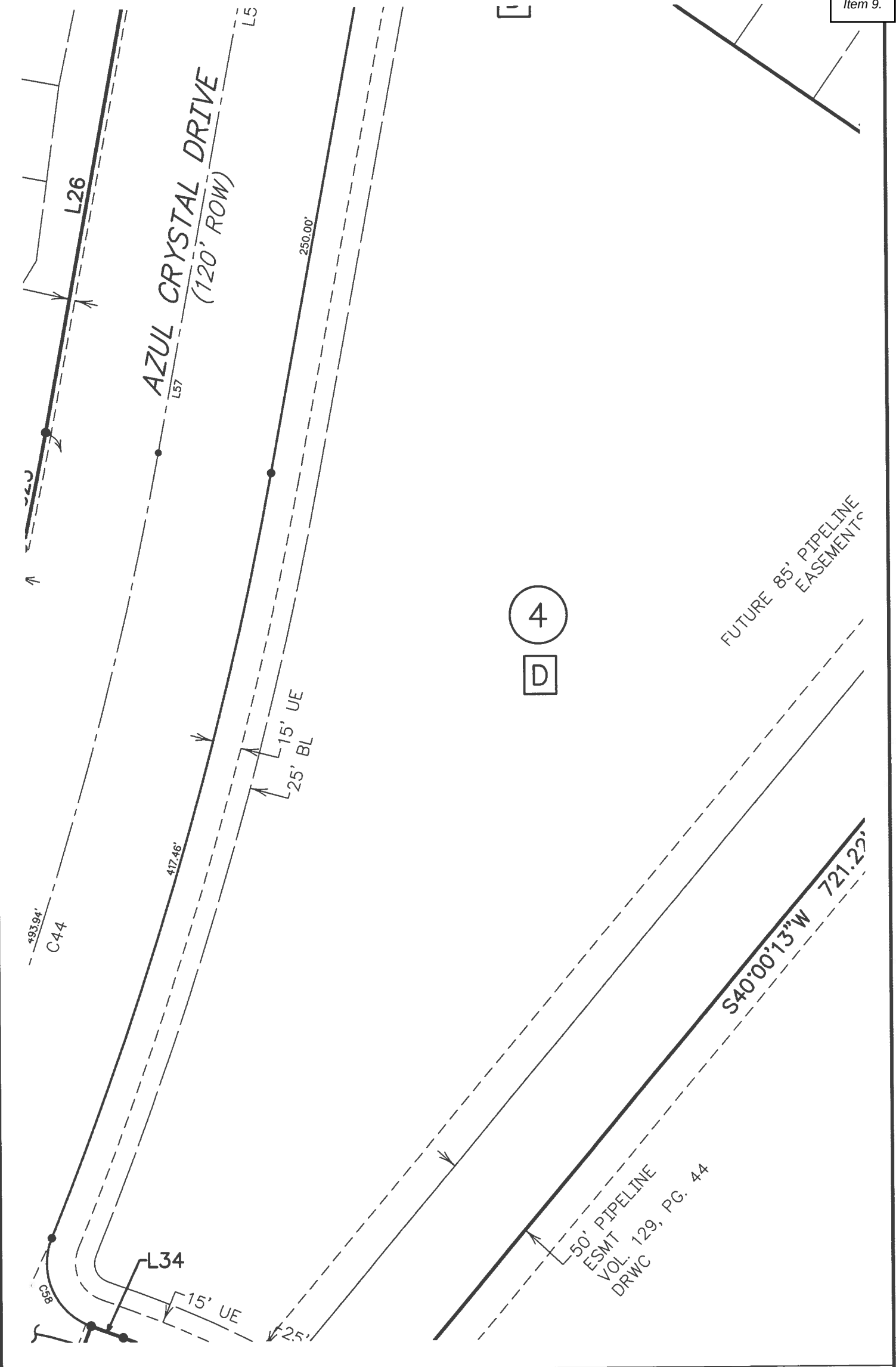




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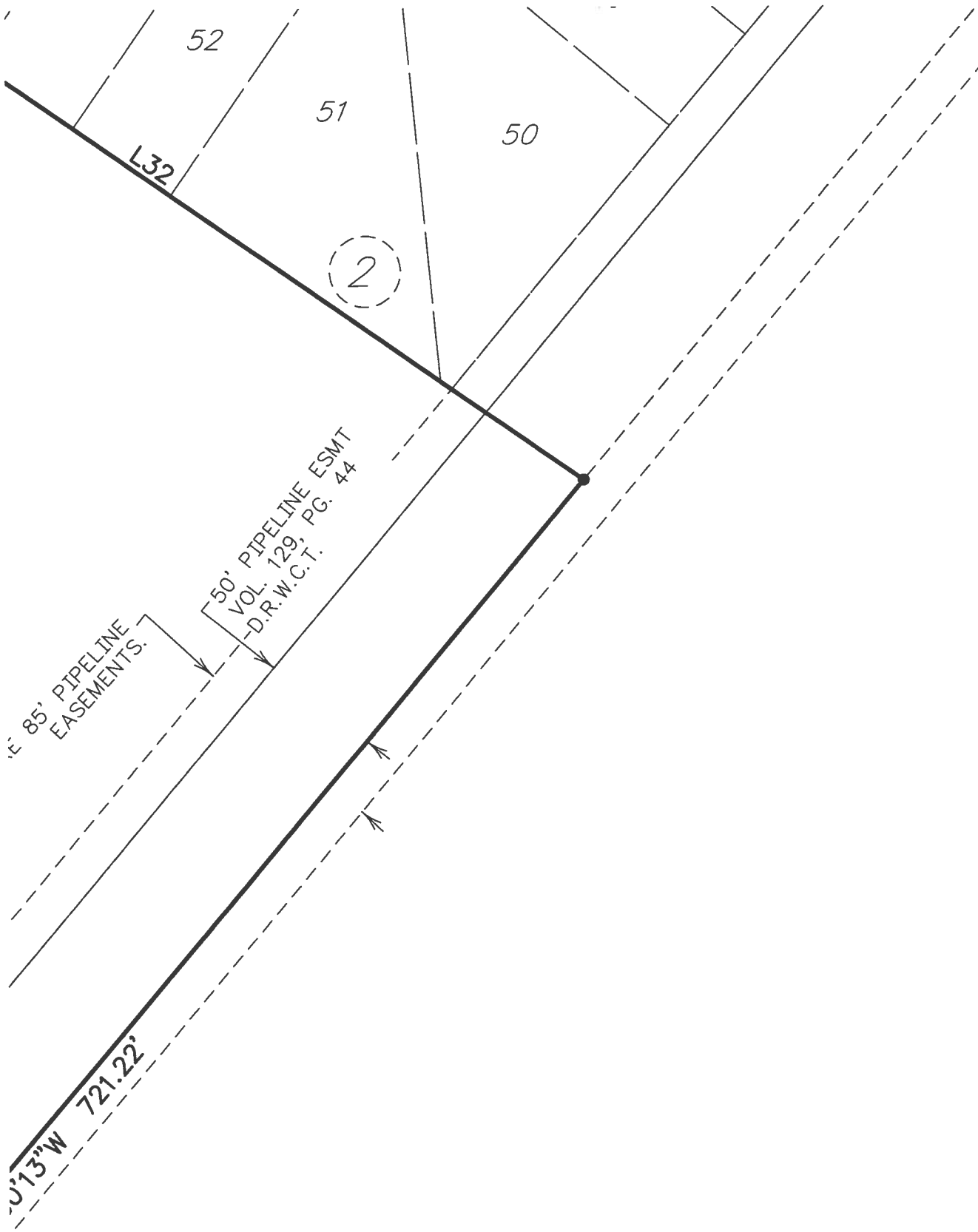
DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1DD OF 1			

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Item 9.

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F. 23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 1EE OF 1			



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DATE: JULY 2025

SCALE 1"=60'

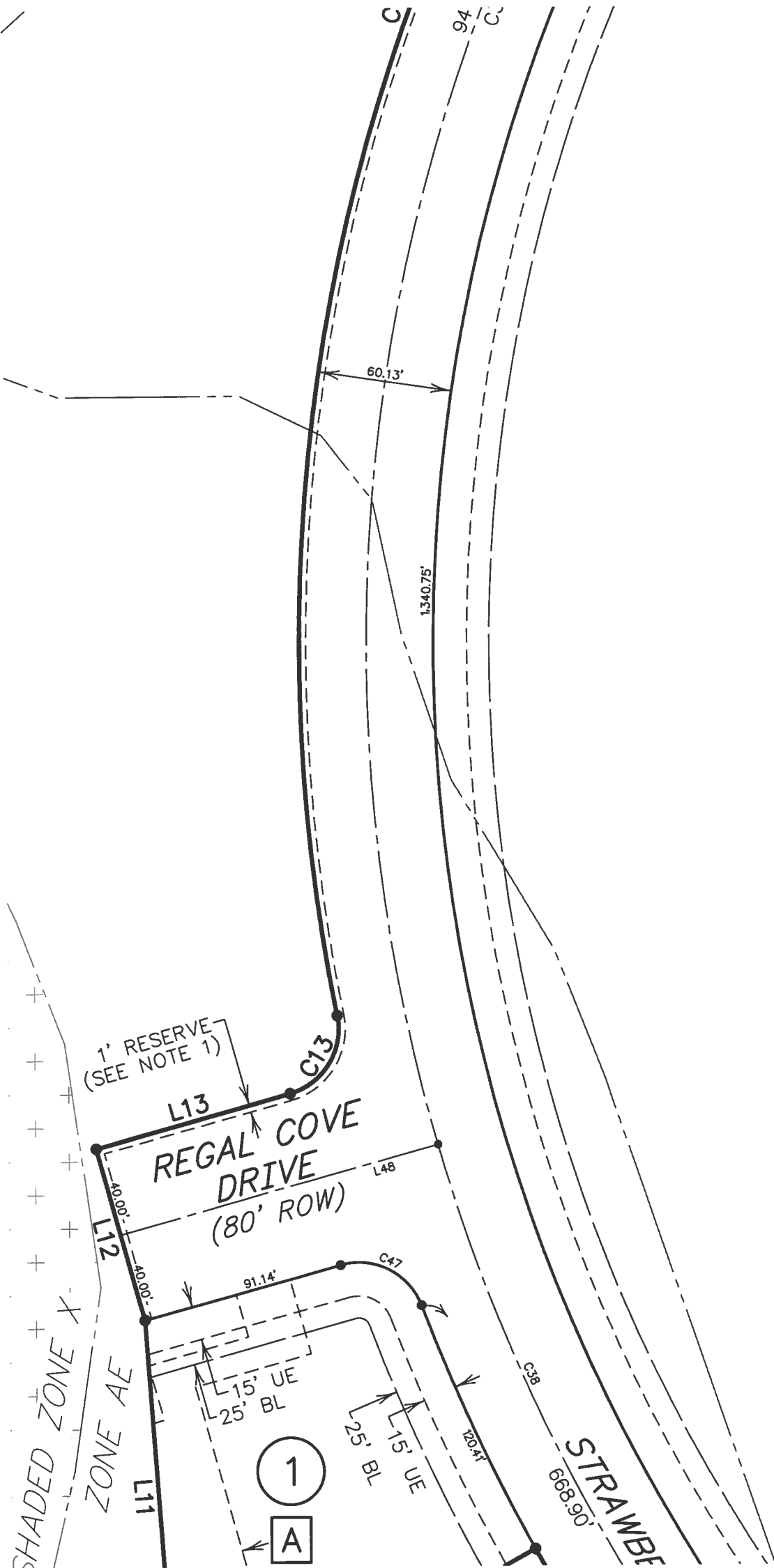
SHEET 1FF OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

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DATE: JULY 2025

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DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979 731 8000 CJamnik@quiddity.com
SCALE SCALE NTS			
SHEET 1HH OF 1			

UNSHADED ZONE X
SHADED ZONE X

DATE: JULY 2025

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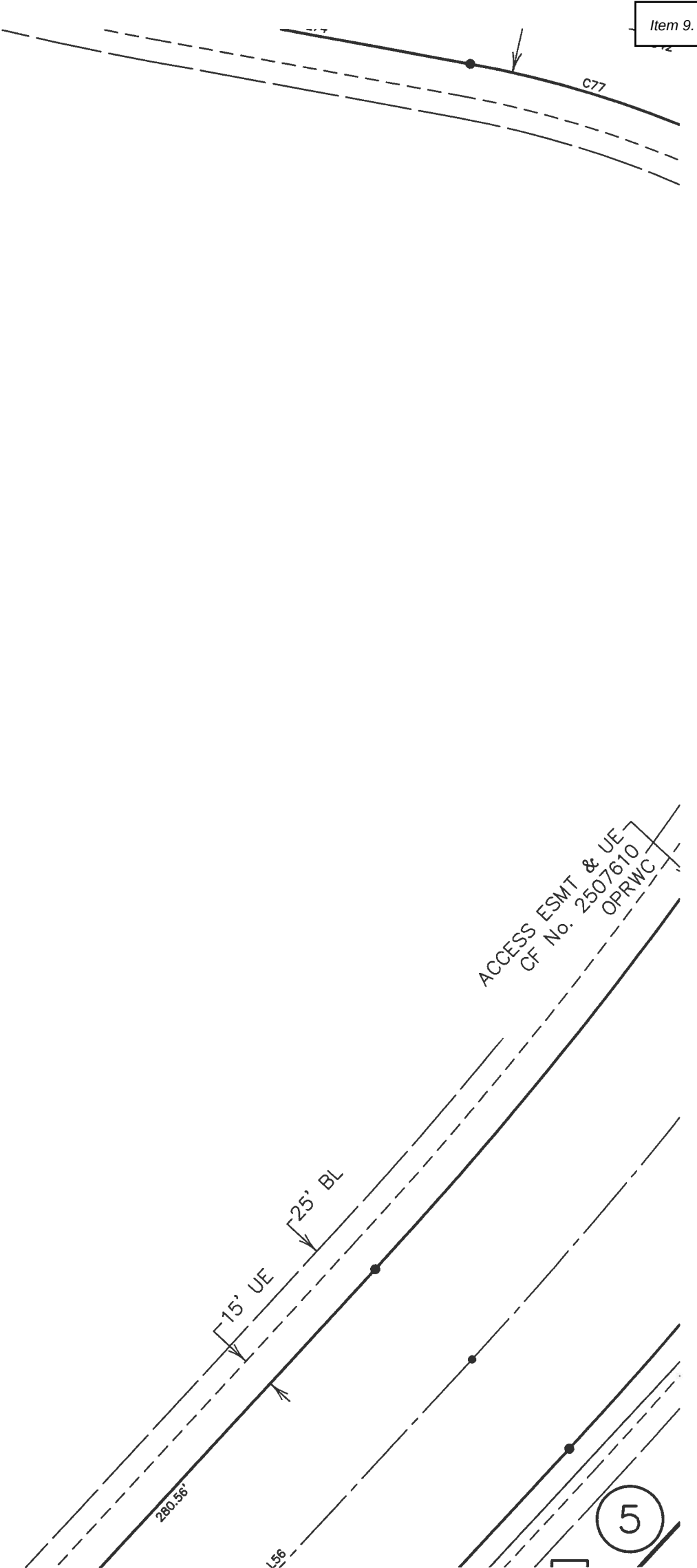
SHEET 1II OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

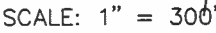
ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

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DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1J OF 1			

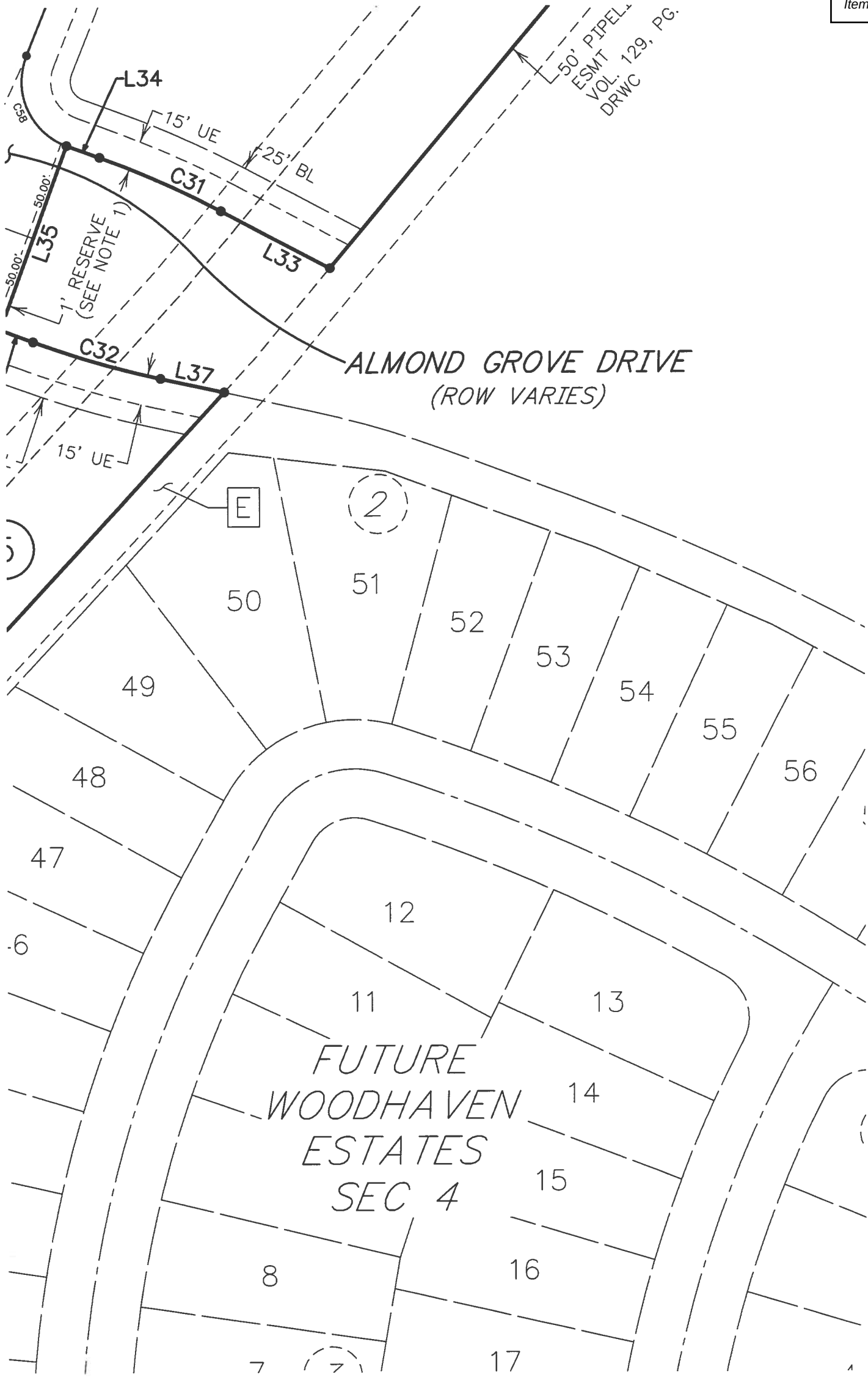
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SHEET 1KK OF 1

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glennmondevelopment.com

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1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com



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DATE: JULY 2025

SCALE 1"=60'

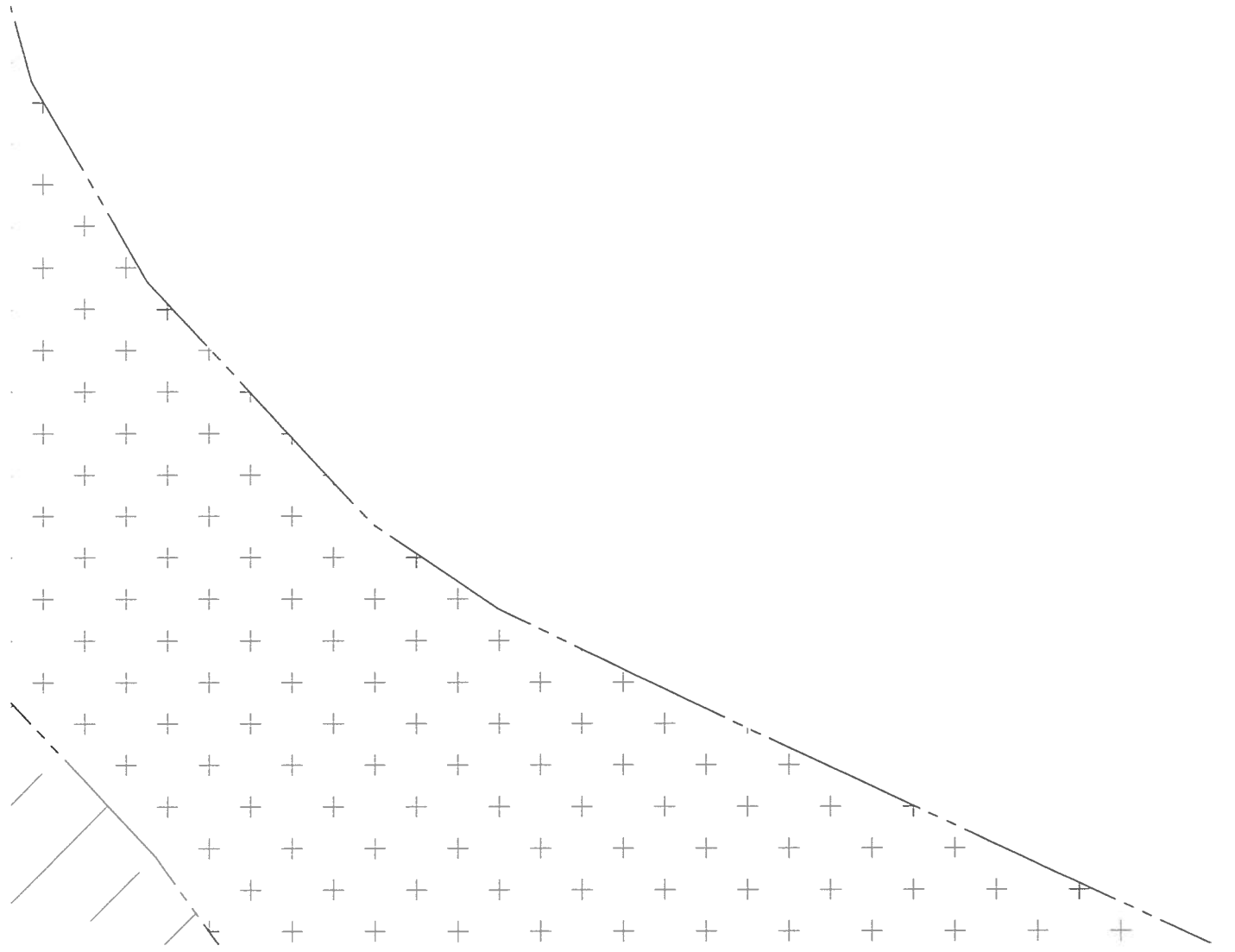
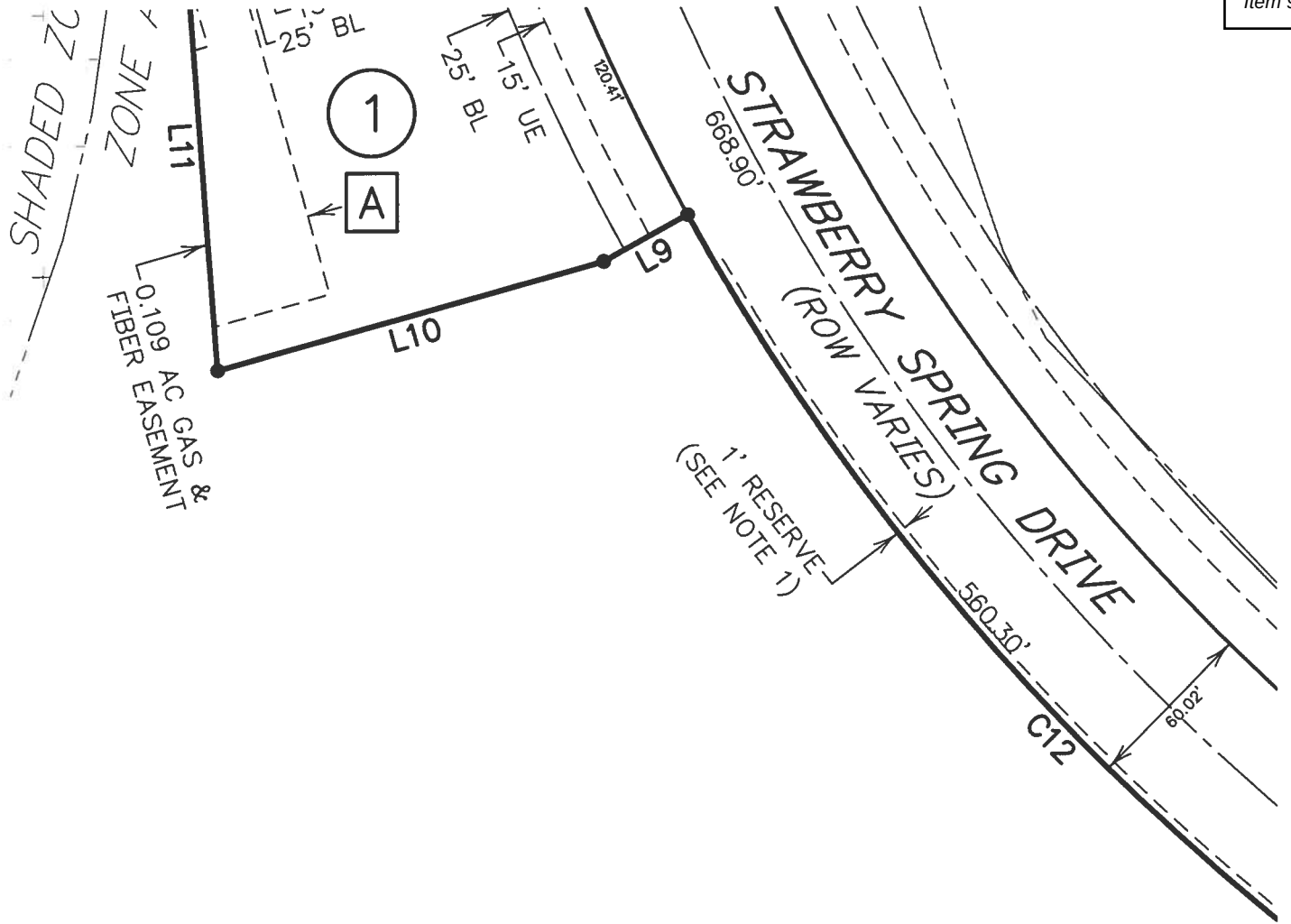
SHEET 1LL OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com



DATE: JULY 2025

SCALE NTS

SHEET 1MM OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

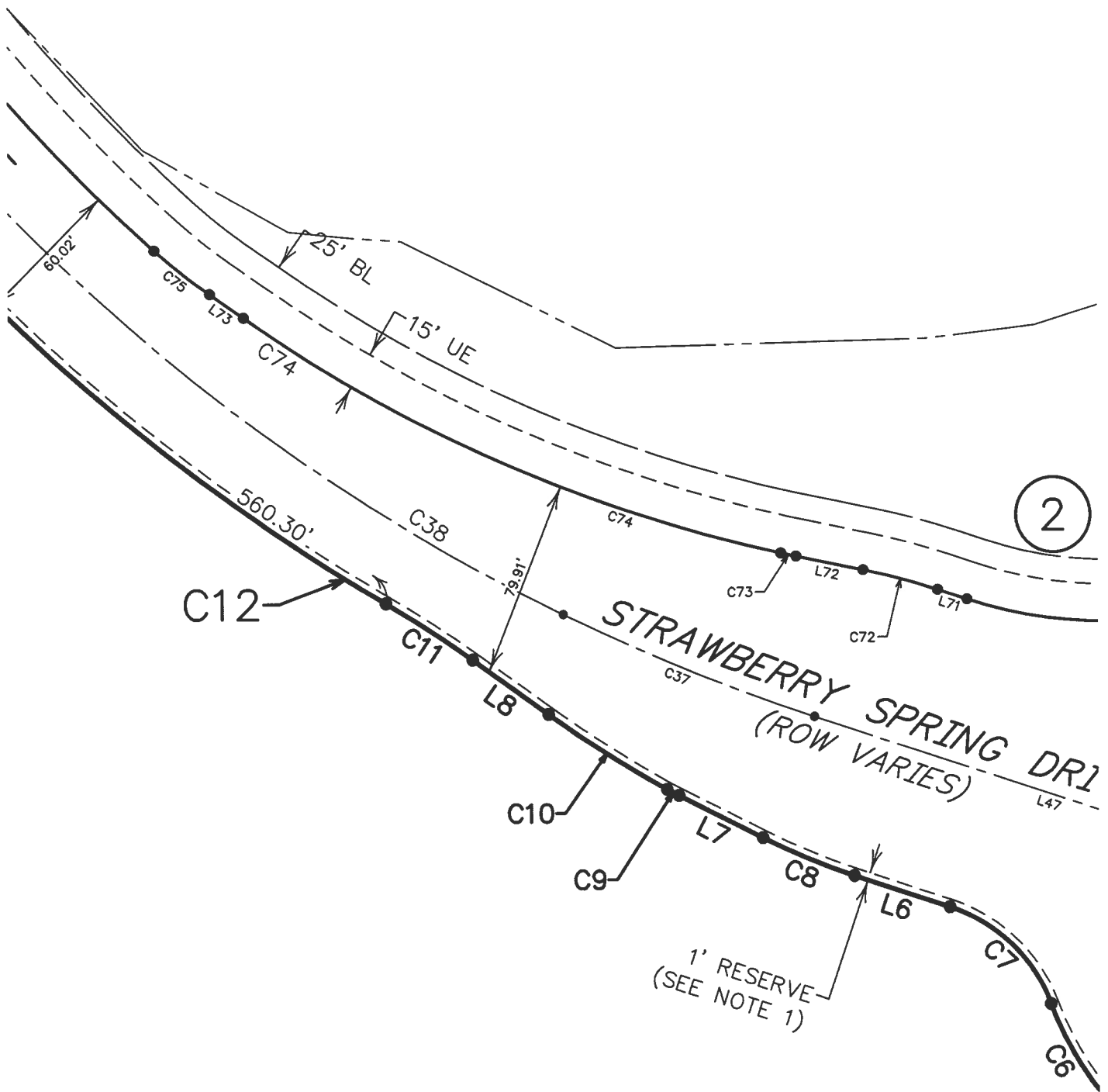
OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



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DATE: JULY 2025

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FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

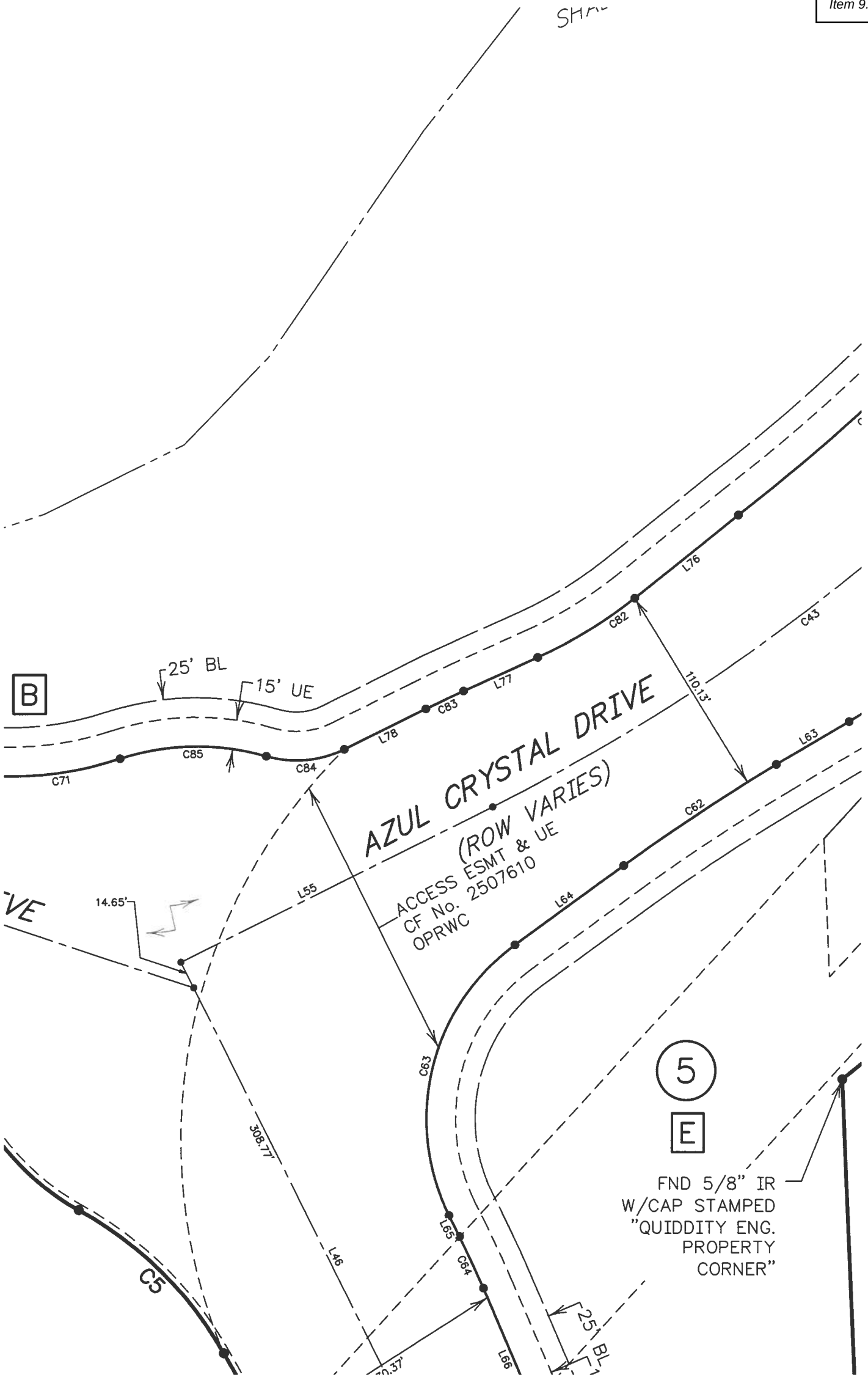
OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



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Texas Board of Professional Engineers and Land Surveyors
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1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com



DATE: JULY 2025

SCALE NTS

SHEET 100 OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

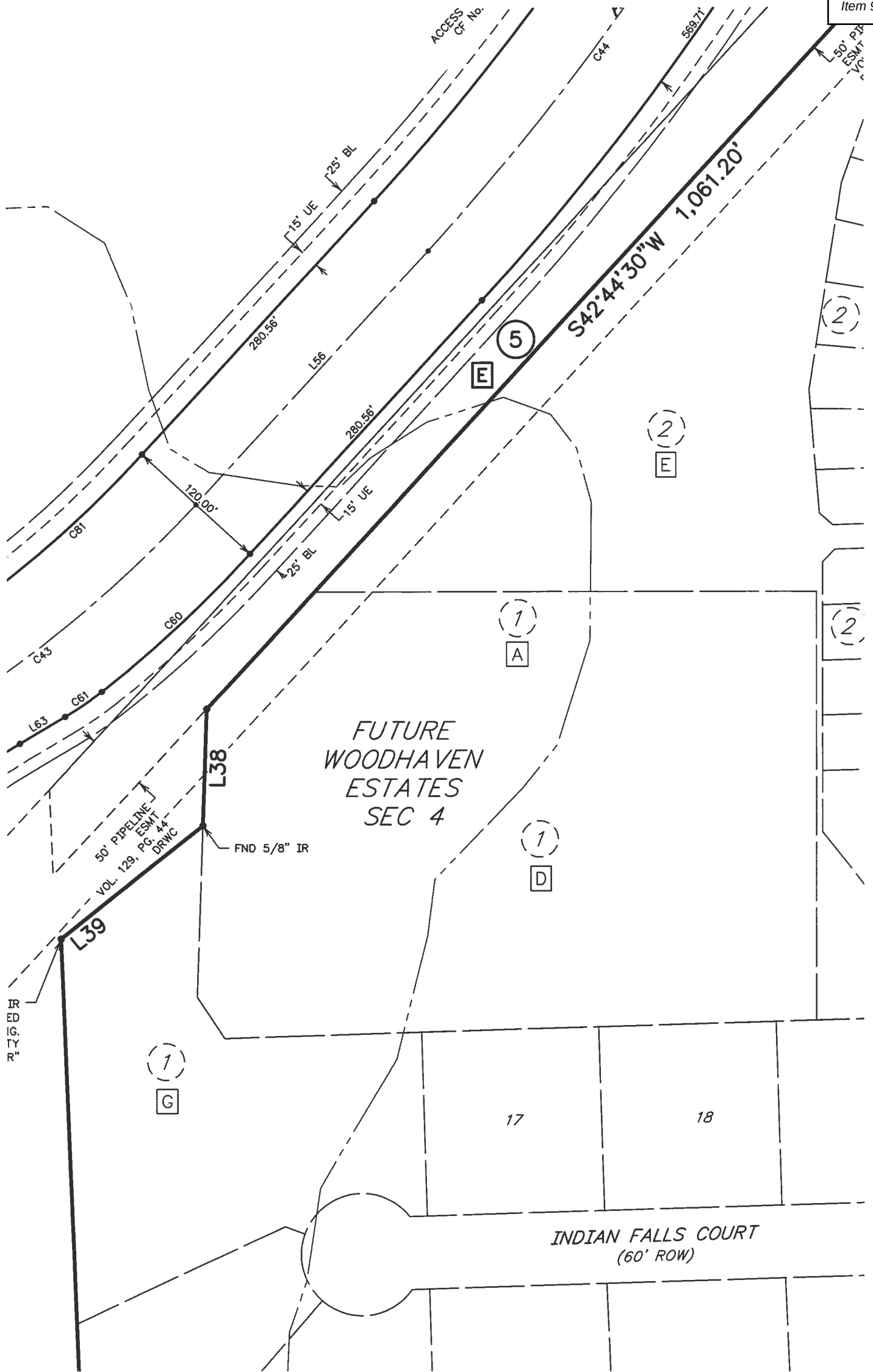
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

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Item 9.

DATE: JULY 2025

SCALE NTS

SHEET 1PP OF 1

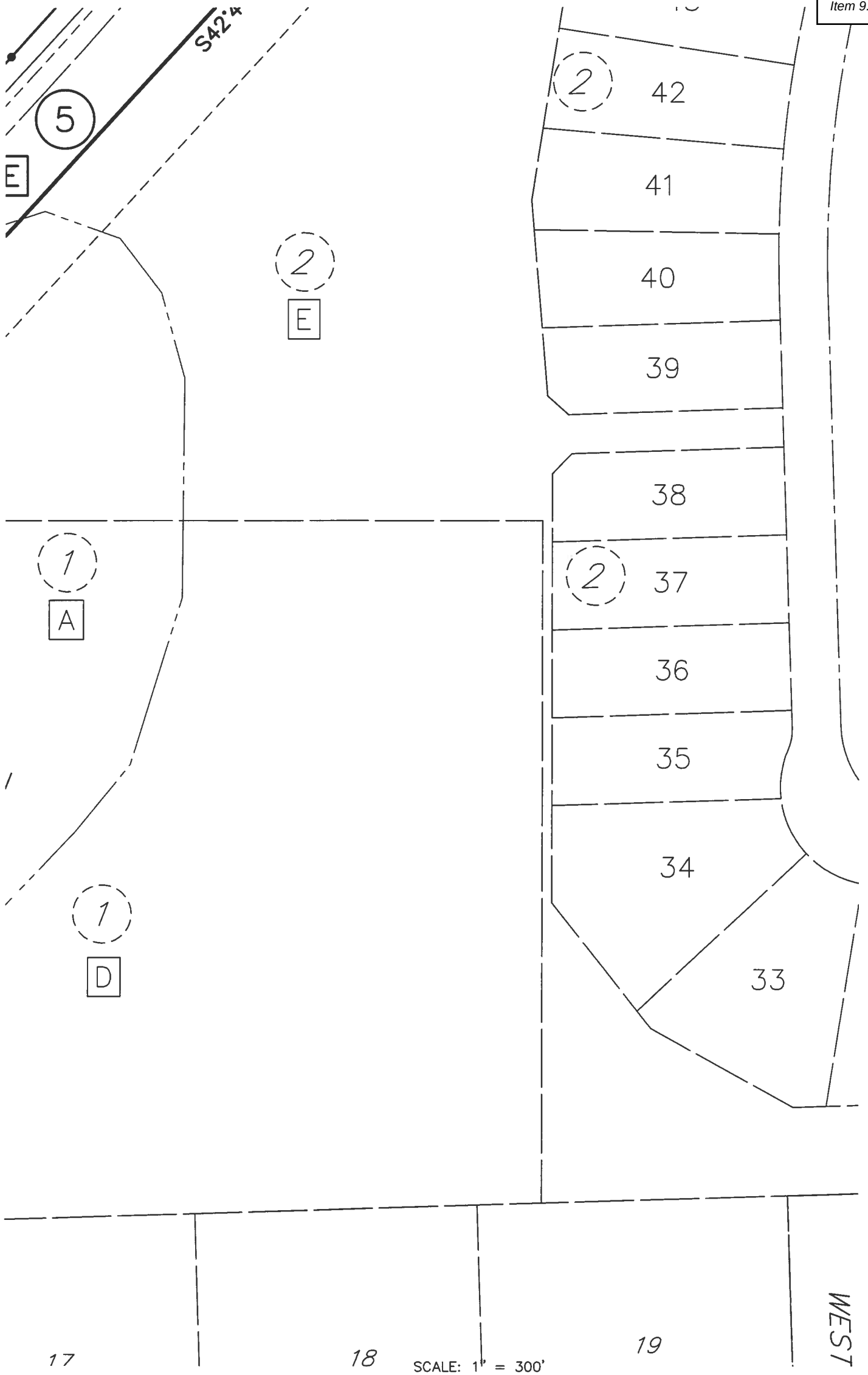
FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

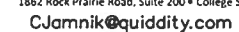
Item 9.



SHEET 1QQ OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com



Item 9.



Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJarnik@quiddity.com

*CALLLED 772.09 ACRES
DRP TX 1, L.L.C.
SPECIAL WARRANTY DEED
CF No. 2404338
OPRWC*

*FUTURE 85' PIPELINE
EASEMENTS:*

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DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
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SHEET 1SS OF 1			

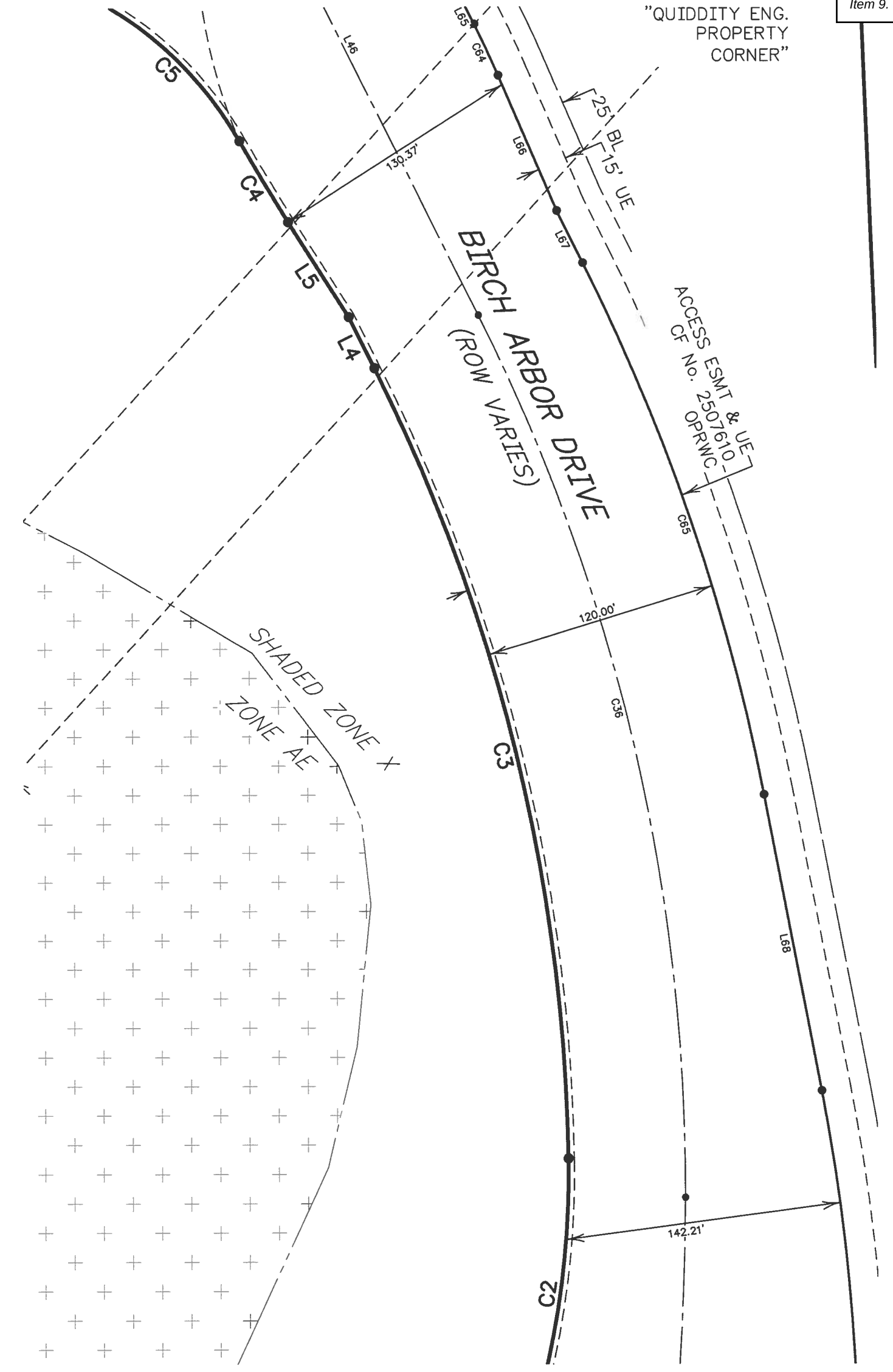
"QUIDDITY ENG.
PROPERTY
CORNER"

25' BL 15' UE

ACCESS ESMT & UE
C/O No. 2507610
C/O PRM

BIRCH ARBOR DRIVE
(ROW VARIES)

SHADED ZONE
ZONE AE



DATE: JULY 2025

SCALE NTS

SHEET 1TT OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

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Item 9.

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SHADED ZONE X

UNSHADED ZONE X

REMITING
SECTI
VOL. 68
D

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S02°23'12"E 1,235.91'

L68

CANDLERIL
(60')

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3

DATE: JULY 2025

SCALE NTS

SHEET 1UU OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

WEST (70' ROW)

17

18

19

INDIAN FALLS COURT
(60' ROW)

14

13

12

INGTON FOREST
SECTION ONE

COL. 681, PG. 814
DRWC

9

10

IDLERIDGE COURT
(60' ROW)

3

2

1

1

SCALE: 1" = 300'

DATE: JULY 2025

SCALE NTS

SHEET 1VV OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER

DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

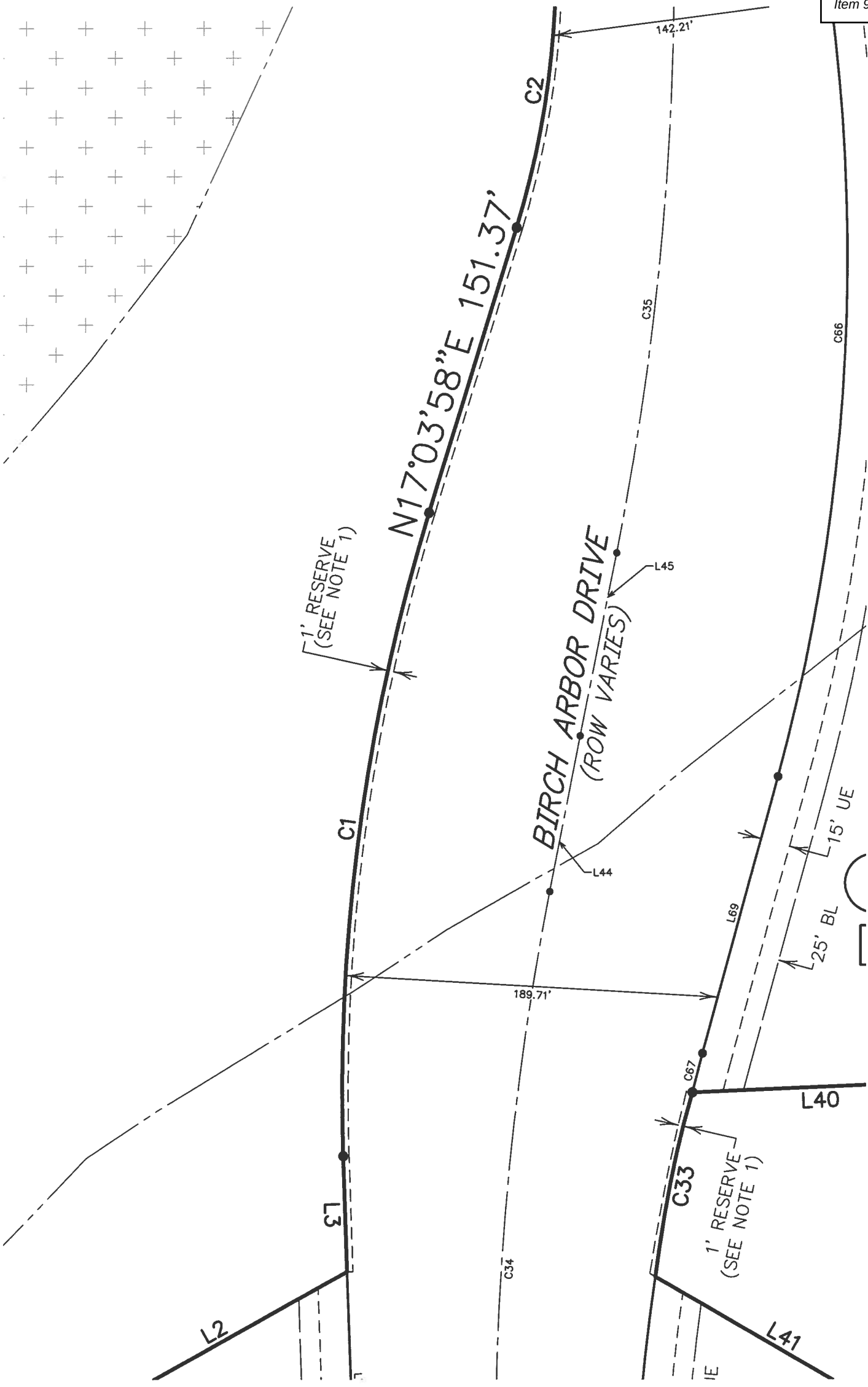
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

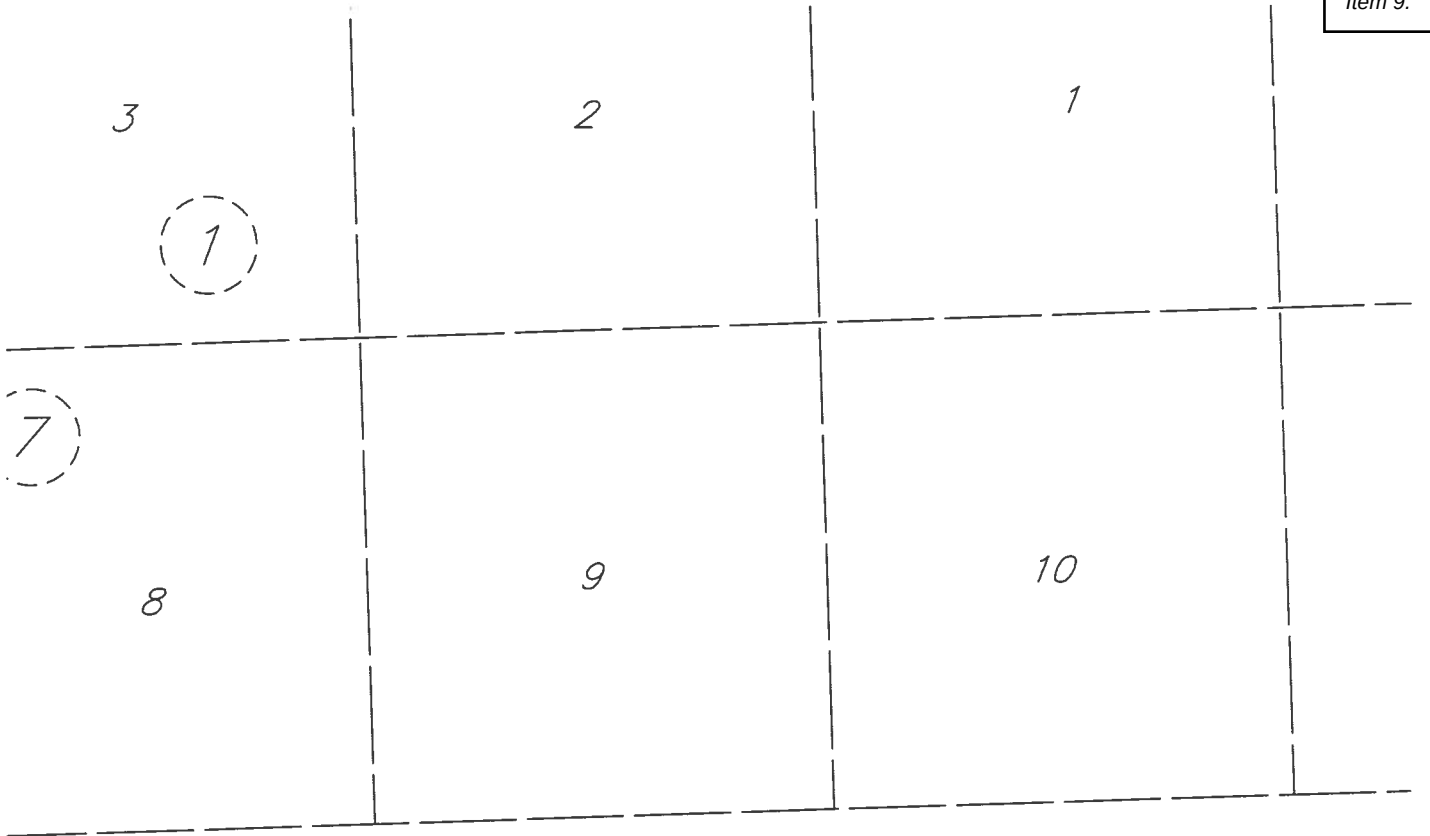
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Item 9.

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1WW OF 1			





HUNTING TRAIL
(60' ROW)

REMINGTON FOREST
PARTIAL REPLAT No. 1
VOL. 920, PG. 202
DRWC

2

7

D

A-3

A-4

SCALE: 1" = 300'

K:\28166\28166-0013-01 WH East Sec 1\2 Design Phase\Planning\WOODHAVEN ESTATES SEC 1 - PLAT.dwg Aug 21,2025 - 2:01pm CKJ

DATE: JULY 2025

SCALE NTS

SHEET 1YY OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

X: 2973,498.15
Y: 13,994,316.03

W. HILLHOUSE SURVEY, A-136
W. ROGERSON SURVEY, A-245

FARM TO MARKET HIGHWAY 14,
TXDOT PROJECT No. S14252

10

11

MAGNOLIA ACRES
VOL. 282, PG. 5
DRWC

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DATE: JULY 2025

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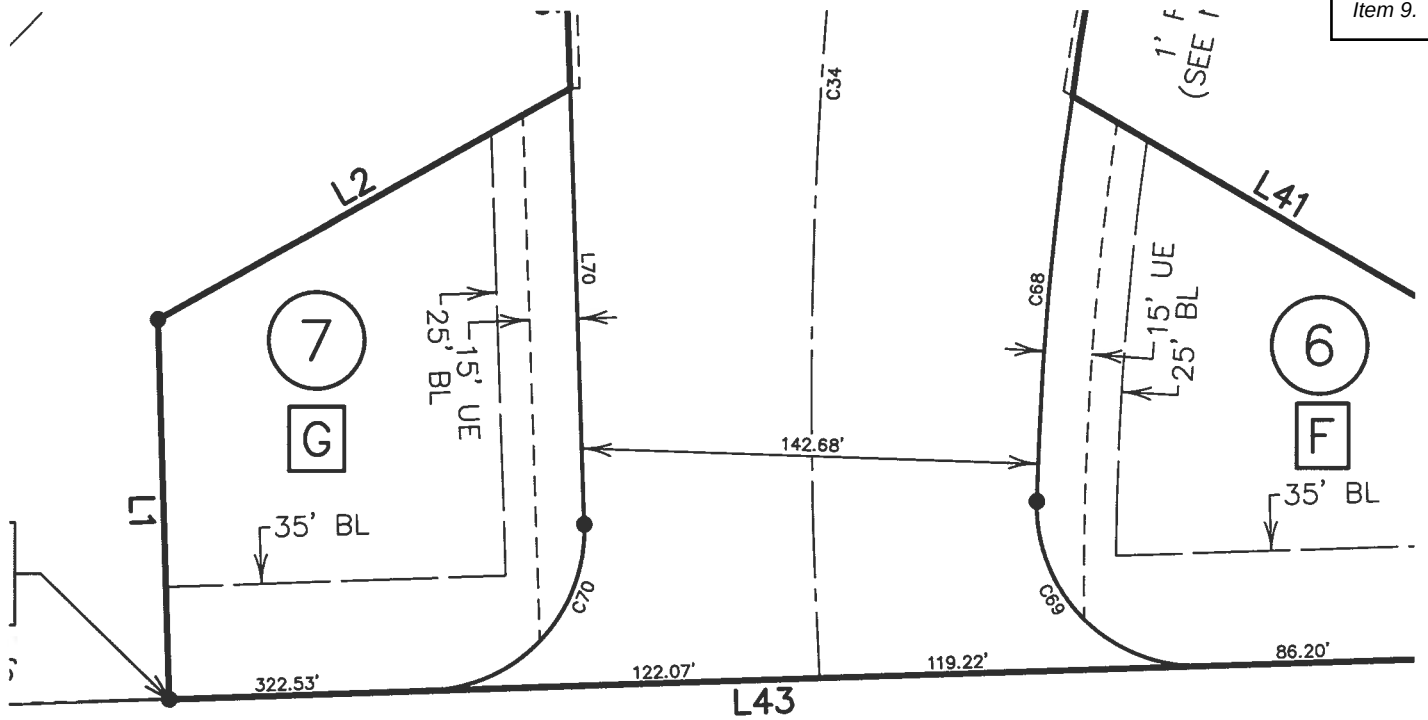
SHEET 1ZZ OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:
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1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

Item 9.



88 (100' ROW)

(4)

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12

13

14

1

DATE: JULY 2025

SCALE NTS

SHEET 1AAA OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
DRP TX 1, LLC
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NEW YORK, NY 10022
936.777.6600
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ENGINEER/PLANNER/SURVEYOR:



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1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJarnnik@quiddity.com

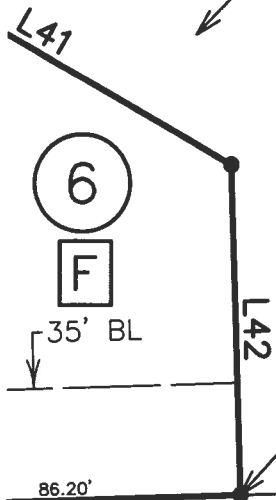
SPECIAL WARRANTY DEED

CF No. 2404338

OPRWC

A-2

X: 2,974,339.35
Y: 13,994,323.60



W. FREDERICK
SURVEY,
A-245
W. ROGERSON
SURVEY,
A-245

14

DATE: JULY 2025

SCALE NTS

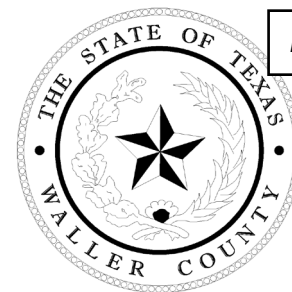
SHEET 188B OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 1

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:

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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com



Item 10.

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Woodhaven Estates Section 2

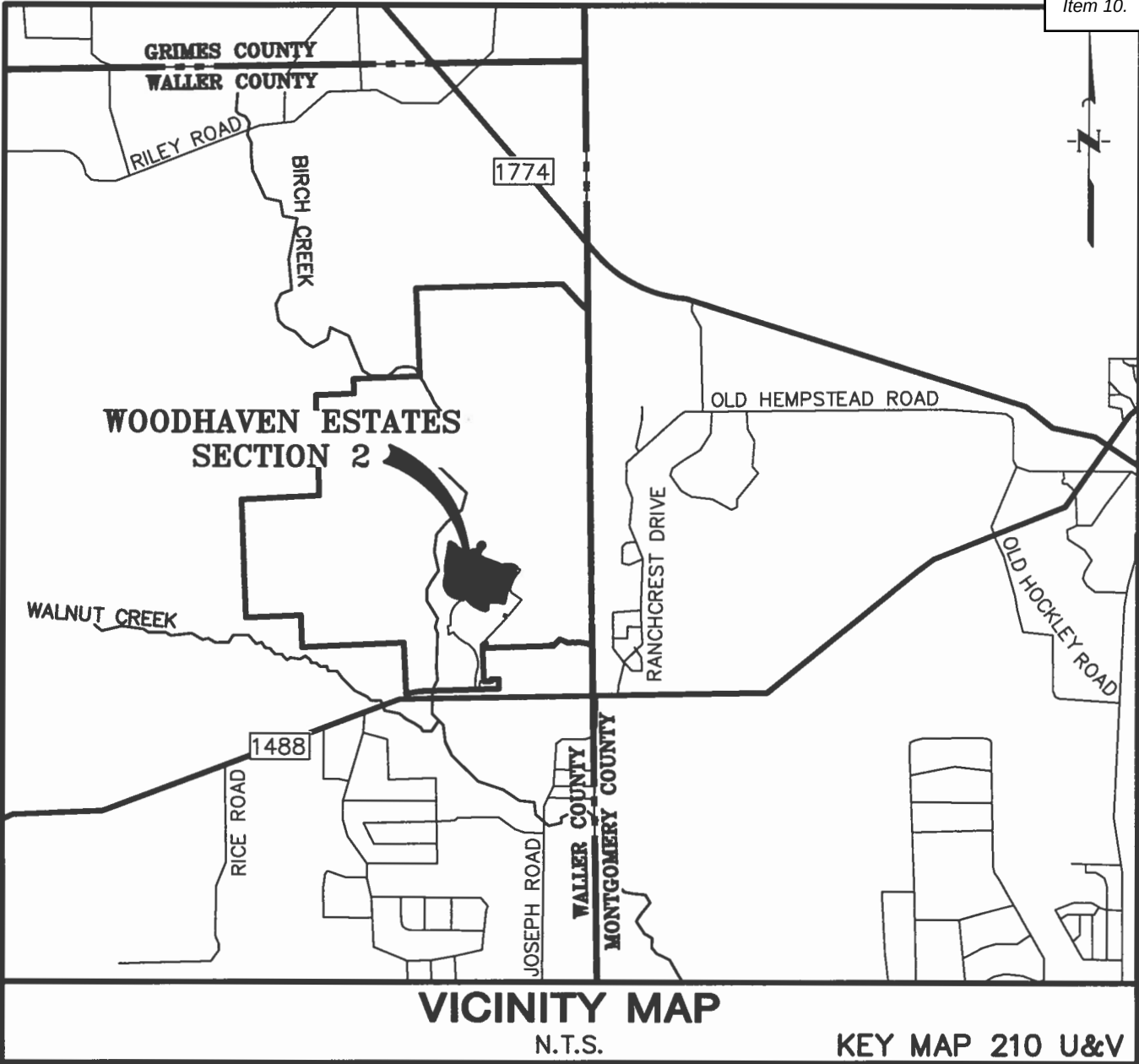
Date: September 17, 2025

Background

Final Plat of Woodhaven Estates Section 2 which consists of 76.16 acres will include 249 Lots, 8 Blocks and 9 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



**FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 2**

**A SUBDIVISION OF 76.16 ACRES OF LAND
OUT OF THE
WILLIAM HILLHOUSE SURVEY, A-136
WALLER COUNTY, TEXAS**

**249 LOTS 9 RESERVES 8 BLOCKS
JUNE 2025**

DATE: JUNE 2025

SCALE NTS

SHEET 1A OF 1

**FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 2**

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Avenue, 21st floor
New York, NY 10022
936.777.600
hbibb@gienmontdevelopment.com



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.80
rvillarreal@quiddity.com

A METES AND BOUNDS description of a certain 76.16 acre tract out of the William Hillhouse Survey, Abstract No. 136, in Waller County, Texas, being a portion of a called 722.09 acre tract conveyed by Special Warranty Deed to DRP TX 1, LLC recorded in File No. 2404338 of the Official Public Records of Waller County (OPRWC), said 76.16 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204);

COMMENCING at a found 5/8-inch iron rod, marking the most southerly southeast corner of said 722.09 acre tract, and being in the north right-of-way line of FM 1488 as shown on TxDOT Map, Project No. S1452 (4) (100-foot wide right-of-way);

THENCE North 12°26'35" East, 3081.59 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking a southeast corner and the POINT OF BEGINNING of the herein described subject tract;

THENCE over and across said 722.09 acre tract, the following eighty-one (81) courses and distances:

- 1. North 77°33'30" West, 76.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 2. North 77°12'14" West, 117.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 3. South 88°03'27" West, 109.26 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 4. South 78°05'10" West, 52.19 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 5. North 82°58'14" West, 129.44 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 6. North 79°33'46" West, 60.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 7. South 10°26'14" West, 101.68 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
- 8. Along said tangent curve to the right having a radius of 25.00 feet, an arc length of 41.69 feet, a delta angle of 95°33'13", and a chord bearing of South 58°12'51" West, 37.03 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 9. South 15°59'27" West, 50.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
- 10. Along said non-tangent curve to the left having a radius of 1225.00 feet, an arc length of 9.53 feet, a delta angle of 00°26'44", and a chord bearing of South 74°13'55" East, 9.53 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
- 11. Along said non-tangent curve to the right having a radius of 25.00 feet, an arc length of 37.04 feet, a delta angle of 84°53'31", and a chord bearing of South 32°00'31" East, 33.74 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 12. South 10°26'14" West, 91.92 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
- 13. Along said tangent curve to the right having a radius of 25.00 feet, an arc length of 40.72 feet, a delta angle of 93°18'53", and a chord bearing of South 57°05'41" West, 36.36 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the right;
- 14. Along said compound curve to the right having a radius of 1170.00 feet, an arc length of 754.37 feet, a delta angle of 36°56'31", and a chord bearing of North 57°46'37" West, 741.37 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the right;
- 15. Along said compound curve to the right having a radius of 25.00 feet, an arc length of 40.10 feet, a delta angle of 91°53'35", and a chord bearing of North 06°38'26" East, 35.93 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 16. North 38°26'46" West, 60.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
- 17. Along said non-tangent curve to the right having a radius of 25.00 feet, an arc length of 39.43 feet, a delta angle of 90°22'22", and a chord bearing of North 83°15'35" West, 35.47 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 18. South 51°54'39" West, 60.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
- 19. Along said non-tangent curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a delta angle of 90°00'00", and a chord bearing of South 06°55'36" West, 35.36 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 20. South 51°55'36" West, 76.44 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 21. North 38°04'24" West, 88.02 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 22. South 81°30'20" West, 40.72 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 23. North 83°06'09" West, 127.97 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 24. North 68°58'57" West, 122.56 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 25. North 52°26'53" West, 132.97 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 26. North 37°47'56" West, 123.55 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 27. North 22°37'42" West, 133.13 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 28. North 06°00'24" West, 123.92 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 29. North 06°23'00" East, 100.75 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 30. North 17°47'35" East, 106.63 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 31. North 08°30'32" East, 94.82 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 32. North 05°50'09" West, 182.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 33. North 02°58'58" East, 135.80 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 34. North 06°52'29" East, 184.65 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 35. North 10°28'12" East, 122.80 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 36. North 25°21'49" West, 281.64 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 37. North 41°04'01" East, 211.14 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 38. North 43°56'47" East, 70.98 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 39. South 07°10'43" East, 14.48 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), from which a found 8-inch treated fence post, marking a north interior corner of a called 657.34 acre tract conveyed by Special Warranty Deed to DDSMK, Ltd. recorded in File No. 2406474 OPRWC and the southeast corner of a called 229 acre tract conveyed by Deed to Lone Star Development Company recorded in Volume 72,

DATE: JUNE 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware limited liability company 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000 rvillarreal@quiddity.com
SCALE NTS			
SHEET 1B OF 1			

Page 124 of the Deed Records of Waller County (DRWC) bears: North 70°31'40" West, 4813.70 feet;
40. South 50°48'40" East, 114.08 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
41. North 78°05'37" East, 20.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
42. Along said non-tangent curve to the left having a radius of 50.00 feet, an arc length of 67.61 feet, a delta angle of 77°28'33", and a chord bearing of South 50°38'40" East, 62.58 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
43. South 00°37'03" West, 20.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
44. South 44°39'18" East, 118.70 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
45. North 86°53'57" East, 13.27 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
46. South 64°38'13" East, 123.14 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
47. South 67°19'46" East, 100.84 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
48. South 79°44'11" East, 123.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
49. North 83°05'32" East, 128.04 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
50. North 68°52'10" East, 127.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
51. South 68°49'57" East, 115.68 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
52. Along said non-tangent curve to the right having a radius of 1230.00 feet, an arc length of 157.11 feet, a delta angle of 07°19'06", and a chord bearing of North 24°49'36" East, 157.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
53. North 28°29'09" East, 29.46 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
54. Along said tangent curve to the left having a radius of 30.00 feet, an arc length of 47.12 feet, a delta angle of 90°00'00", and a chord bearing of North 16°30'51" West, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
55. North 28°29'09" East, 90.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
56. South 61°30'51" East, 1.52 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
57. Along said tangent curve to the left having a radius of 30.00 feet, an arc length of 45.34 feet, a delta angle of 86°35'52", and a chord bearing of North 75°11'13" East, 41.15 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
58. Along said reverse curve to the right having a radius of 830.00 feet, an arc length of 8.00 feet, a delta angle of 00°33'09", and a chord bearing of North 32°09'51" East, 8.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
59. South 57°33'34" East, 60.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
60. Along said non-tangent curve to the left having a radius of 30.00 feet, an arc length of 49.19 feet, a delta angle of 93°57'17", and a chord bearing of South 14°32'13" East, 43.87 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
61. South 28°29'09" West, 90.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
62. North 61°30'51" West, 1.76 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
63. Along said tangent curve to the left having a radius of 30.00 feet, an arc length of 47.12 feet, a delta angle of 90°00'00", and a chord bearing of South 73°29'09" West, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
64. South 28°29'09" West, 29.46 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
65. Along said tangent curve to the left having a radius of 1170.00 feet, an arc length of 268.86 feet, a delta angle of 13°09'58", and a chord bearing of South 21°54'10" West, 268.27 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
66. South 58°51'45" East, 244.45 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
67. South 72°49'23" East, 167.90 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
68. South 71°21'50" East, 239.07 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
69. South 65°12'06" East, 178.21 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
70. South 49°59'01" East, 99.50 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
71. South 85°35'22" East, 16.26 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
72. North 58°48'16" East, 115.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
73. Along said non-tangent curve to the right having a radius of 295.00 feet, an arc length of 14.68 feet, a delta angle of 02°51'05", and a chord bearing of South 29°46'11" East, 14.68 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
74. North 61°39'21" East, 50.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
75. Along said non-tangent curve to the left having a radius of 25.00 feet, an arc length of 31.05 feet, a delta angle of 71°09'56", and a chord bearing of South 63°55'37" East, 29.09 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
76. Along said reverse curve to the right having a radius of 395.00 feet, an arc length of 297.30 feet, a delta angle of 43°07'25", and a chord bearing of South 77°56'52" East, 290.33 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
77. South 33°36'50" West, 90.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
78. Along said non-tangent curve to the right having a radius of 30.00 feet, an arc length of 47.20 feet, a delta angle of 90°09'03", and a chord bearing of South 11°18'38" East, 42.48 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
79. Along said reverse curve to the left having a radius of 2060.00 feet, an arc length of 832.12 feet, a delta angle of 23°08'39", and a chord bearing of South 22°11'34" West, 826.47 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
80. South 10°37'14" West, 250.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
81. Along said tangent curve to the right having a radius of 1940.00 feet, an arc length of 61.66 feet, a delta angle of 01°49'15", and a chord bearing of South 11°31'52" West, 61.65 feet to the POINT OF BEGINNING,
CONTAINING 76.16 acres of land in Waller County, Texas filed in the offices of Quiddity in College Station, Texas.

DATE: JUNE 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware limited liability company 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd., Suite 200 • College Station, TX 77845 • 979.731.8000 rvillarreal@quiddity.com
SCALE NTS			
SHEET 1B2 OF 1			

GENERAL NOTES

- 1. One-foot reserve (1' Reserve) dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs, assigns or successors.
- 2. This subdivision is proposed for single-family residential, detention and other related uses.
- 3. The radius on all block corners is 25 feet, unless otherwise noted.
- 4. This plat was prepared from information furnished by Charter Title Company, File No. 10766023233, Dated June 16, 2025.
- 5. Coordinates and bearings shown hereon are surface as based on the Texas State Plane Coordinate System (NAD83) South Central Zone (4204) with a surface adjustment factor of 1.0000353312 scaled from control point No. 1 having coordinates (X: 2966995.566, Y: 13991667.506).
- 6. Structures built on lots in the designated flood plain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot above the 500-year floodplain level. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.) Contact the County Engineer's office for specific information.
- 7. No structure in this subdivision shall be occupied until connected to a public sewer system.
- 8. No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
- 9. According to Map No. 48473C0100E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Waller County, dated February 18, 2009, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500-year) floodplain, Shaded Zone "X", defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, Zone "AE", defined as special flood hazard areas subject to inundation by the 1% annual chance (100-year) flood with base flood elevations determined, and floodway areas in Zone "AE", defined as a channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Quiddity assumes no liability as to the accuracy of the location of the flood zone limits.

- 10. 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.
- 11. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid DRP TX 1, LLC, a Delaware limited liability company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
 - (a)the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (b)sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (c)electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (d)gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
- 12. No pipelines and/or pipeline easements exist within the boundaries of this plat.
- 13. In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the Commissioners Court may require a limited fire suppression system that requires a developer to construct:
 - 1. For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
 - 2. For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
- 14. TBM 50: Being a 3-inch aluminum disc set in a concrete monument marked "TBM-50 ELEV 255.97", Located on the north side of FM 1488, being 41.0 feet southwest of the southeast corner of Restricted Reserve "A-2" & "A-3" of the Partial Replat of Remington Forest, recorded in Volume 920, Page 202 of the Official Public Records of Waller County, conveyed to DRP TX 1, LLC, recorded in File No. 2404350 of Official Public Records of Waller County, also being 8.5 feet north of the edge of pavement of FM 1488.
- 15. All lots shall have a 10' back of lot building line measured from the lot line unless otherwise noted on the plat.

DATE: JUNE 2025

SCALE NTS

SHEET 1C OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 2

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Avenue, 21st floor
New York, NY 10022
936.777.600
hbibb@glenmontdevelopment.com



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd., Suite 200 • College Station, TX 77845 • 979.731.8000
rvillarreal@quiddity.com

LEGEND

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

RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
1.33 AC
57,990 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.82 AC
35,652 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Open Space,
Landscape, and Incidental
Utility
Purposes Only
0.08 AC
3,420 Sq. Ft.

RESTRICTED RESERVE [D]
Restricted to Detention
Purposes Only
8.88 AC
386,690 Sq. Ft.

RESTRICTED RESERVE [E]
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.48 AC
21,018 Sq. Ft.

RESTRICTED RESERVE [F]
Restricted to Open Space,
Landscape, and Incidental
Utility Purposes Only
0.24 AC
10,334 Sq. Ft.

RESTRICTED RESERVE [G]
Restricted to Open Space,
Landscape, and Incidental
Utility
Purposes Only
0.21 AC
9,259 Sq. Ft.

RESTRICTED RESERVE [H]
Restricted to Open Space,
Landscape, and Incidental
Utility
Purposes Only
0.05 AC
2,321 Sq. Ft.

RESTRICTED RESERVE [I]
Restricted to Detention
Purposes and Incidental
Utilities Only
9.84 AC
428,789 Sq. Ft.

RESERVE TOTAL
21.93 AC
955,446 Sq. Ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S57°33'34"E	60.00'
L2	S28°29'09"W	90.00'
L3	N61°30'51"W	1.76'
L4	S28°29'09"W	29.46'
L5	S72°49'23"E	167.90'
L6	S71°21'50"E	239.07'
L7	S65°12'06"E	178.21'
L8	S49°59'01"E	99.50'
L9	S85°35'22"E	16.26'
L10	N58°48'16"E	115.00'
L11	N61°39'21"E	50.00'
L12	S33°36'50"W	90.00'
L13	N77°33'30"W	76.43'
L14	N77°12'14"W	117.78'
L15	S88°03'27"W	109.26'
L16	S78°05'10"W	52.19'
L17	N82°58'14"W	129.44'
L18	N79°33'46"W	60.00'
L19	S10°26'14"W	101.68'
L20	S15°59'27"W	50.00'
L21	S10°26'14"W	91.92'
L22	N38°26'46"W	60.00'
L23	S51°54'39"W	60.00'
L24	S51°55'36"W	76.44'
L25	N38°04'24"W	88.02'
L26	S81°30'20"W	40.72'
L27	N83°06'09"W	127.97'
L28	N68°58'57"W	122.56'
L29	N52°26'53"W	132.97'
L30	N37°47'56"W	123.55'
L31	N22°37'42"W	133.13'
L32	N06°00'24"W	123.92'
L33	N06°23'00"E	100.75'
L34	N17°47'35"E	106.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L35	N08°30'32"E	94.82'
L36	N05°50'09"W	182.78'
L37	N02°58'58"E	135.80'
L38	N06°52'29"E	184.65'
L39	N10°28'12"E	122.80'
L40	N43°56'47"E	70.98'
L41	S07°10'43"E	14.48'
L42	S50°48'40"E	114.08'
L43	N78°05'37"E	20.00'
L44	S00°37'03"W	20.00'
L45	S44°39'18"E	118.70'
L46	N86°53'57"E	13.27'
L47	S64°38'13"E	123.14'
L48	S67°19'46"E	100.84'
L49	S79°44'11"E	123.78'
L50	N83°05'32"E	128.04'
L51	N68°52'10"E	127.78'
L52	S68°49'57"E	115.68'
L53	S28°29'09"W	29.46'
L54	N28°29'09"E	90.00'
L55	S61°30'51"E	1.52'
L56	S05°07'51"E	225.56'
L57	S28°29'09"W	128.42'
L58	S61°30'51"E	121.76'
L59	N38°04'24"W	76.75'
L60	N16°10'43"E	91.45'
L61	S05°07'51"E	107.36'
L62	N84°52'09"E	477.61'
L63	N39°52'09"E	4.75'
L64	S05°07'51"E	198.87'
L65	N45°37'40"W	8.08'
L66	N88°03'24"W	111.84'
L67	S83°23'19"W	4.25'
L68	N82°54'11"W	430.39'

LINE TABLE		
LINE	BEARING	DISTANCE
L69	N10°11'39"E	154.20'
L70	N10°26'14"E	155.63'
L71	S43°32'32"E	10.53'
L72	S10°37'14"W	106.45'
L73	S85°06'31"E	132.93'
L74	S13°27'23"W	189.44'
L75	S46°16'52"E	13.66'
L76	N00°37'34"E	83.91'
L77	S35°11'49"E	13.21'
L78	S07°49'46"W	91.89'
L79	S81°40'15"E	120.84'
L80	S86°15'40"E	60.55'
L81	S84°17'18"E	113.41'
L82	N86°25'54"E	78.64'
L83	S76°00'44"E	105.85'
L84	S87°18'49"E	154.62'
L85	N08°02'49"E	139.81'
L86	N10°11'39"E	109.48'
L87	N10°48'17"E	49.72'
L88	N12°50'44"E	49.63'
L89	N14°56'39"E	49.63'
L90	N17°02'34"E	49.63'
L91	N19°08'28"E	49.63'
L92	N21°14'23"E	49.63'
L93	N23°59'23"E	49.62'
L94	N26°51'07"E	41.72'
L95	N27°31'40"E	54.22'
L96	N24°58'02"E	54.51'
L97	N11°48'40"E	64.36'
L98	S56°45'40"E	69.45'
L99	S65°53'58"E	100.76'
L100	S73°15'45"E	109.41'
L101	N15°15'51"E	114.25'
L102	S60°35'51"W	14.06'

DATE: JUNE 2025

SCALE NTS

SHEET 1E OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 2

OWNER/DEVELOPER:
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QUIDDITY

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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000
Cjarnnik@quiddity.com

LINE TABLE		
LINE	BEARING	DISTANCE
L103	N74°04'09"W	80.48'
L104	N68°15'45"W	97.90'
L105	N64°40'52"W	111.08'
L106	N59°26'50"W	106.17'
L107	N54°06'44"W	80.62'
L108	N51°47'07"W	87.35'
L109	N35°18'49"W	75.26'
L110	N14°24'29"W	73.51'
L111	N25°25'21"E	93.86'
L112	N43°22'58"E	89.29'
L113	N32°54'40"E	98.54'
L114	N27°31'56"E	98.54'
L115	N22°09'11"E	98.54'
L116	N16°46'27"E	98.54'
L117	N11°23'43"E	98.54'
L118	N07°07'13"E	39.29'
L119	S51°34'05"W	14.28'
L120	N83°59'03"W	114.68'
L121	N42°01'47"E	15.89'
L122	N04°37'54"E	40.01'
L123	N18°16'18"E	88.87'
L124	N52°42'05"E	90.24'
L125	N83°34'12"E	91.15'
L126	N86°34'48"W	81.51'
L127	N89°32'20"W	109.08'
L128	N01°56'36"E	124.49'
L129	S83°05'43"E	14.14'
L130	N41°54'19"E	62.62'
L131	N36°41'37"E	60.72'
L132	N31°33'45"E	57.82'
L133	N30°31'42"E	56.61'
L134	N24°32'01"E	90.04'
L135	N81°49'34"E	98.12'
L136	S04°32'36"W	157.72'

LINE TABLE		
LINE	BEARING	DISTANCE
L137	N33°57'50"W	14.13'
L138	S50°47'54"W	20.00'
L139	N05°07'51"W	140.18'
L140	S02°45'03"W	104.21'
L141	S11°03'23"W	100.06'
L142	S21°44'08"W	54.05'
L143	S11°12'34"W	46.80'
L144	S02°16'38"W	46.58'
L145	S18°39'30"E	46.96'
L146	S33°39'00"E	46.96'
L147	N82°27'46"E	15.04'
L148	N56°19'04"W	37.37'
L149	N71°26'22"W	47.37'
L150	N86°33'40"W	47.37'
L151	N78°19'02"E	47.37'
L152	N63°15'38"E	46.96'
L153	N48°16'17"E	47.02'
L154	N35°43'11"E	48.28'
L155	N14°24'32"E	50.06'
L156	N01°46'34"W	209.77'
L157	N86°32'23"E	57.59'
L158	S87°15'18"E	114.74'
L159	N85°42'31"W	119.08'
L160	N89°23'45"E	111.35'
L161	N86°47'47"E	150.08'
L162	N84°52'09"E	106.94'
L163	N78°20'42"E	55.36'
L164	N70°41'38"E	56.73'
L165	N34°48'01"E	13.72'
L166	N81°30'20"E	40.72'
L167	N57°34'54"E	13.61'
L168	S13°21'13"E	20.00'
L169	S65°43'03"W	0.37'
L170	S74°57'06"W	289.79'

LINE TABLE		
LINE	BEARING	DISTANCE
L171	N15°02'54"W	30.00'
L172	S74°57'06"W	289.79'
L173	N75°18'24"W	179.16'
L174	N71°16'39"W	20.34'
L175	N19°20'21"W	52.70'

DATE: JUNE 2025

SCALE NTS

SHEET 1F OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 2

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Avenue, 21st floor
New York, NY 10022
936.777.600
hbibb@glenmontdevelopment.com



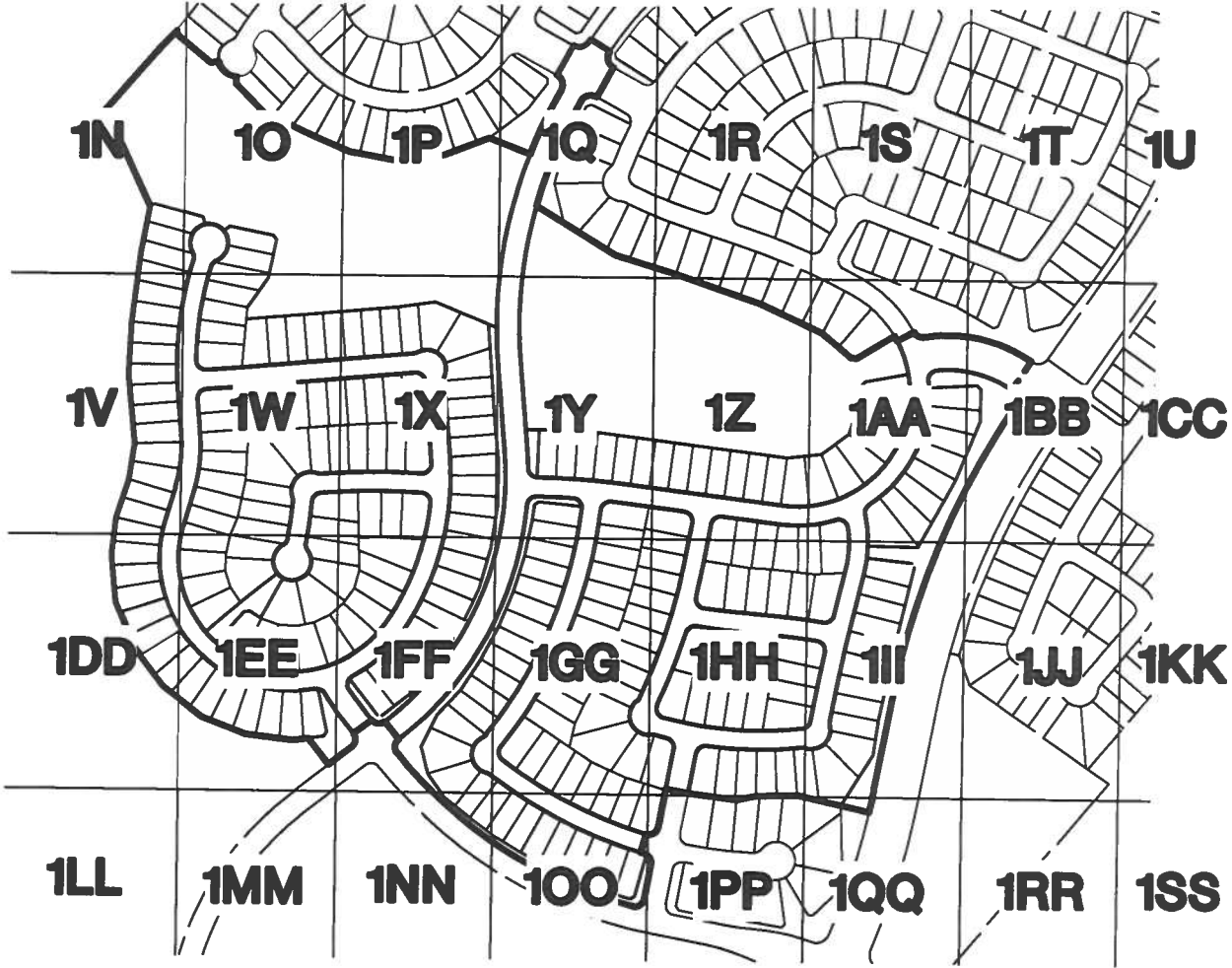
QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	93°57'17"	49.19'	S14°32'13"E	43.87'	32.15'
C2	30.00'	90°00'00"	47.12'	S73°29'09"W	42.43'	30.00'
C3	1170.00'	13°09'58"	268.86'	S21°54'10"W	268.27'	135.02'
C4	295.00'	2°51'05"	14.68'	S29°46'11"E	14.68'	7.34'
C5	25.00'	71°09'56"	31.05'	S63°55'37"E	29.09'	17.89'
C6	395.00'	43°07'25"	297.30'	S77°56'52"E	290.33'	156.09'
C7	30.00'	90°09'03"	47.20'	S11°18'38"E	42.48'	30.08'
C8	2060.00'	23°08'39"	832.12'	S22°11'34"W	826.47'	421.81'
C9	1940.00'	1°49'15"	61.66'	S11°31'52"W	61.65'	30.83'
C10	25.00'	95°33'13"	41.69'	S58°12'51"W	37.03'	27.55'
C11	1225.00'	0°26'44"	9.53'	S74°13'55"E	9.53'	4.76'
C12	25.00'	84°53'31"	37.04'	S32°00'31"E	33.74'	22.86'
C13	25.00'	93°18'53"	40.72'	S57°05'41"W	36.36'	26.49'
C14	1170.00'	36°56'31"	754.37'	N57°46'37"W	741.37'	390.82'
C15	25.00'	91°53'35"	40.10'	N06°38'26"E	35.93'	25.84'
C16	25.00'	90°22'22"	39.43'	N83°15'35"W	35.47'	25.16'
C17	25.00'	90°00'00"	39.27'	S06°55'36"W	35.36'	25.00'
C18	50.00'	77°28'33"	67.61'	S50°38'40"E	62.58'	40.11'
C19	1230.00'	7°19'06"	157.11'	N24°49'36"E	157.00'	78.66'
C20	30.00'	90°00'00"	47.12'	N16°30'51"W	42.43'	30.00'
C21	30.00'	86°35'52"	45.34'	N75°11'13"E	41.15'	28.27'
C22	830.00'	0°33'09"	8.00'	S32°09'51"W	8.00'	4.00'
C23	850.00'	56°41'06"	840.94'	N23°12'41"E	807.06'	458.49'
C24	1200.00'	33°37'00"	704.07'	S11°40'39"W	694.01'	362.49'
C25	800.00'	3°57'17"	55.22'	S30°27'47"W	55.21'	27.62'
C26	300.00'	16°16'33"	85.22'	S29°56'07"E	84.93'	42.90'
C27	325.00'	154°21'45"	875.59'	S61°00'10"E	633.80'	1428.33'
C28	400.00'	21°18'34"	148.77'	N05°31'26"E	147.91'	75.25'
C29	900.00'	25°26'58"	399.76'	S07°35'38"W	396.48'	203.23'
C30	1500.00'	4°43'45"	123.81'	N87°14'01"E	123.77'	61.94'
C31	50.00'	90°00'00"	78.54'	N50°07'51"W	70.71'	50.00'
C32	700.00'	37°09'47"	454.03'	N13°27'02"E	446.12'	235.33'
C33	1800.00'	10°10'44"	319.78'	N89°51'22"W	319.36'	160.31'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C34	50.00'	80°17'53"	70.07'	S44°54'19"W	64.48'	42.18'
C35	1200.00'	7°51'18"	164.51'	N08°41'01"E	164.38'	82.39'
C36	400.00'	9°47'02"	68.30'	N36°55'27"E	68.22'	34.24'
C37	1800.00'	5°09'13"	161.91'	N85°28'47"W	161.85'	81.01'
C38	1200.00'	34°28'05"	721.89'	N21°01'08"E	711.06'	372.24'
C39	50.00'	91°17'30"	79.67'	S07°23'35"E	71.50'	51.14'
C40	1200.00'	20°58'13"	439.20'	S63°31'27"E	436.75'	222.08'
C41	1500.00'	14°40'17"	384.10'	N17°31'48"E	383.05'	193.10'
C42	50.00'	100°08'09"	87.39'	S25°12'08"E	76.68'	59.73'
C43	1000.00'	21°44'38"	379.50'	S86°08'32"E	377.23'	192.06'
C44	50.00'	72°21'55"	63.15'	N46°48'12"E	59.04'	36.57'
C45	2235.00'	2°50'08"	110.62'	S12°02'19"W	110.60'	55.32'
C46	600.00'	10°13'28"	107.07'	S79°59'47"E	106.93'	53.68'
C47	1800.00'	5°40'38"	178.36'	N82°16'12"W	178.28'	89.25'
C48	325.00'	32°35'07"	184.83'	N02°50'11"W	182.35'	94.99'
C49	320.00'	125°26'28"	700.60'	N34°22'35"E	568.82'	620.54'
C50	350.00'	48°39'44"	297.26'	N80°43'02"W	288.41'	158.26'
C51	25.00'	90°38'47"	39.55'	S39°05'59"W	35.55'	25.28'
C52	25.00'	69°10'56"	30.19'	S21°48'02"W	28.39'	17.24'
C53	25.00'	24°57'05"	10.89'	S01°51'18"E	10.80'	5.53'
C54	50.00'	121°48'16"	106.29'	N46°34'18"E	87.38'	89.84'
C55	25.00'	24°04'25"	10.50'	N84°33'47"W	10.43'	5.33'
C56	25.00'	86°59'51"	37.96'	S53°56'10"W	34.42'	23.72'
C57	25.00'	86°59'51"	37.96'	N33°03'41"W	34.42'	23.72'
C58	25.00'	28°39'51"	12.51'	N85°04'16"W	12.38'	6.39'
C59	50.00'	150°14'28"	131.11'	S24°16'57"E	96.65'	188.19'
C60	25.00'	28°39'51"	12.51'	N36°30'22"E	12.38'	6.39'
C61	25.00'	93°05'50"	40.62'	N36°21'16"W	36.30'	26.39'
C62	25.00'	86°54'10"	37.92'	S53°38'44"W	34.39'	23.68'
C63	25.00'	99°30'37"	43.42'	N57°46'14"W	38.16'	29.54'
C64	25.00'	85°38'20"	37.37'	N56°16'33"E	33.98'	23.17'
C65	25.00'	93°33'47"	40.82'	S33°15'32"E	36.44'	26.61'
C66	25.00'	83°33'41"	36.46'	S59°00'52"W	33.31'	22.34'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C67	25.00'	93°44'23"	40.90'	N34°16'34"W	36.49'	26.69'
C68	25.00'	24°12'58"	10.57'	N65°01'53"W	10.49'	5.36'
C69	50.00'	141°06'25"	123.14'	S06°35'09"E	94.30'	141.62'
C70	25.00'	25°43'41"	11.23'	N51°06'13"E	11.13'	5.71'
C71	25.00'	93°04'49"	40.61'	N40°16'24"W	36.29'	26.38'
C72	25.00'	90°18'38"	39.41'	S51°18'24"W	35.45'	25.14'
C73	25.00'	87°37'35"	38.23'	S48°07'49"W	34.62'	23.99'
C74	25.00'	95°30'47"	41.68'	S14°30'06"W	37.01'	27.53'
C75	25.00'	24°57'05"	10.89'	S07°20'41"W	10.80'	5.53'
C76	50.00'	139°54'09"	122.09'	N50°07'51"W	93.94'	137.01'
C77	25.00'	24°57'05"	10.89'	N72°23'36"E	10.80'	5.53'
C78	25.00'	92°39'15"	40.43'	S46°01'04"E	36.16'	26.19'
C79	25.00'	50°02'50"	21.84'	S41°40'47"W	21.15'	11.67'
C80	50.00'	276°19'48"	241.14'	N71°27'42"W	66.70'	44.76'
C81	25.00'	46°28'51"	20.28'	N06°23'11"W	19.73'	10.74'
C82	25.00'	71°41'17"	31.28'	N64°40'08"W	29.28'	18.06'
C83	25.00'	91°22'14"	39.87'	N40°39'12"W	35.78'	25.61'
C84	25.00'	46°53'43"	20.46'	S13°27'08"E	19.90'	10.84'
C85	50.00'	276°21'06"	241.16'	S78°43'26"E	66.68'	44.74'
C86	25.00'	49°34'03"	21.63'	N34°40'05"E	20.96'	11.54'
C87	25.00'	25°43'41"	11.23'	N07°50'02"W	11.13'	5.71'
C88	50.00'	130°19'43"	113.73'	S44°27'59"W	90.75'	108.03'
C89	25.00'	24°27'24"	10.67'	S82°35'51"E	10.59'	5.42'
C90	25.00'	97°18'00"	42.46'	N44°50'48"E	37.53'	28.41'
C91	25.00'	92°44'52"	40.47'	S41°14'35"W	36.19'	26.23'
C92	25.00'	86°02'20"	37.54'	S45°02'14"E	34.11'	23.33'



SCALE: 1" = 500'

DATE: JUNE 2025

SCALE NTS

SHEET 1J OF 1

**FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 2**

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Avenue, 21st floor
New York, NY 10022
936.777.600
hbibb@glenmontdevelopment.com



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000
Cjamnik@quiddity.com

We, DRP TX 1, LLC, a Delaware limited liability company, acting by and through Houdin Honarvar, Its Authorized Signer, owner of the 76.16 acre tract subdivided, in this plat of Woodhaven Estates Section 2, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets 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.

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 subdivisions as described below.

1. There is a fifteen feet (15') 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.
2. When noted on the plat, 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 provided 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 week 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 easements 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.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Woodhaven Estates Section 2 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

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

IN TESTIMONY WHEREOF, the DRP TX 1, LLC, a Delaware limited liability company, has caused these presents to be signed by Houdin Honarvar, authorized Signatory thereunto authorize, this 9th day of July, 2025.

DRP TX 1, LLC,
a Delaware limited liability company

By: DW General Partner, LLC
Its Manager

By: Houdin Honarvar
Houdin Honarvar
Authorized Signatory

DATE: JUNE 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware limited liability company 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000 rvillarreal@quiddity.com
SCALE NTS			
SHEET 1K OF 1			

STATE OF NEW YORK §
COUNTY OF N.Y. §

Item 10.

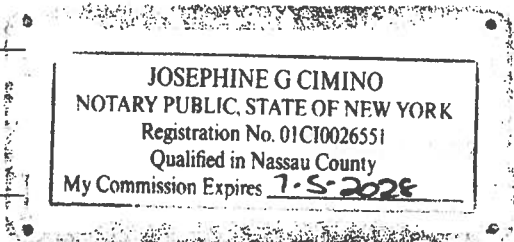
BEFORE ME, the undersigned authority, on this day personally appeared Houdin Honarvar, Its Authorized Signer, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of July, 2025

Josephine G. Cimino
Notary Public in and for the State of New York

Josephine G. Cimino
Print Name

My commission expires: 7-5-2028



Certificate of Surveyor

This is to certify that I, Christopher E. Curtis, 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.

A Portion of this subdivsion lies within the boundaries of the 1% annual chance (100 year) floodplain "ZONE AE" as delineated on Waller County Community No. 480640, Map No. 48473C0100E, Panel 0100, suffix "E" dated February 18, 2009.

A Portion of this subdivision lies within the boundary of the 0.2% annual chance (500 year) floodplain "SHADED ZONE X" as delineated on Waller County Community No. 480640, Map No. 48473C0100E, Panel 0100, suffix "E" dated February 18, 2009.



Christopher E. Curtis 6/23/25

Christopher E. Curtis
Registered Professional Land Surveyor
Texas Registration No. 6111

DATE: JUNE 2025

SCALE NTS

SHEET 1L OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 2

OWNER/DEVELOPER:
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520 Madison Avenue, 21st floor
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hbibb@gienmontdevelopment.com



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 • 979.731.8000
rvillarreal@quiddity.com

I, J. Ross McCall, County Engineer of Waller County, Certify that the Plat of this subdivision complies with all existing rules and regulations of Waller County.
No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date

J. Ross McCall, PE
County Engineer

STATE OF TEXAS §
COUNTY OF WALLER §

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

Debbie Hollan
Waller County, Texas

By: _____
Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 20____.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

Kendric D. Jones
Commissioner, Precinct 3

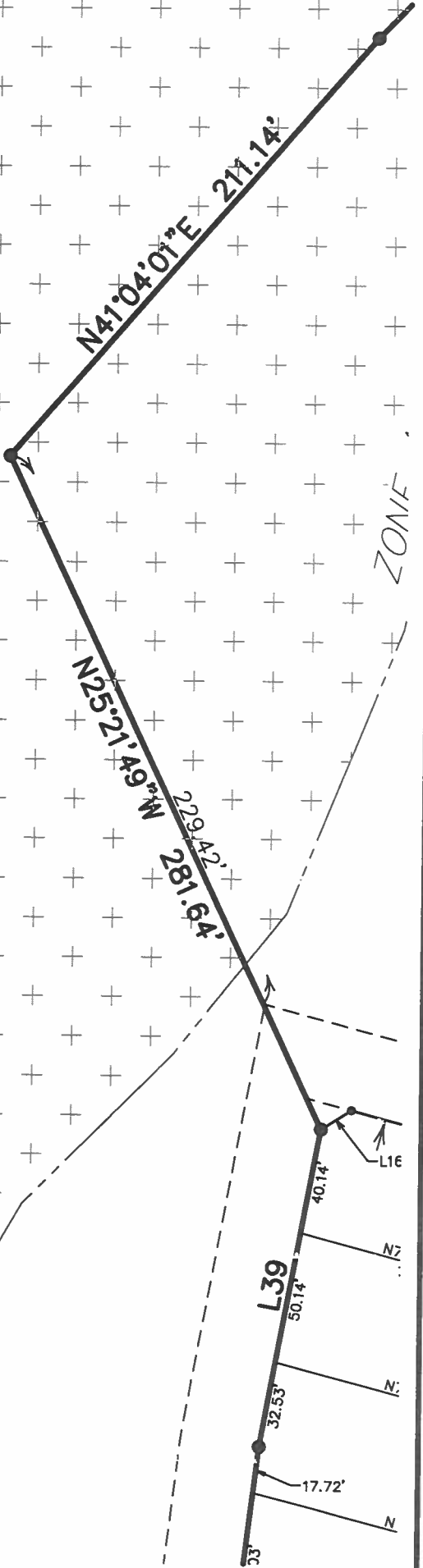
Justin Beckendorff
Commissioner, Precinct 4

NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the current Waller County Subdivision and Development Regulations, in this regard.

DATE: JUNE 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware limited liability company 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000 Cjarnik@quiddity.com
SCALE NTS			
SHEET 1M OF 1			

N: 13,998,880.0
E: 2,973,166.18

CALLLED 722.09 ACRES
DRP TX 1, LLC,



DATE: JUNE 2025

SCALE 1"=60'

SHEET 1N OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 2

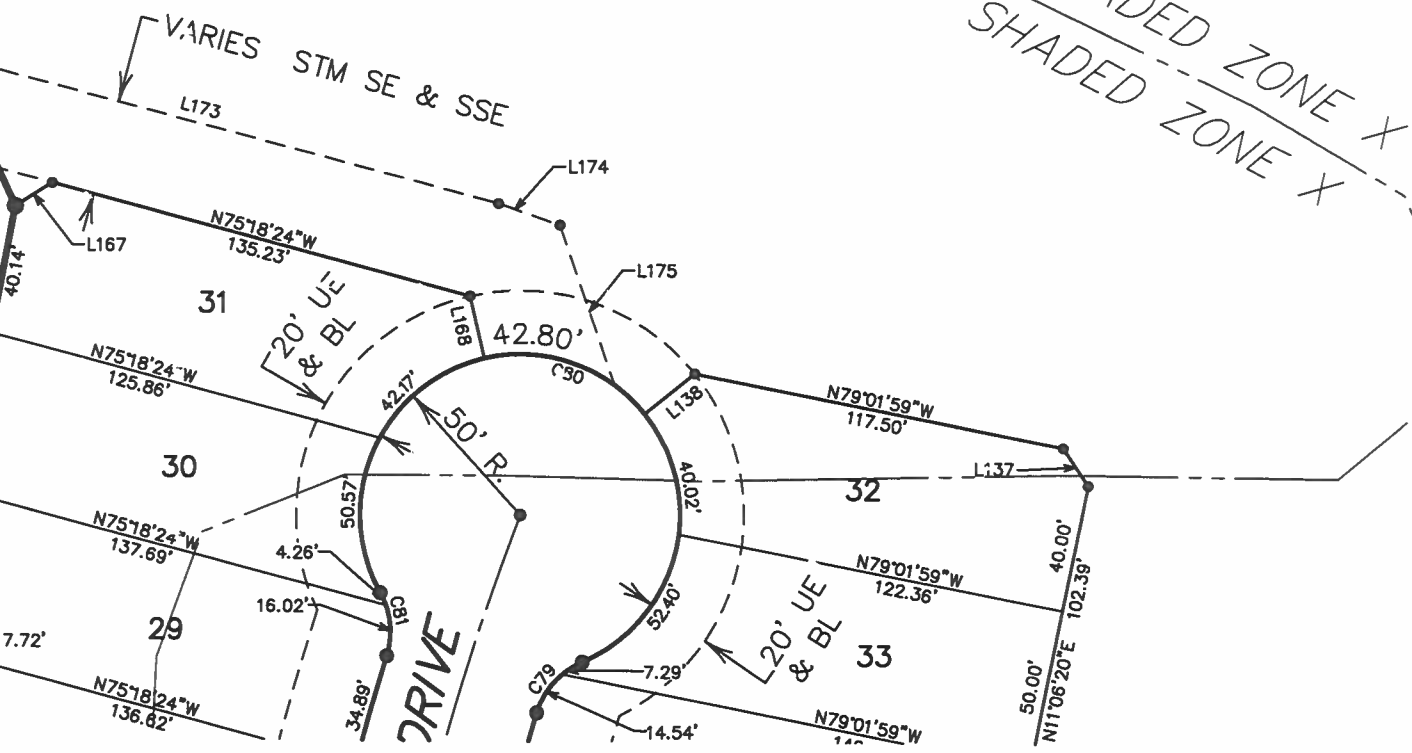
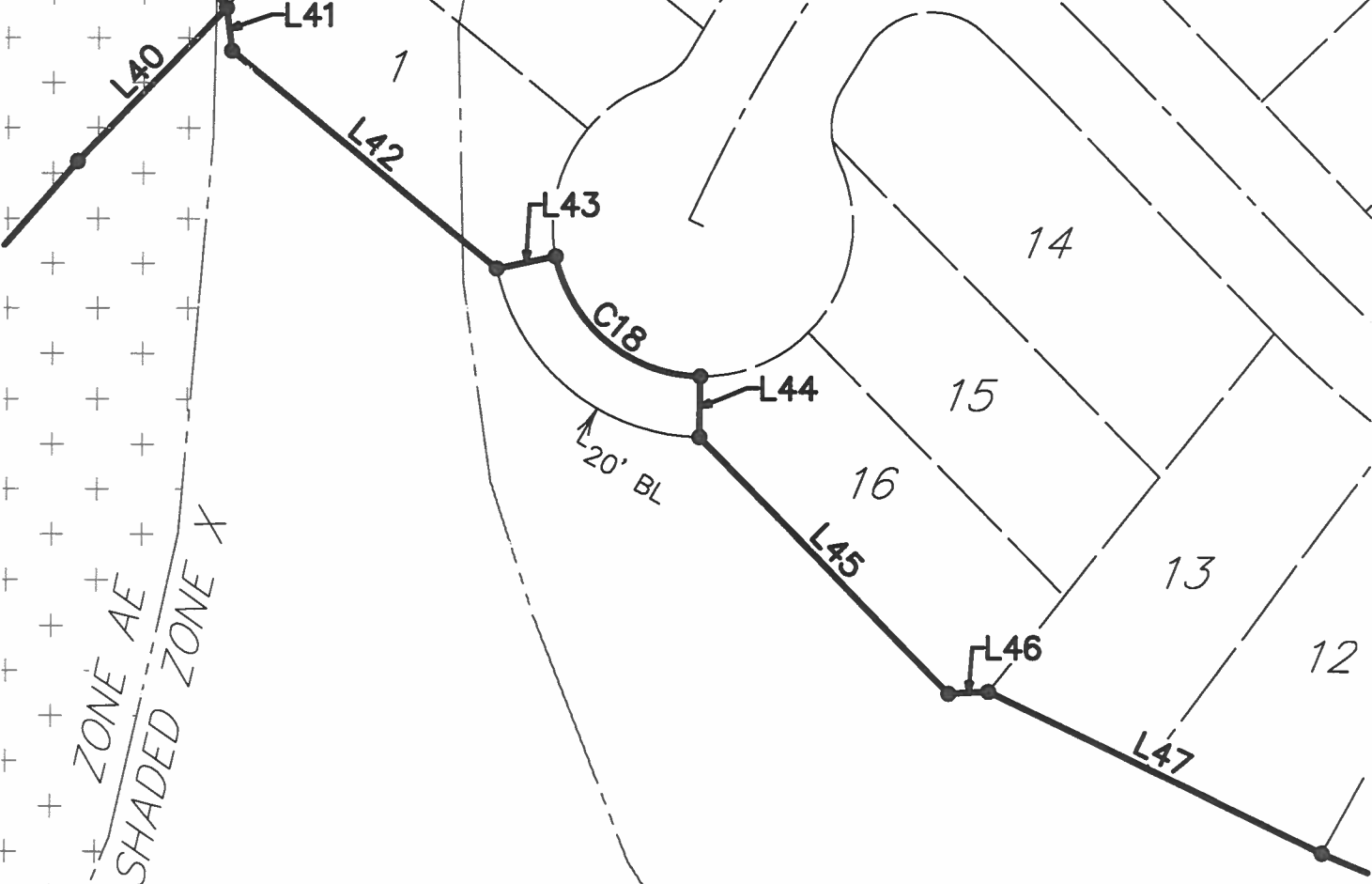
OWNER/DEVELOPER:
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520 Madison Avenue, 21st floor
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936.777.600
hbibb@glenmontdevelopment.com



QUIDDITY

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Texas Board of Professional Engineers and Land Surveyors
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1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000

880.05
66.18



DATE: JUNE 2025

SCALE 1"=60'

SHEET 10 OF 1

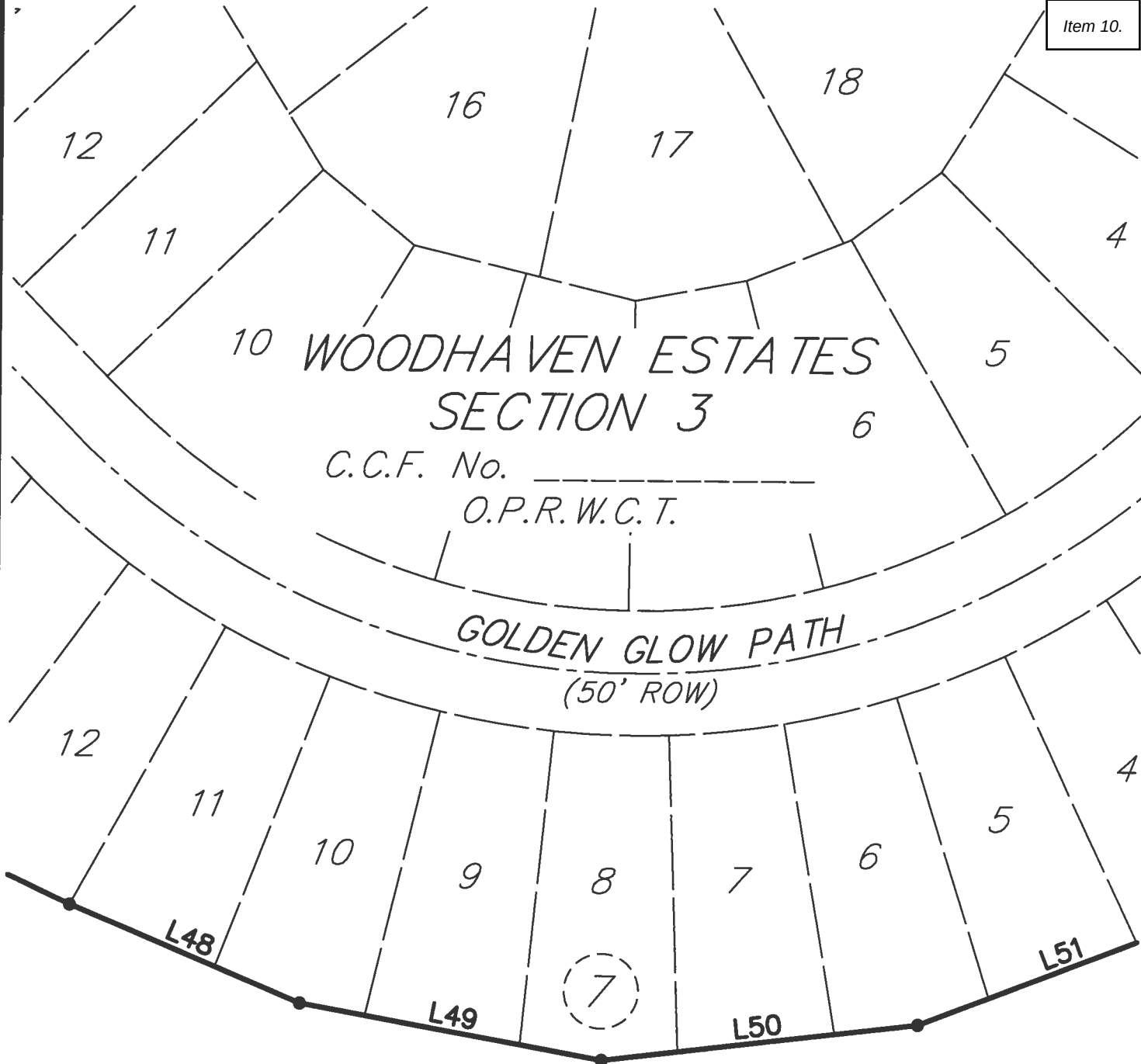
FINAL PLAT OF
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936.777.600
hbibb@glenmontdevelopment.com

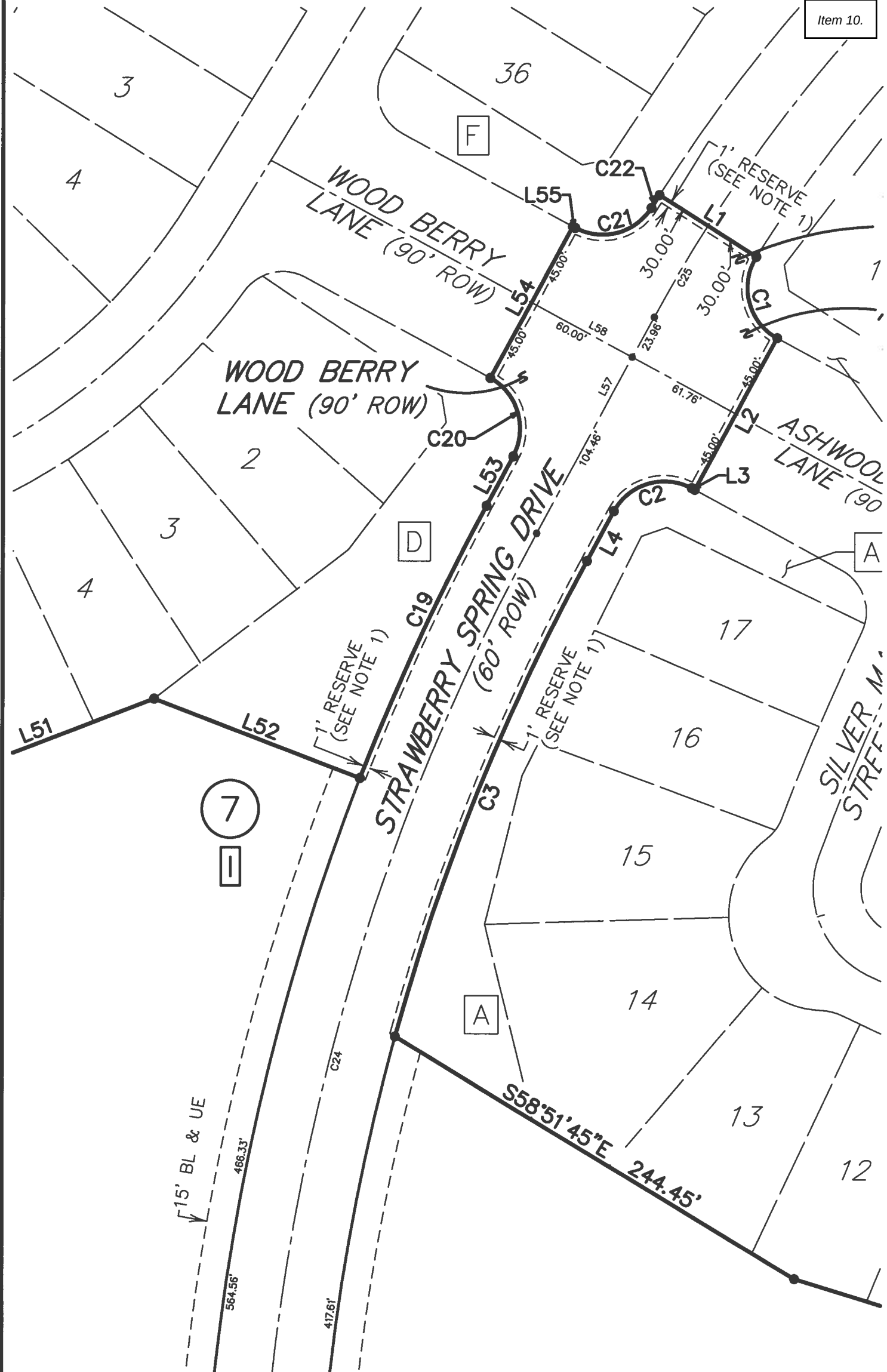


QUIDDITY

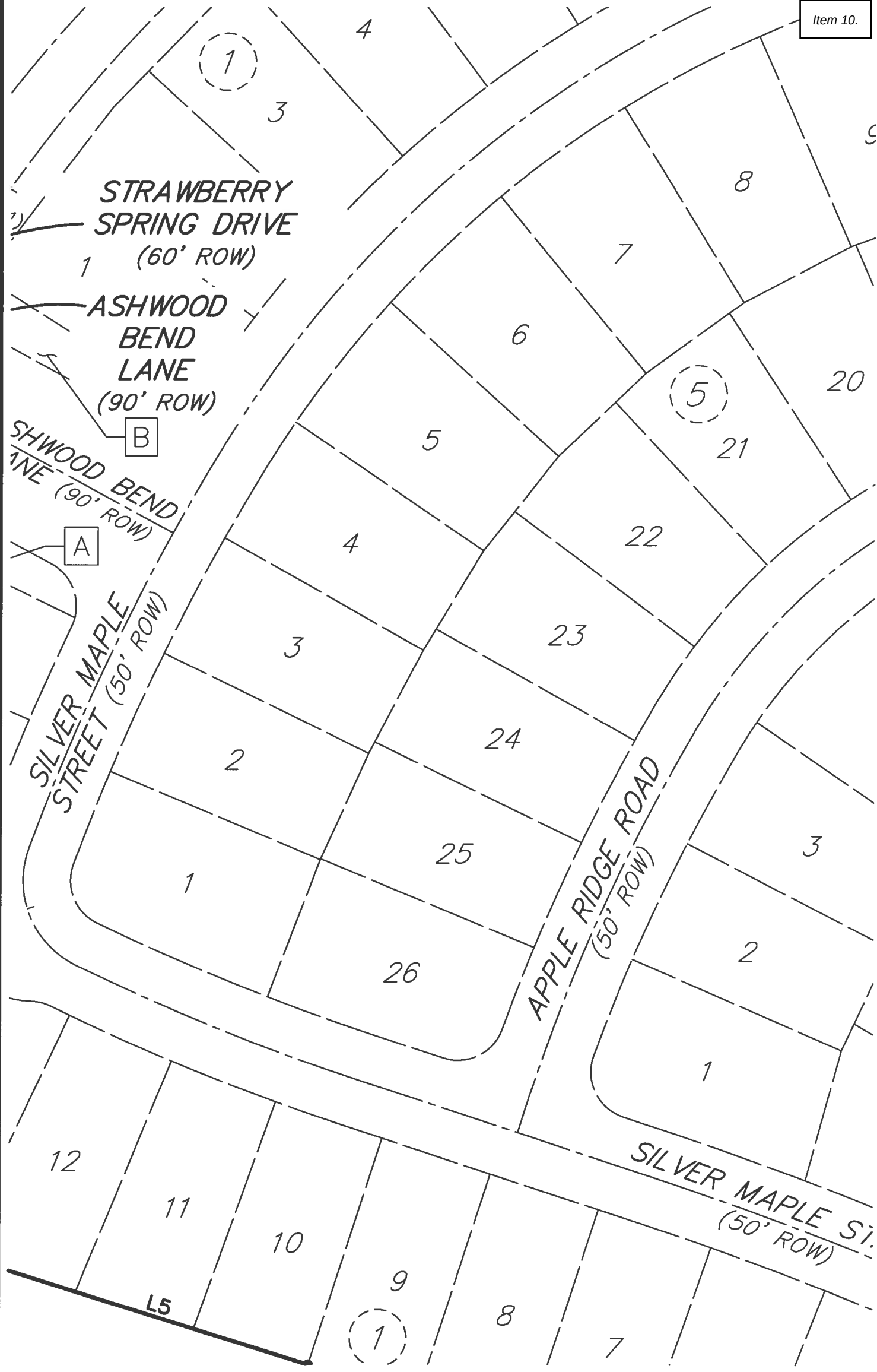
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
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1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000



7
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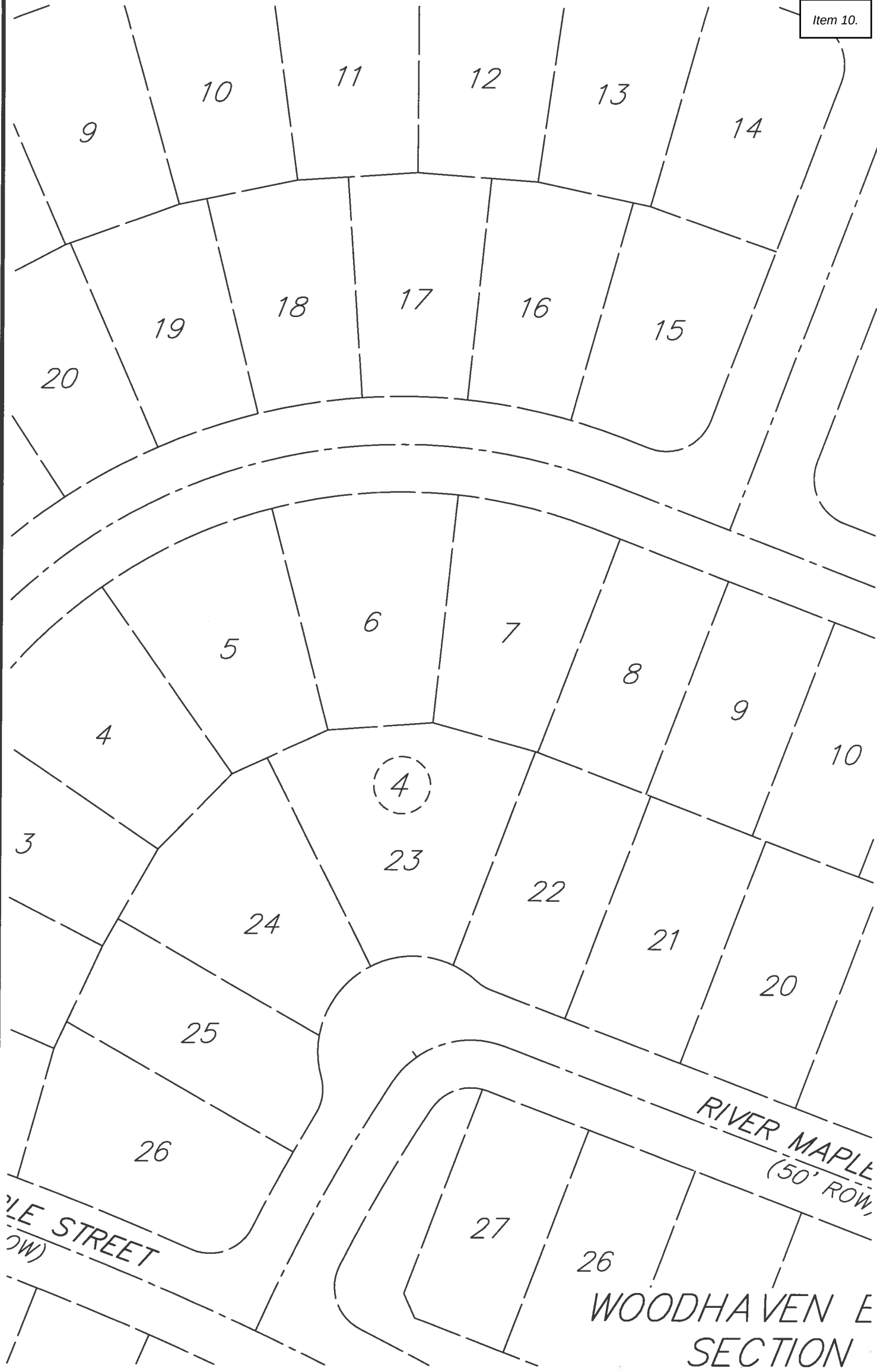


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SCALE 1"=60'			
SHEET 1Q OF 1			



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SCALE 1"=60'			
SHEET 1R OF 1			

Item 10.



DATE: JUNE 2025

SCALE 1"=60'

SHEET 1S OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 2

OWNER/DEVELOPER:
DRP TX 1, LLC
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520 Madison Avenue, 21st floor
New York, NY 10022
936.777.600
hbibb@glenmontdevelopment.com



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1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000



DATE: JUNE 2025

SCALE 1"=60'

SHEET 11 OF 1

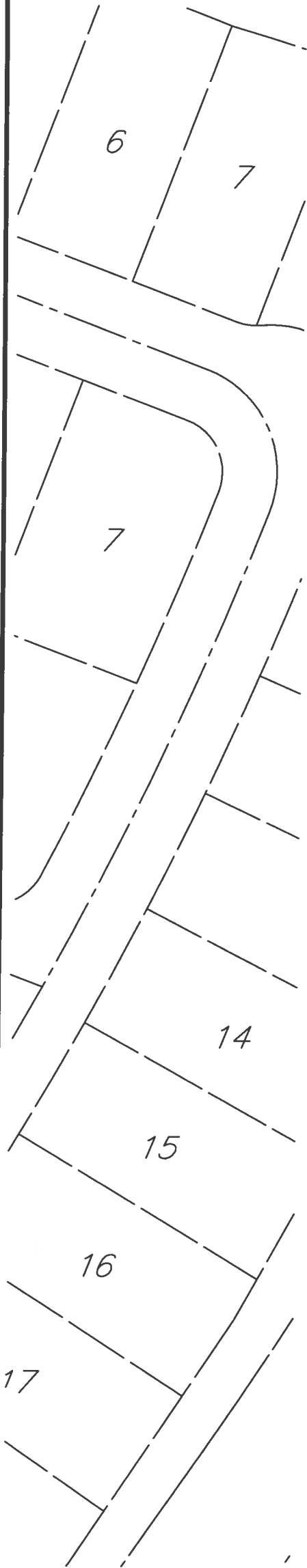
FINAL PLAT OF
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DATE: JUNE 2025

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SHEET 1U OF 1

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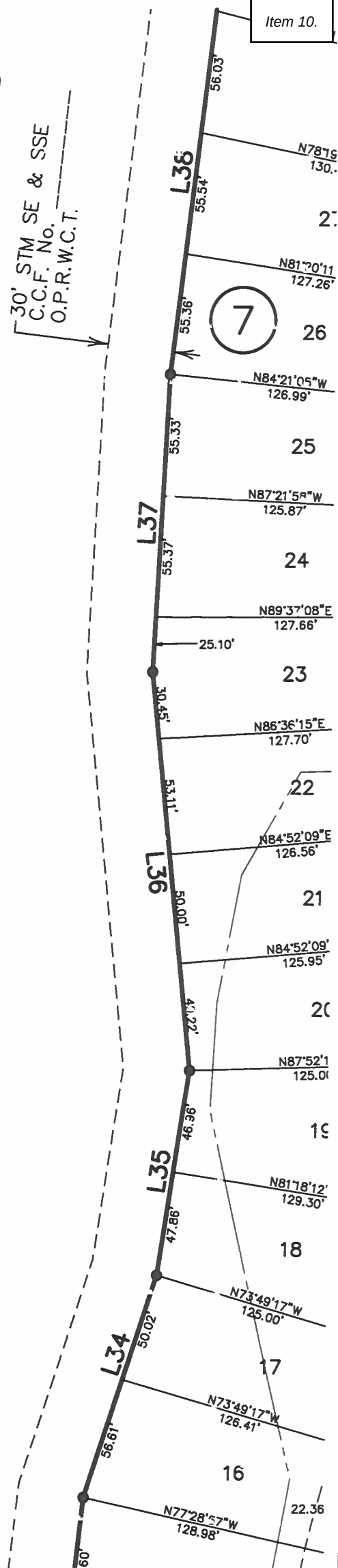
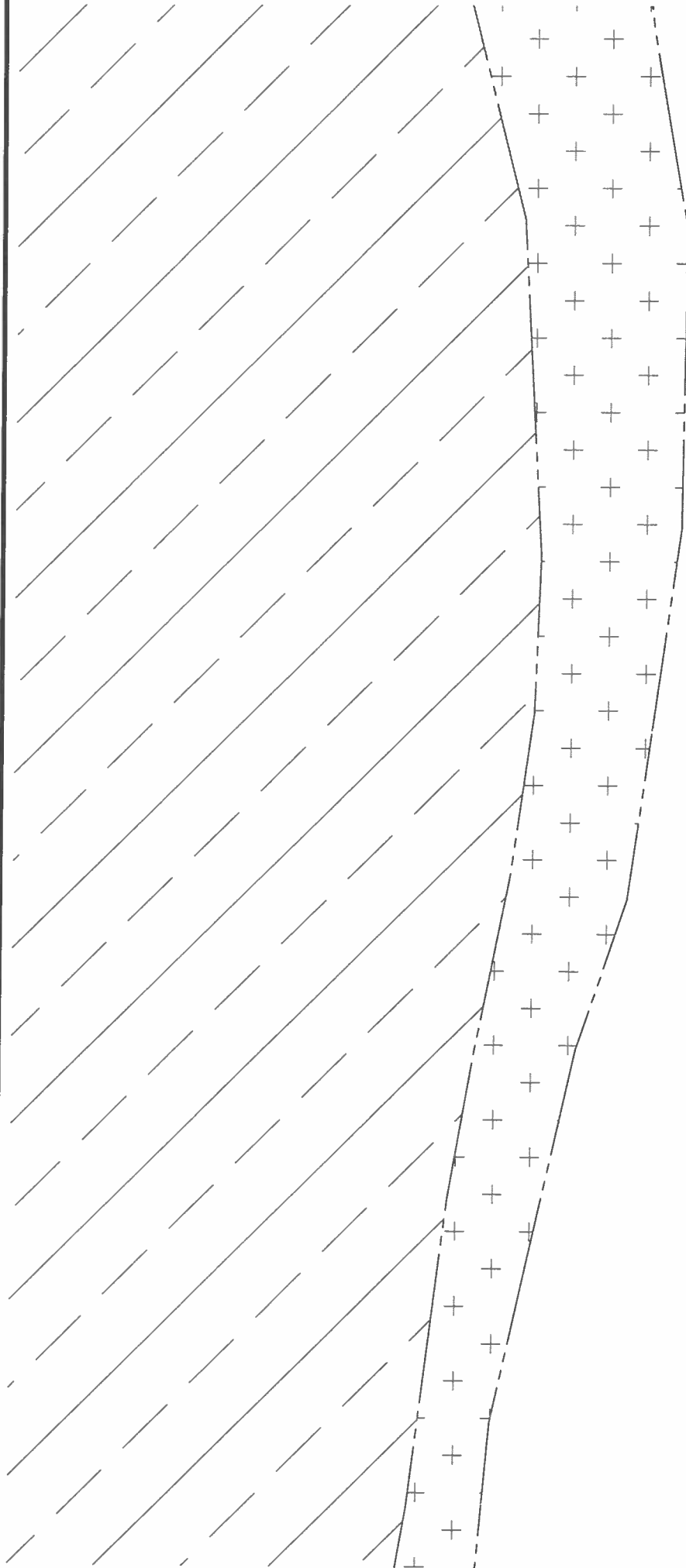
DRP TX 1, LLC,
SPECIAL WARRANTY DEED

C.C.F. No. 2404338

O.P.R.W.C.T.

30' STM SE & SSE
C.C.F. No.
O.P.R.W.C.T.

Item 10.



DATE: JUNE 2025

SCALE 1"=80'

SHEET 1V OF 1

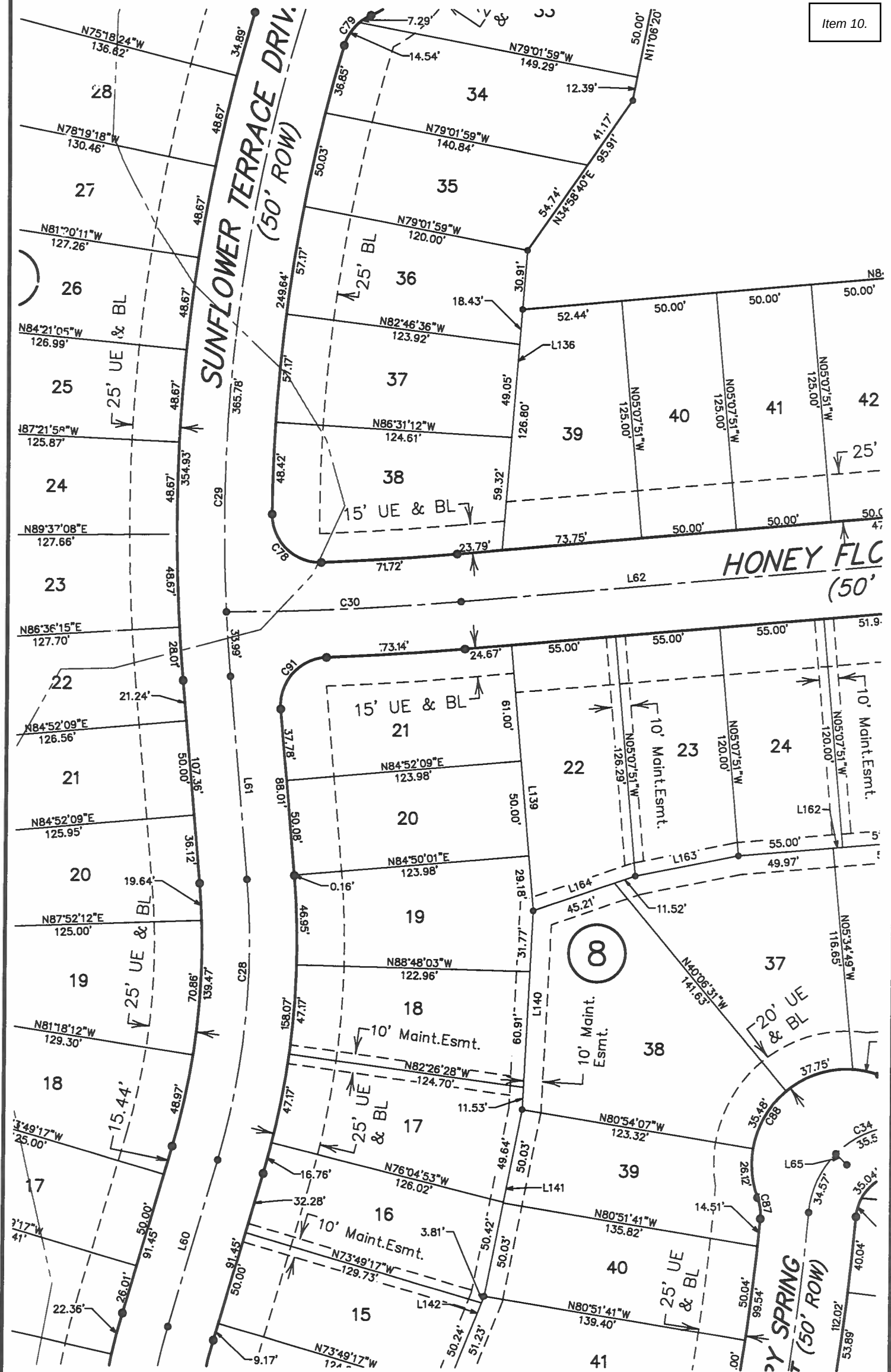
FINAL PLAT OF
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ESTATES
SECTION 2

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Avenue, 21st floor
New York, NY 10022
936.777.600
hbibb@glenmontdevelopment.com

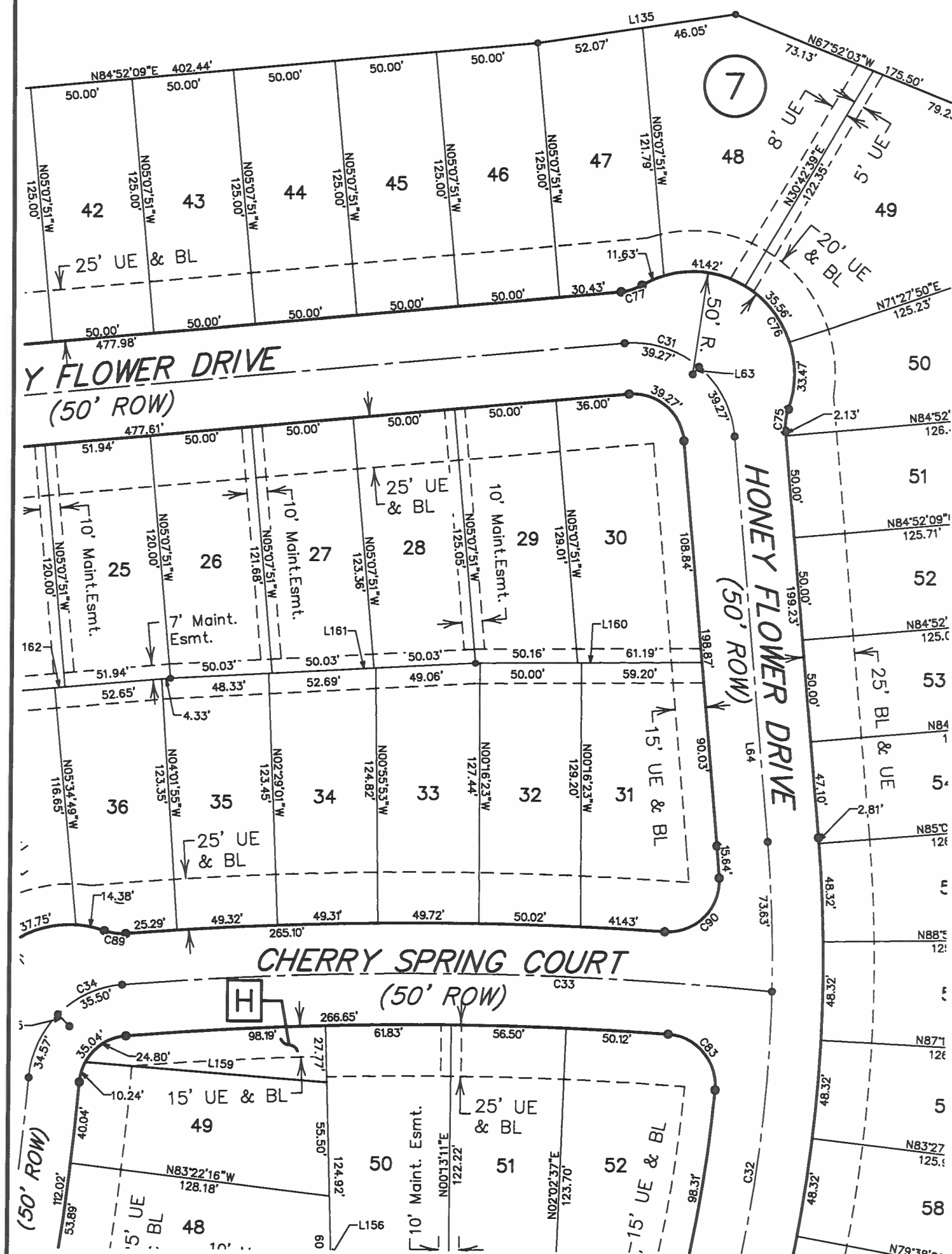


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1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000



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SCALE 1"=80'			
SHEET 1W OF 1			



DATE: JUNE 2025

SCALE 1"=60'

SHEET 1X OF 1

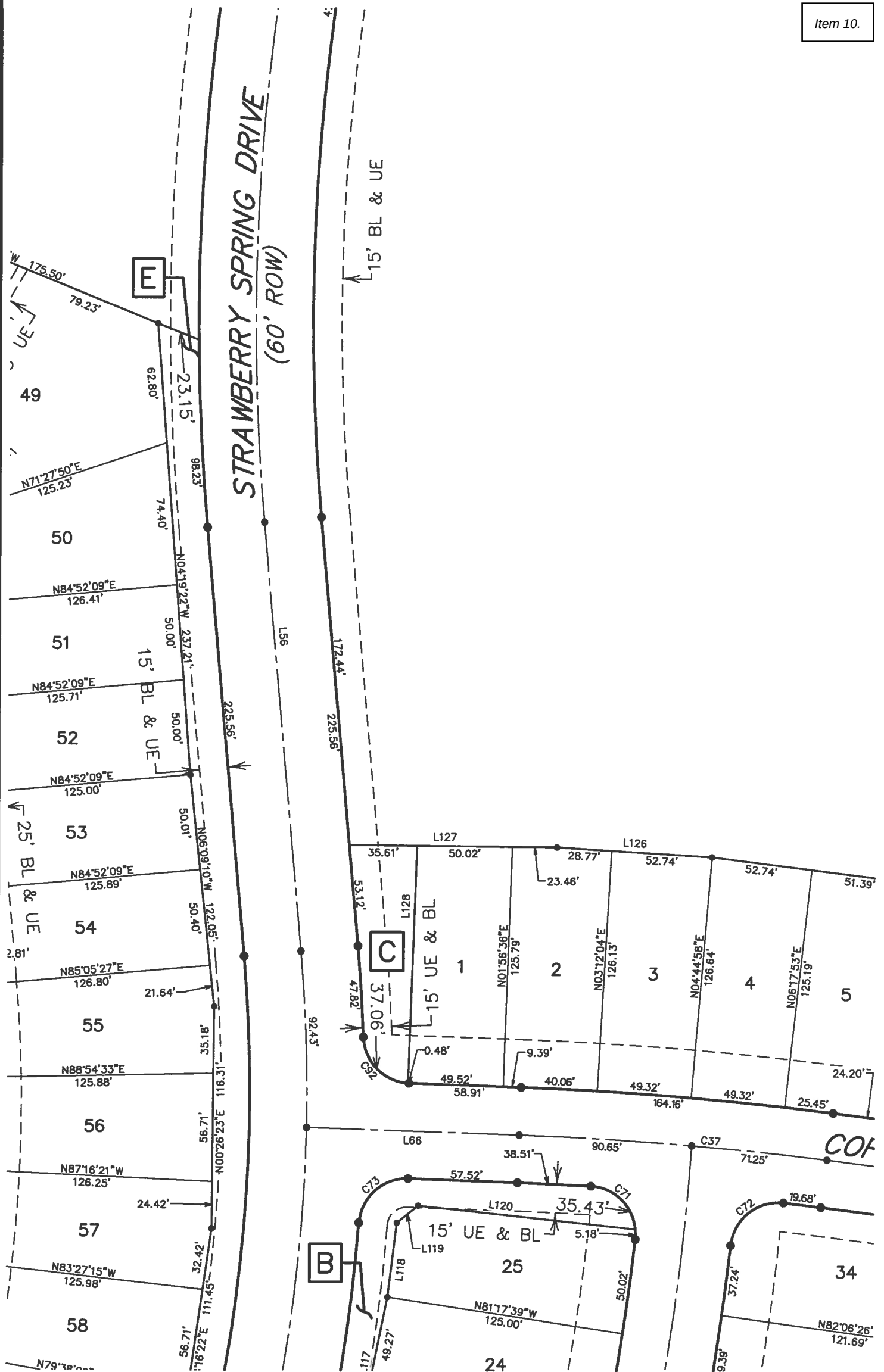
**FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 2**

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Avenue, 21st floor
New York, NY 10022
936.777.600
hbibb@qlenmontdevelopment.com



QUIDDITY

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DATE: JUNE 2025

SCALE 1"=80'

SHEET 1Y OF 1

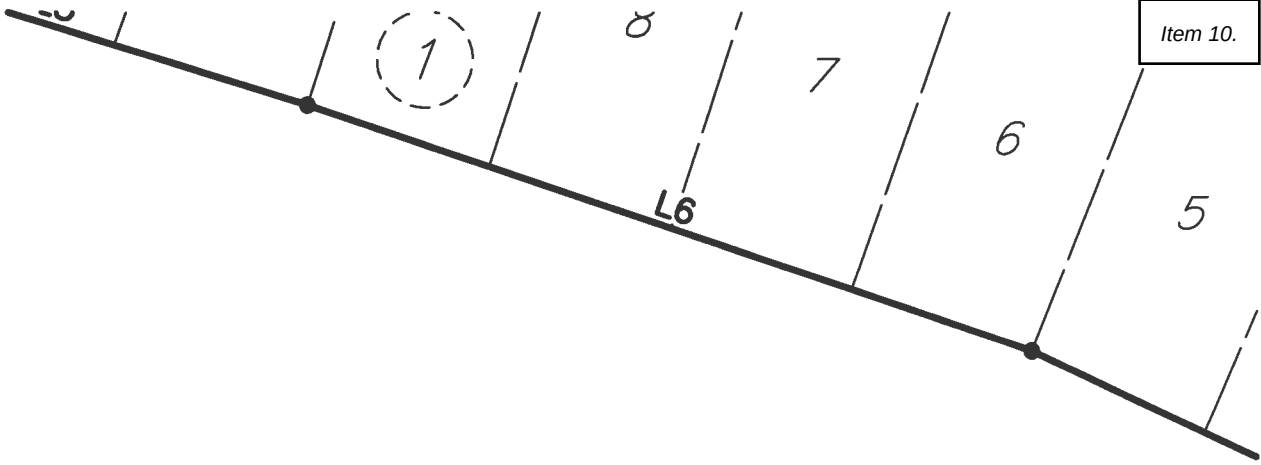
FINAL PLAT OF
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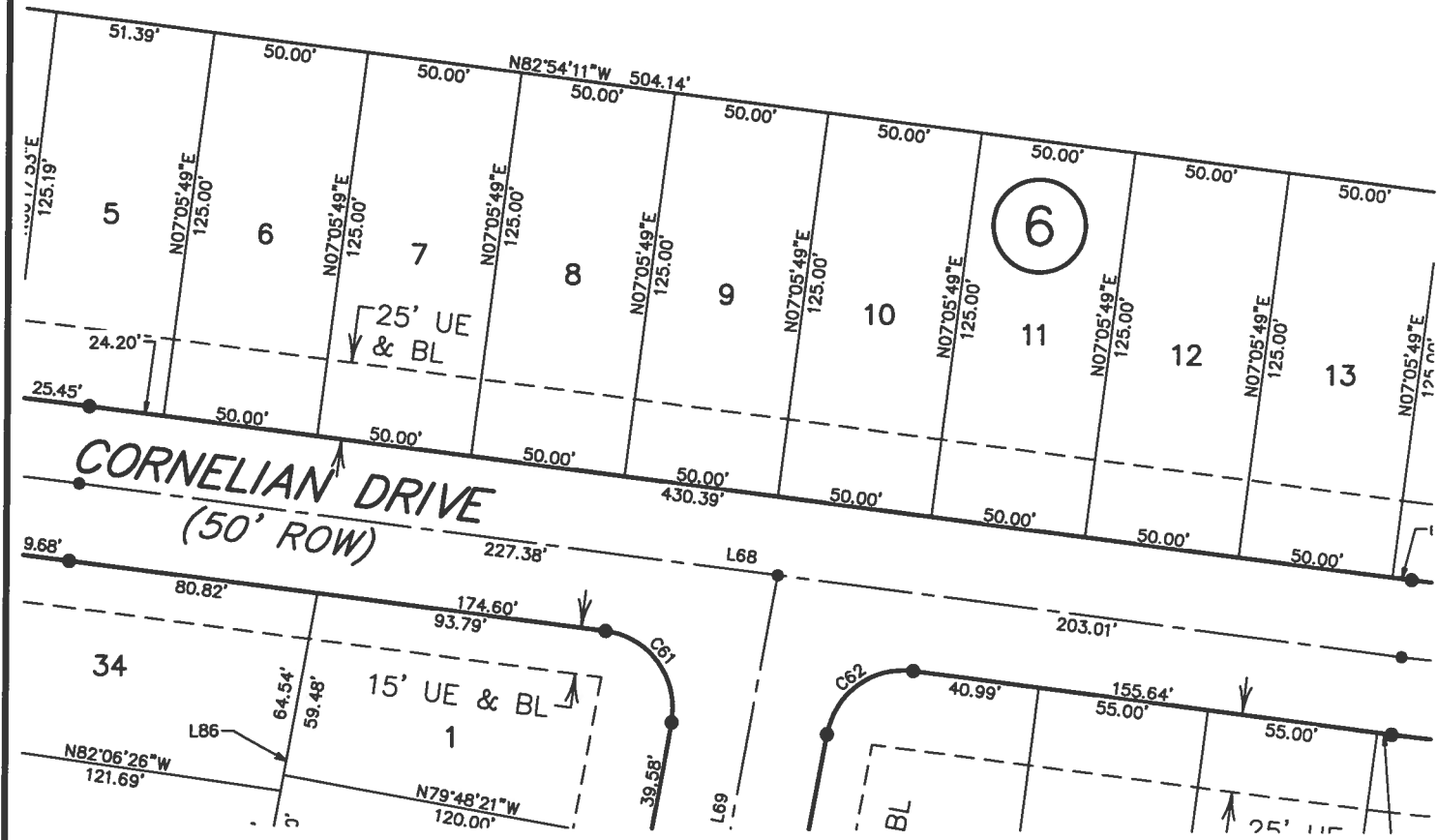


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1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000



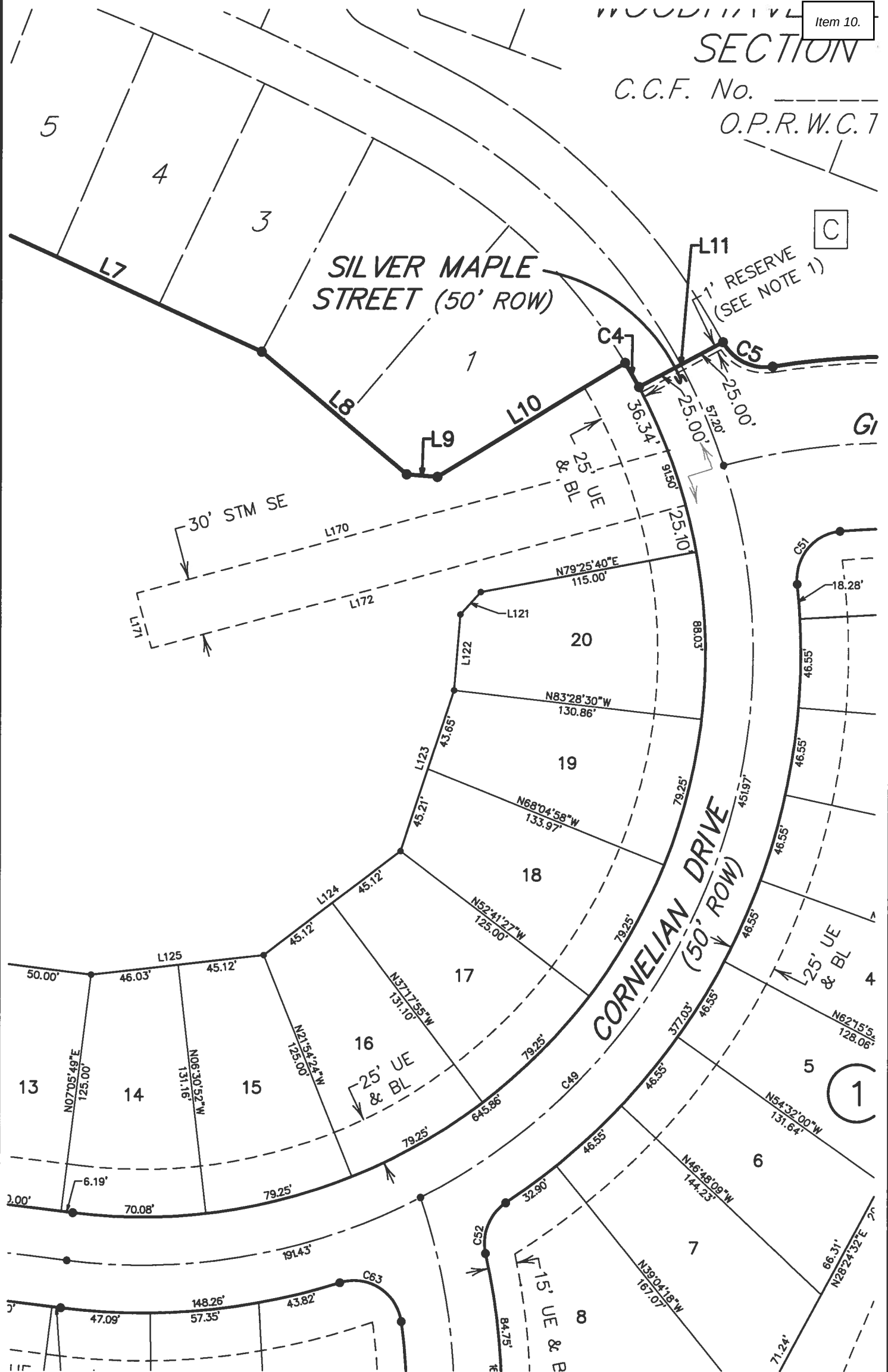
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DATE: JUNE 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware limited liability company 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbbibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000
SCALE 1"=60'			
SHEET 12 OF 1			

SECTION

C.C.F. No. _____
O.P.R.W.C. 7



DATE: JUNE 2025

SCALE 1"=60'

SHEET 1AA OF 1

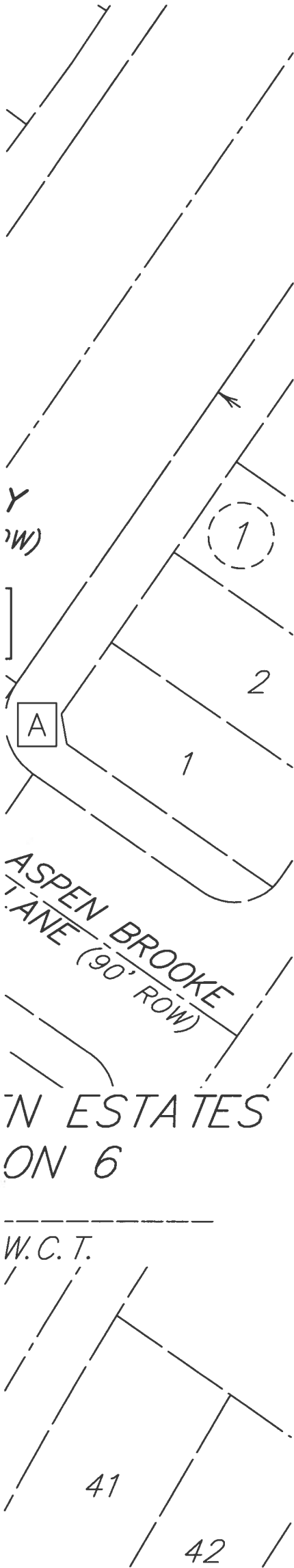
FINAL PLAT OF
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DATE: JUNE 2025

SCALE 1"=80'

SHEET 100 OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 2

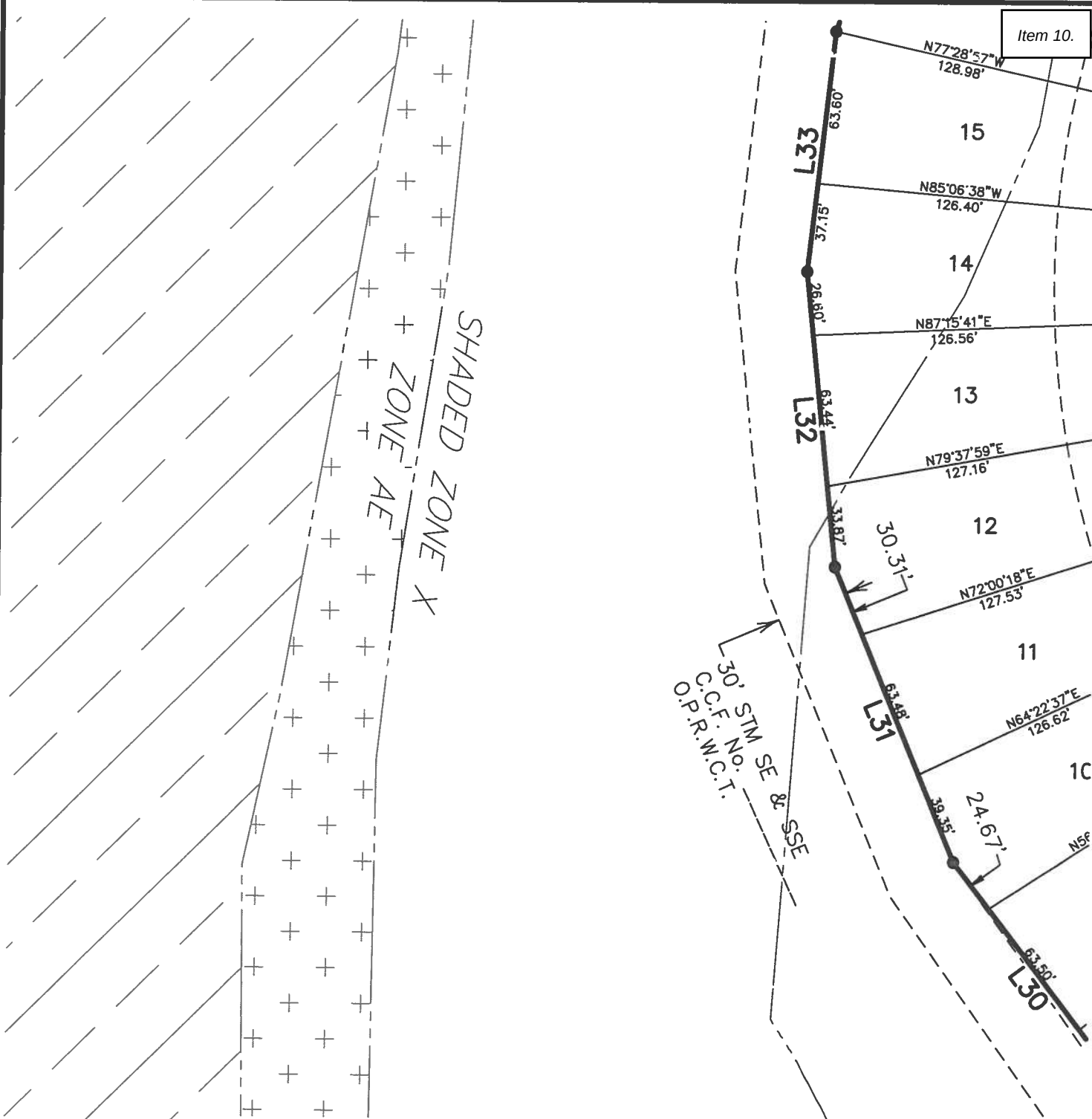
OWNER/DEVELOPER:
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936.777.600
hbibb@glenmontdevelopment.com



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1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000

Item 10.



CALLLED 722.09 ACRES
DRP TX 1, LLC,
SPECIAL WARRANTY DEED
C.C.F. No. 2404338
O.P.R.W.C.T.

UNSHADED
SHADED ZONE

DATE: JUNE 2025

SCALE 1"=60'

SHEET 1DD OF 1

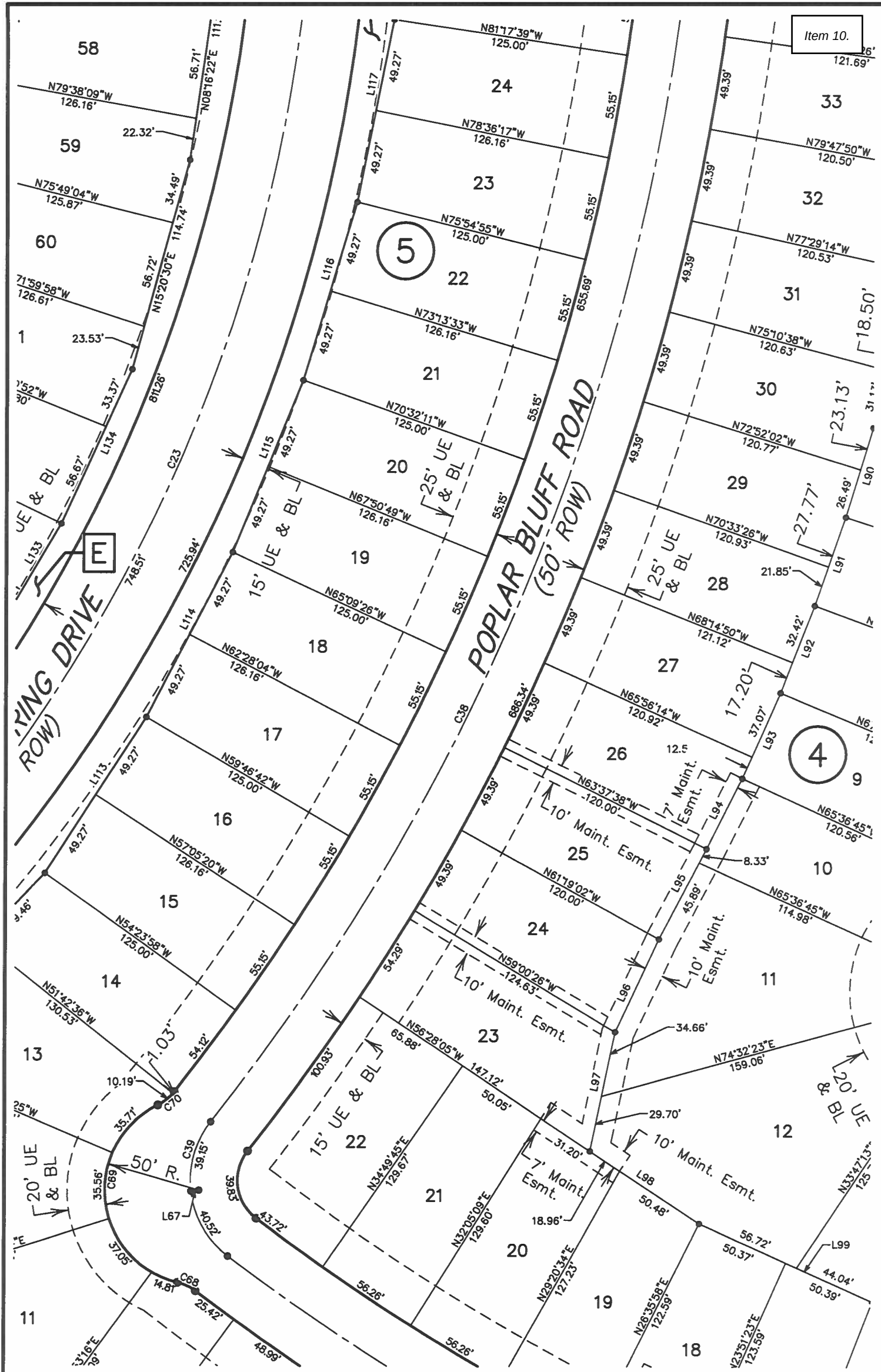
FINAL PLAT OF
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SECTION 2

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520 Madison Avenue, 21st floor
New York, NY 10022
936.777.600
hbibb@glenmontdevelopment.com



QUIDDITY

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1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000



DATE: JUNE 2025

SCALE 1"=60'

SHEET 106 OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 2

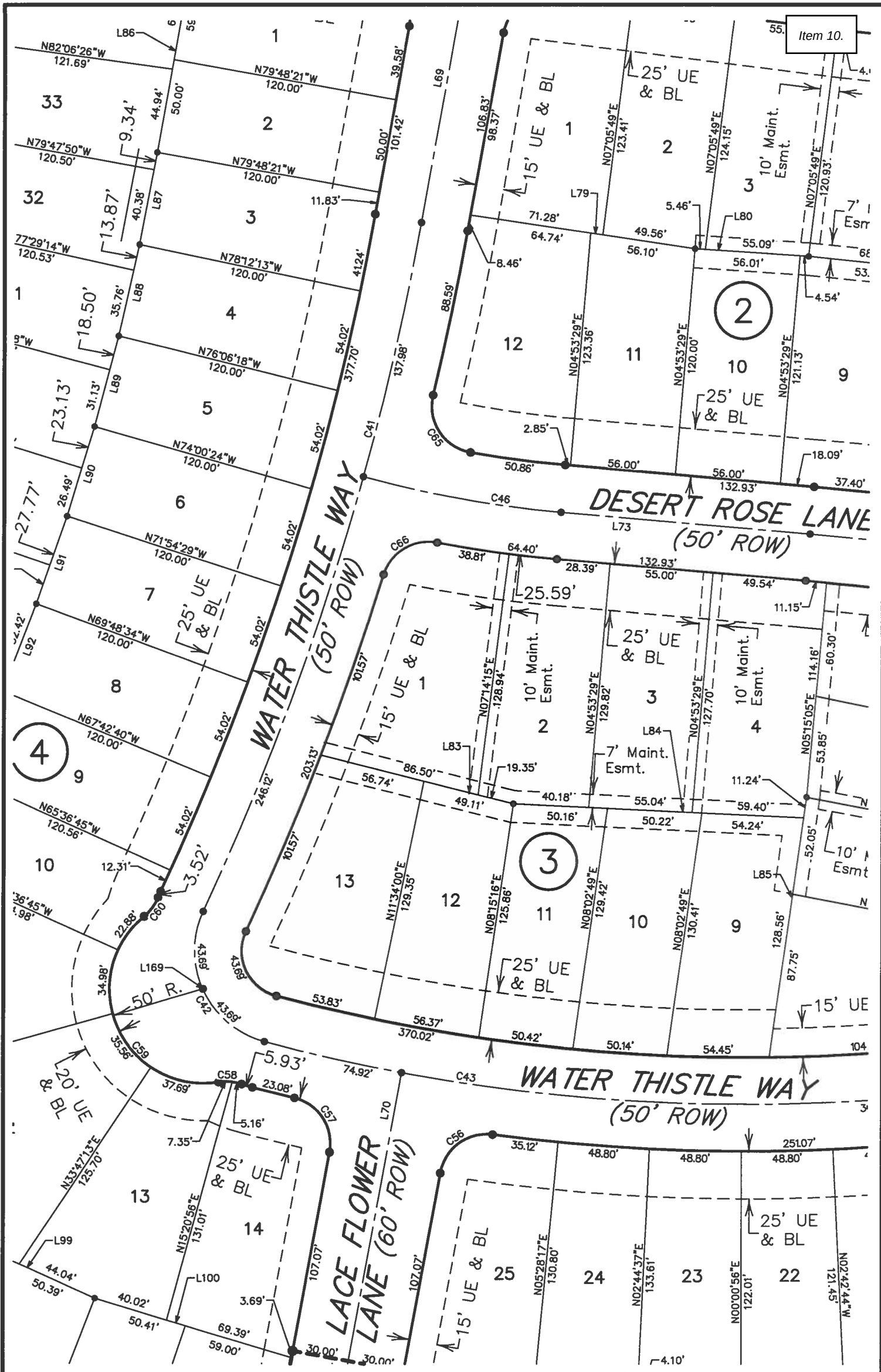
OWNER/DEVELOPER:

DRP TX 1, LLC
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520 Madison Avenue, 21st floor
New York, NY 10022
936.777.600
hbibb@glennmontdevelopment.com

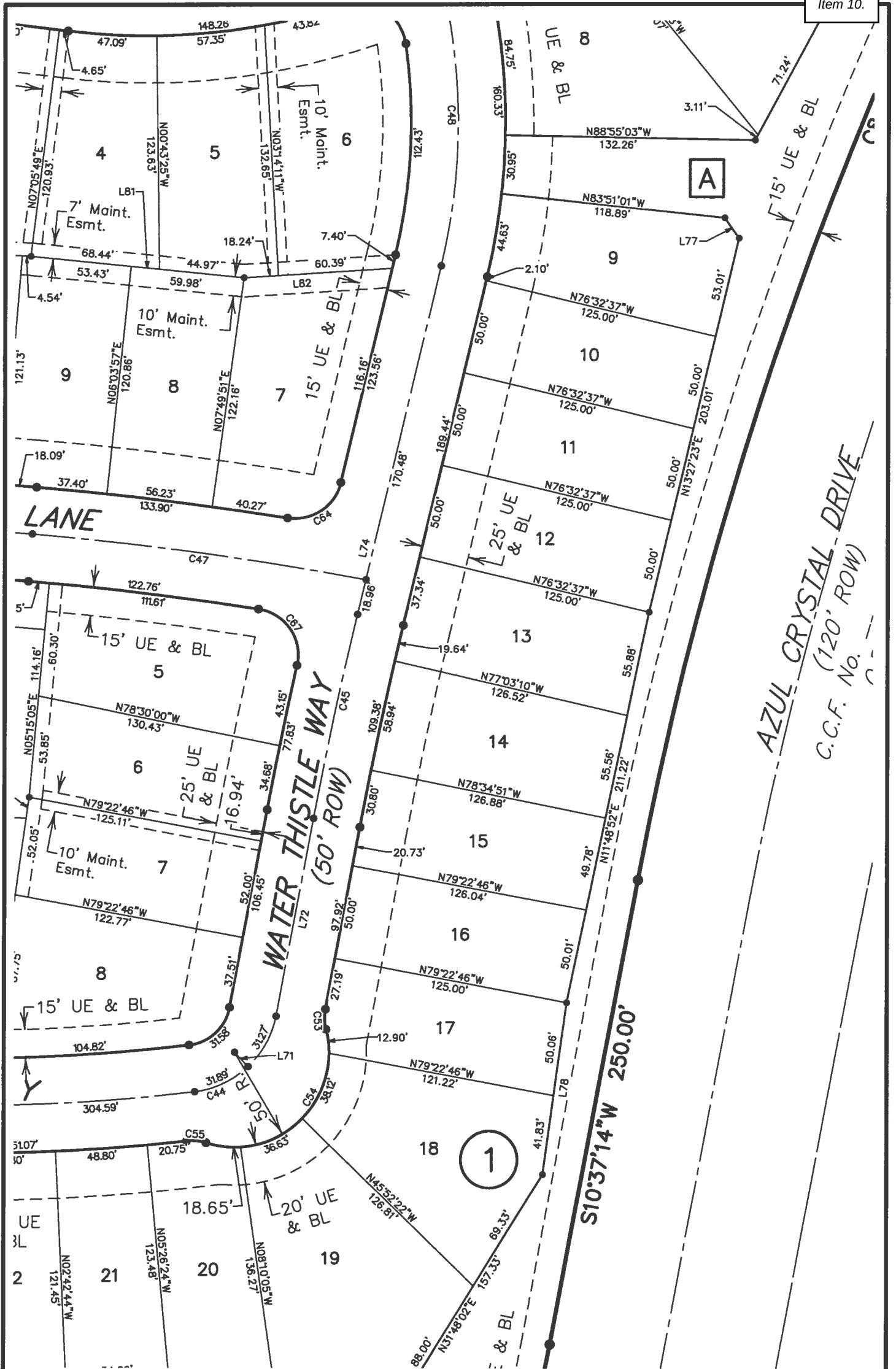


QUIDDITY

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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd., Suite 200 • College Station, TX 77845 • 979.731.8000



DATE: JUNE 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware limited liability company 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000
SCALE 1"=60'			
SHEET 1HH OF 1			



DATE: JUNE 2025

SCALE 1"=80'

SHEET 111 OF 1

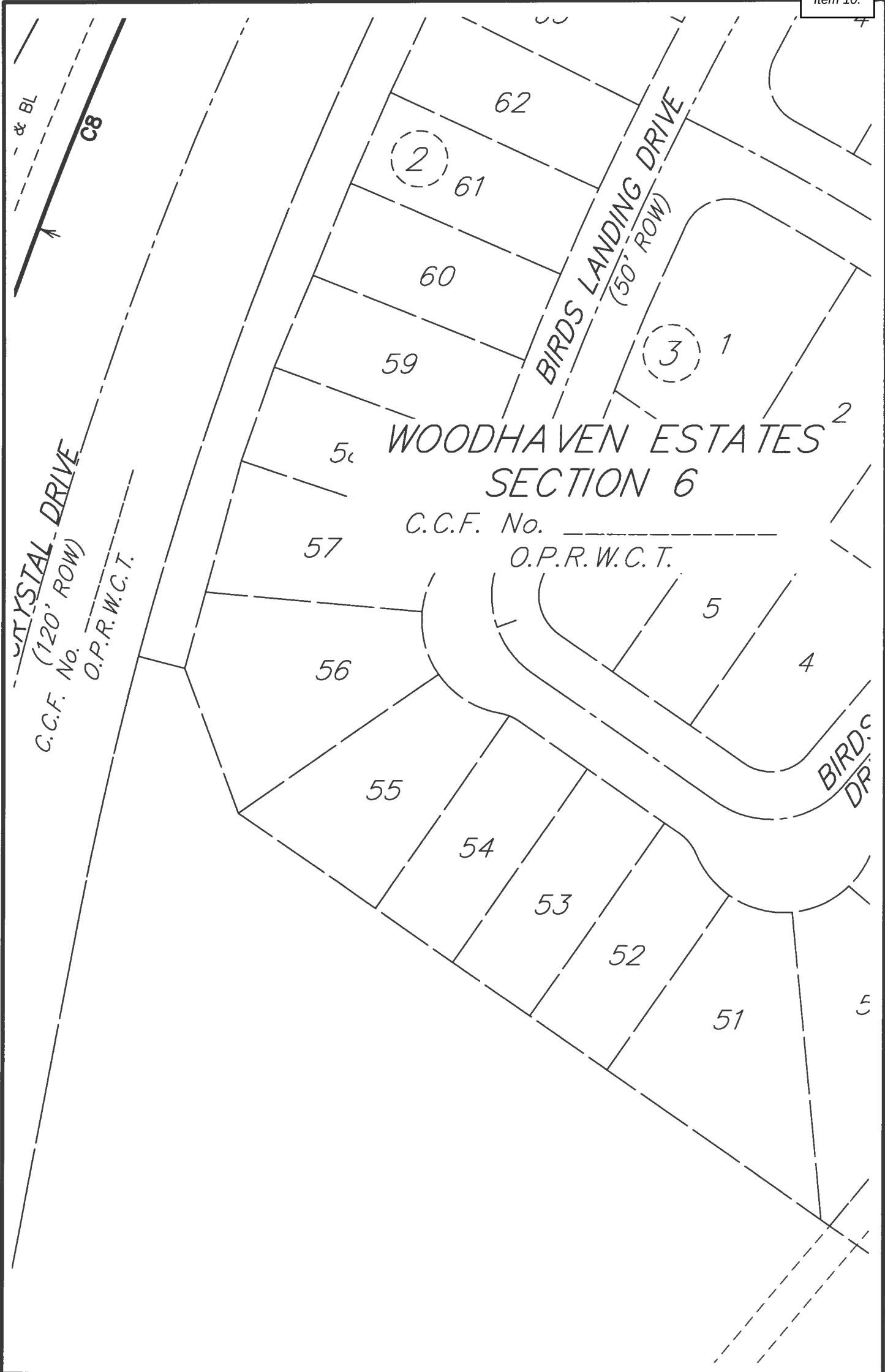
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SCALE 1"=60'			
SHEET 1J OF 1			



DATE: JUNE 2025

SCALE 1"=60'

SHEET 1KK OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 2

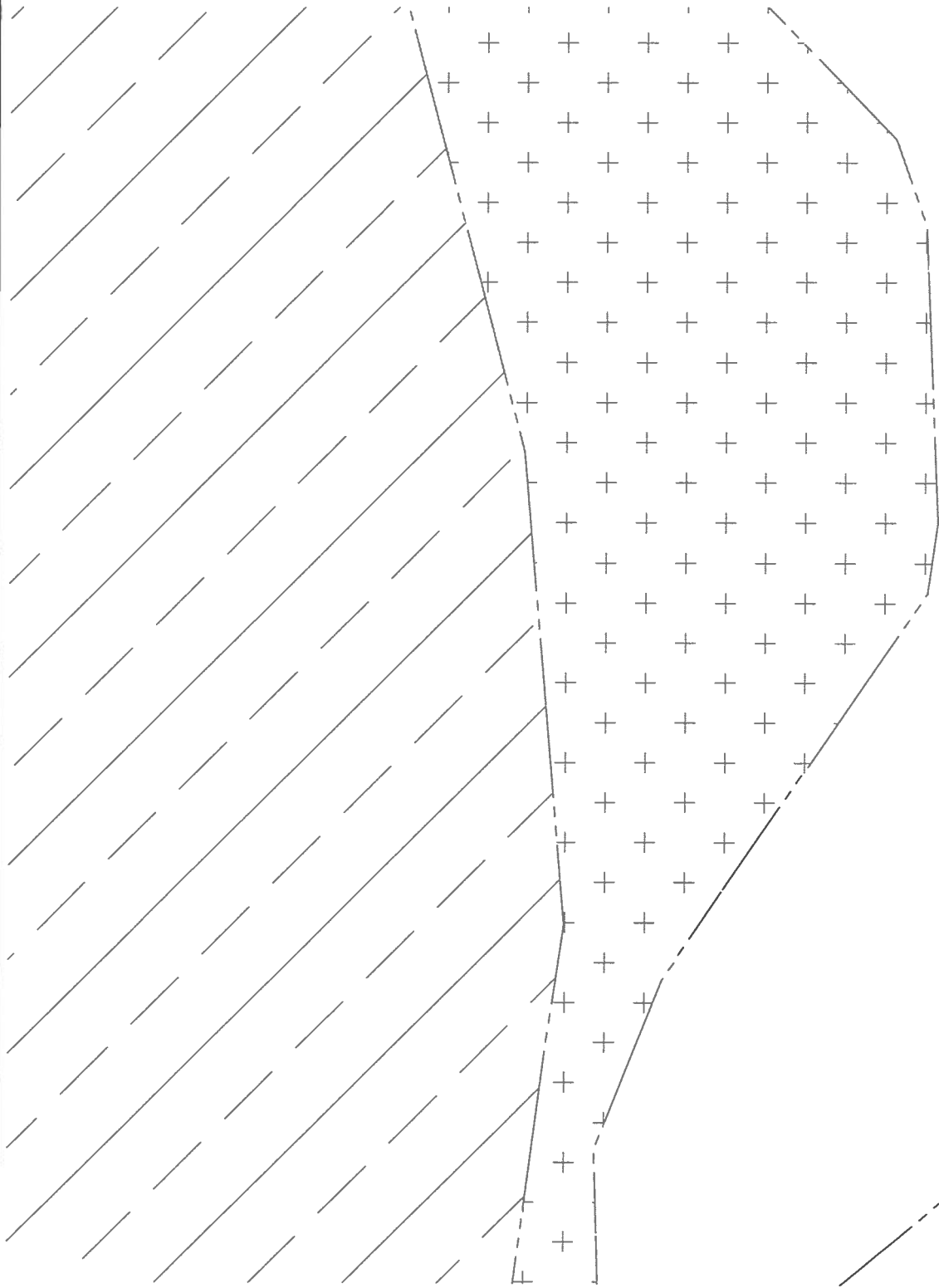
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936.777.600
hbibb@glenmontdevelopment.com



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St.



DATE: JUNE 2025

SCALE 1"=60'

SHEET 1LL OF 1

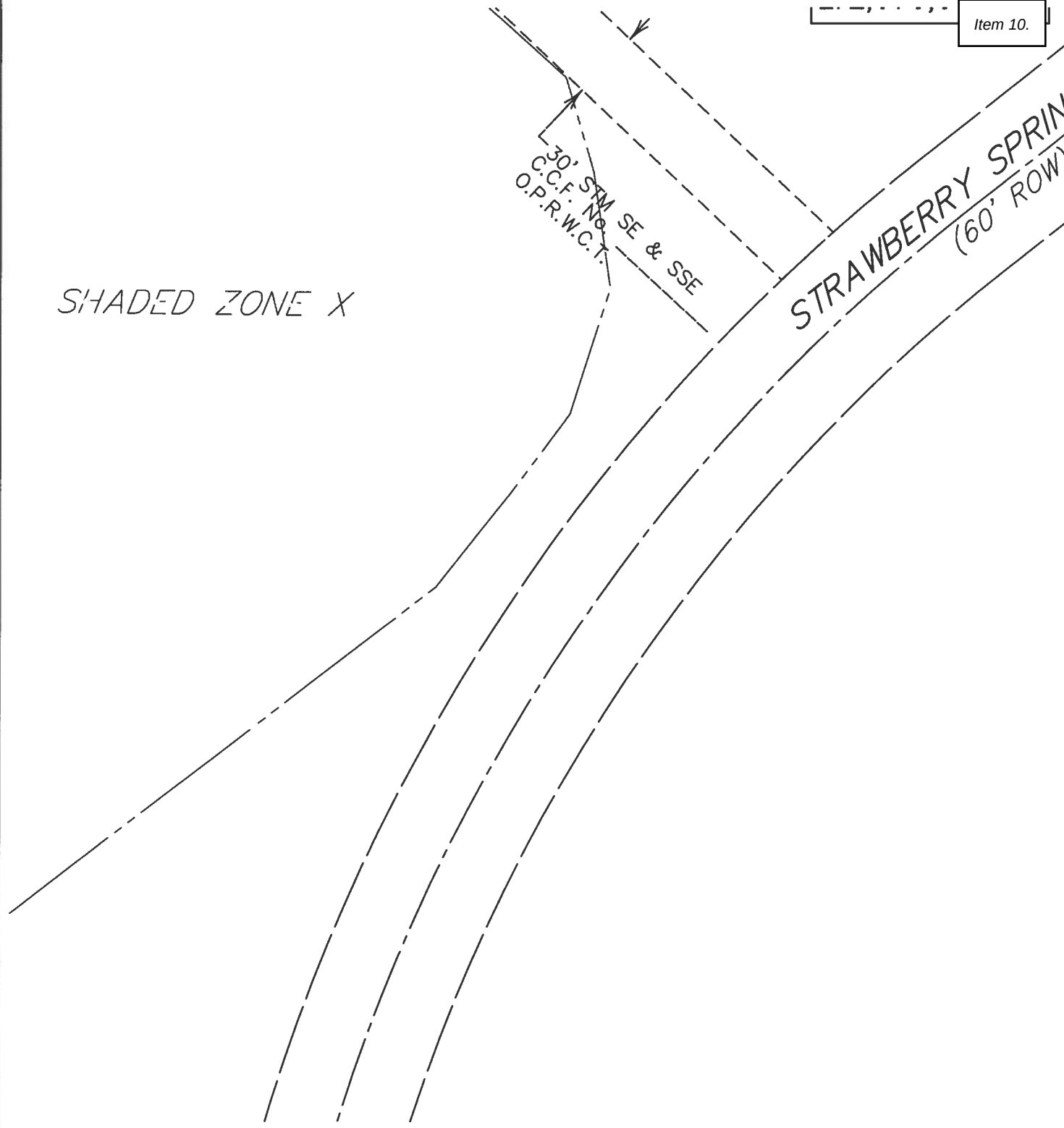
**FINAL PLAT OF
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OWNER/DEVELOPER:
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936.777.600
hbibb@glenmontdevelopment.com



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Item 10.

DATE: JUNE 2025

SCALE 1"=60'

SHEET 1MM OF 1

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1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000

SPRING DRIVE
(50' ROW)

CORN FLOW
LANE (90' ROW)

SPRING CROSS TRAIL
(60' ROW)

UNSHADED ZONE X

2

B

DATE: JUNE 2025

SCALE 1"=60'

SHEET 1NN OF 1

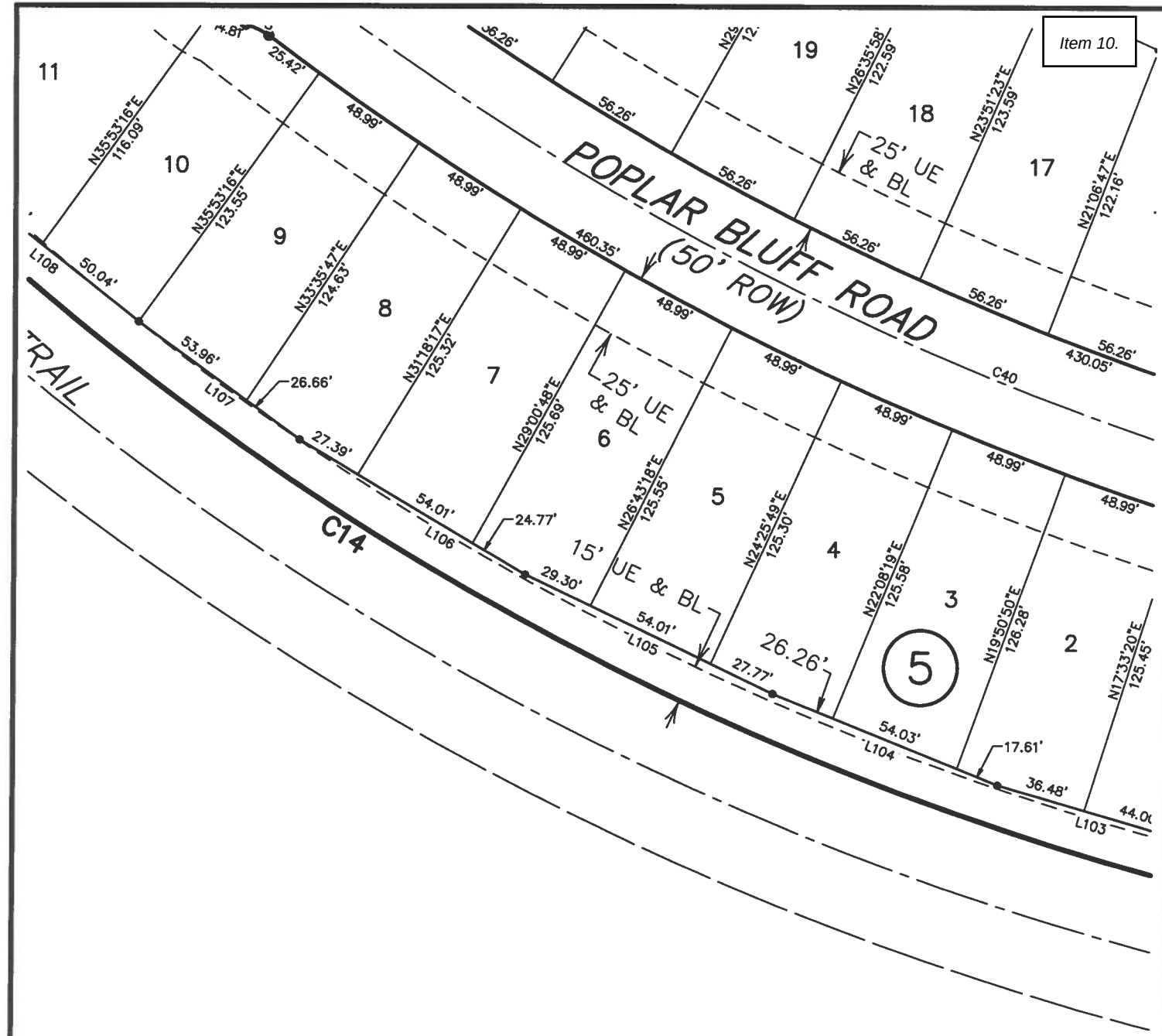
FINAL PLAT OF
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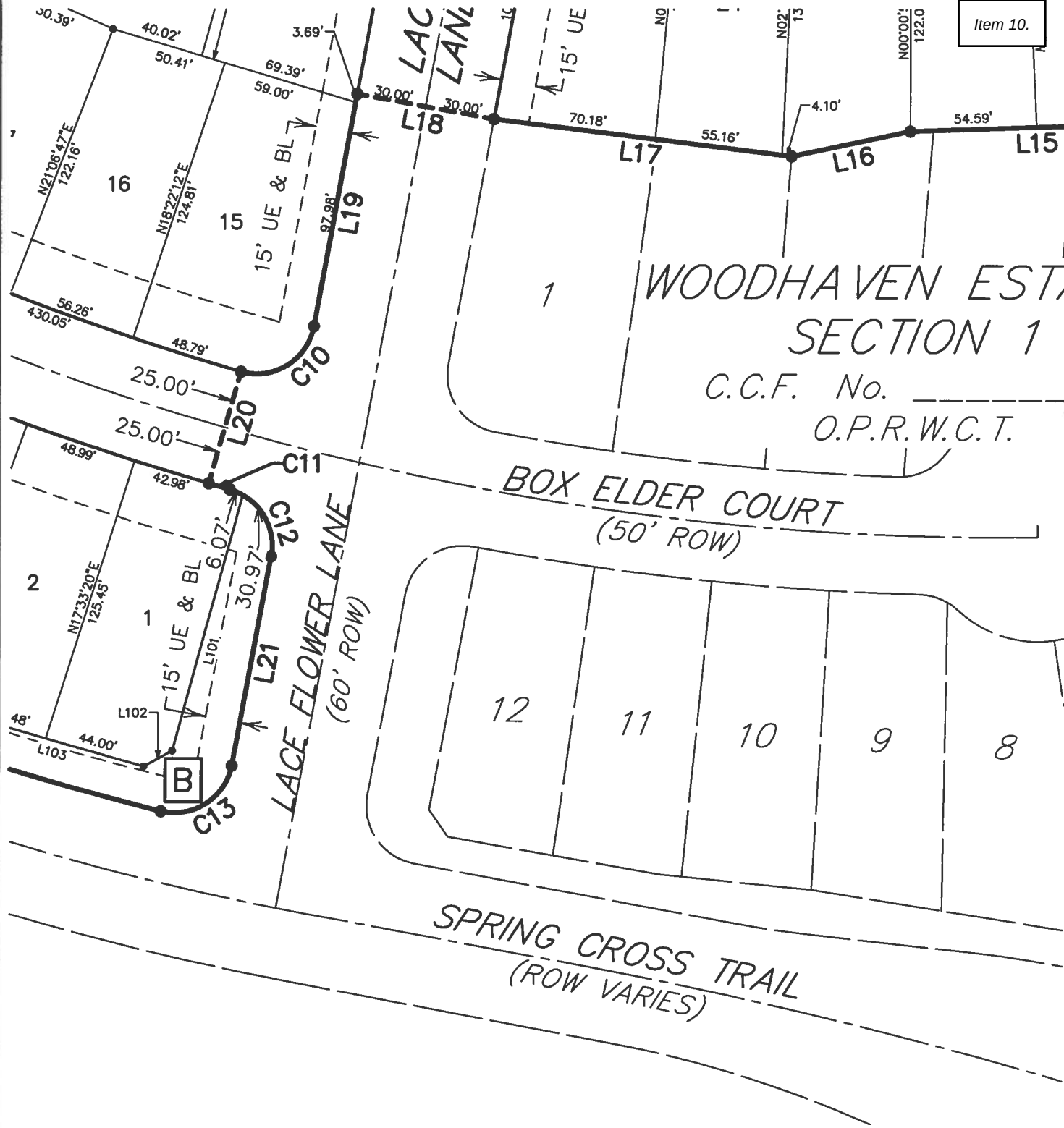
Item 10.

2

B

DATE: JUNE 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 2	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware limited liability company 520 Madison Avenue, 21st floor New York, NY 10022 936.777.600 hbibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000
SCALE 1"=60'			
SHEET 100 OF 1			

Item 10.



DATE: JUNE 2025

SCALE 1"=60'

SHEET 1PP OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 2

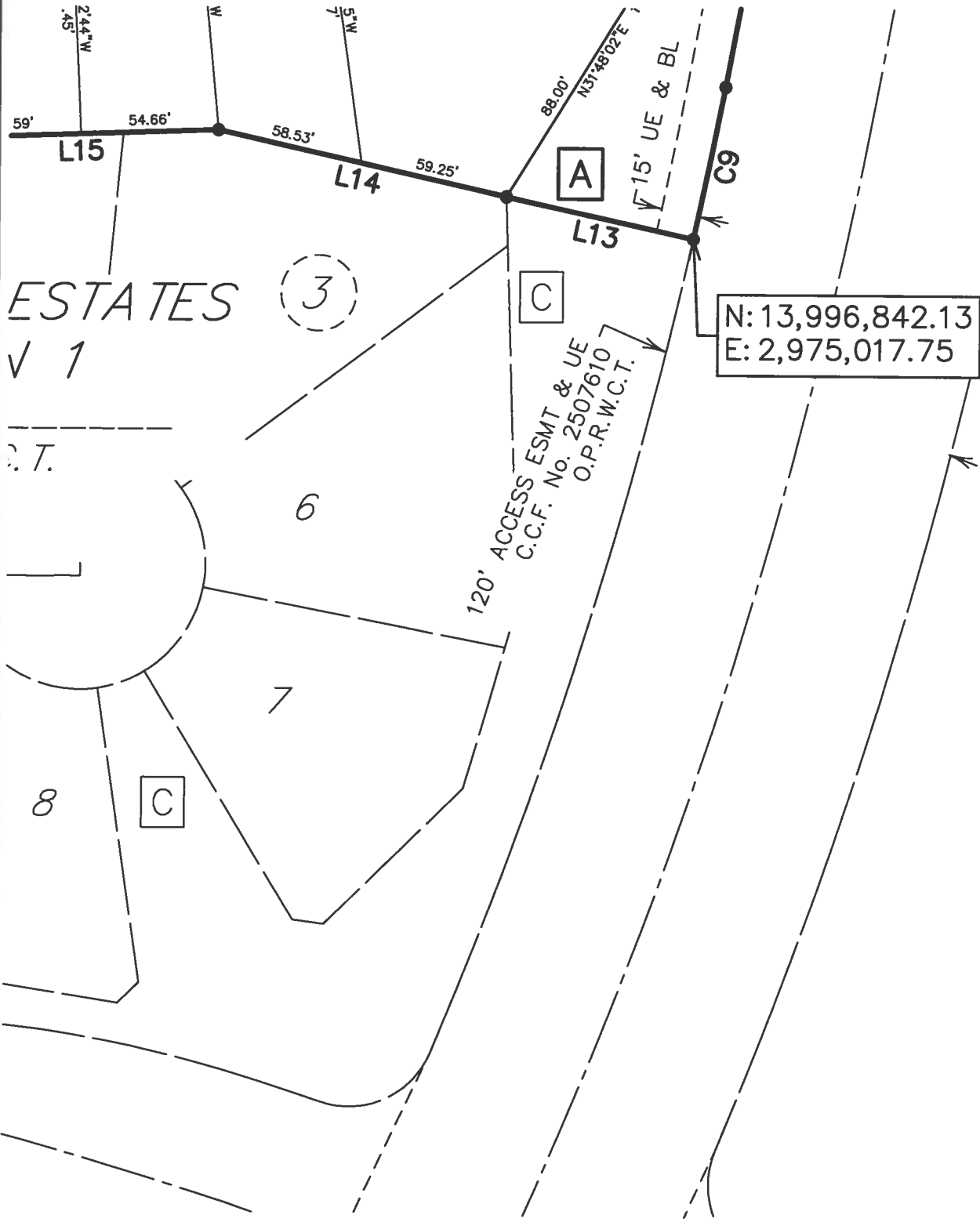
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520 Madison Avenue, 21st floor
New York, NY 10022
936.777.600
hbibb@glenmontdevelopment.com



QUIDDITY

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Texas Board of Professional Engineers and Land Surveyors
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1862 Rock Prairie Rd. Suite 200 • College Station, TX 77845 • 979.731.8000

Item 10.



DATE: JUNE 2025

SCALE 1"=60'

SHEET 100 OF 1

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WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Woodhaven Estates Section 3

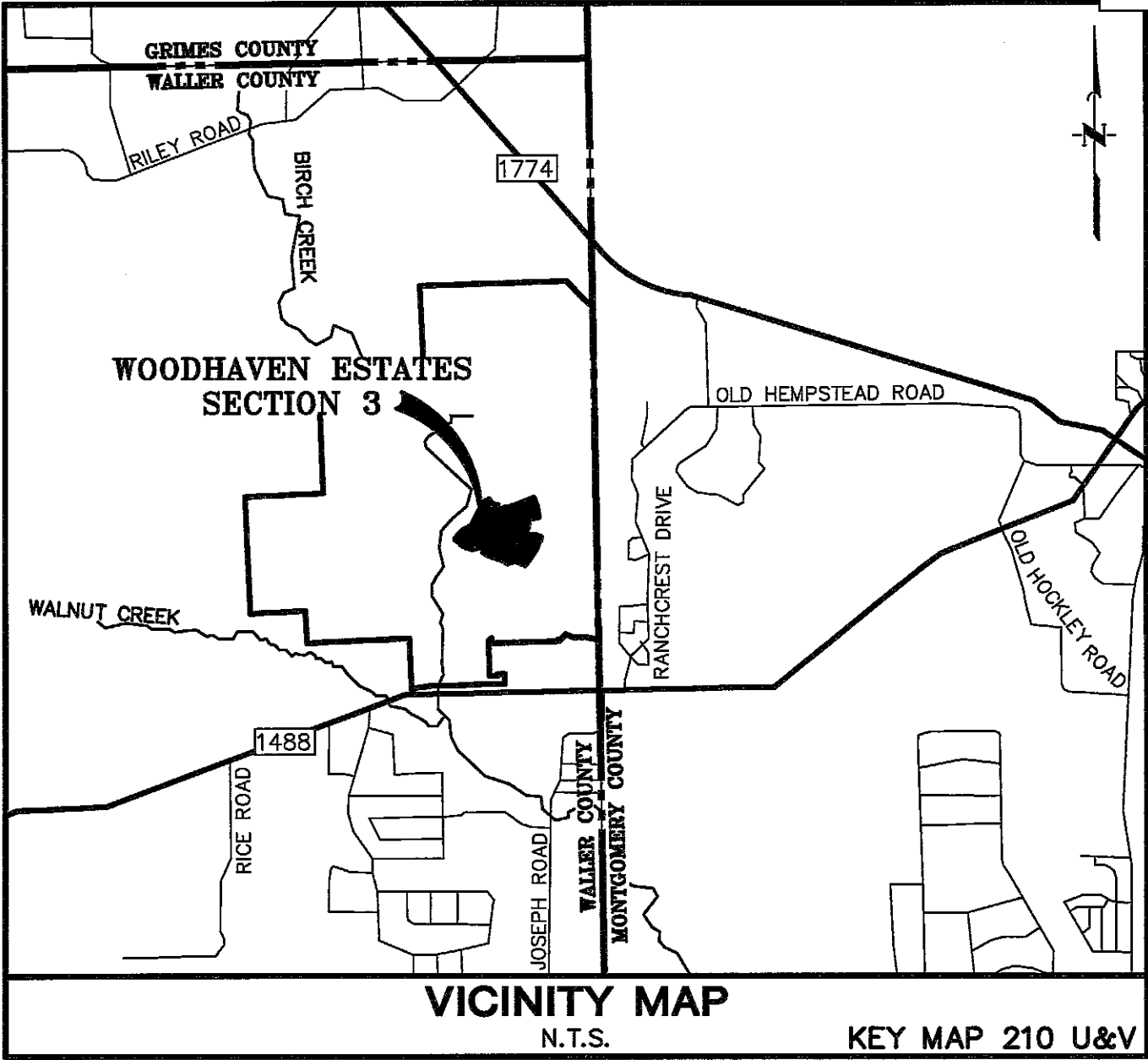
Date: September 17, 2025

Background

Final Plat of Woodhaven Estates Section 3 which consists of 94.90 acres will include 309 Lots, 12 Blocks and 10 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF
WOODHAVEN
ESTATES
SEC 3

**A SUBDIVISION OF 94.90 ACRES OF LAND
OUT OF THE
WILLIAM HILLHOUSE SURVEY, A-136
WALLER COUNTY, TEXAS**

309 LOTS 10 RESERVES 12 BLOCKS

AUGUST 2025

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1A OF 1

**FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3**

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmandevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-52350 & M046100
1862 Rock Prairie Rd, Suite 200, College Station TX, 77945 979.751.8000

rvillarreal@quiddity.com

STATE OF TEXAS §
COUNTY OF WALLER §

A METES AND BOUNDS description of a certain 94.90 acre tract out of the William Hillhouse Survey, Abstract No. 136, in Waller County, Texas, being a portion of a called 722.09 acre tract conveyed by Special Warranty Deed to DRP TX 1, LLC recorded in File No. 2404338 of the Official Public Records of Waller County (OPRWC), said 94.90 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204);

COMMENCING at a found 5/8-inch iron rod, marking the most southerly southeast corner of said 722.09 acre tract, and being in the north right-of-way line of FM 1488 as shown on TxDOT Map, Project No. S1452 (4) (100-foot wide right-of-way);

THENCE North 16°24'48" East, 4311.03 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking a south corner, the POINT OF BEGINNING of the herein described subject tract;

THENCE over and across said 722.09 acre tract, the following sixty (60) courses and distances:

- 1. North 55°18'30" West, 120.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
- 2. Along said non-tangent curve to the right having a radius of 30.00 feet, an arc length of 46.73 feet, a delta angle of 89°15'12", and a chord bearing of South 79°20'08" West, 42.15 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
- 3. Along said reverse curve to the left having a radius of 395.00 feet, an arc length of 299.70 feet, a delta angle of 43°28'19", and a chord bearing of North 77°46'26" West, 292.56 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
- 4. Along said reverse curve to the right having a radius of 25.00 feet, an arc length of 31.05 feet, a delta angle of 71°09'56", and a chord bearing of North 63°55'37" West, 29.09 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 5. South 61°39'21" West, 50.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
- 6. Along said non-tangent curve to the left having a radius of 295.00 feet, an arc length of 14.68 feet, a delta angle of 02°51'05", and a chord bearing of North 29°46'11" West, 14.68 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 7. South 58°48'16" West, 115.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 8. North 85°35'22" West, 16.26 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 9. North 49°59'01" West, 99.50 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 10. North 65°12'06" West, 178.21 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 11. North 71°21'50" West, 239.07 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 12. North 72°49'23" West, 167.90 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 13. North 58°51'45" West, 244.45 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
- 14. Along said non-tangent curve to the right having a radius of 1170.00 feet, an arc length of 268.86 feet, a delta angle of 13°09'58", and a chord bearing of North 21°54'10" East, 268.27 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 15. North 28°29'09" East, 29.46 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
- 16. Along said tangent curve to the right having a radius of 30.00 feet, an arc length of 47.12 feet, a delta angle of 90°00'00", and a chord bearing of North 73°29'09" East, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 17. South 61°30'51" East, 1.76 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 18. North 28°29'09" East, 90.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
- 19. Along said non-tangent curve to the right having a radius of 30.00 feet, an arc length of 49.19 feet, a delta angle of 93°57'17", and a chord bearing of North 14°32'13" West, 43.87 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 20. North 57°33'34" West, 60.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
- 21. Along said non-tangent curve to the left having a radius of 830.00 feet, an arc length of 8.00 feet, a delta angle of 00°33'09", and a chord bearing of South 32°09'51" West, 8.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
- 22. Along said reverse curve to the right having a radius of 30.00 feet, an arc length of 45.34 feet, a delta angle of 86°35'52", and a chord bearing of South 75°11'13" West, 41.15 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 23. North 61°30'51" West, 1.52 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 24. South 28°29'09" West, 90.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
- 25. Along said non-tangent curve to the right having a radius of 30.00 feet, an arc length of 47.12 feet, a delta angle of 90°00'00", and a chord bearing of South 16°30'51" East, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 26. South 28°29'09" West, 29.46 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 27. Along said tangent curve to the left having a radius of 1230.00 feet, an arc length of 157.11 feet, a delta angle of 07°19'06", and a chord bearing of South 24°49'36" West, 157.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 28. North 68°49'57" West, 115.68 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 29. South 68°32'10" West, 127.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 30. South 83°05'32" West, 128.04 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 31. North 79°44'11" West, 123.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 32. North 67°19'46" West, 100.84 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 33. North 64°38'13" West, 123.14 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 34. South 86°53'57" West, 13.27 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 35. North 44°39'18" West, 118.70 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 36. North 00°37'03" East, 20.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
- 37. Along said non-tangent curve to the right having a radius of 50.00 feet, an arc length of 67.61 feet, a delta angle of 77°28'33", and a chord bearing of North 50°38'40" West, 62.58 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 38. South 78°05'37" West, 20.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 39. North 50°48'40" West, 114.08 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. P-02220 & L2046190 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.781.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1B OF 1			

40. North 07°10'43" West, 14.48 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), from which a found 8-inch treated fence post, marking a north interior corner of a called 657.34 acre tract conveyed by Special Warranty Deed to DDSMK, Ltd. recorded in File No. 2406474 OPRWC and the southeast corner of a called 229 acre tract conveyed by Deed to Lone Star Development Company recorded in Volume 72, Page 124 of the Deed Records of Waller County (DRWC) bears: North 70°31'40" West, 4813.70 feet;

41. North 36°27'14" East, 222.21 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

42. North 47°43'35" East, 118.31 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

43. North 52°33'11" East, 112.25 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

44. North 64°20'09" East, 135.64 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

45. North 56°22'28" East, 143.80 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

46. North 32°40'36" East, 145.37 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

47. North 17°46'53" East, 82.41 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

48. North 28°36'19" East, 114.02 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

49. North 28°16'36" East, 585.92 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

50. North 61°18'08" East, 187.97 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

51. South 28°57'15" East, 30.57 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;

52. Along said non-tangent curve to the left having a radius of 325.00 feet, an arc length of 354.27 feet, a delta angle of 62°27'19", and a chord bearing of South 60°26'18" East, 336.99 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

53. South 00°00'00" East, 135.57 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

54. North 83°42'19" East, 151.60 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

55. North 68°38'32" East, 120.87 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

56. North 82°35'19" East, 149.14 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

57. North 75°06'37" East, 119.33 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

58. North 70°28'39" East, 130.22 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

59. North 66°42'30" East, 50.05 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

60. North 68°15'23" East, 582.88 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right, being in a common line of said 722.09 acre tract and a called 883.45 acre tract conveyed by Special Warranty Deed with Vendor's Lien to 1605 Investments, LTD. recorded in File No. 2404340 OPRWC;

THENCE Along said common line, and along said non-tangent curve to the right having a radius of 1950.00 feet, an arc length of 711.47 feet, a delta angle of 20°54'17", and a chord bearing of South 13°42'30" East, 707.53 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

THENCE over and across said 722.09 acre tract, the following eleven (11) courses and distances:

1. South 78°36'55" West, 338.03 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
2. South 03°30'56" West, 153.71 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
3. South 10°19'42" West, 147.88 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
4. South 21°05'44" West, 206.25 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
5. South 69°09'13" East, 24.63 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
6. Along said tangent curve to the left having a radius of 1470.00 feet, an arc length of 91.38 feet, a delta angle of 03°33'42", and a chord bearing of South 70°56'04" East, 91.36 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the left;
7. Along said compound curve to the left having a radius of 500.00 feet, an arc length of 80.01 feet, a delta angle of 09°10'05", and a chord bearing of South 77°17'57" East, 79.92 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
8. South 81°53'00" East, 74.64 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
9. Along said tangent curve to the right having a radius of 500.00 feet, an arc length of 68.98 feet, a delta angle of 07°54'15", and a chord bearing of South 77°55'52" East, 68.92 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
10. South 73°58'45" East, 11.26 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
11. Along said tangent curve to the left having a radius of 30.00 feet, an arc length of 43.72 feet, a delta angle of 83°30'07", and a chord bearing of North 64°16'11" East, 39.95 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), being in a common line of said 722.09 acre tract and said 883.45 acre tract;

THENCE along common lines of said 722.09 acre tract and said 883.45 acre tract, the following three (3) courses and distances:

1. South 74°42'33" East, 120.24 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
2. Along said non-tangent curve to the left having a radius of 30.00 feet, an arc length of 43.94 feet, a delta angle of 83°55'31", and a chord bearing of South 26°42'28" East, 40.12 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
3. Along said reverse curve to the right having a radius of 500.00 feet, an arc length of 25.72 feet, a delta angle of 02°56'51", and a chord bearing of South 67°11'48" East, 25.72 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

THENCE over and across said 722.09 acre tract, the following four (4) courses and distances:

1. South 17°55'23" West, 90.99 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
2. Along said non-tangent curve to the left having a radius of 30.00 feet, an arc length of 47.04 feet, a delta angle of 89°50'17", and a chord bearing of South 63°00'15" West, 42.37 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
3. Along said reverse curve to the right having a radius of 2060.00 feet, an arc length of 597.68 feet, a delta angle of 16°37'25", and a chord bearing of South 26°23'50" West, 595.59 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
4. South 34°42'32" West, 384.39 feet to the POINT OF BEGINNING, CONTAINING 94.90 acres of land in Waller County, Texas filed in the offices of Quiddity in College Station, Texas.

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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-35260 & S-0045100 2652 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.781.8000 rwillarreal@quiddity.com
SCALE 1"=80'			
SHEET 1B2 OF 1			

LEGEND

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

RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape and Incidental
Utility Purposes Only
0.27 AC
11,922 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape and Incidental
Utility Purposes Only
0.57 AC
24,871 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Open Space,
Landscape and Incidental
Utility Purposes Only
2.04 AC
88,899 Sq. Ft.

RESTRICTED RESERVE [D]
Restricted to Open Space,
Landscape and Incidental
Utility Purposes Only
0.36 AC
15,745 Sq. Ft.

RESTRICTED RESERVE [E]
Restricted to Drainage and
Detention and Incidental
Utility Purposes Only
9.99 AC
434,948 Sq. Ft.

RESTRICTED RESERVE [F]
Restricted to Open Space,
Landscape and Incidental
Utility Purposes Only
0.37 AC
16,106 Sq. Ft.

RESTRICTED RESERVE [G]
Restricted to Open Space,
Landscape and Incidental
Utility Purposes Only
0.36 AC
15,550 Sq. Ft.

RESTRICTED RESERVE [H]
Restricted to Open Space,
Landscape and Incidental
Utility Purposes Only
0.59 AC
25,853 Sq. Ft.

RESTRICTED RESERVE [I]
Restricted to Open Space,
Landscape and Incidental
Utility Purposes Only
0.33 AC
14,563 Sq. Ft.

RESTRICTED RESERVE [J]
Restricted to Open Space,
Landscape and Incidental
Utility Purposes Only
0.42 AC
18,455 Sq. Ft.

RESERVE TOTAL
15.30 AC
666,468 Sq. Ft.

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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. C-25500 & 10045100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1C OF 1			

GENERAL NOTES

1. One-foot reserve (1' Reserve) dedicated to the public in fee as a buffer separation between the side of end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title shall thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. According to Map No. 48473C0100E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Waller County, dated February 18, 2009, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500-year) floodplain, Shaded Zone "X", defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, Zone "AE", defined as special flood hazard areas subject to inundation by the 1% annual chance (100-year) flood with base flood elevations determined, and Floodway Areas in Zone "AE", defined as a channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Quiddity assumes no liability as to the accuracy of the location of the flood zone limits.

3. 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.
4. No structure in this subdivision shall be occupied until connected to a public sewer system or to an onsite wastewater system has been approved and permitted by Waller County Environmental Department.
5. No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
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. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid DRP TX 1, LLC, a Delaware Limited Liability Company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
- (a) the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (b) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (c) electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (d) gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
8. TBM 50: Being a 3-inch aluminum disc set in a concrete monument marked "TBM-50 ELEV 255.97", Located on the north side of FM 1488, being 41.0 feet southwest of the southeast corner of Restricted Reserve "A-2" & "A-3" of the Partial Replat of Remington Forest, recorded in Volume 920, Page 202 of the Official Public Records of Waller County, conveyed to DRP TX 1, LLC, recorded in File No. 2404350 of Official Public Records of Waller County, also being 8.5 feet north of the edge of pavement of FM 1488.
9. Coordinates and bearings shown hereon are surface as based on the Texas State Plane Coordinate System (NAD83) South Central Zone (4204) with a surface adjustment factor of 1.0000353312 scaled from control point No. 1 having coordinates (X: 2966995.566, Y: 13991667.506).
10. All lots shall have a 10' back of lot building line measured from the lot line unless otherwise noted on the plat.

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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-22280 & 01001510 1862 Road: Prairie Rd, Suite 300, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1D OF 1			

STATE OF TEXAS §
COUNTY OF WALLER §

We, DRP TX 1, LLC, a Delaware limited liability company, acting by and through Houdin Honarvar, its Authorized Signer, owner of the 94.90 acre tract subdivided, in this plat of Woodhaven Estates Section 3, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets or drainage easements to conform to the grades, and bind ourselves, out heirs successors and assigns to warrant and defend the title to the land so dedicated.

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 subdivisions as described below.

- 1. There is a fifteen feet (15') unobstructed utility easement along all property lines adjacent to all existing publicly dedicated toads bordering the subdivision and public roads within the subdivision dedicated by this plat.
- 2. There is 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 provided 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 week 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 easements 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.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

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

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision Woodhaven Estates Section 3 where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and to hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, DRP TX 1, LLC, a Delaware limited liability company has caused these presents to be signed by Houdin Honarvar, its Authorized Signer, thereunto authorize, this 2nd day of September, 2025.

DRP TX 1, LLC
a Delaware limited liability company

By: DW General Partner, LLC
Its: Manager

By: *Houdin Honarvar*
Houdin Honarvar
Authorized Signatory

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@gienmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-224290 & L10047102 1212 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1E OF 1			

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STATE OF NEW YORK §
COUNTY OF NY §

BEFORE ME, the undersigned authority, on this day personally appeared Houdin Honarvar, its Authorized Signer known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of Sept, 2025

Josephine G. Cimino
Notary Public in and for the State of New York

Josephine G. Cimino
Print Name

My commission expires: 7-5-2028

JOSEPHINE G CIMINO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CI0026551
Qualified in Nassau County
My Commission Expires 7-5-2028

Certificate of Surveyor

This is to certify that I, Christopher E. Curtis, 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.

A Portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain "ZONE AE" as delineated on Waller County Community No. 480640, Map No. 48473C0100E, Panel 0100, suffix "E" dated February 18, 2009.

A Portion of this subdivision lies within the boundary of the 0.2% annual chance (500 year) floodplain "SHADED ZONE X" as delineated on Waller County Community No. 480640, Map No. 48473C0100E, Panel 0100, suffix "E" dated February 18, 2009.

Christopher E. Curtis 8/26/25

Christopher E. Curtis
Registered Professional Land Surveyor
Texas Registration No. 6111



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1F OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046200
1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000

rvillarreal@quiddity.com

I, J. Ross McCall, County Engineer of Waller County, Certify that the Plat of this subdivision complies with all existing rules and regulations of Waller County.
No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date

J. Ross McCall, PE
County Engineer

STATE OF TEXAS §
COUNTY OF WALLER §

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

Debbie Hollan
Waller County, Texas

By: _____

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 20____.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

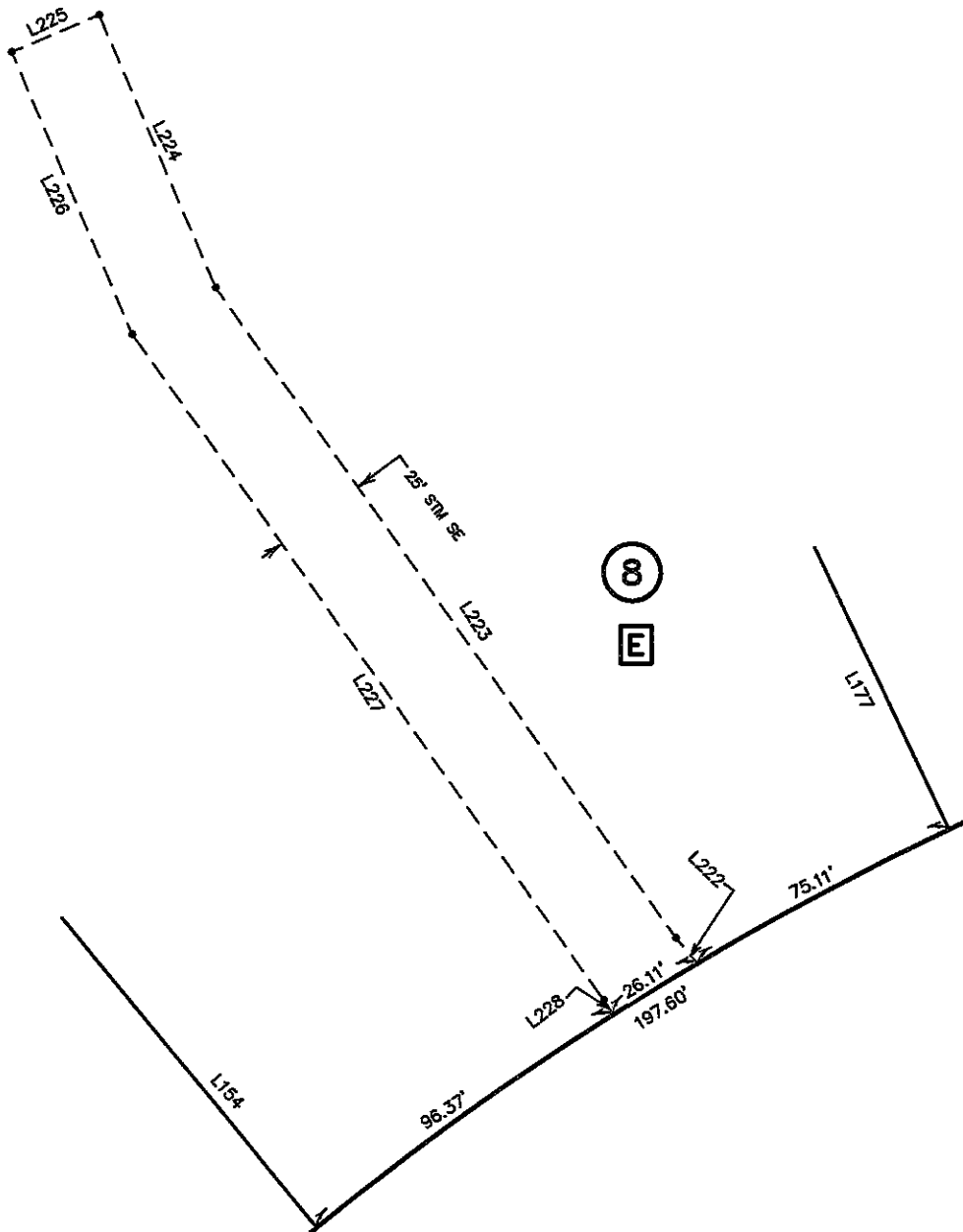
NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the current Waller County Subdivision and Development Regulations, in this regard.

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. P-52950 & R0046100 1862 Hook Prairie Rd, Suite 200, College Station TX, 77845 979.751.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1G OF 1			

K:\28166\28166-0015-01 WH East Sec 3\2 Design Phase\Planning\Woodhaven Section 3 - PLAT.dwg Sep 03, 2025 -- 9:28am RV

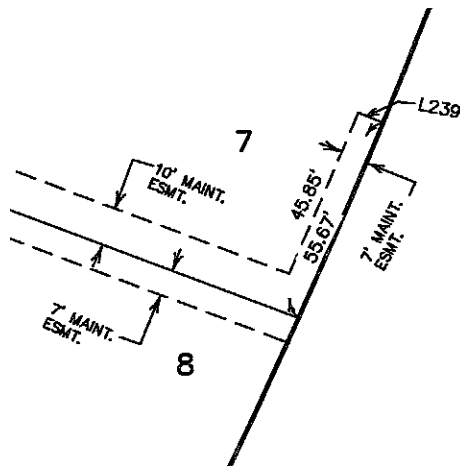
INSET DETAIL A

SCALE: 1"=20'



INSET DETAIL E

SCALE: 1"=20'



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1H OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



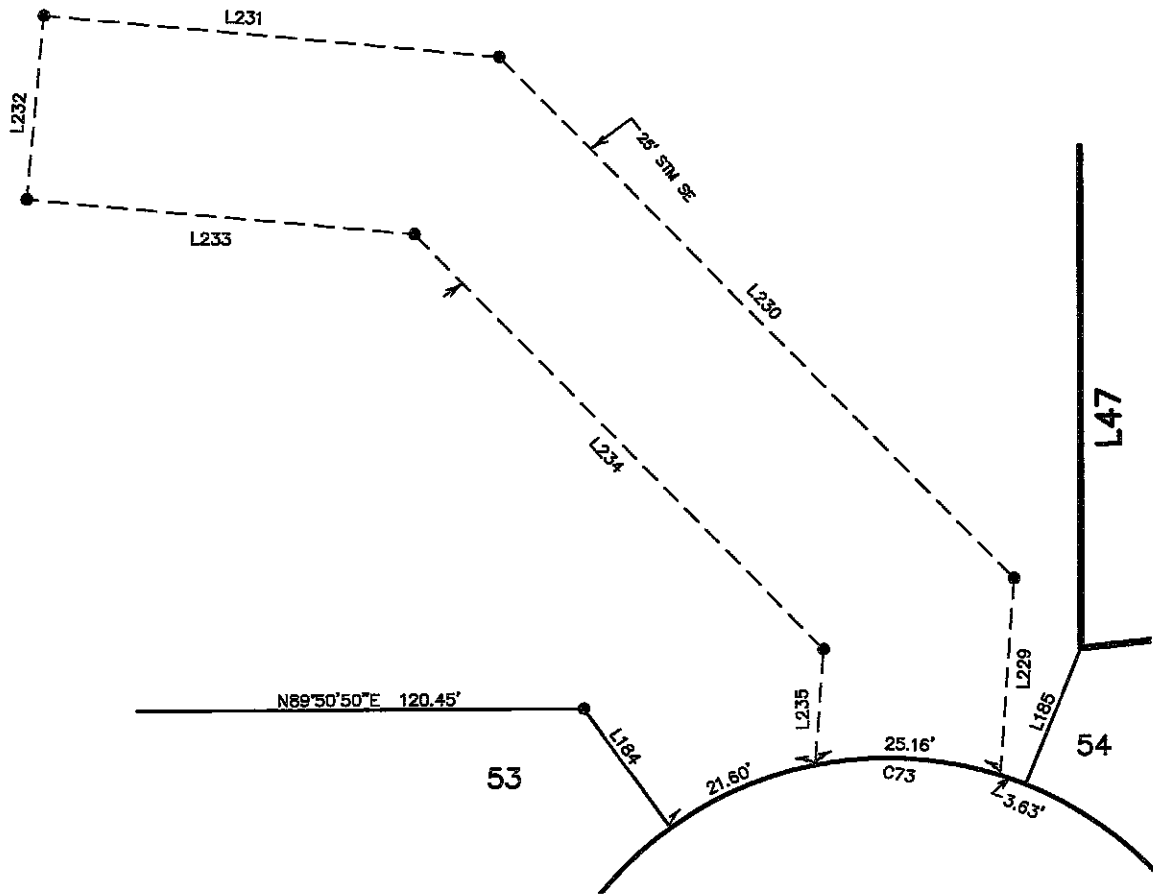
QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23250 & 10045100
1862 Rock Prairie Rd, Suite 200, College Station TX, 77645 979.731.8000

rvillarreal@quiddity.com

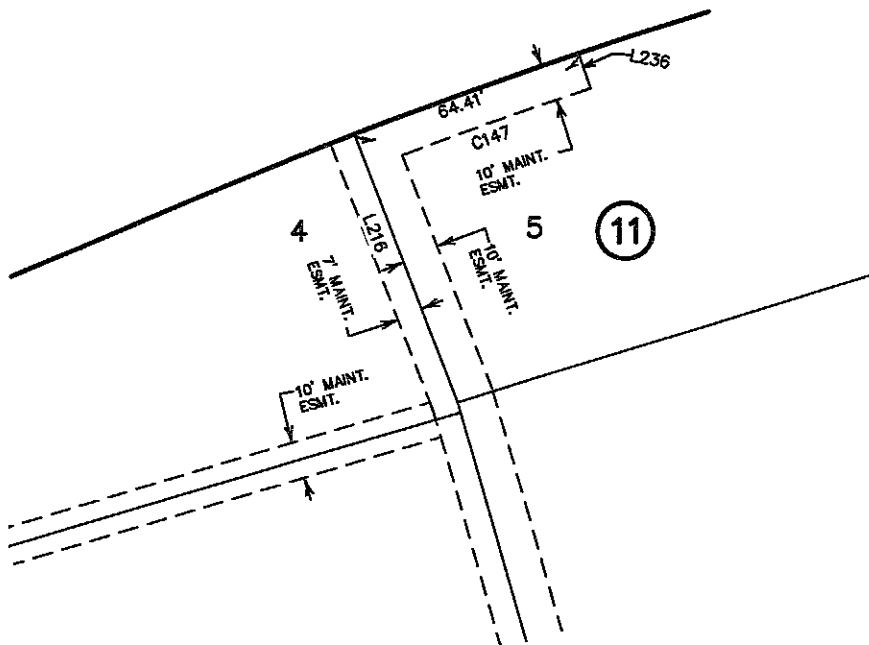
INSET DETAIL B

SCALE: 1"=20'



INSET DETAIL C

SCALE: 1"=20'



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DATE: AUGUST 2025

SCALE 1"=60'

SHEET 11 OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



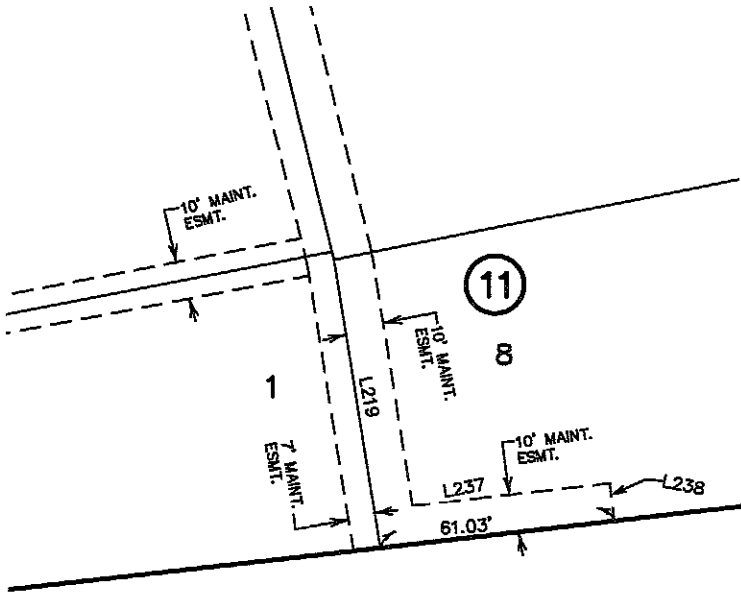
QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. E-22520 & L-2000100
1802 Rock Prairie Rd, Suite 500, College Station TX, 77845 979.751.8000

rvillarreal@quiddity.com

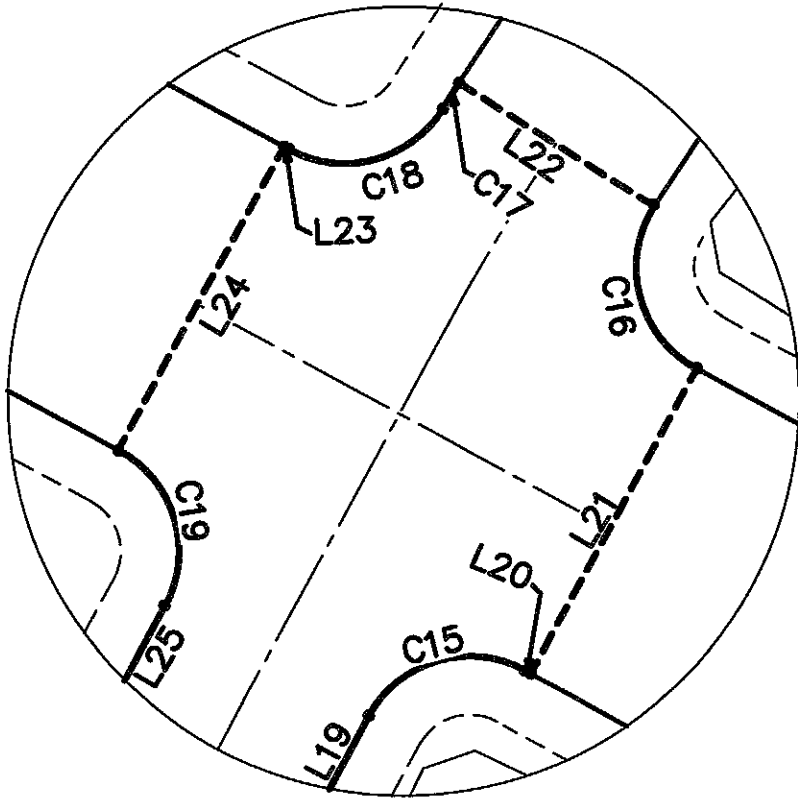
INSET DETAIL D

SCALE: 1"=20'



INSET DETAIL F

SCALE: 1"=20'



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1J OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-02220 & L0040100
1867 Rock Prairie Rd, Suite 200, College Station TX, 77948 979.731.8000

rvillarreal@quiddity.com

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S03°30'56"W	153.71'
L2	S10°19'42"W	147.88'
L3	S21°05'44"W	206.25'
L4	S69°09'13"E	24.63'
L5	S81°53'00"E	74.64'
L6	S73°58'45"E	11.26'
L7	S74°42'33"E	120.24'
L8	S17°55'23"W	90.99'
L9	N55°18'30"W	120.00'
L10	S61°39'21"W	50.00'
L11	S58°48'16"W	115.00'
L12	N85°35'22"W	16.26'
L13	N49°59'01"W	99.50'
L14	N65°12'06"W	178.21'
L15	N71°21'50"W	239.07'
L16	N72°49'23"W	167.90'
L17	N58°51'45"W	160.11'
L18	N58°51'45"W	84.34'
L19	N28°29'09"E	29.46'
L20	S61°30'51"E	1.76'
L21	N28°29'09"E	90.00'
L22	N57°33'34"W	60.00'
L23	N61°30'51"W	1.52'
L24	S28°29'09"W	90.00'
L25	S28°29'09"W	29.46'
L26	N68°49'57"W	115.68'
L27	S68°52'10"W	127.78'
L28	S83°05'32"W	128.04'
L29	N79°44'11"W	123.78'
L30	N67°19'46"W	100.84'
L31	N64°38'13"W	123.14'
L32	S86°53'57"W	13.27'
L33	N44°39'18"W	118.70'
L34	N00°37'03"E	20.00'
L35	S78°05'37"W	20.00'
L36	N50°48'40"W	114.08'
L37	N07°10'43"W	14.48'
L38	N36°27'14"E	222.21'
L39	N47°43'35"E	118.31'

LINE TABLE		
LINE	BEARING	DISTANCE
L63	N20°50'47"E	490.00'
L64	S69°09'13"E	383.07'
L65	N73°58'45"W	382.66'
L66	N15°17'27"E	106.81'
L67	N34°42'32"E	326.44'
L68	N10°55'47"E	198.23'
L69	S32°17'17"W	4.76'
L70	N47°30'49"W	9.29'
L71	S20°48'16"E	147.72'
L72	N67°26'39"E	196.33'
L73	N26°55'10"E	5.98'
L74	S52°22'05"E	4.06'
L75	S83°28'58"W	249.67'
L76	S61°30'51"E	155.52'
L77	S44°01'42"E	105.72'
L78	N65°27'55"W	5.00'
L79	N63°10'24"E	120.95'
L80	N28°29'09"E	208.44'
L81	N61°30'51"W	8.00'
L82	N58°18'36"W	322.68'
L83	N31°41'24"E	270.00'
L84	N13°55'10"W	105.32'
L85	N14°05'39"E	80.23'
L86	N26°22'09"E	139.81'
L87	N71°05'40"E	14.21'
L88	N10°12'25"W	13.44'
L89	N37°33'10"E	102.78'
L90	N44°22'30"E	95.42'
L91	N49°43'22"E	69.40'
L92	N57°13'34"E	100.97'
L93	N64°44'08"E	75.15'
L94	N68°55'42"E	81.57'
L95	N76°22'07"E	89.11'
L96	N83°21'46"E	103.73'
L97	S88°36'51"E	104.34'
L98	S80°28'04"E	112.43'
L99	S71°10'18"E	84.86'
L100	N25°09'46"W	13.89'
L101	N20°50'47"E	114.63'

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1K OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-25520 & L1046519
1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.791.8000

rvillarreal@quiddity.com

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L39	N47°43'35"E	118.31'
L40	N52°33'11"E	112.25'
L41	N64°20'09"E	135.64'
L42	N56°22'28"E	143.80'
L43	N32°40'36"E	145.37'
L44	N17°46'53"E	82.41'
L45	N28°36'19"E	114.02'
L46	N61°18'08"E	187.97'
L47	S00°00'00"E	135.57'
L48	N83°42'19"E	151.60'
L49	N68°38'32"E	120.87'
L50	N82°35'19"E	149.14'
L51	N75°06'37"E	119.33'
L52	N70°28'39"E	130.22'
L53	N66°42'30"E	50.05'
L54	N68°15'23"E	582.88'
L55	S78°36'55"W	338.03'
L56	S72°03'22"E	162.02'
L57	S72°37'02"W	3.79'
L58	S61°30'51"E	135.88'
L59	N69°09'13"W	518.34'
L60	N69°09'13"W	398.69'
L61	S35°05'11"E	3.56'
L62	N69°09'13"W	559.60'

L101	N20°50'47"E	114.63'
L102	N65°50'47"E	14.14'
L103	N72°40'44"W	97.30'
L104	N55°08'58"W	76.16'
L105	N28°04'03"W	109.59'
L106	N22°15'27"E	161.75'
L107	N25°38'42"E	180.40'
L108	N29°04'08"E	125.25'
L109	N33°39'50"E	133.63'
L110	N36°25'16"E	153.78'
L111	N75°37'40"E	73.46'
L112	S56°02'09"E	13.30'
L113	N70°28'37"E	13.16'
L114	S60°40'06"E	111.97'
L115	S24°09'13"E	14.14'
L116	N20°50'47"E	114.82'
L117	N15°29'35"E	70.67'
L118	N25°11'58"E	59.27'
L119	N29°25'02"E	58.78'
L120	N44°28'53"E	55.45'
L121	N65°05'28"E	55.45'
L122	N85°42'03"E	55.45'
L123	S74°19'12"E	57.42'
L124	N69°09'13"W	490.20'

DATE: AUGUST 2025

SCALE 1"=80'

SHEET 1L OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
938.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. P-037090 & L-00045102
1862 Rock Pointe Rd, Suite 200, College Station, TX, 77945 979.731.8000

rvillarreal@quiddity.com

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LINE TABLE		
LINE	BEARING	DISTANCE
L125	S20°51'35"W	77.46'
L126	N24°20'21"E	61.39'
L127	N27°40'26"E	61.39'
L128	N31°18'42"E	61.10'
L129	N38°18'29"E	63.45'
L130	N46°18'15"E	63.45'
L131	N54°18'01"E	63.45'
L132	N62°17'47"E	63.45'
L133	N70°17'33"E	63.45'
L134	N78°17'19"E	63.45'
L135	N86°17'05"E	63.45'
L136	S85°43'09"E	63.45'
L137	S77°53'37"E	60.74'
L138	S70°33'03"E	70.14'
L139	N69°09'13"W	449.20'
L140	N56°15'22"W	113.18'
L141	S09°18'58"E	13.66'
L142	N37°37'27"E	83.71'
L143	N46°14'44"E	33.96'
L144	N59°25'28"E	140.19'
L145	N73°32'44"E	14.16'
L146	S01°33'13"W	20.00'
L147	S67°11'16"W	20.00'
L148	N17°08'44"W	14.30'
L149	N27°13'23"E	76.70'
L150	N48°20'47"E	62.14'
L151	S31°41'24"W	116.59'
L152	N57°01'23"W	103.04'
L153	N28°03'49"W	110.90'
L154	S39°10'27"E	106.18'
L155	N02°37'55"E	112.97'
L156	N33°45'41"E	90.07'
L157	N77°43'33"E	14.40'
L158	N58°18'36"W	115.00'
L159	S58°18'36"E	112.24'
L160	N31°57'56"E	207.14'
L161	N52°50'31"E	45.23'
L162	N68°43'45"E	45.06'
L163	N79°30'12"E	45.41'
L164	S76°26'40"E	91.84'
L165	S50°41'16"E	47.49'

LINE TABLE		
LINE	BEARING	DISTANCE
L187	N00°07'51"E	59.14'
L188	S07°13'29"E	134.52'
L189	N03°34'29"W	118.47'
L190	N04°47'03"E	120.25'
L191	S46°02'31"E	156.75'
L192	S16°27'15"E	190.66'
L193	S11°38'12"E	200.07'
L194	S02°15'31"E	174.02'
L195	N06°31'02"W	143.61'
L196	S89°45'34"E	153.34'
L197	S66°18'08"E	176.68'
L198	S73°55'49"E	114.09'
L199	S30°16'38"E	14.47'
L200	N13°22'33"E	116.18'
L201	N04°35'05"W	70.01'
L202	N10°00'35"E	102.55'
L203	N10°42'19"W	70.30'
L204	N02°00'09"W	118.16'
L205	S34°28'44"E	13.76'
L206	N86°49'35"W	106.44'
L207	N52°02'31"E	20.00'
L208	N20°33'32"W	26.89'
L209	N12°44'27"W	128.97'
L210	N08°05'33"W	117.91'
L211	N04°38'09"W	118.19'
L212	N00°59'28"W	59.42'
L213	N05°45'29"E	59.41'
L214	N11°12'29"E	49.39'
L215	S34°05'48"E	14.07'
L216	N20°58'24"W	77.50'
L217	N15°39'38"W	67.40'
L218	N13°54'45"W	67.46'
L219	S09°04'00"E	76.16'
L220	S61°26'38"E	191.32'
L221	S34°05'48"W	14.50'
L222	S40°41'22"E	8.80'
L223	S35°09'16"E	210.73'
L224	S23°03'31"E	78.31'
L225	N66°56'29"E	25.00'
L226	N23°03'31"W	80.96'
L227	N35°09'16"W	215.92'

DATE: AUGUST 2025

SCALE 1"=80'

SHEET 1M OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
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a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No.: F-23250 & L-0045100
2882 Rock Prairie Rd., Suite 200, College Station, TX, 77845 979.731.8000

rvillarreal@quiddity.com

K:\28166\28166-0015-01 WH East Sec 3\2 Design Phase\Planning\Woodhaven Section 3 - PLAT.dwg Sep 03,2025 -- 9:38am RV

L166	S31°52'09"E	86.76'
L167	N39°41'41"W	78.66'
L168	N51°12'56"W	159.23'
L169	N67°07'11"W	74.33'
L170	N06°47'39"E	114.88'
L171	N51°05'24"E	14.31'
L172	S84°36'51"E	49.15'
L173	S89°39'40"E	118.22'
L174	N83°53'05"E	118.22'
L175	N76°47'21"E	112.59'
L176	S81°17'17"E	92.64'
L177	S25°32'02"E	82.28'
L178	S39°34'29"E	112.48'
L179	S10°19'15"E	230.38'
L180	S02°29'56"E	109.46'
L181	S08°30'50"E	125.85'
L182	N00°09'10"W	115.00'
L183	N44°50'50"E	14.14'
L184	S35°43'52"E	20.00'
L185	S22°00'30"W	20.00'
L186	N11°39'08"E	78.25'

L228	N32°31'18"W	4.62'
L229	S03°59'00"W	26.73'
L230	S44°19'30"E	99.17'
L231	S84°35'22"E	61.63'
L232	N05°24'38"E	25.00'
L233	N84°35'22"W	52.47'
L234	N44°19'30"W	78.80'
L235	N03°59'00"E	15.78'
L236	N18°28'18"W	10.00'
L237	S83°28'58"W	51.46'
L238	S06°31'02"E	10.00'
L239	S67°36'56"E	7.00'
L240	N66°04'31"W	77.40'
L241	S73°58'45"E	12.66'

K:\28166\28166-0015-01 WH East Sec 3\2 Design Phase\Planning\Woodhaven Section 3 -- PLAT.dwg Sep 03,2025 -- 9:38am rvl

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1N OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-25220 & 1004210
1662 Rodd Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1950.00'	20°54'17"	711.47'	N13°42'30"W	707.53'	359.73'
C2	1470.00'	3°33'42"	91.38'	S70°56'04"E	91.36'	45.70'
C3	500.00'	9°10'05"	80.01'	S77°17'57"E	79.92'	40.09'
C4	500.00'	7°54'15"	68.98'	N77°55'52"W	68.92'	34.54'
C5	30.00'	83°30'07"	43.72'	N64°16'11"E	39.95'	26.78'
C6	30.00'	83°55'31"	43.94'	S26°42'28"E	40.12'	26.98'
C7	500.00'	2°56'51"	25.72'	N67°11'48"W	25.72'	12.86'
C8	30.00'	89°50'17"	47.04'	S63°00'15"W	42.37'	29.92'
C9	2060.00'	16°37'25"	597.68'	N26°23'50"E	595.59'	300.96'
C10	30.00'	89°15'12"	46.73'	N79°20'08"E	42.15'	29.61'
C11	395.00'	43°28'19"	299.70'	N77°46'26"W	292.56'	157.48'
C12	25.00'	71°09'56"	31.05'	S63°55'37"E	29.09'	17.89'
C13	295.00'	2°51'05"	14.68'	N29°46'11"W	14.68'	7.34'
C14	1170.00'	13°09'58"	268.86'	S21°54'10"W	268.27'	135.02'
C15	30.00'	90°00'00"	47.12'	S73°29'09"W	42.43'	30.00'
C16	30.00'	93°57'17"	49.19'	S14°32'13"E	43.87'	32.15'
C17	830.00'	0°33'09"	8.00'	S32°09'51"W	8.00'	4.00'
C18	30.00'	86°35'52"	45.34'	N75°11'13"E	41.15'	28.27'
C19	30.00'	90°00'00"	47.12'	N16°30'51"W	42.43'	30.00'
C20	1230.00'	7°19'06"	157.11'	S24°49'36"W	157.00'	78.66'
C21	50.00'	77°28'33"	67.61'	S50°38'40"E	62.58'	40.11'
C22	3415.00'	0°30'46"	30.57'	S28°57'15"E	30.57'	15.28'
C23	325.00'	62°27'19"	354.27'	S60°26'18"E	336.99'	197.04'
C24	320.00'	33°24'21"	186.57'	N45°02'50"W	183.94'	96.02'
C25	1800.00'	10°18'22"	323.77'	N66°54'11"W	323.34'	162.32'
C26	1200.00'	7°40'33"	160.76'	S68°13'06"E	160.64'	80.50'
C27	50.00'	84°29'10"	73.73'	S22°08'14"E	67.23'	45.41'
C28	1200.00'	11°18'12"	236.74'	S25°45'27"W	236.35'	118.75'
C29	600.00'	79°26'14"	831.87'	S71°07'40"W	766.82'	498.46'
C30	50.00'	90°16'14"	78.78'	N24°01'06"W	70.88'	50.24'
C31	1800.00'	16°06'04"	505.83'	N29°10'03"E	504.16'	254.59'
C32	50.00'	73°37'42"	64.25'	N74°01'56"E	59.92'	37.42'
C33	50.00'	77°33'58"	67.69'	S72°03'48"W	62.64'	40.18'
C34	900.00'	9°28'24"	148.81'	S28°32'37"W	148.64'	74.57'
C35	1000.00'	13°23'34"	233.75'	S23°45'16"W	233.22'	117.41'
C36	300.00'	80°23'44"	420.95'	S70°38'55"W	387.26'	253.50'
C37	800.00'	78°24'21"	1094.75'	S71°38'36"W	1011.31'	652.53'
C38	1500.00'	4°49'32"	126.33'	S71°33'59"E	126.30'	63.20'
C39	600.00'	1°54'09"	19.92'	N73°01'41"W	19.92'	9.96'
C40	2000.00'	19°25'05"	677.82'	N25°00'00"E	674.58'	342.19'
C41	1200.00'	37°20'02"	781.92'	N83°17'40"W	768.16'	405.41'
C42	50.00'	89°51'55"	78.42'	S57°01'43"E	70.63'	49.88'

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 10 OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



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Texas Board of Professional Engineers and Land Surveyors
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K:\28166\28166-0015-01 WH East Sec 3\2 Design Phase\Planning\Woodhaven Section 3 - PLAT.dwg Sep 03, 2025 -- 9:39am rvl

C43	1500.00'	16°25'48"	430.14'	S03°52'52"E	428.66'	216.55'
C44	2000.00'	10°45'08"	375.32'	S01°26'42"E	374.77'	188.21'
C45	50.00'	76°23'21"	66.66'	S42°07'33"W	61.83'	39.34'
C46	2000.00'	12°52'34"	449.46'	N73°52'56"E	448.52'	225.68'
C47	1200.00'	18°58'05"	397.26'	N05°24'19"W	395.45'	200.47'
C48	1500.00'	5°30'45"	144.32'	S70°12'02"W	144.26'	72.22'
C49	50.00'	87°55'31"	76.73'	N63°04'50"W	69.42'	48.22'
C50	1500.00'	10°15'03"	268.37'	N13°59'32"W	268.01'	134.54'
C51	50.00'	92°20'59"	80.59'	N37°18'29"E	72.15'	52.09'
C52	1200.00'	32°01'12"	670.63'	N04°35'39"W	661.93'	344.32'
C53	50.00'	103°57'24"	90.72'	N63°23'39"E	78.78'	63.95'
C54	320.00'	104°16'54"	582.42'	N83°49'51"E	505.29'	411.66'
C55	500.00'	9°58'53"	87.11'	N49°01'08"W	87.00'	43.66'
C56	600.00'	38°38'19"	404.62'	S43°51'15"W	397.00'	210.34'
C57	600.00'	12°59'47"	136.10'	S33°47'53"E	135.81'	68.34'
C58	450.00'	34°41'16"	272.44'	N45°49'47"E	268.29'	140.54'
C59	50.00'	90°00'00"	78.54'	N13°18'36"W	70.71'	50.00'
C60	25.00'	24°12'58"	10.57'	N76°20'29"W	10.49'	5.36'
C61	50.00'	141°01'37"	123.07'	S17°56'09"E	94.27'	141.30'
C62	25.00'	31°54'55"	13.93'	N36°37'12"E	13.75'	7.15'
C63	25.00'	87°06'15"	38.01'	N17°57'44"W	34.45'	23.77'
C64	25.00'	85°55'11"	37.49'	N75°31'33"E	34.07'	23.28'
C65	25.00'	90°00'00"	39.27'	N65°50'47"E	35.36'	25.00'
C66	25.00'	90°00'00"	39.27'	N24°09'13"W	35.36'	25.00'
C67	25.00'	85°18'14"	37.22'	N53°34'53"E	33.88'	23.03'
C68	25.00'	94°20'07"	41.16'	N36°14'17"W	36.67'	26.97'
C69	25.00'	25°43'41"	11.23'	S65°13'16"W	11.13'	5.71'
C70	50.00'	139°51'10"	122.04'	S57°43'00"E	93.93'	136.83'
C71	25.00'	24°21'36"	10.63'	N00°01'48"E	10.55'	5.40'
C72	25.00'	47°08'53"	20.57'	N21°20'26"W	20.00'	10.91'
C73	50.00'	276°21'42"	241.17'	N86°44'02"W	66.68'	44.74'
C74	25.00'	49°17'05"	21.50'	S26°48'16"W	20.85'	11.47'

DATE: AUGUST 2025

SCALE 1"=80'

SHEET 1P OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
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ENGINEER/PLANNER/SURVEYOR:



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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C75	25.00'	92°06'51"	40.19'	N40°45'23"E	36.00'	25.94'
C76	25.00'	24°30'20"	10.69'	N08°29'14"W	10.61'	5.43'
C77	50.00'	126°16'04"	110.19'	S42°23'38"W	89.21'	98.70'
C78	25.00'	25°24'44"	11.09'	S87°10'42"E	11.00'	5.64'
C79	25.00'	90°46'46"	39.61'	N24°35'07"E	35.59'	25.34'
C80	25.00'	91°45'05"	40.03'	S66°40'48"E	35.89'	25.78'
C81	25.00'	24°21'36"	10.63'	N60°45'44"E	10.55'	5.40'
C82	50.00'	136°40'28"	119.27'	N63°04'50"W	92.94'	125.88'
C83	25.00'	24°21'36"	10.63'	S06°55'24"E	10.55'	5.40'
C84	25.00'	24°21'36"	10.63'	S20°57'16"E	10.55'	5.40'
C85	50.00'	141°34'07"	123.54'	N37°38'59"E	94.43'	143.45'
C86	25.00'	24°57'05"	10.89'	N84°02'30"W	10.80'	5.53'
C87	25.00'	87°38'45"	38.24'	S39°39'36"W	34.62'	23.99'
C88	25.00'	22°00'06"	9.60'	S00°59'18"W	9.54'	4.86'
C89	50.00'	149°17'27"	130.28'	N64°37'59"E	96.43'	182.09'
C90	25.00'	23°29'03"	10.25'	N52°27'49"W	10.18'	5.20'
C91	25.00'	92°38'42"	40.42'	S57°15'07"W	36.16'	26.18'
C92	25.00'	85°18'14"	37.22'	S31°43'20"E	33.88'	23.03'
C93	30.00'	90°45'10"	47.52'	N28°36'10"W	42.70'	30.40'
C94	500.00'	7°54'15"	68.98'	S70°01'38"E	68.92'	34.54'
C95	500.00'	7°13'23"	63.03'	N69°41'12"W	62.99'	31.56'
C96	25.00'	90°00'00"	39.27'	S65°50'47"W	35.36'	25.00'
C97	25.00'	90°00'00"	39.27'	S24°09'13"E	35.36'	25.00'
C98	25.00'	26°19'27"	11.49'	S82°18'56"E	11.39'	5.85'
C99	50.00'	150°19'17"	131.18'	N20°19'02"W	96.66'	188.72'
C100	25.00'	33°27'27"	14.60'	S38°06'53"W	14.39'	7.51'
C101	25.00'	28°12'37"	12.31'	S23°09'19"W	12.19'	6.28'
C102	50.00'	144°26'14"	126.05'	N81°16'07"E	95.22'	155.91'
C103	25.00'	42°38'28"	18.61'	N47°49'59"W	18.18'	9.76'
C104	25.00'	90°29'36"	39.49'	S18°11'08"E	35.51'	25.22'
C105	25.00'	88°06'53"	38.45'	N63°53'11"E	34.77'	24.19'
C106	25.00'	90°00'00"	39.27'	N24°09'13"W	35.36'	25.00'
C107	25.00'	90°00'00"	39.27'	N65°50'47"E	35.36'	25.00'
C108	25.00'	90°00'00"	39.27'	S65°50'47"W	35.36'	25.00'
C109	25.00'	83°29'41"	36.43'	N69°05'56"E	33.29'	22.31'
C110	25.00'	90°00'00"	39.27'	S24°09'13"E	35.36'	25.00'
C111	25.00'	99°48'48"	43.55'	N19°14'49"W	38.25'	29.70'
C112	25.00'	21°02'22"	9.18'	S58°38'02"E	9.13'	4.64'
C113	50.00'	147°17'38"	128.54'	S58°14'20"W	95.95'	170.40'
C114	25.00'	46°28'51"	20.28'	N07°49'57"E	19.73'	10.74'
C115	25.00'	86°37'22"	37.80'	N70°09'26"E	34.30'	23.57'
C116	25.00'	92°05'01"	40.18'	S26°00'51"E	35.99'	25.93'
C117	25.00'	83°03'35"	36.24'	S47°03'27"E	33.15'	22.14'

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 10 OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
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ENGINEER/PLANNER/SURVEYOR:



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K:\28166\28166-0015-01 WH East Sec 3\2 Design Phase\Planning\Woodhaven Section 3 - PLAT.dwg Sep 03,2025 - 9:40am rv

K:\28166\28166-0015-01 WH East Sec 3\2 Design Phase\Planting\Woodhaven Section 3 - PLAT.dwg Sep 03,2025 - 8:40am rv

C118	25.00'	92°54'57"	40.54'	N58°48'20"W	36.24'	26.31'
C119	25.00'	49°34'03"	21.63'	N26°08'08"E	20.96'	11.54'
C120	50.00'	276°21'06"	241.16'	S87°15'23"E	66.68'	44.74'
C121	25.00'	46°53'43"	20.46'	S21°59'04"E	19.90'	10.84'
C122	25.00'	84°37'40"	36.93'	S29°37'12"W	33.66'	22.76'
C123	25.00'	94°31'55"	41.25'	N65°17'23"W	36.73'	27.06'
C124	25.00'	85°49'53"	37.45'	S24°31'43"W	34.05'	23.24'
C125	25.00'	87°46'09"	38.30'	S52°37'57"E	34.66'	24.05'
C126	25.00'	82°44'17"	36.10'	S77°07'00"W	33.05'	22.02'
C127	25.00'	100°17'15"	43.76'	S82°21'00"W	38.38'	29.95'
C128	25.00'	56°11'43"	24.52'	S02°26'57"W	23.55'	13.35'
C129	50.00'	116°15'58"	101.46'	N32°29'05"E	84.93'	80.43'
C130	50.00'	81°40'34"	71.28'	S28°55'54"W	65.39'	43.22'
C131	25.00'	40°32'09"	17.69'	N49°30'06"E	17.32'	9.23'
C132	25.00'	39°20'45"	17.17'	N08°48'46"E	16.83'	8.94'
C133	50.00'	275°17'24"	240.24'	N53°12'54"W	67.37'	45.58'
C134	25.00'	55°56'39"	24.41'	S56°27'28"W	23.45'	13.28'
C135	25.00'	86°47'44"	37.87'	S14°54'43"E	34.35'	23.64'
C136	25.00'	21°40'24"	9.46'	S69°08'48"E	9.40'	4.79'
C137	50.00'	148°15'05"	129.37'	N05°51'27"W	96.19'	175.83'
C138	25.00'	36°34'41"	15.96'	S49°58'45"W	15.69'	8.26'
C139	25.00'	93°12'16"	40.67'	S14°54'43"E	36.33'	26.44'
C140	25.00'	91°05'55"	39.75'	S02°52'40"E	35.69'	25.48'
C141	25.00'	85°09'00"	37.15'	N74°15'06"W	33.83'	22.97'
C142	25.00'	45°40'33"	19.93'	N12°19'40"W	19.41'	10.53'
C143	50.00'	276°16'04"	241.09'	N52°22'34"E	66.74'	44.81'
C144	25.00'	51°02'21"	22.27'	S60°14'17"E	21.54'	11.93'
C145	25.00'	92°56'38"	40.55'	S13°58'13"W	36.25'	26.32'
C146	25.00'	84°15'39"	36.77'	S79°33'35"W	33.54'	22.61'
C147	1465.00'	2°06'39"	53.97'	S70°28'23"W	53.97'	26.99'

Item 11.

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1R OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
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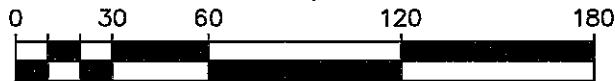
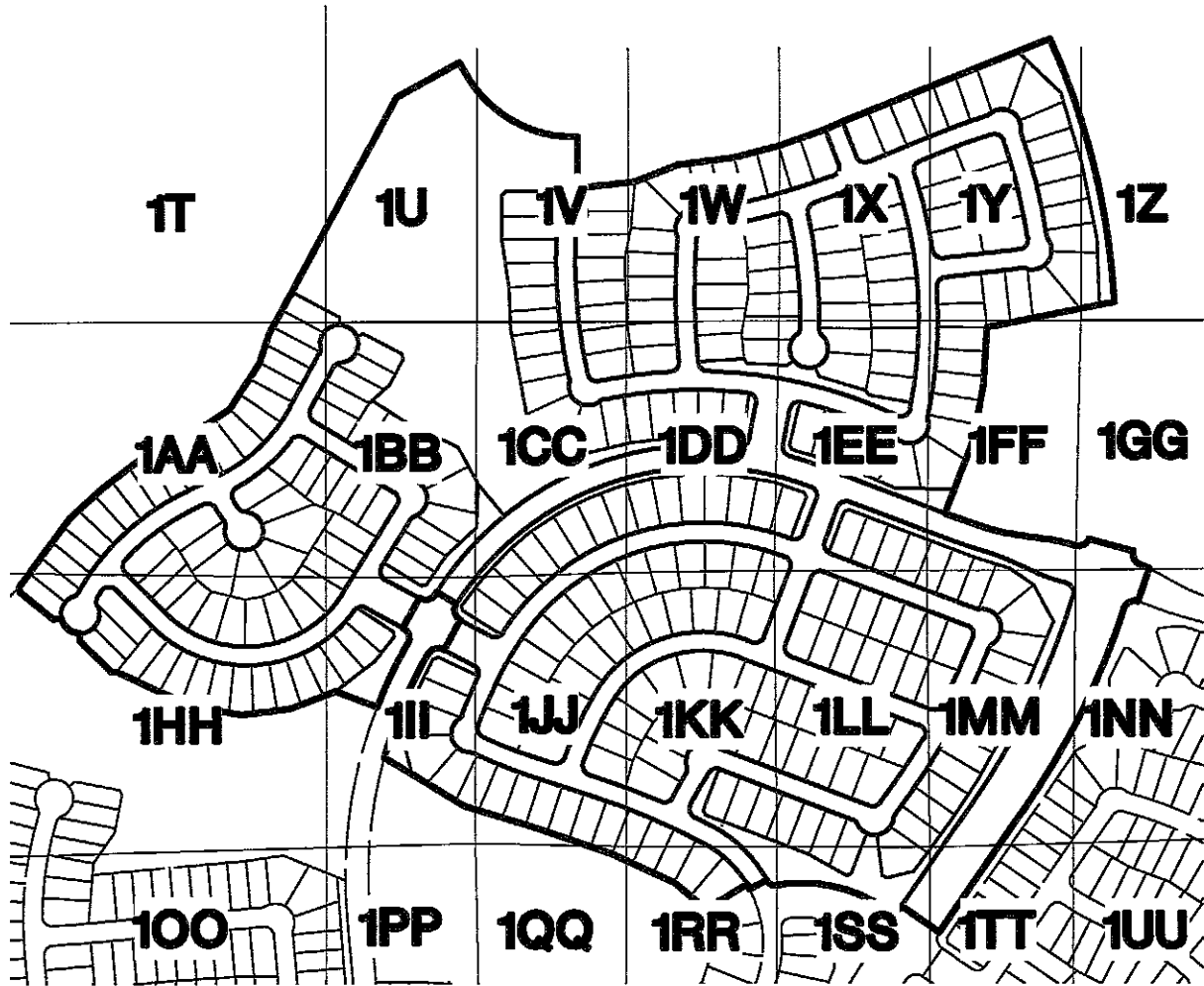
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-252250 & 10046100
1861 Rock Prairie Rd, Suite 200, College Station, TX 77845 979.731.8900

rvillarreal@quiddity.com



SCALE: 1" = 60'

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1S OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
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520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:

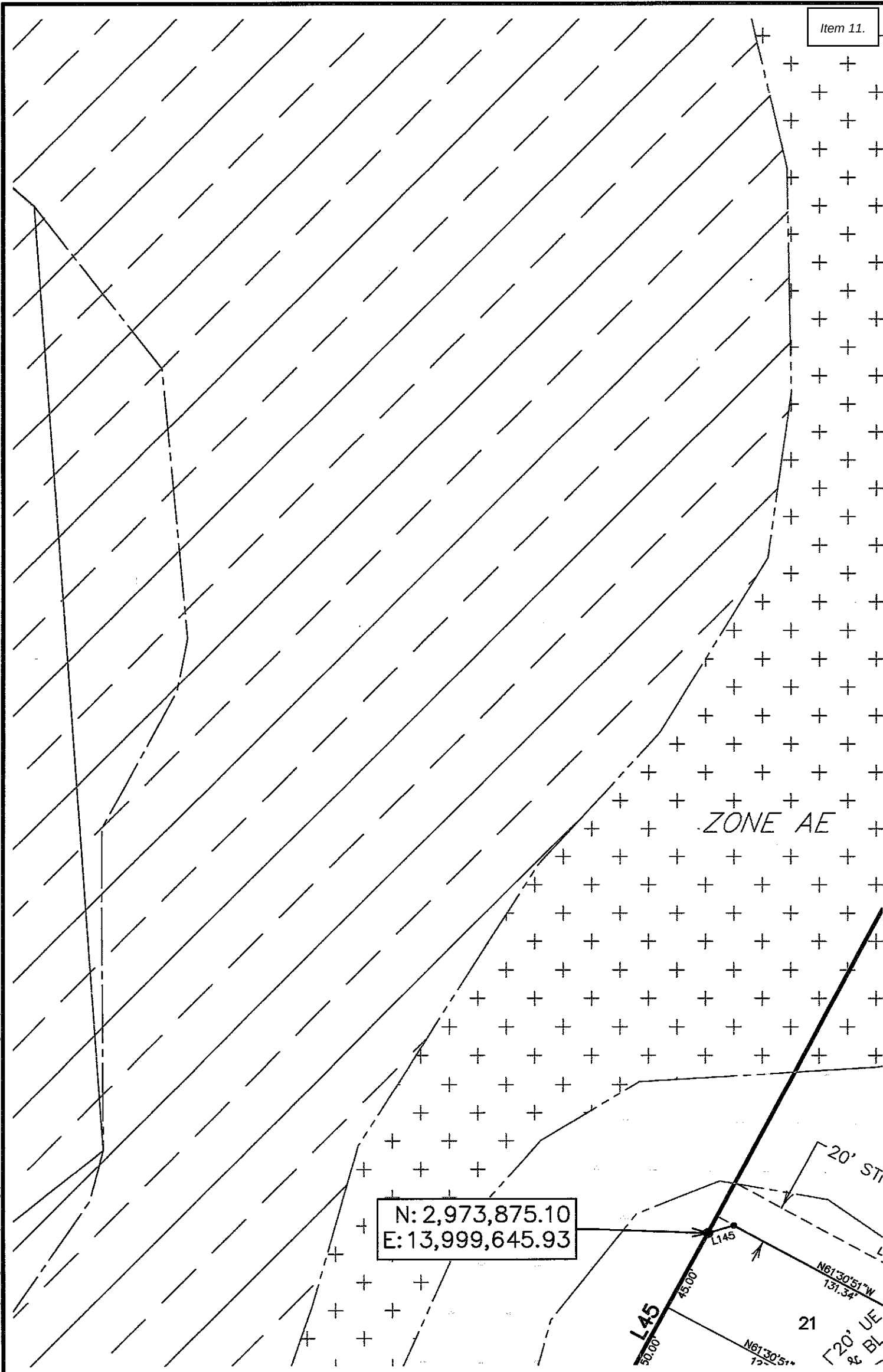


QUIDDITY

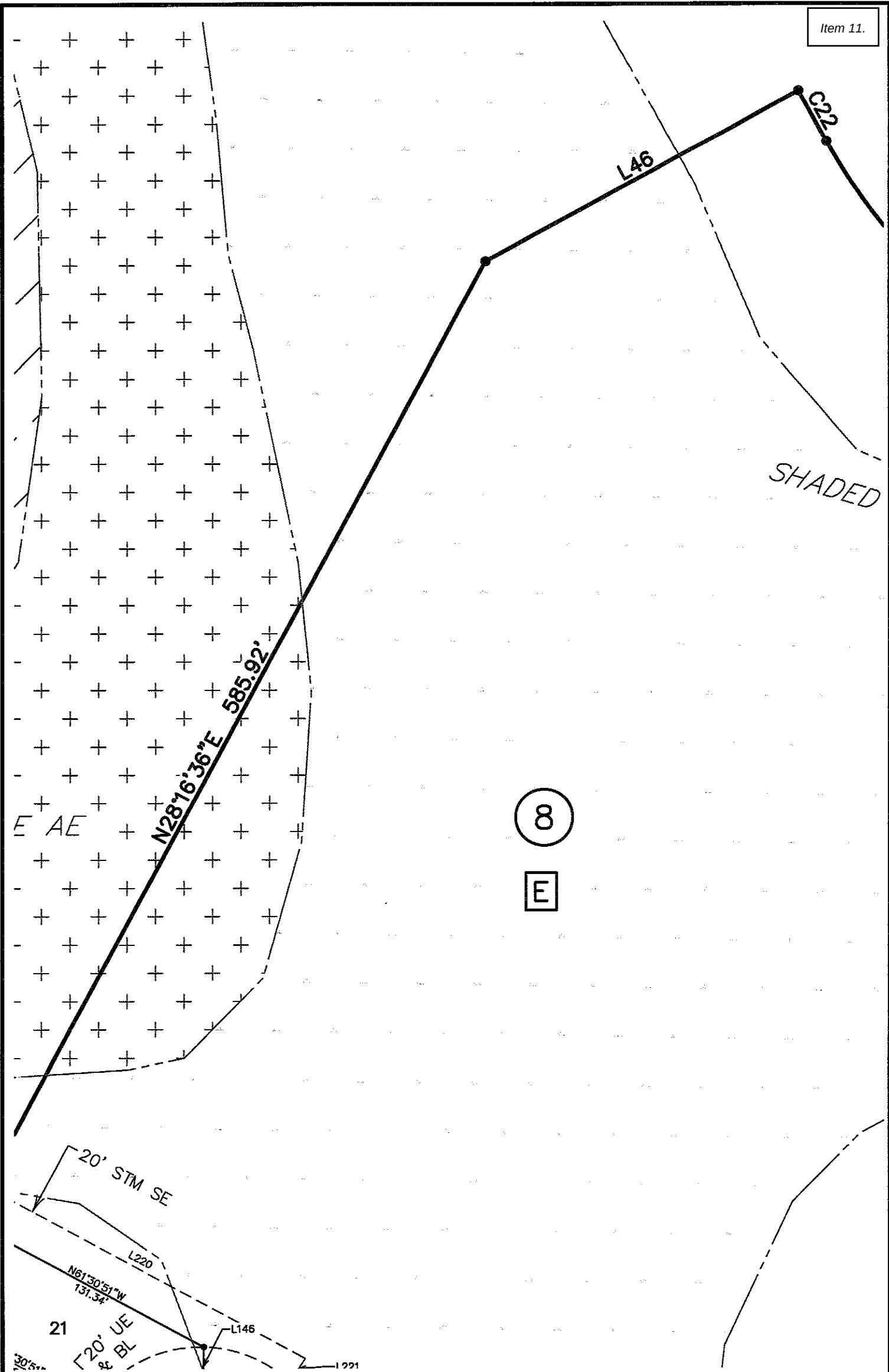
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-223850 & 10046100
1862 Rock Prairie Rd, Suite 200, College Station TX, 77940 979.751.8000

rvillarreal@quiddity.com

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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 938.777.6600 HBibb@glennmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:
SCALE 1"=60'			 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-32290 & 30045100 1802 Rock Prairie Rd, Suite 200, College Station TX, 77948 979.781.8000
SHEET 1T OF 1			rvillarreal@quiddity.com



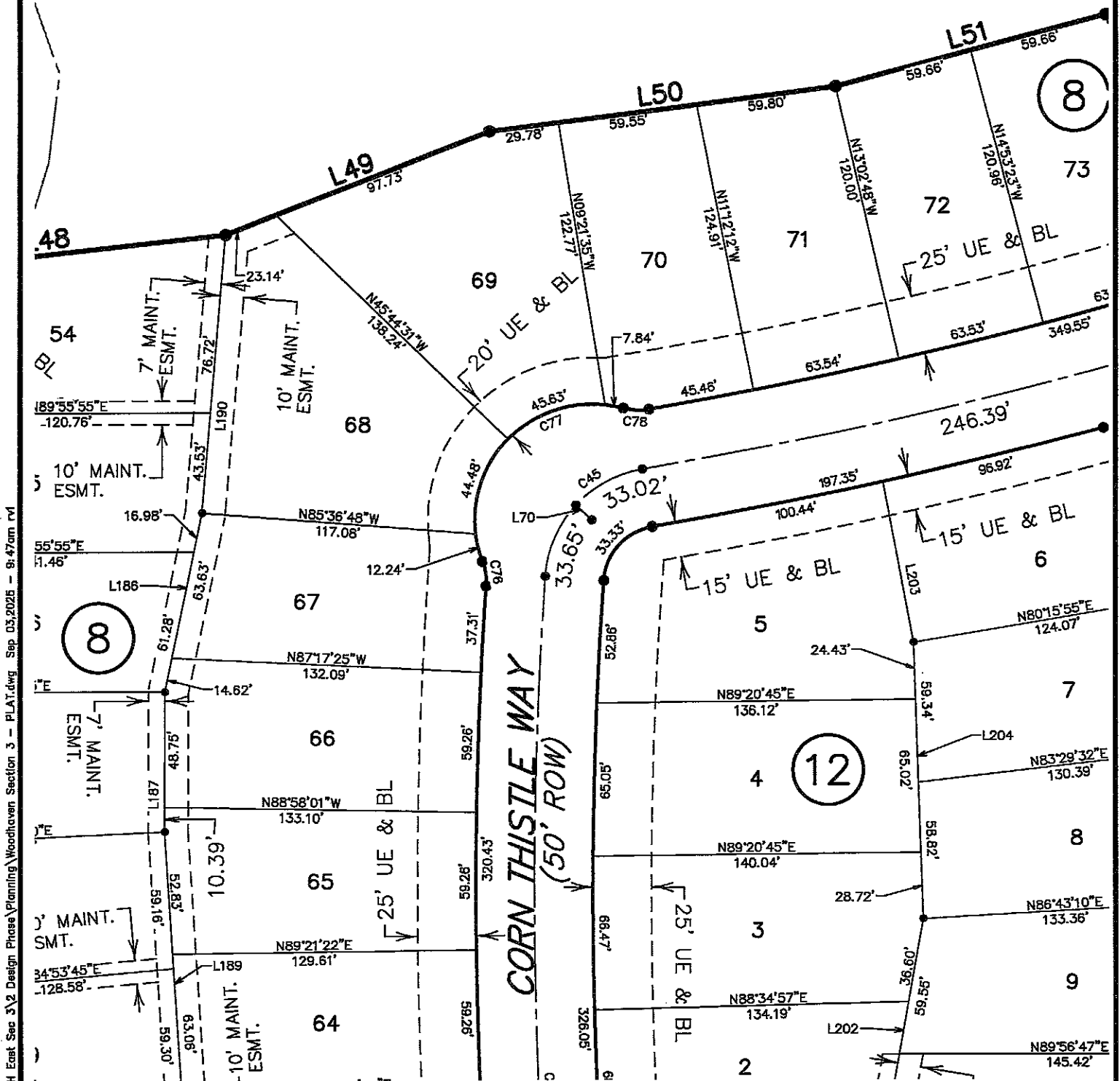
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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-15290 & L00945100 1602 Rock Prairie Rd, Suite 200, College Station TX, 77945 979.781.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1U OF 1			



rvillarreal@quiddity.com

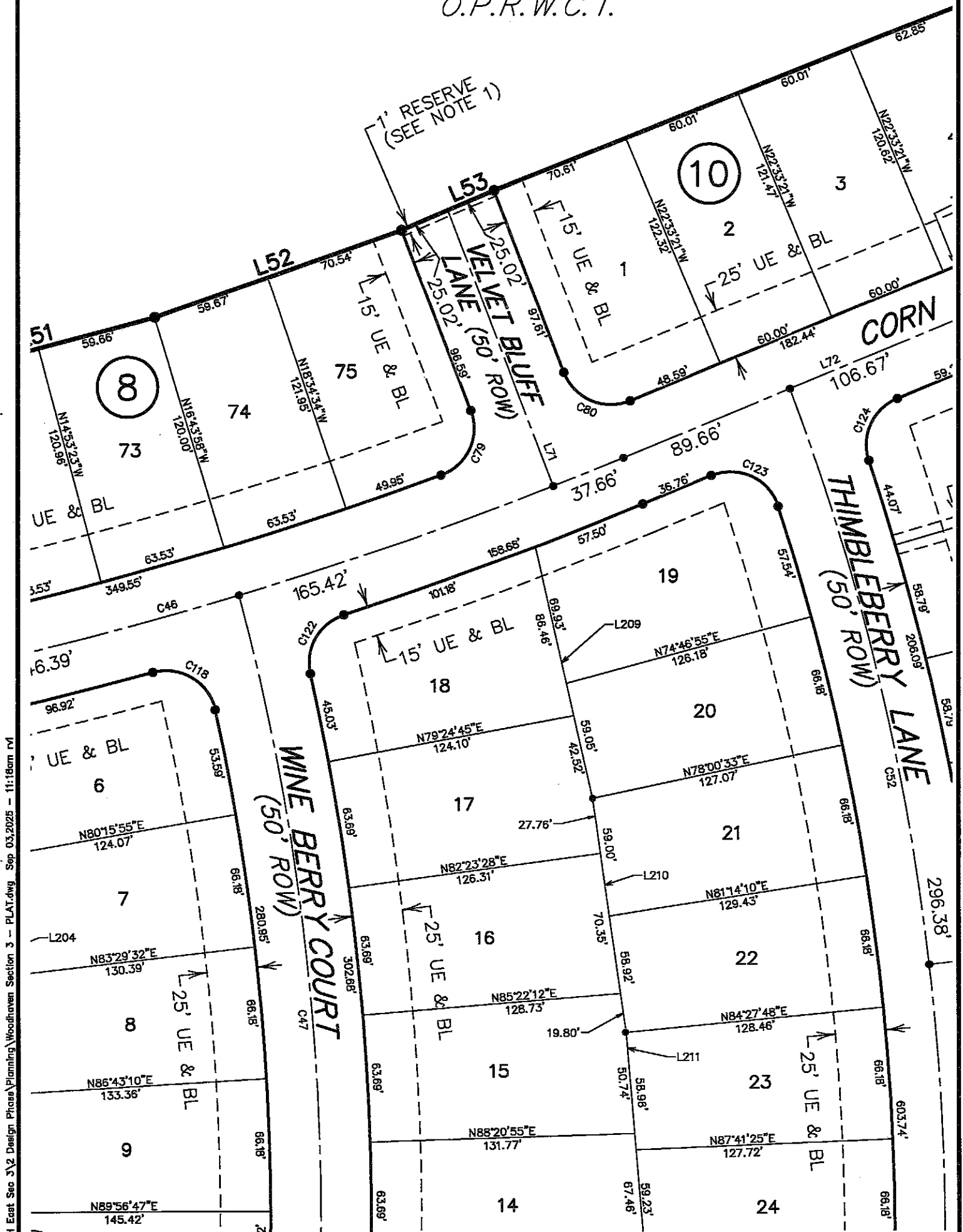
CALLED 722.09 ACRES
 DRP TX 1, L.L.C.
 SPECIAL WARRANTY DEED
 CF No. 2404338
 O.P.R.W.C.T.



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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelpment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-28290 & 20046100 1882 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1W OF 1			

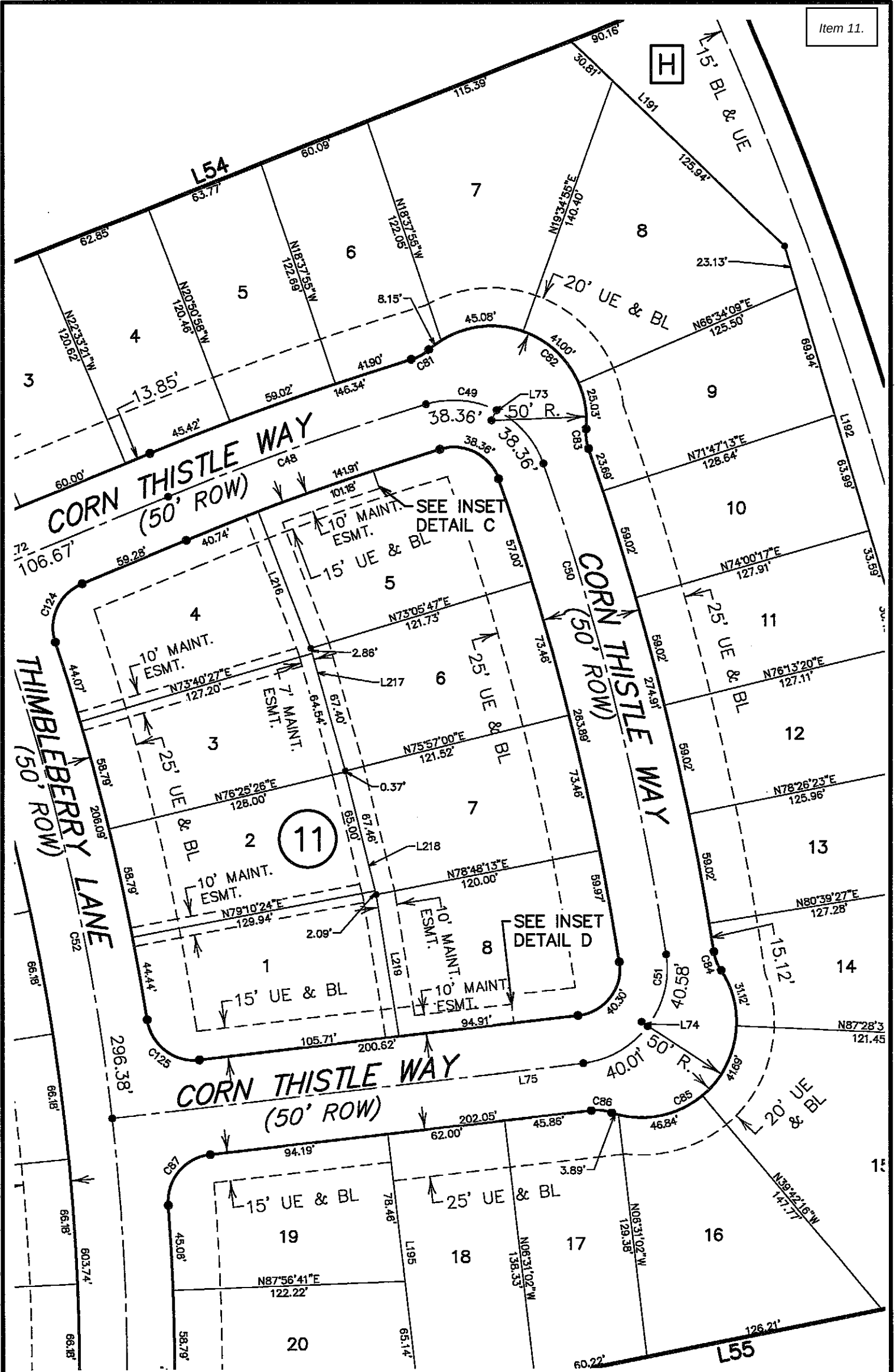
CALLED 722.09 ACRES
DRP TX 1, L.L.C.
SPECIAL WARRANTY DEED
CF No. 2404338
O.P.R.W.C.T.



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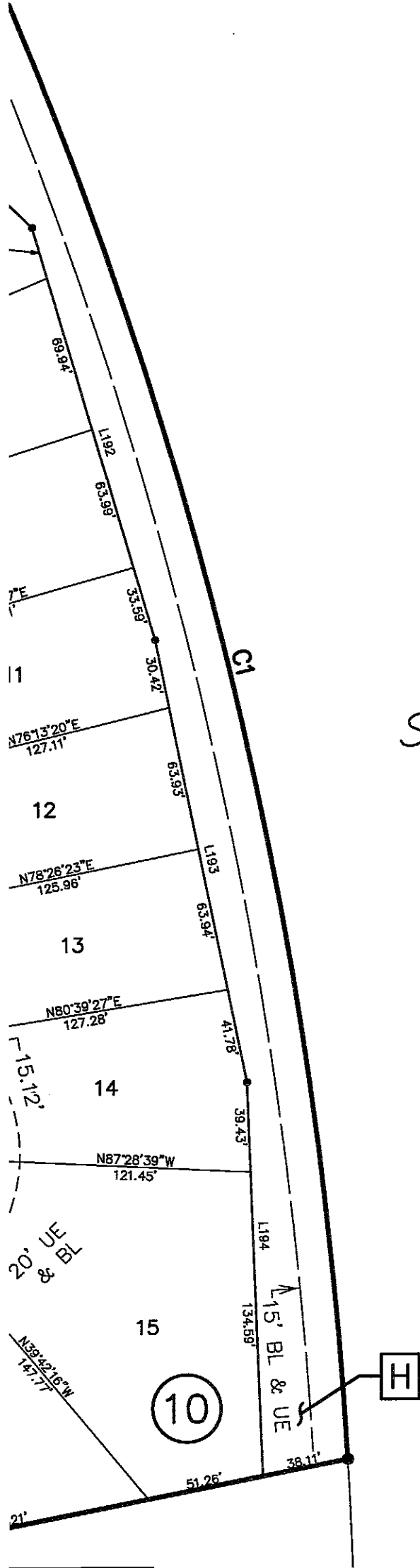
DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-28290 & L-200461200 2852 Road, Prairie Rd, Suite 200, College Station TX, 77905 979.791.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1X OF 1			

K:\28166\28166-0015-01 WH East Sec 3\2 Design Phase\Woodhaven Section 3 - PLAT.dwg Sep 03,2025 - 12:51pm v1



*CALLED 883.45 ACRES
1605 INVESTMENTS
SPECIAL WARRANTY DEED
WITH VENDOR'S LIEN
CF No. 2404340
O.P.R.W.C.T.*

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DATE: AUGUST 2025

SCALE 1"=60'

SHEET 12 OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:

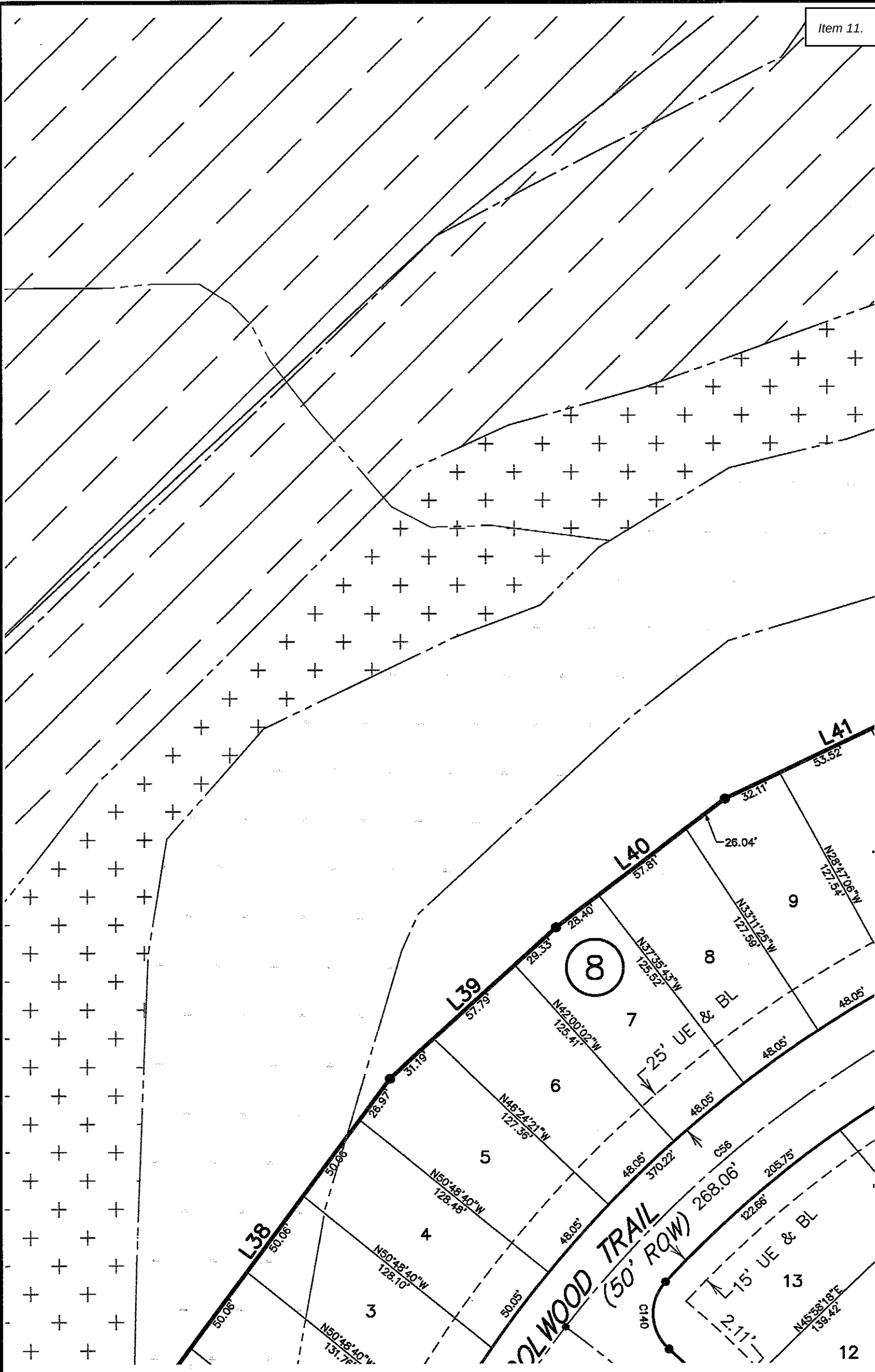


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-25900 & 10065100
1862 Rock Prairie Rd, Suite 200, College Station TX, 77945 979.741.8000

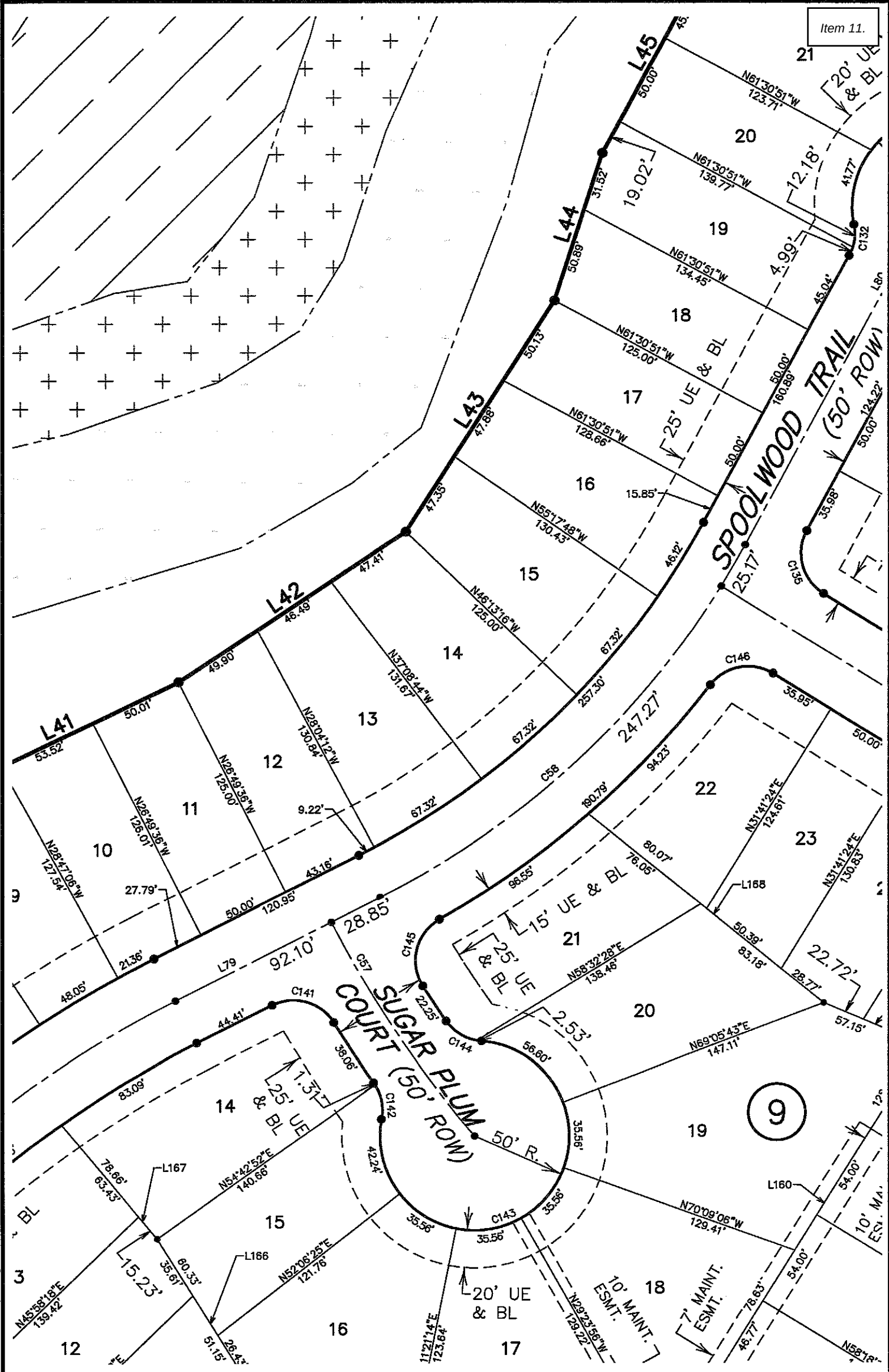
rvillarreal@quiddity.com

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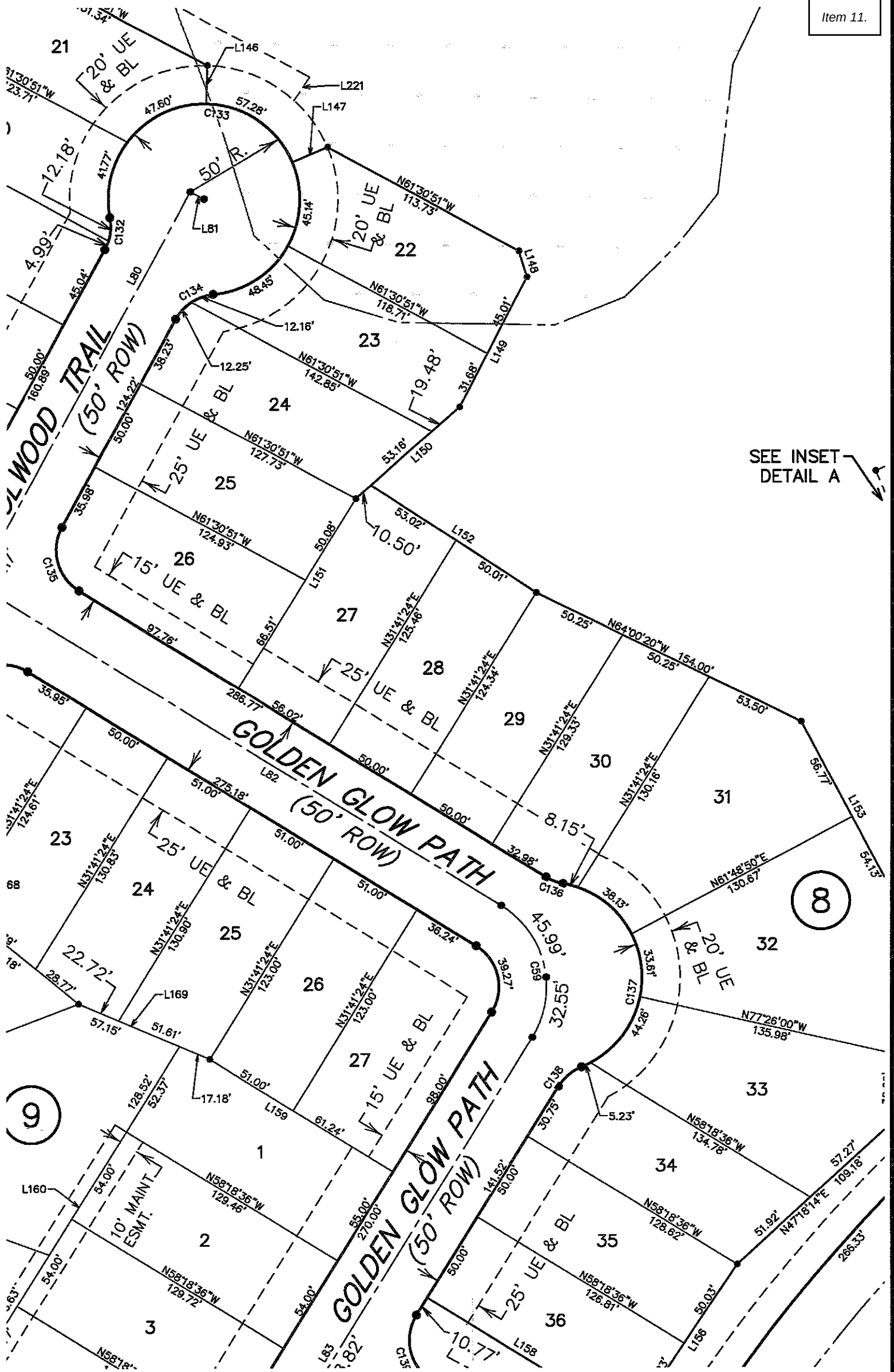
DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-22909 & 20093202 1862 Hook Prairie Rd, Suite 200, College Station, TX, 77845 979.781.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1AA OF 1			

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Item 11.

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glennmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 30046100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77945 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1BB OF 1			



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1CC OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
938.777.6800
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:

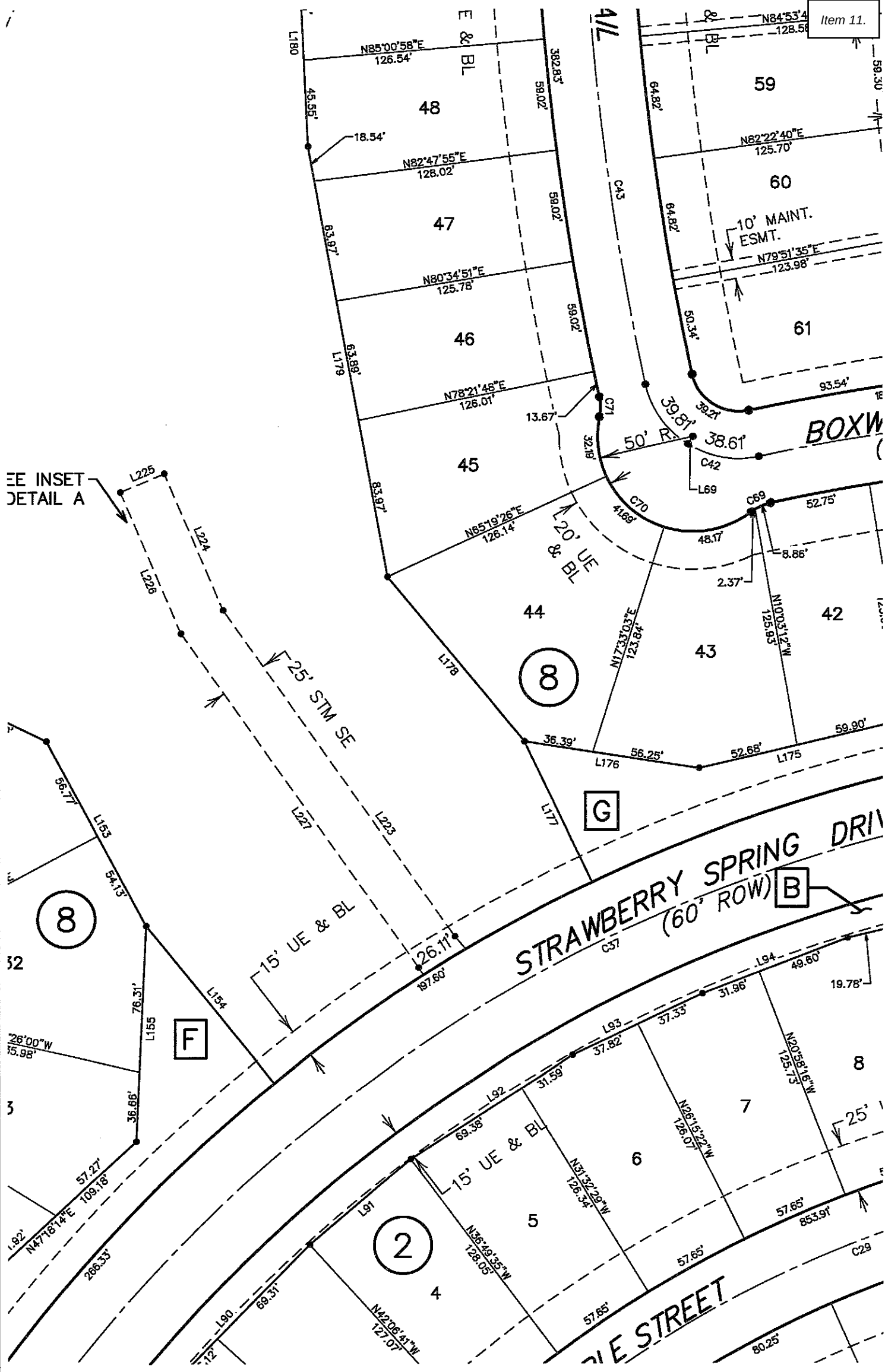


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F20230 & 00045109
1802 Rock Prairie Rd, Suite 200, College Station, TX, 77845 979.731.8000

rvillarreal@quiddity.com

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DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1DD OF 1

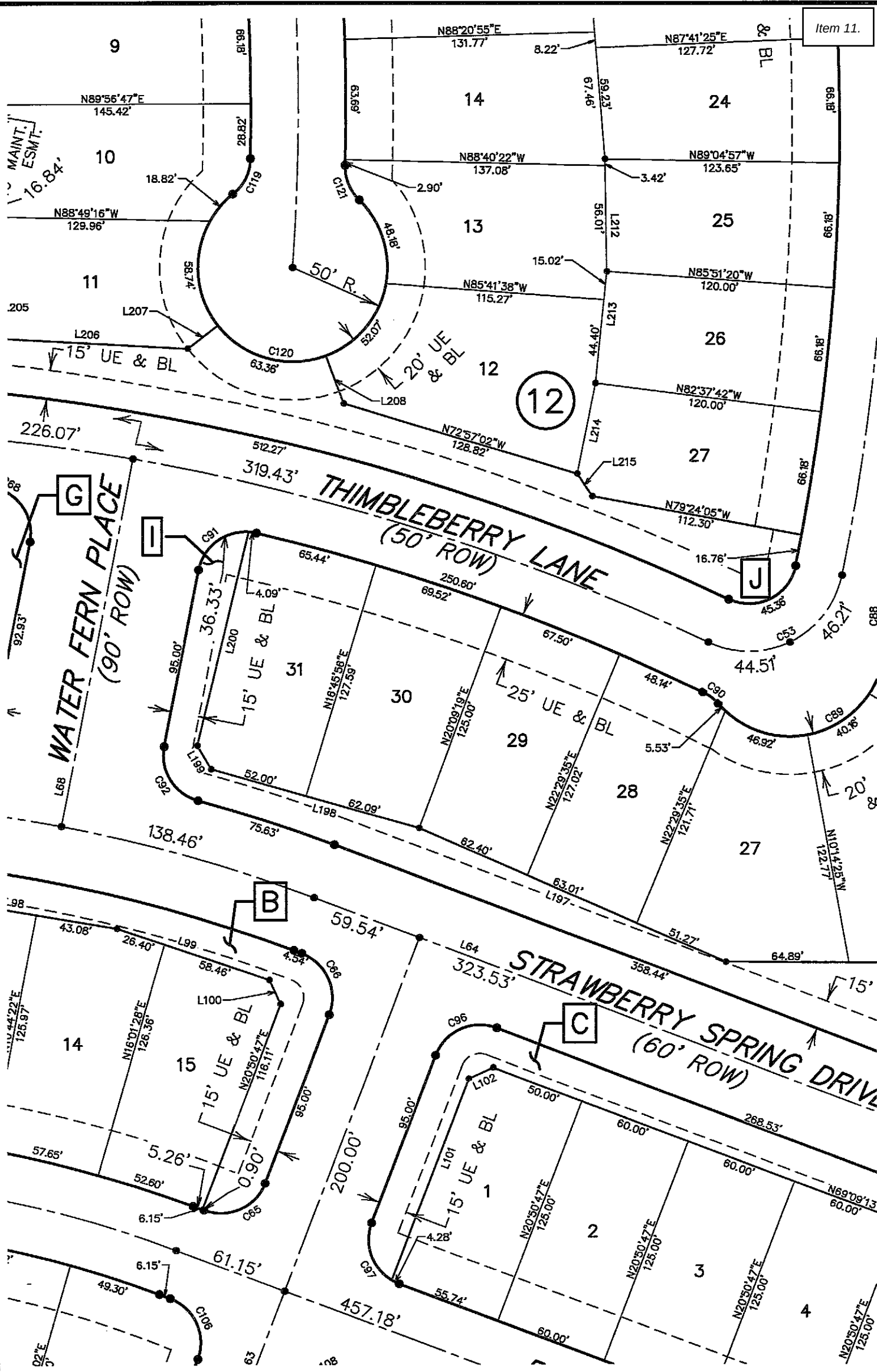
FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-252293 & 10063100
1562 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000
rvillarreal@quiddity.com

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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glennmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23260 & L104610 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvllarreal@quiddity.com
SCALE 1"=60'			
SHEET 1FF OF 1			

CALLED 722.09 AC
 DRP TX 1, L.L.C
 SPECIAL WARRANTY
 CF No. 2404338
 O.P.R.W.C.T.



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1GG OF 1

FINAL PLAT OF
 WOODHAVEN
 ESTATES SEC 3

OWNER/DEVELOPER:
 DRP TX 1, LLC
 a Delaware Limited Liability Company
 520 Madison Avenue, 21st Floor
 NEW YORK, NY 10022
 936.777.6600
 HBibb@glennmondevelopment.com

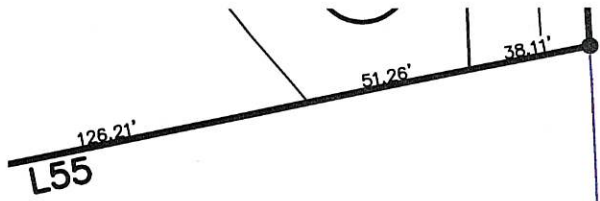
ENGINEER/PLANNER/SURVEYOR:



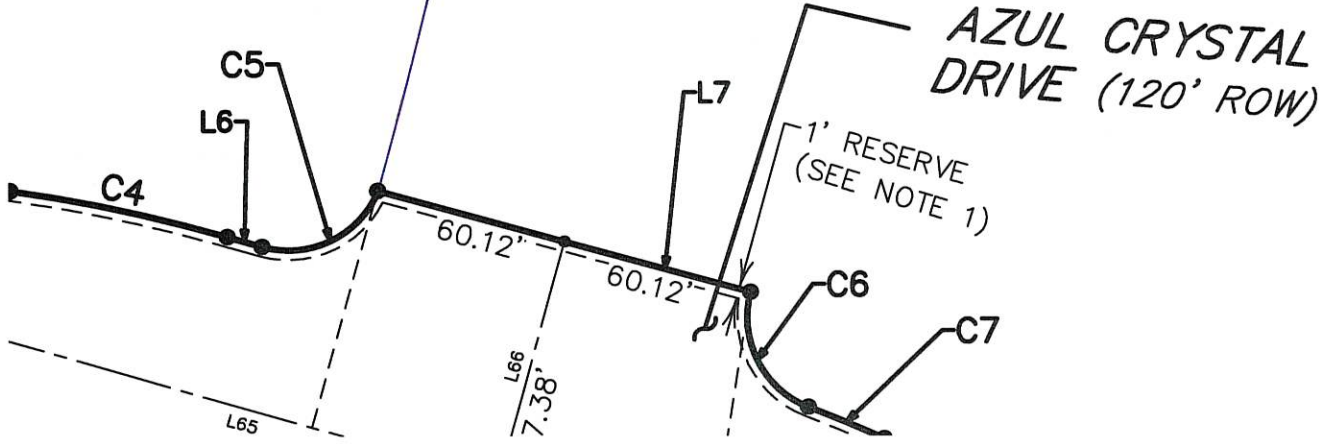
QUIDDITY

Quiddity Engineering, LLC
 Texas Board of Professional Engineers and Land Surveyors
 Registration Nos. F-28290 & 20045100
 1862 Rock Prairie Rd, Suite 200, College Station, TX 77845 979.781.8000

rvillarreal@quiddity.com



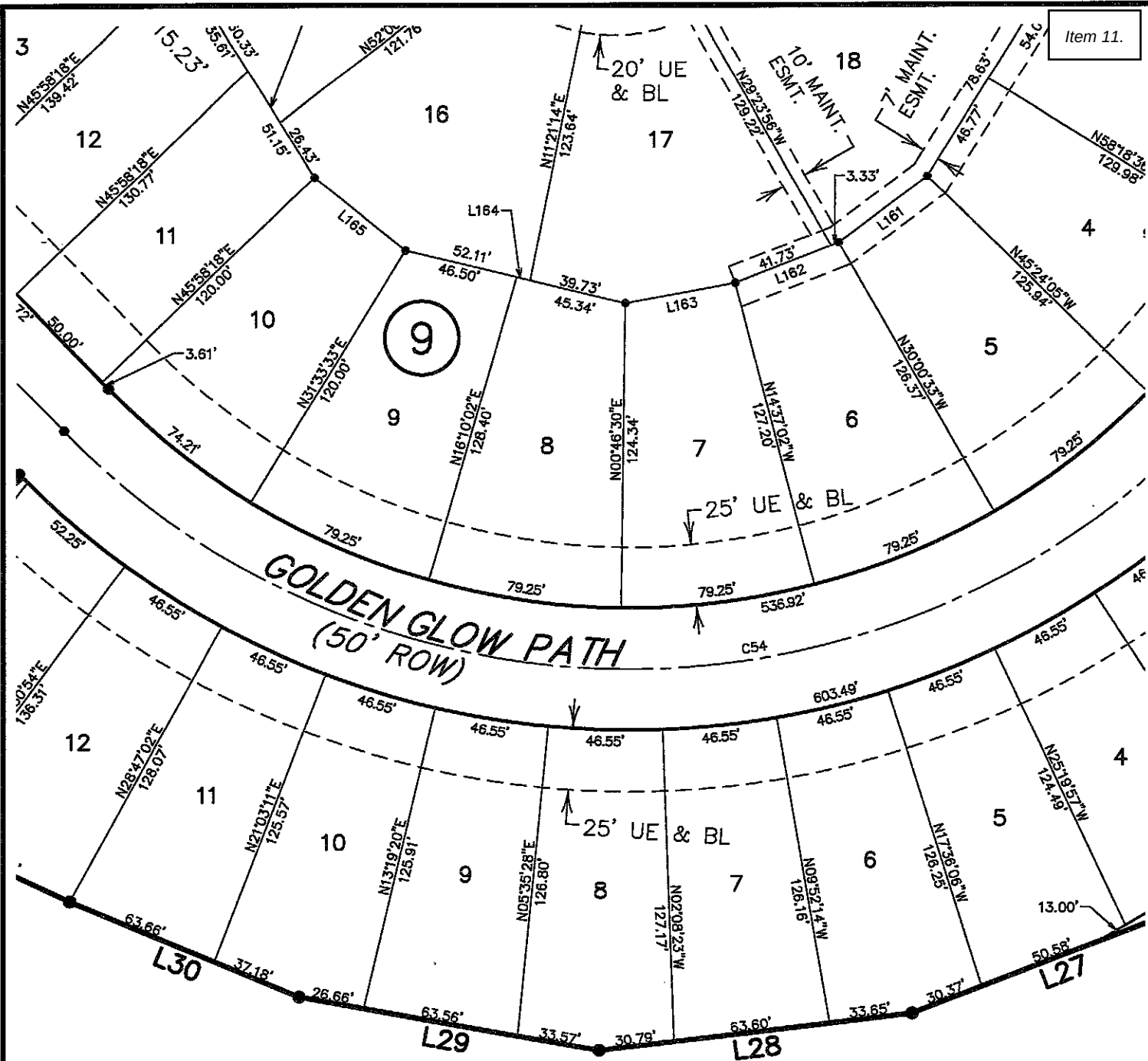
2.09 ACRES
1, L.L.C.
WARRANTY DEED
2404338
W.C.T.



K:\28166\28166-0015-01 WH East Sec 3\2 Design Phase\Planning\Woodhaven Section 3 - PLAT.dwg Sep 03,2025 -- 9:56am rv

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-33250 & 10046100 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1HH OF 1			

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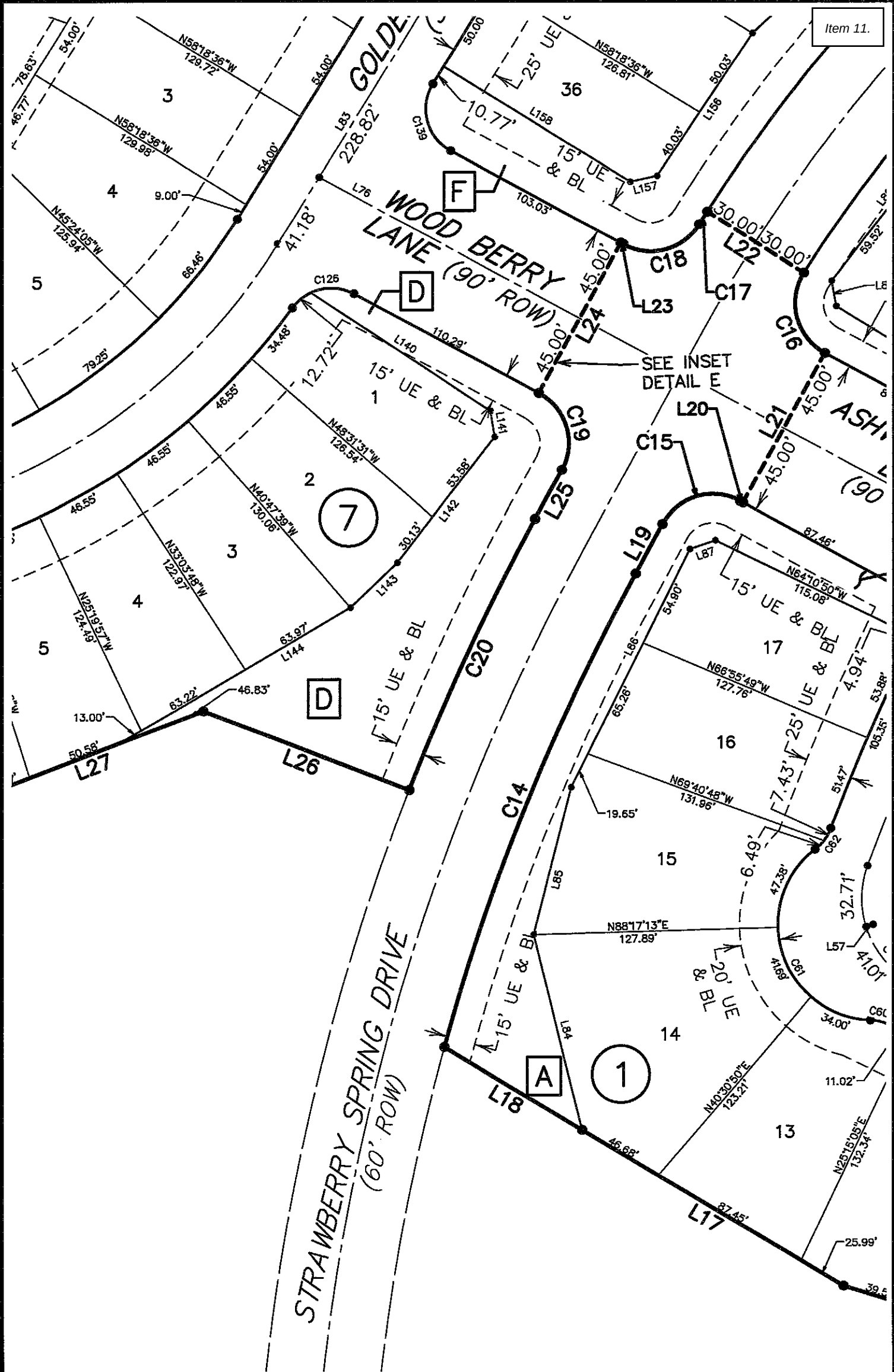
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WOODHAVEN
ESTATES
SECTION 2

C.C.F. No. _____
O.P.R.W.C.T.

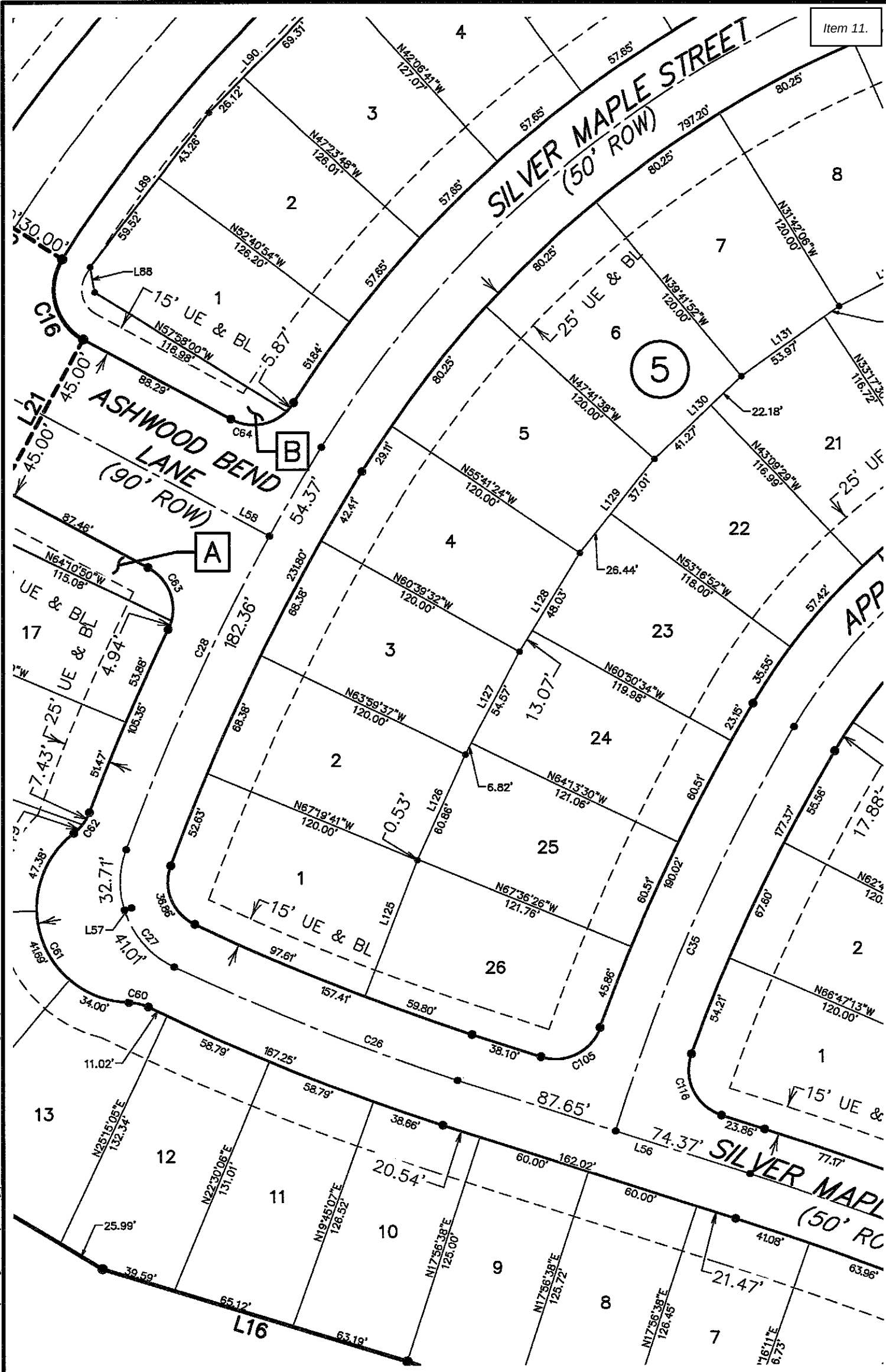
DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23226 & L0046200 1882 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1JJ OF 1			

K:\28166\28166-0015-01 WH East Sec 3\2 Design Phase\Planning\Woodhaven Section 3 - PLAT.dwg Sep 03,2025 - 10:00am rvl



DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-22920 & 10045100 1862 Rock Prairie Rd, Suite 200, College Station TX 77845 979.731.8000 rvillarreal@quiddity.com
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SHEET 1KK OF 1			

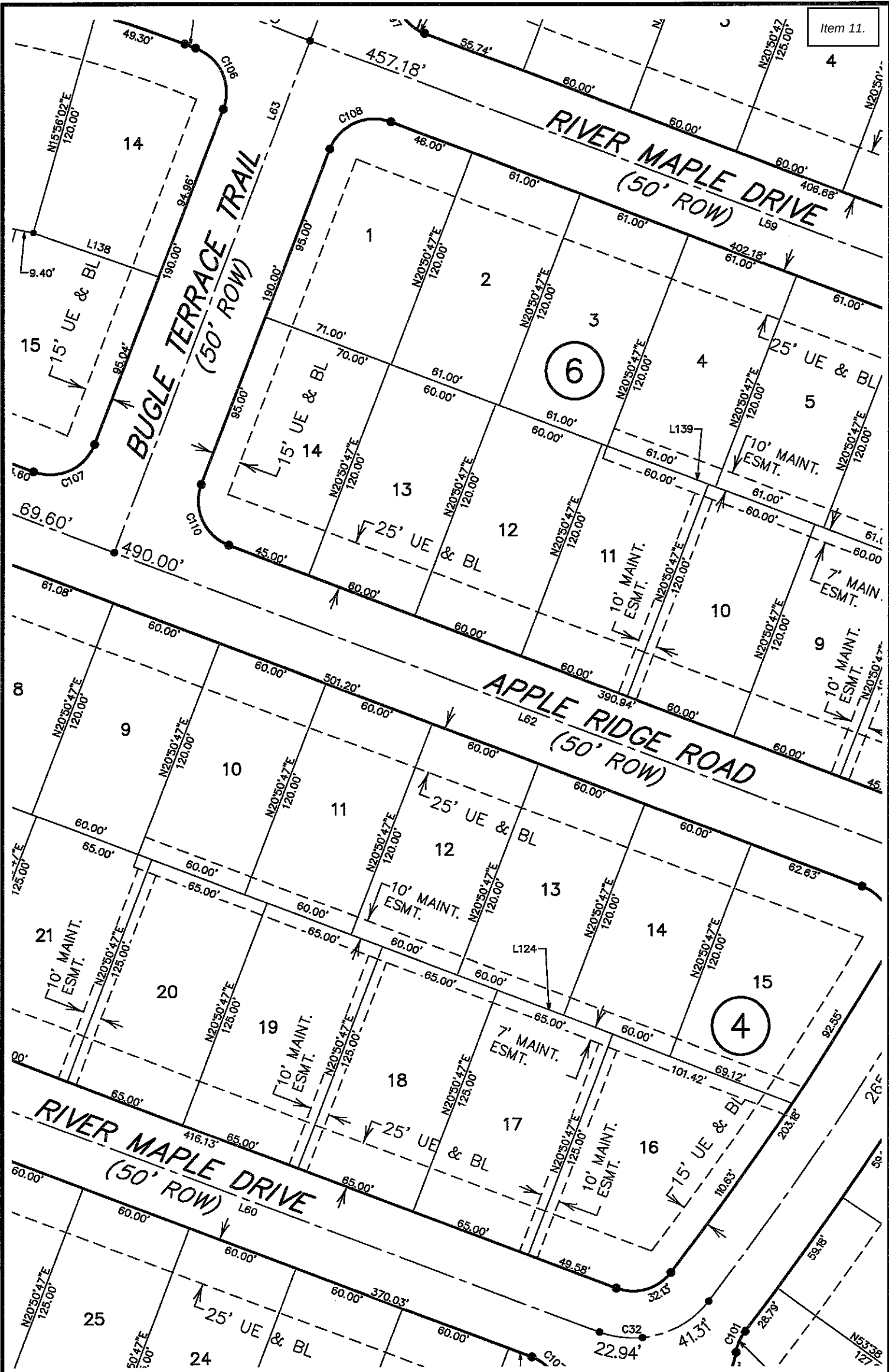
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Item 11.

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 938.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F23220 & F08610 1802 Rock Prairie Rd, Suite 200, College Station TX 77845 979.732.8000 rvillarreal@quiddity.com
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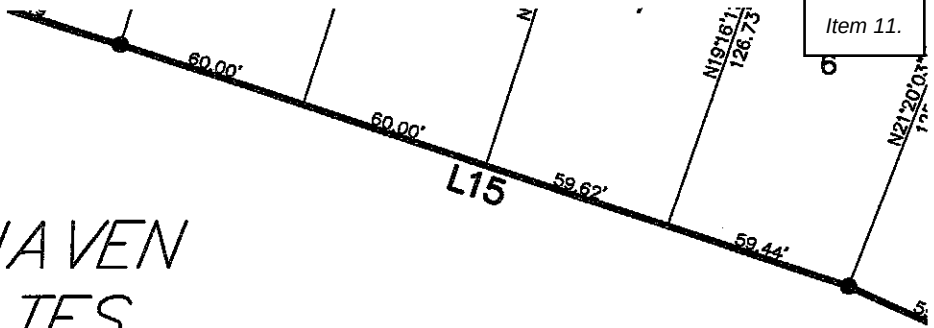
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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmandevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. E-252495 & S-2005000 1362 Rock Prairie Rd, Suite 200, College Station, TX 77945 979.721.8000
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SHEET 1NN OF 1			

rvillarreal@quiddity.com





Item 11.

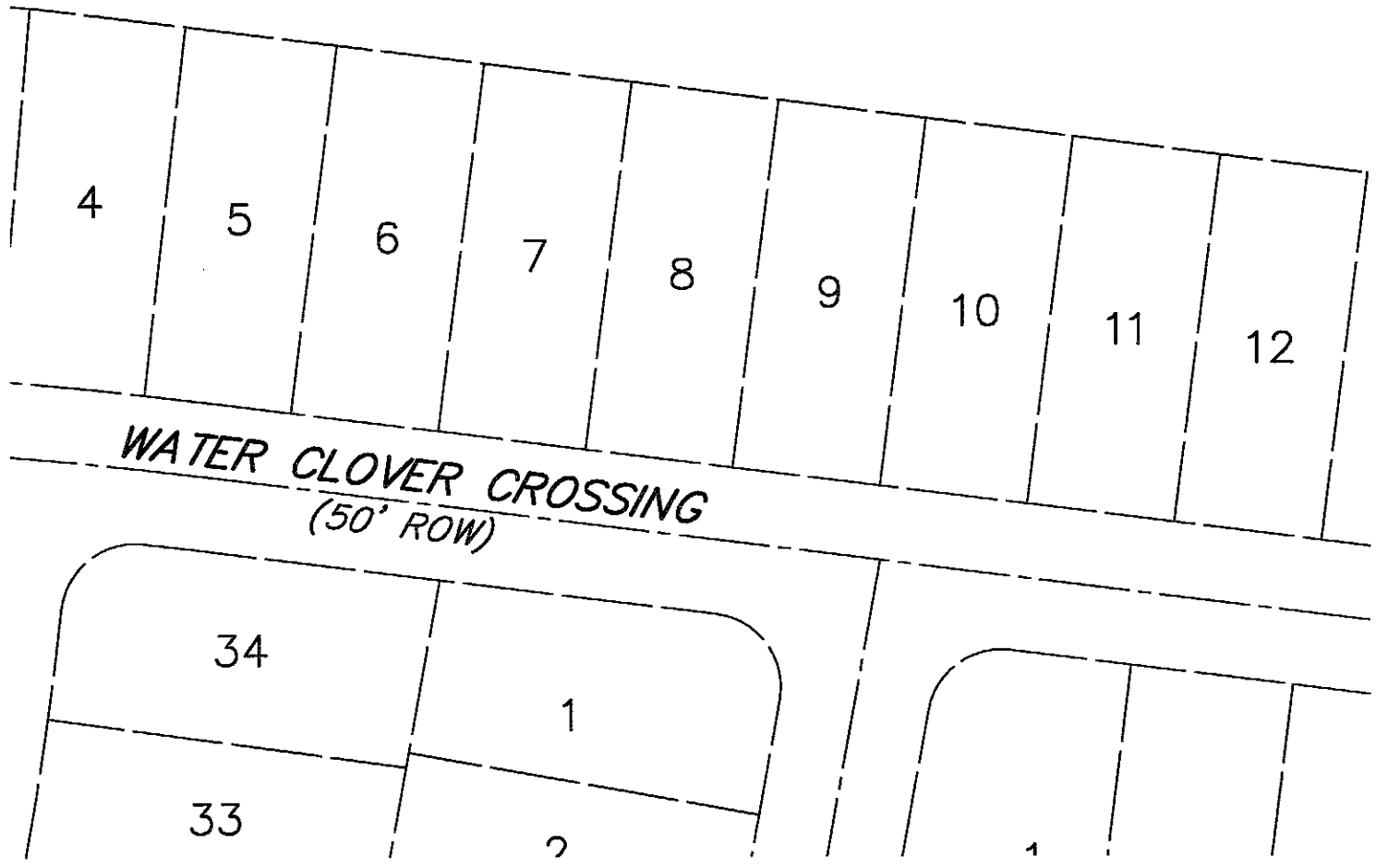
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WOODHAVEN
ESTATES
SECTION 2

C.C.F. No. _____
O.P.R.W.C.T.

7

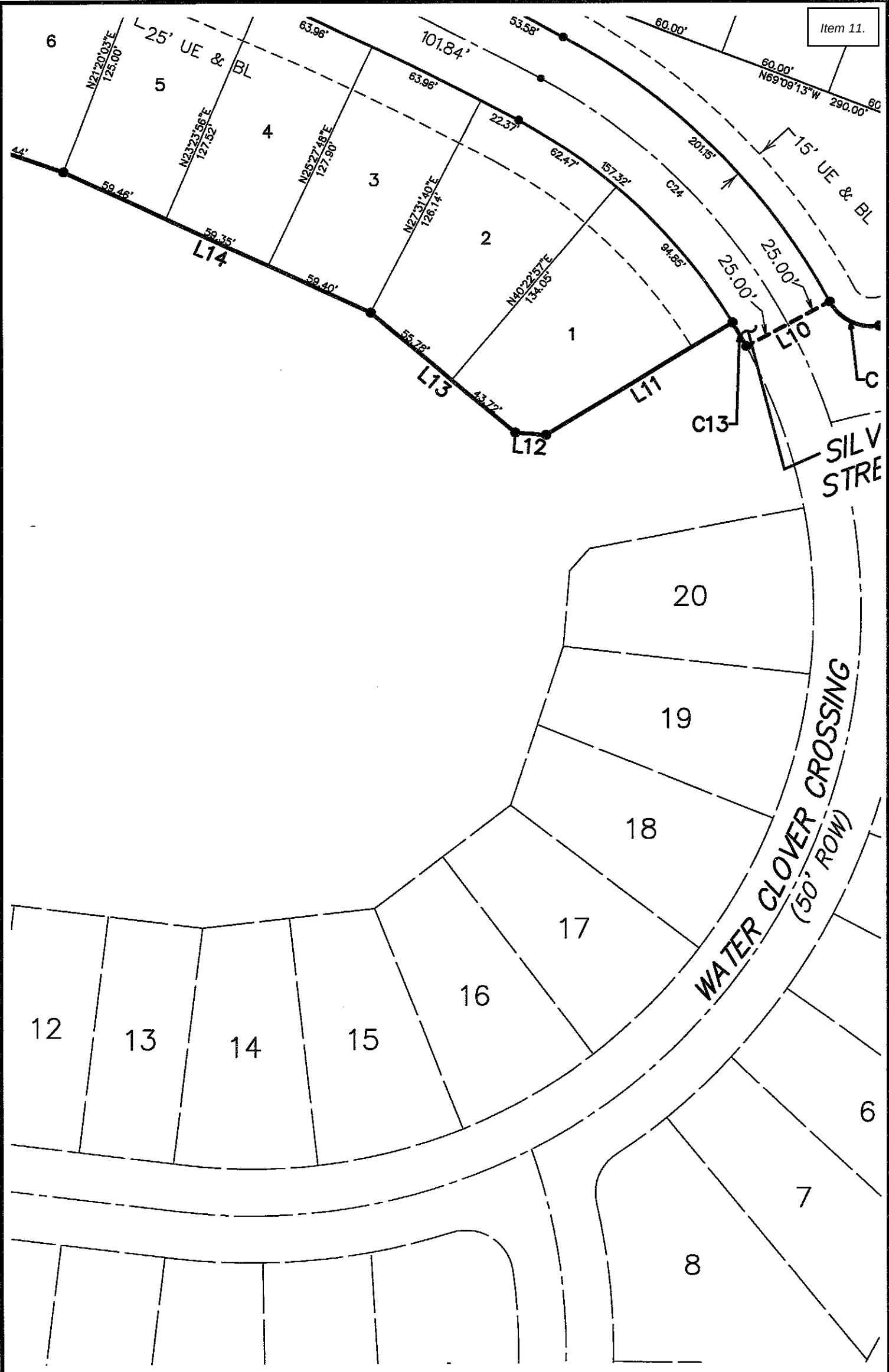
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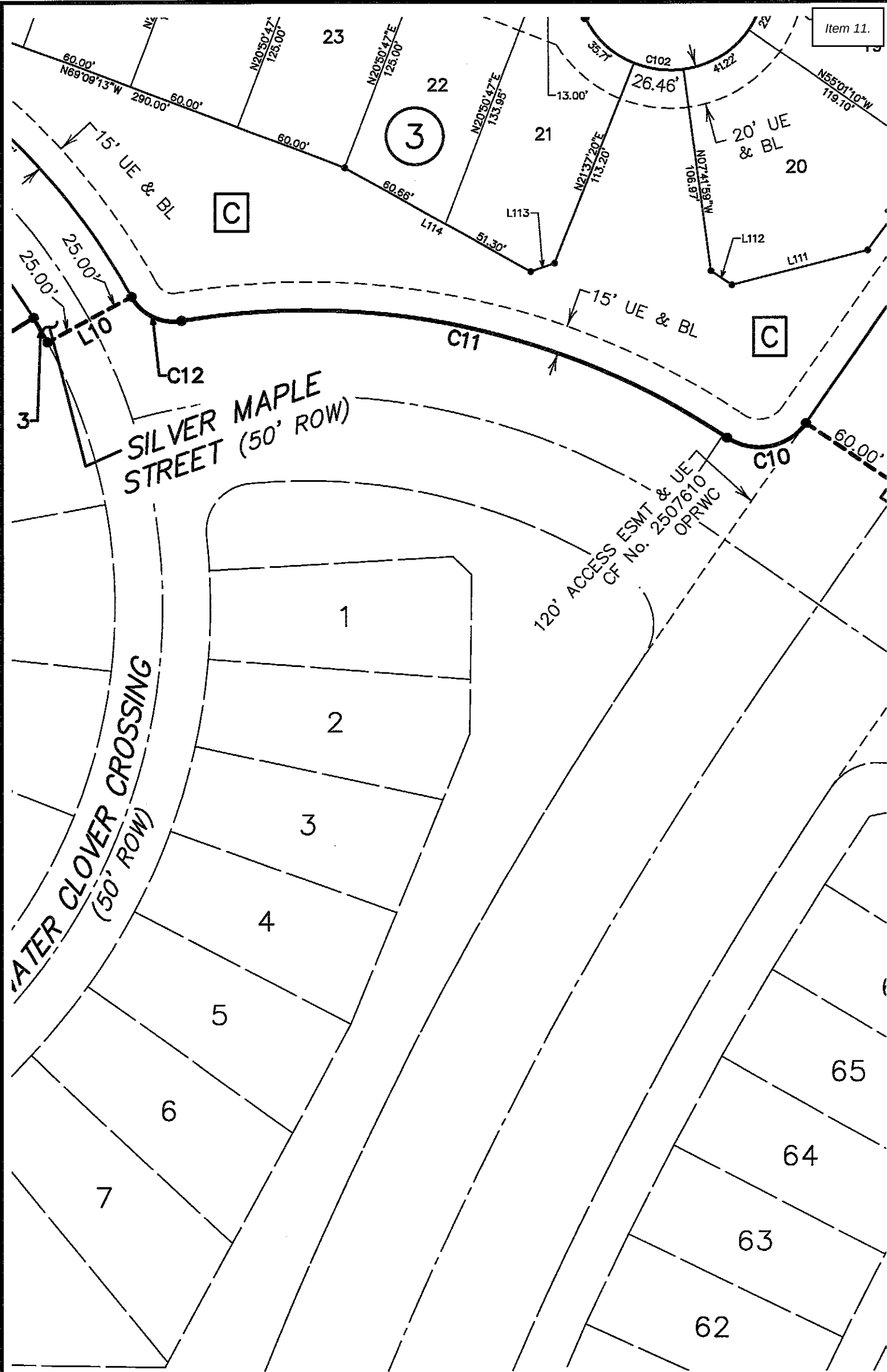
DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-25940 & J-20451.00 3862 Rock Prairie Rd, Suite 200, College Station TX 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 1NN OF 1			

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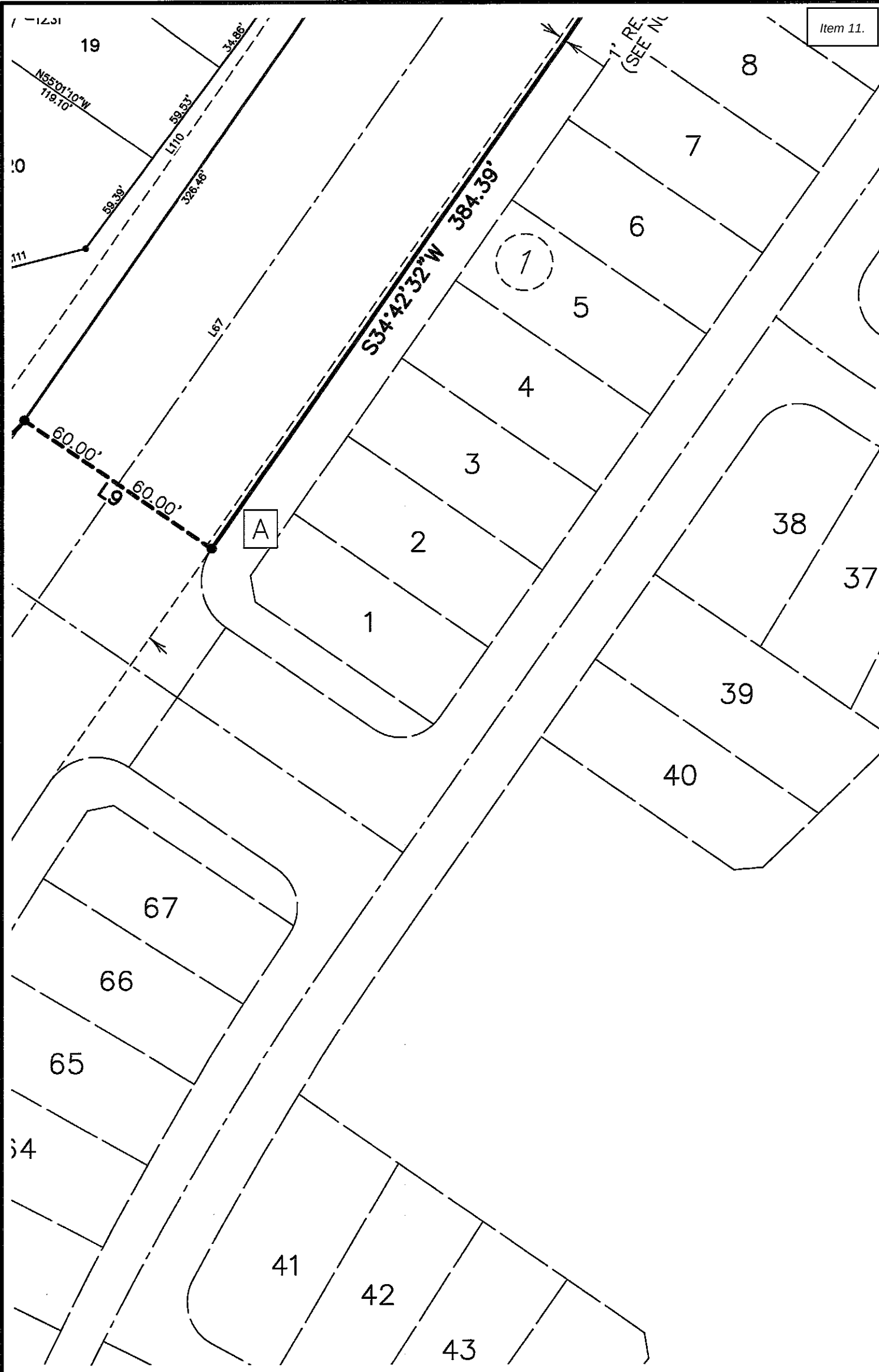


DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glennmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-25290 & 20046100 1852 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.721.8000 rvillarreal@quiddity.com
SCALE 1"=80'			
SHEET 100 OF 1			

K:\28166\28166-0015-01 WH East Sec 3\2 Design Phase\Planning\Woodhaven Section 3 - PLAT.dwg Sep 03,2025 - 10:56am rvl



DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23180 & 2006100 1867 Hook Prairie Rd., Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
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SHEET 1PP OF 1			

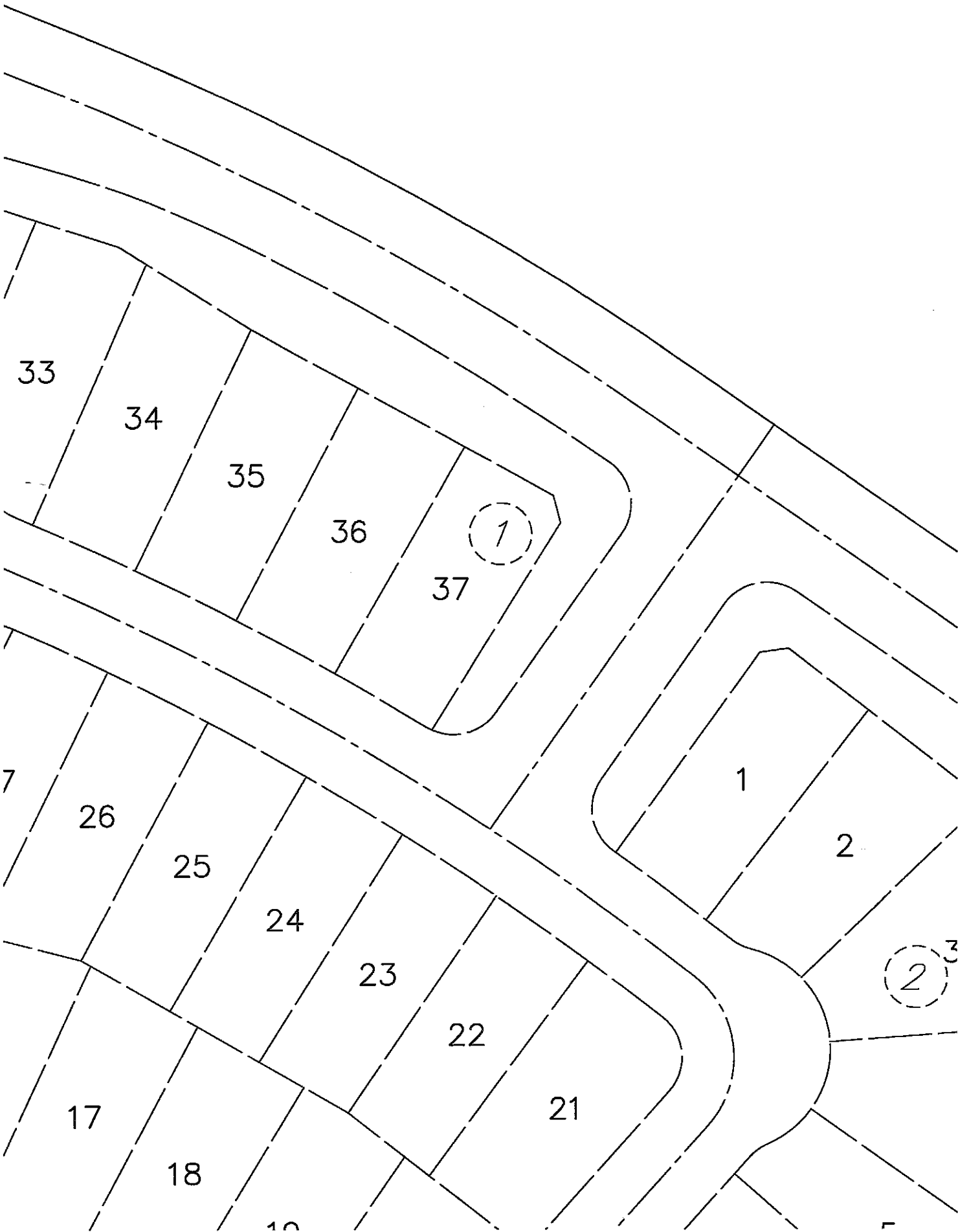


Item 11.

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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SEC 3	OWNER/DEVELOPER: DRP TX 1, LLC a Delaware Limited Liability Company 520 Madison Avenue, 21st Floor NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-232901 & 10046200 1862 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.731.8000 rvillarreal@quiddity.com
SCALE 1"=60'			
SHEET 100 OF 1			

2 GROVE DRIVE
(LOW VARIES)



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DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1RR OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES SEC 3

OWNER/DEVELOPER:
DRP TX 1, LLC
a Delaware Limited Liability Company
520 Madison Avenue, 21st Floor
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F425290 & F20465100
1802 Rock Prairie Rd, Suite 200, College Station TX, 77845 979.791.8000

rvillarreal@quiddity.com



WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Woodhaven Estates Section 4

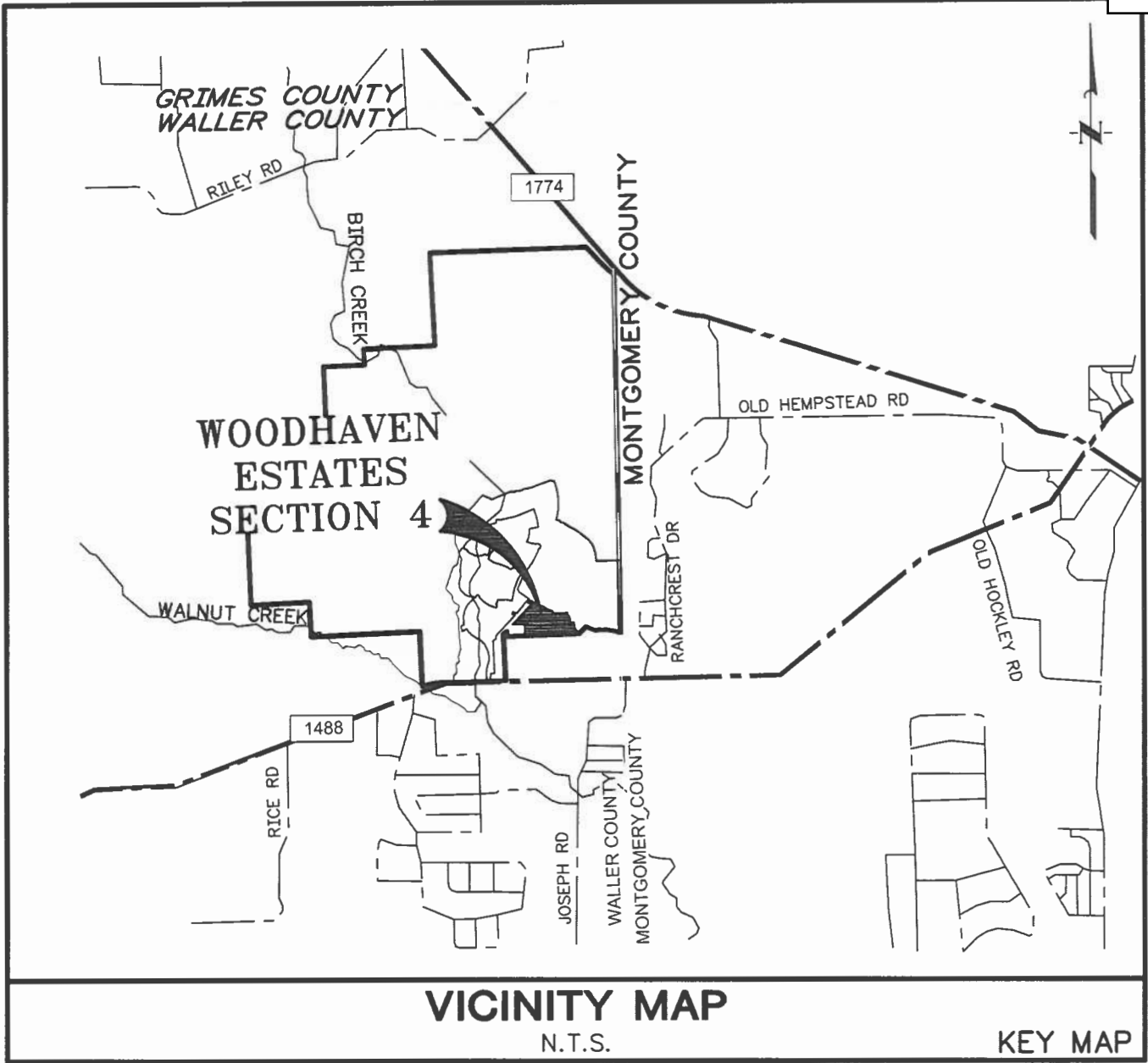
Date: September 17, 2025

Background

Final Plat of Woodhaven Estates Section 4 which consists of 36.79 acres will include 145 Lots, 5 Blocks and 3 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



**FINAL PLAT OF
WOODHAVEN
ESTATES**

SECTION 4
**A SUBDIVISION OF 36.79 ACRES OF LAND
OUT OF THE
WILLIAM HILLHOUSE SURVEY, A-136
WALLER COUNTY, TEXAS**

145 LOTS 3 RESERVES 5 BLOCKS
AUGUST 2025

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@gienmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24290 & 10146100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1A OF 1			

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STATE OF TEXAS §
COUNTY OF WALLER §

Item 12.

A METES AND BOUNDS description of a certain 36.79 acre tract out of the William Hillhouse Survey, Abstract No. 136, in Waller County, Texas, being a portion of a called 722.09 acre tract conveyed by Special Warranty Deed to DRP TX 1, LLC recorded in File No. 2404338 of the Official Public Records of Waller County (OPRWC), said 36.79 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204);

COMMENCING at a found 5/8-inch iron rod, marking the most southerly southeast corner of said 722.09 acre tract, and being in the north right-of-way line of FM 1488 as shown on TxDOT Map, Project No. S1452 (4) (100-foot wide right-of-way);

THENCE North 56°27'17" East, 2790.11 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), being common in a southeast line of said 722.09 acre tract and in a northwest line of Remington Forest East Road in the Final Plat of Remington Forest Subdivision, Section One recorded in Volume 681, Page 814 of the Deed Records of Waller County (DRWC), marking the most east corner and the POINT OF BEGINNING of the herein described subject tract;

THENCE along common lines of said 722.09 acre tract and said Remington Forest Subdivision, Section One, the following four (4) courses and distances:

- 1. South 43°49'45" West, 65.00 feet to a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking a south exterior corner of said 722.09 acre tract, being common with the northeast corner of Lot 26, Block 4 of Remington Forest Subdivision;
- 2. South 88°12'45" West, 2210.29 feet to a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 3. North 33°45'00" West, 40.47 feet to a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 4. North 01°52'44" East, 236.67 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

THENCE over and across said 722.09 acre tract, the following twenty-nine (29) courses and distances:

- 1. North 42°44'30" East, 1061.20 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 2. North 77°38'23" West, 33.28 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
- 3. Along said tangent curve to the right having a radius of 500.00 feet, an arc length of 67.83 feet, a delta angle of 07°46'21", and a chord bearing of North 73°45'13" West, 67.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 4. North 69°52'02" West, 17.86 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 5. North 20°07'58" East, 100.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 6. South 69°52'02" East, 17.86 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
- 7. Along said tangent curve to the right having a radius of 500.00 feet, an arc length of 67.83 feet, a delta angle of 07°46'21", and a chord bearing of South 65°58'52" East, 67.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 8. South 62°05'41" East, 79.95 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 9. Along said tangent curve to the left having a radius of 500.00 feet, an arc length of 67.83 feet, a delta angle of 07°46'21", and a chord bearing of South 65°58'52" East, 67.78 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 10. South 69°52'02" East, 68.10 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
- 11. Along said tangent curve to the right having a radius of 1230.00 feet, an arc length of 202.43 feet, a delta angle of 09°25'46", and a chord bearing of South 65°09'09" East, 202.20 feet to a set 5/8-inch

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DATE: AUGUST 2025

SCALE SCALE NTS

SHEET 1B OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY
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Registration Nos. F-25290 & 10046100
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- iron rod (with cap stamped "Quiddity Eng");
12. South 60°26'02" East, 143.35 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
13. Along said tangent curve to the left having a radius of 820.00 feet, an arc length of 215.54 feet, a delta angle of 15°03'37", and a chord bearing of South 67°57'51" East, 214.92 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
14. South 14°30'21" West, 60.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
15. Along said non-tangent curve to the left having a radius of 880.00 feet, an arc length of 403.44 feet, a delta angle of 26°16'03", and a chord bearing of South 88°37'41" East, 399.92 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
16. North 78°14'18" East, 101.07 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
17. South 11°45'42" East, 59.54 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
18. South 42°13'11" East, 105.96 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
19. South 10°17'52" East, 92.40 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
20. South 04°47'58" East, 125.08 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
21. North 65°36'25" East, 55.20 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
22. North 80°35'55" East, 63.18 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
23. South 52°38'52" East, 13.70 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
24. South 05°53'38" East, 106.37 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
25. South 29°13'09" West, 20.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
26. Along said non-tangent curve to the right having a radius of 50.00 feet, an arc length of 63.47 feet, a delta angle of 72°44'06", and a chord bearing of South 24°24'48" East, 59.30 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
27. South 20°27'46" East, 61.60 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
28. Along said tangent curve to the left having a radius of 100.00 feet, an arc length of 44.87 feet, a delta angle of 25°42'29", and a chord bearing of South 33°19'00" East, 44.49 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
29. South 46°10'15" East, 78.88 feet to the POINT OF BEGINNING, CONTAINING 36.79 acres of land in Waller County, Texas filed in the offices of Quiddity in College Station, Texas.

LEGEND:

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

RESTRICTED RESERVE A
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.41 AC
17,988 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
5.13 AC
223,600 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Drill Site
Purposes Only
4.00 AC
174,240 Sq. Ft.

RESERVE TOTALS
9.54 AC
415,828 Sq. Ft.

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@gienmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1C OF 1			

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GENERAL NOTES:

1. One-foot reserve (1' Reserve) dedicated to the public in fee as a buffer separation between the side of end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title shall thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. This tract lies within Shaded Zone "X" and UnShaded Zone "X" of the Flood Insurance Rate Map, Number 48473C0100E, dated February 18, 2009 for Waller County, Texas and incorporated areas. Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500-year) floodplain. Shaded Zone "X", defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less that 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% 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. This flood statement shall not create liability on the part of the surveyor.

The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Quiddity assumes no liability as to the accuracy of the location of the flood zone limits.

3. 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.
4. No structure in this subdivision shall be occupied until connected to a public sewer system or to an onsite wastewater system has been approved and permitted by Waller County Environmental Department.
5. No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
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. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid DRP TX 1, LLC, a Delaware Limited Liability Company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
- (a)the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (b)sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (c)electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (d)gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
8. TBM 50: Being a 3-inch aluminum disc set in a concrete monument marked "TBM-50 ELEV 255.97", Located on the north side of FM 1488, being 41.0 feet southwest of the southeast corner of Restricted Reserve "A-2" & "A-3" of the Partial Replat of Remington Forest, recorded in Volume 920, Page 202 of the Official Public Records of Waller County, conveyed to DRP TX 1, LLC, recorded in File No. 2404350 of Official Public Records of Waller County, also being 8.5 feet north of the edge of pavement of FM 1488.
9. Coordinates and bearings shown hereon are surface as based on the Texas State Plane Coordinate System (NAD83) South Central Zone (4204) with a surface adjustment factor of 1.0000353312 scaled from control point No. 1 having coordinates (X: 2966995.566, Y: 13991667.506).
10. All lots shall have a 10' back of lot building line measured from the lot line unless otherwise noted on the plat.
11. All pipelines and pipeline easements within the pipeline easements within the platted area are shown hereon.
12. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Charter Title Company, File No. 1076602300233, Dated June 24, 2025.

DATE: AUGUST 2025

SCALE NTS

SHEET 1D OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
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ENGINEER/PLANNER/SURVEYOR:



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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S69°52'02"E	17.86'
L2	S62°05'41"E	79.95'
L3	S69°52'02"E	68.10'
L4	S60°26'02"E	143.35'
L5	S14°30'21"W	60.00'
L6	N78°14'18"E	101.07'
L7	S11°45'42"E	59.54'
L8	S42°13'11"E	105.96'
L9	S10°17'52"E	92.40'
L10	S04°47'58"E	125.08'
L11	N65°36'25"E	55.20'
L12	N80°35'55"E	63.18'
L13	S52°38'52"E	13.70'
L14	S05°53'38"E	106.37'
L15	S29°13'09"W	20.00'
L16	S20°27'46"E	61.60'
L17	S46°10'15"E	78.88'
L18	S43°49'45"W	65.00'
L19	N33°45'00"W	40.47'
L20	N01°52'44"E	236.67'
L21	N42°44'30"E	1061.20'
L22	N77°38'23"W	33.28'
L23	N69°52'02"W	17.86'
L24	N20°07'58"E	100.00'
L25	N69°52'02"W	300.42'
L26	N60°26'02"W	143.26'
L27	N21°34'17"E	292.98'
L28	S01°47'15"E	181.06'
L29	N88°12'45"E	1251.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L30	S43°12'45"W	4.75'
L31	S01°47'15"E	222.22'
L32	N28°54'42"E	46.23'
L33	S01°47'15"E	188.38'
L34	N84°27'02"E	94.21'
L35	S36°30'02"W	6.12'
L36	S12°17'31"E	5.00'
L37	N77°38'23"W	46.67'
L38	N69°52'02"W	68.10'
L39	S16°48'28"W	115.00'
L40	N58°07'08"E	15.02'
L41	S80°34'12"E	120.14'
L42	S88°10'51"E	129.55'
L43	N86°07'06"E	88.76'
L44	N76°20'27"E	88.66'
L45	S77°48'06"E	95.58'
L46	S79°39'05"W	108.63'
L47	N44°54'59"E	18.85'
L48	N61°02'16"W	83.69'
L49	N38°21'57"W	82.13'
L50	S00°00'35"W	220.11'
L51	N44°06'40"E	14.36'
L52	N88°12'45"E	108.94'
L53	N88°12'45"E	109.99'
L54	S48°15'37"E	14.50'
L55	N83°07'19"W	80.80'
L56	S69°56'35"E	114.36'
L57	N66°07'46"W	98.29'
L58	N61°49'51"W	90.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L59	N58°26'35"W	120.84'
L60	N59°52'22"W	89.15'
L61	N63°53'13"W	34.48'
L62	N19°49'33"W	14.37'
L63	S24°14'08"W	109.79'
L64	S01°47'15"E	148.50'
L65	N01°01'32"W	45.00'
L66	N00°51'34"E	89.03'
L67	N09°50'46"E	87.01'
L68	N18°23'59"E	86.88'
L69	N26°14'28"E	116.92'
L70	S24°26'18"W	56.67'
L71	S19°25'00"W	45.58'
L72	S13°37'25"W	45.58'
L73	S07°49'50"W	45.58'
L74	S02°44'21"W	45.61'
L75	S01°47'15"E	50.70'
L76	N88°12'45"E	247.00'
L77	N16°55'52"E	118.55'
L78	S01°47'15"E	50.55'
L79	N88°12'45"E	193.59'
L80	N84°35'55"E	152.81'
L81	N86°18'54"E	225.74'
L82	S88°12'12"W	101.93'
L83	S01°47'16"E	5.01'
L84	S88°12'45"W	197.64'
L85	S88°12'45"W	197.64'
L86	N01°47'16"W	5.00'
L87	S88°12'44"W	100.86'

DATE: AUGUST 2025

SCALE NTS

SHEET 1E OF 1

FINAL PLAT OF
WOODHAVEN
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SECTION 4

OWNER
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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	500.00'	7°46'21"	67.83'	S65°58'52"E	67.78'	33.97'
C2	500.00'	7°46'21"	67.83'	S65°58'52"E	67.78'	33.97'
C3	1230.00'	9°25'46"	202.43'	S65°09'09"E	202.20'	101.44'
C4	820.00'	15°03'37"	215.54'	S67°57'51"E	214.92'	108.39'
C5	880.00'	26°16'03"	403.44'	S88°37'41"E	399.92'	205.33'
C6	50.00'	72°44'06"	63.47'	S24°24'48"E	59.30'	36.82'
C7	100.00'	25°42'29"	44.87'	S33°19'00"E	44.49'	22.82'
C8	500.00'	7°46'21"	67.83'	N73°45'13"W	67.78'	33.97'
C9	1200.00'	9°26'00"	197.57'	N65°09'02"W	197.35'	99.01'
C10	850.00'	15°03'37"	223.42'	N67°57'51"W	222.78'	112.36'
C11	300.00'	23°21'32"	122.31'	S09°53'31"W	121.46'	62.01'
C12	50.00'	90°00'00"	78.54'	S46°47'15"E	70.71'	50.00'
C13	600.00'	30°41'57"	321.48'	S13°33'44"W	317.65'	164.70'
C14	50.00'	79°01'41"	68.96'	S68°25'33"W	63.63'	41.24'
C15	1005.00'	13°37'02"	238.85'	N65°15'06"W	238.29'	119.99'
C16	600.00'	34°08'06"	357.46'	S15°16'48"W	352.20'	184.21'
C17	1045.00'	4°28'50"	81.72'	S60°41'00"E	81.70'	40.88'
C18	900.00'	32°37'33"	512.48'	S79°14'12"E	505.59'	263.40'
C19	50.00'	81°34'35"	71.19'	N54°45'40"W	65.33'	43.14'
C20	1500.00'	10°39'51"	279.19'	N08°38'27"W	278.79'	140.00'
C21	900.00'	10°30'17"	165.01'	N82°57'37"E	164.78'	82.73'
C22	25.00'	82°56'04"	36.19'	S63°02'19"W	33.11'	22.09'
C23	25.00'	94°39'00"	41.30'	S25°45'13"E	36.76'	27.12'
C24	25.00'	38°56'48"	16.99'	N64°58'38"E	16.67'	8.84'

DATE: AUGUST 2025

SCALE NTS

SHEET 1F OF 1

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C25	50.00'	161°27'37"	140.90'	N53°45'57"W	98.69'	306.34'
C26	25.00'	40°26'27"	17.65'	S06°44'38"W	17.28'	9.21'
C27	25.00'	86°40'40"	37.82'	S48°26'55"E	34.32'	23.59'
C28	25.00'	55°07'36"	24.05'	N54°05'13"E	23.14'	13.05'
C29	50.00'	92°41'45"	80.89'	S72°52'17"W	72.35'	52.41'
C30	50.00'	110°11'42"	96.16'	N67°03'07"E	82.01'	71.67'
C31	25.00'	41°16'22"	18.01'	N78°29'13"W	17.62'	9.41'
C32	25.00'	24°57'05"	10.89'	S75°44'13"W	10.80'	5.53'
C33	50.00'	139°54'09"	122.09'	S46°47'15"E	93.94'	137.01'
C34	25.00'	24°57'05"	10.89'	N10°41'18"E	10.80'	5.53'
C35	75.00'	79°01'41"	103.45'	S68°25'33"W	95.44'	61.86'
C36	25.00'	92°46'15"	40.48'	N67°57'25"E	36.20'	26.24'
C37	25.00'	90°05'01"	39.31'	N23°28'13"W	35.38'	25.04'
C38	500.00'	7°46'21"	67.83'	N73°45'13"W	67.78'	33.97'
C39	25.00'	88°16'56"	38.52'	N16°18'59"W	34.82'	24.26'
C40	25.00'	90°00'00"	39.27'	N43°12'45"E	35.36'	25.00'
C41	25.00'	94°21'01"	41.17'	S74°22'54"W	36.67'	26.97'
C42	25.00'	87°31'16"	38.19'	N22°11'21"W	34.58'	23.94'
C43	25.00'	90°00'00"	39.27'	N43°12'45"E	35.36'	25.00'
C44	25.00'	90°00'00"	39.27'	S46°47'15"E	35.36'	25.00'
C45	25.00'	85°50'25"	37.45'	S64°29'30"W	34.05'	23.25'
C46	25.00'	93°33'06"	40.82'	N41°26'12"E	36.43'	26.60'
C47	25.00'	90°00'00"	39.27'	S46°47'15"E	35.36'	25.00'

K:\28166\28166-0016-01 WH East Sec 4\2 Design Phase\Planning\Woodhaven Sec 4 - PLAT.dwg Sep 02,2025 - 1:07pm CKJ

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1F2 OF 1			

STATE OF TEXAS §

COUNTY OF WALLER §

We, DRP TX 1, LLC, a Delaware Limited Liability Company, acting by and through Houdin Honarvar, Authorized Signer, owner of the 36.79 acre tract subdivided, in this plat of Woodhaven Estates Section 4, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets 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.

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 subdivisions as described below.

- 1. There is a fifteen feet (15') 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.
- 2. There is 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 provided 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 week 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 easements 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.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Woodhaven Estates Section 4 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

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

IN TESTIMONY WHEREOF, the DRP TX 1, LLC, a Delaware Limited Liability Company, has caused these presents to be signed by Houdin Honarvar, Authorized

Signer thereunto authorize, this 2nd day of September, 2025.

DRP TX 1, LLC,
a Delaware Limited Liability Company

By: DW General Partner, LLC
Its Manager

By: Houdin Honarvar
Houdin Honarvar
Authorized Signer

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24290 & 10046100 1802 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979 741 8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1G OF 1			

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STATE OF NEW YORK §
COUNTY OF Ny §

BEFORE ME, the undersigned authority, on this day personally appeared Houdin Honarvar, Authorized Signer, of DW General Partner, LLC, Manager of DRP TX 1, LLC, a Delaware 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 2nd day of Sept, 2025

Josephine G. Cimino
Notary Public in and for the State of New York.

Josephine G. Cimino
Print Name

My commission expires: 7-5-2028

JOSEPHINE G CIMINO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CI0026551
Qualified in Nassau County
My Commission Expires 7-5-2028

Certificate of Surveyor

This is to certify that I, Christopher E. Curtis, 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 No 480640, Map No. 48473C0100E, Panel 0100, suffix "E" dated February 18, 2009.

No Portion of this subdivision lies within the boundary of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community No 480640, Map No. 48473C0100E, Panel 0100, suffix "E" dated February 18, 2009.



Christopher E. Curtis 8/26/25
Christopher E. Curtis
Registered Professional Land Surveyor
Texas Registration No. 6111

DATE: AUGUST 2025

SCALE SCALE NTS

SHEET 1H OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelpoment.com

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

I, J. Ross McCall, County Engineer of Waller County, Certify that the Plat of this subdivision complies with all existing rules and regulations of Waller County. No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date

J. Ross McCall, PE
County Engineer

STATE OF TEXAS §
COUNTY OF WALLER §

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

Debbie Hollan Waller
County, Texas

By:
Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 20____.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

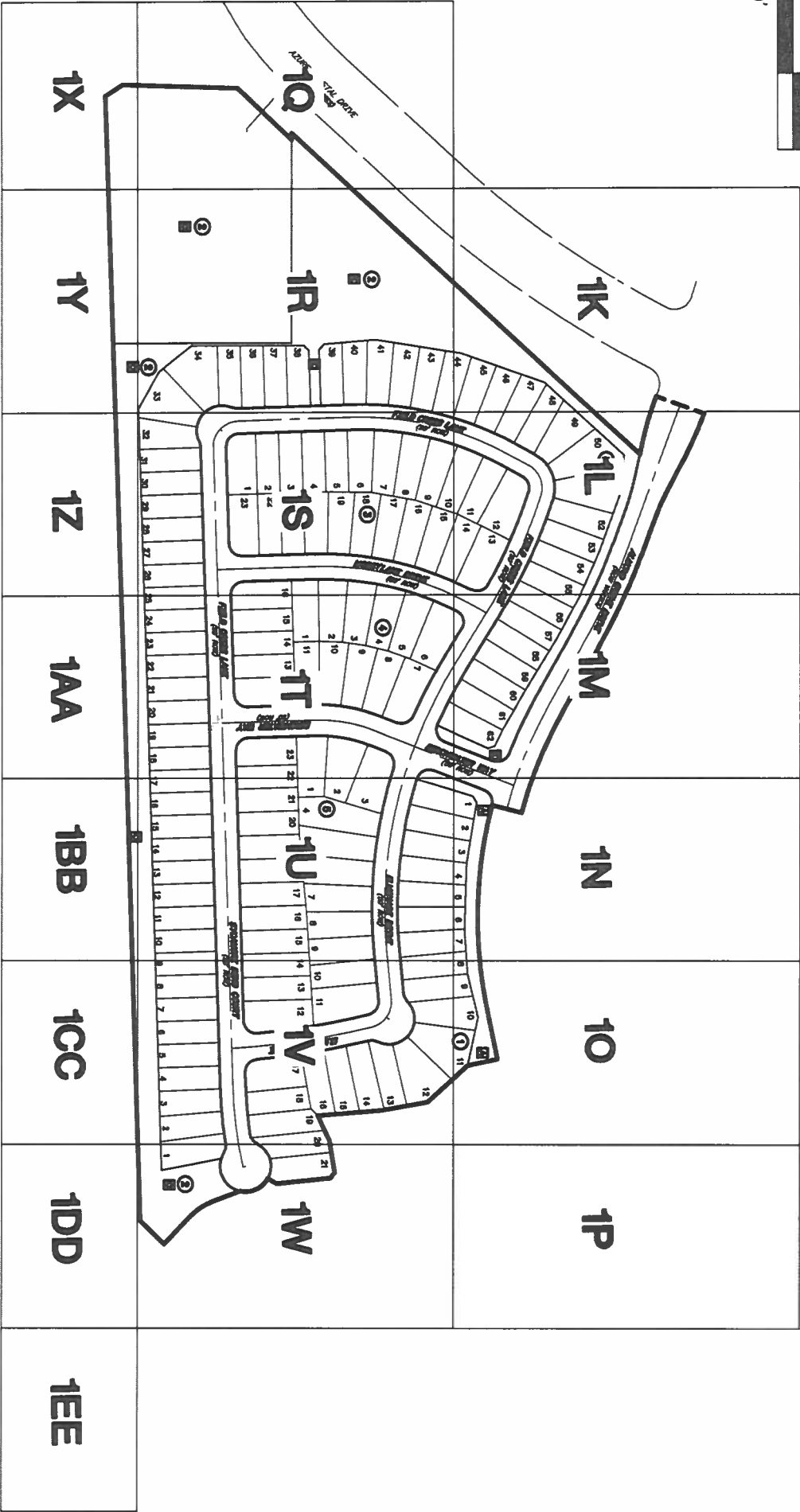
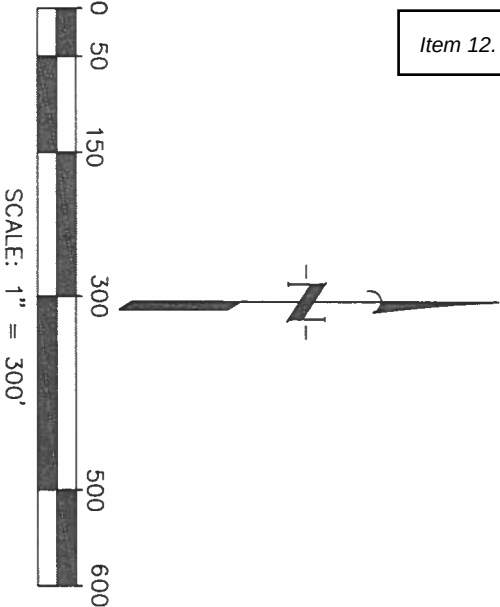
Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the current Waller County Subdivision and Development Regulations, in this regard.

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-29290 & 10046100 18b2 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 11 OF 1			

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DATE: AUGUST 2025

SCALE 1" = 300'

SHEET 1J OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-24290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.9000
CJamnik@quiddity.com

WOODHAVEN ESTATES SECTION 1

C.C.F. No. _____
O.P.R.W.C.T.

SPRING CROSS TRAIL
(ROW VARIES)

AZUL CRYSTAL DRIVE
(ROW VARIES)

5

E

L23

1' RESERVE
(SEE NOTE 1)

15' UE
C.C.F. No.
2504591
O.P.R.W.C.T.

L24

50.00'

47

46

45

25' UE

22.35'

N73°06'04"W

125.20'

N69°07'58"W

124.79'

N65°09'56"W

127.98'

N61°05'18"W

132.86'

46.34'

48.04'

3.88'

52.12'

M19°20'16"E

174.44'

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1K OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER

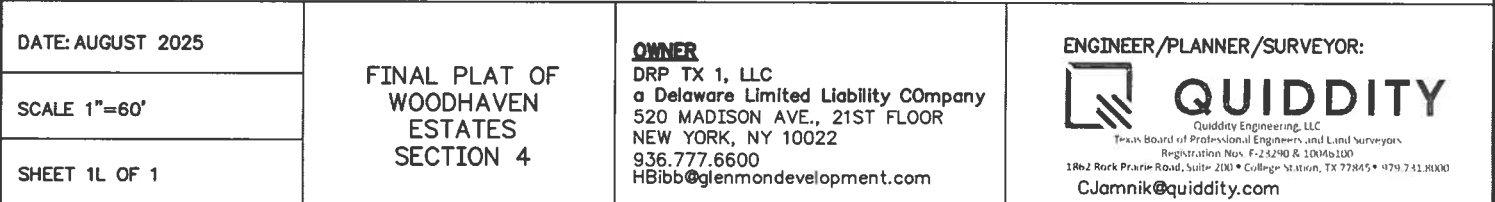
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:

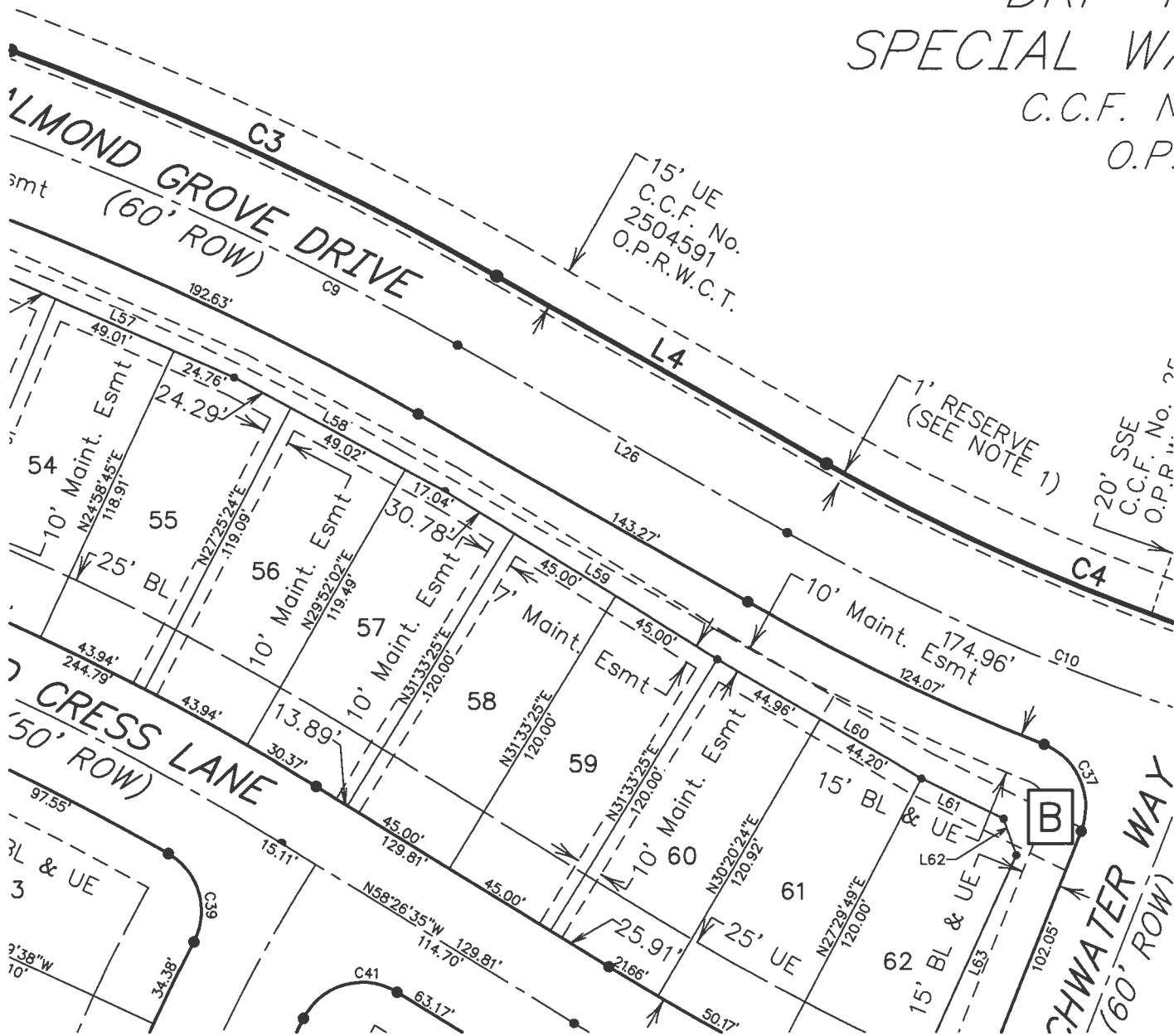


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-24290 & 1004b100
1842 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.9000
CJamnik@quiddity.com



CALLED
DRP ;
SPECIAL W,
C.C.F. A
O.P.



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1M OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-25290 & 10046100

1802 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 409.731.8000
CJamnik@quiddity.com

20' SSE
C.C.F. No. 2504588
O.P.R.W.C.T.

RESERVE
(SEE NOTE 1)

15' UE
C.C.F. No. 2504591
O.P.R.W.C.T.

ALMOND GROVE DRIVE
(60' ROW)

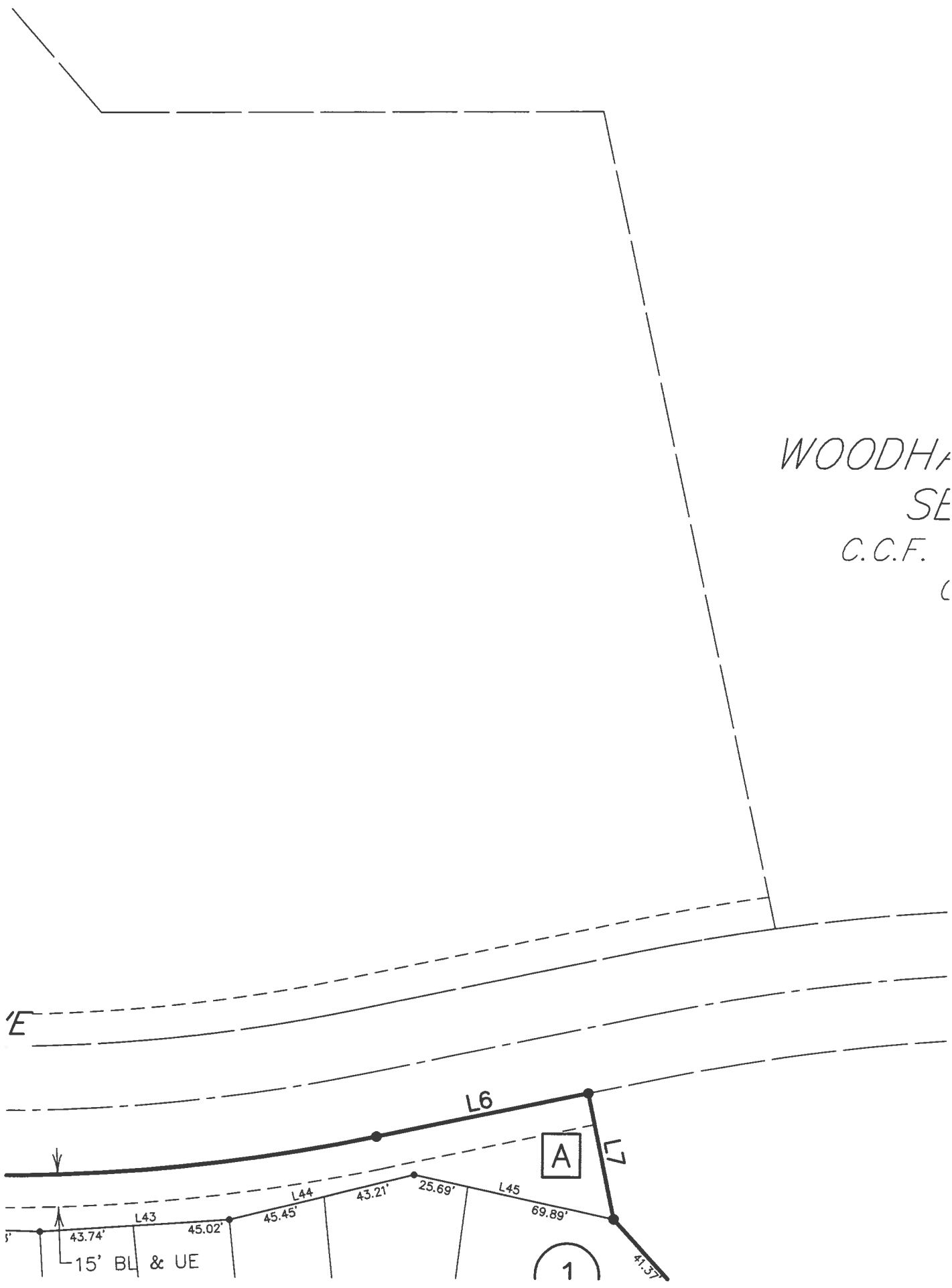
CHWAYER WAY
(60' ROW)

15' BL &

Survey points and distances:
 - L40: 33.64'
 - L41: 43.28'
 - L42: 43.22'
 - L43: 43.39'
 - L44: 42.93'
 - L45: 43.23'
 - L46: 43.74'
 - L47: 43.22'
 - L48: 43.39'
 - L49: 42.93'
 - L50: 43.23'
 - L51: 43.74'

Other labels: C4, C5, C10, C37, C22, L63, L64, L65, L66, L67, L68, L69, L70, L71, L72, L73, L74, L75, L76, L77, L78, L79, L80, L81, L82, L83, L84, L85, L86, L87, L88, L89, L90, L91, L92, L93, L94, L95, L96, L97, L98, L99, L100.

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-24290 & 100M6100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 10 OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelpoment.com

ENGINEER/PLANNER/SURVEYOR:

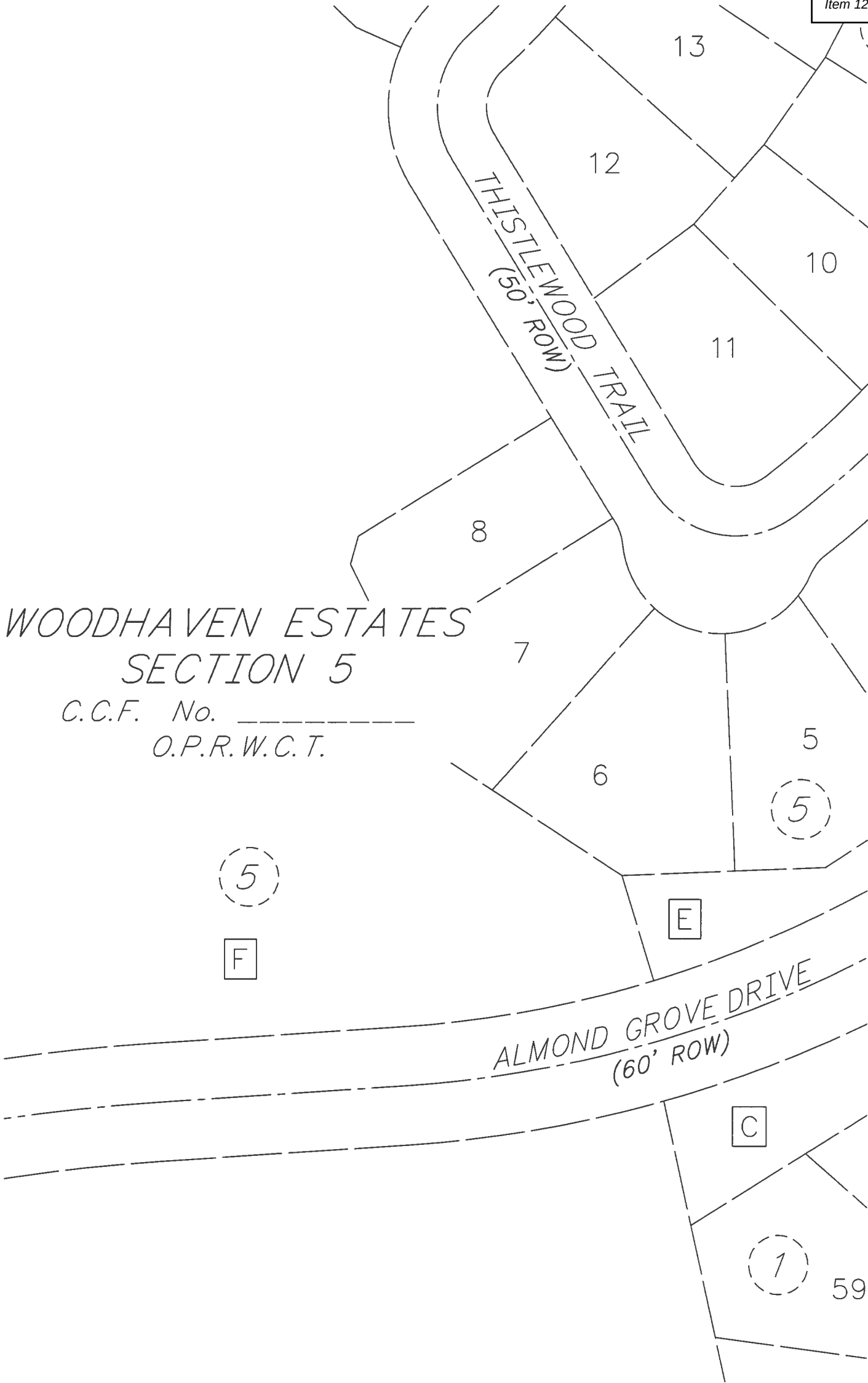


QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-24290 & 10046100
1802 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com

WOODHAVEN ESTATES
SECTION 5

C.C.F. No. _____
O.P.R.W.C.T.



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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 1P OF 1			

Item 12.

50' PIPELINE ESMT
VOL. 129, PG. 44
D.R.W.C.T.

FUTURE 85' PIPELINE
EASEMENT

N85°09'13"E 207.57'

N85°09'13"E 229.46'

DRILL SITE
C.C.F. No.
O.P.R

L20

2
C

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1Q OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

K:\28166\28166-0016-01 WH East Sec 4\2 Design Phase\Planning\Woodhaven Sec 4 - PLAT.dwg Sep 03,2025 - 11:29am CKJ

100' PIPELINE ESMT
VOL. 129, PG. 44
D.R.W.C.T.

L21

2

B

UNSHADED ZONE
SHADED ZONE

20' SSE

L83

L84

L82

L87

L86

L85

30' SSE

N89°56'30"W 411.07'

DRILL SITE EASEMENT
C.C.F. No. 2404294
O.P.R.W.C.T.

2

C

B

2

B

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1R OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER

DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

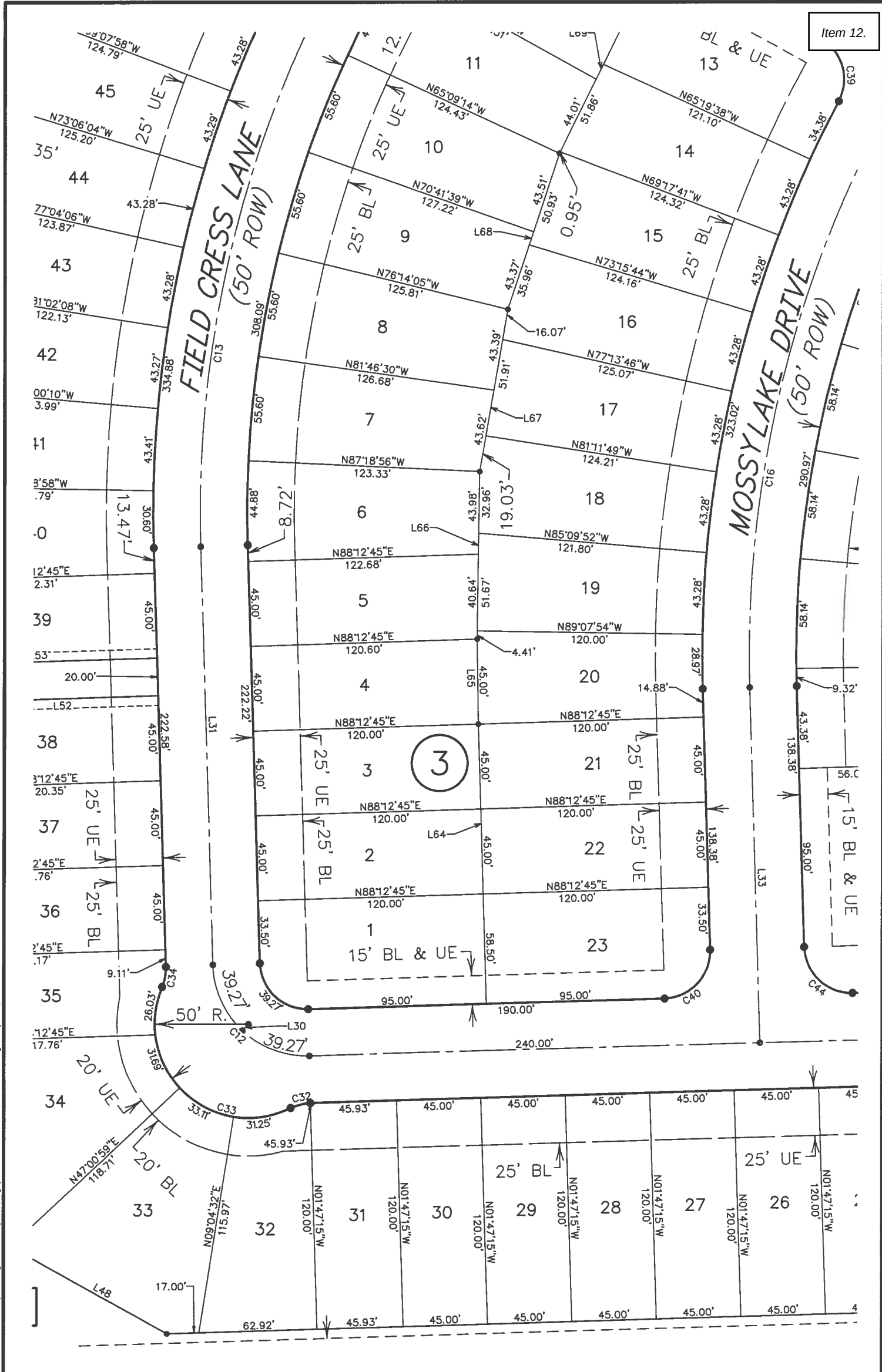
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

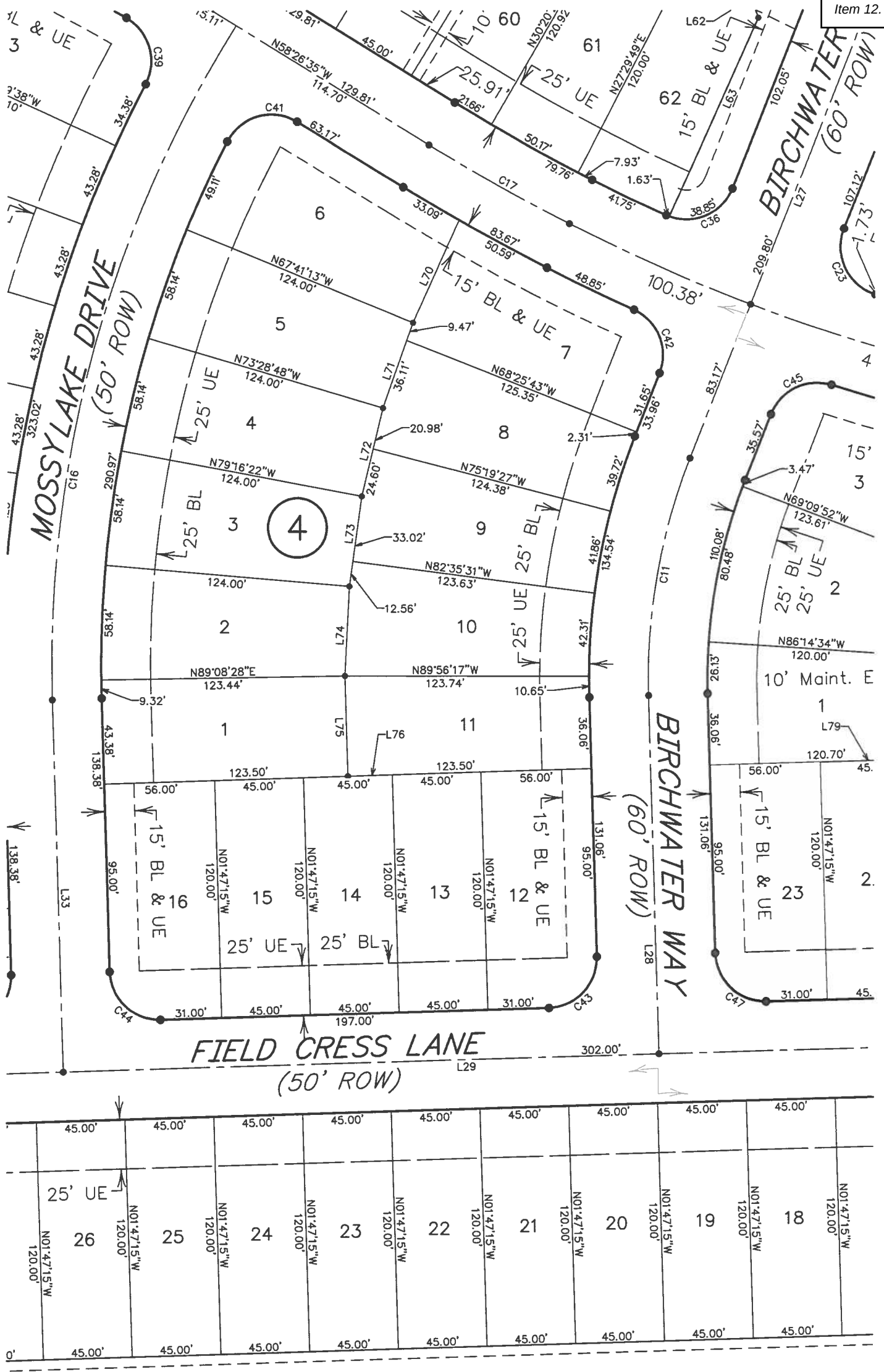
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelpment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration No. F-24290 & 10046100 1842 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 479.741.8000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 1S OF 1			

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DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1T OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

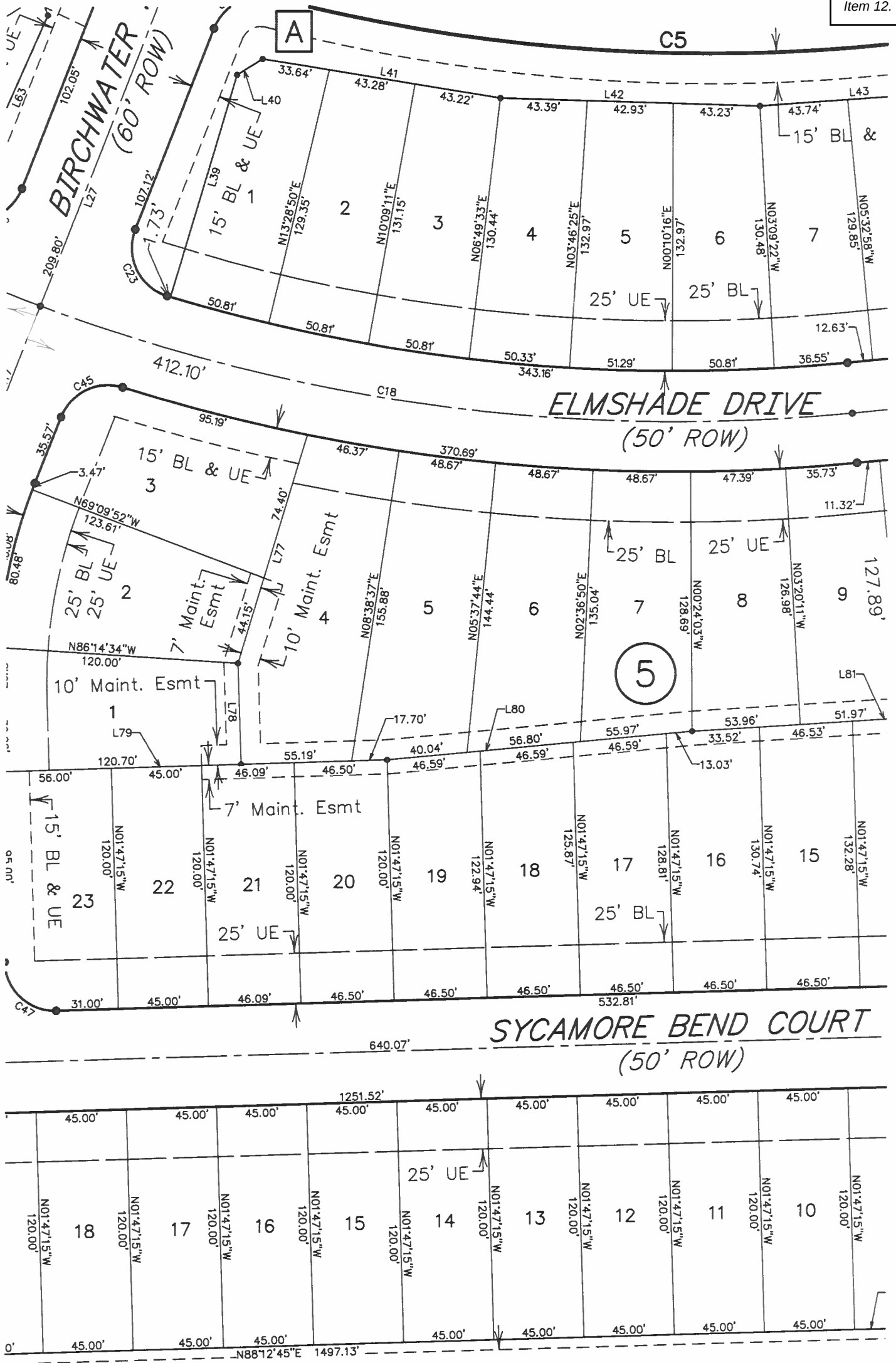
OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glennmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



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1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1U OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glennmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

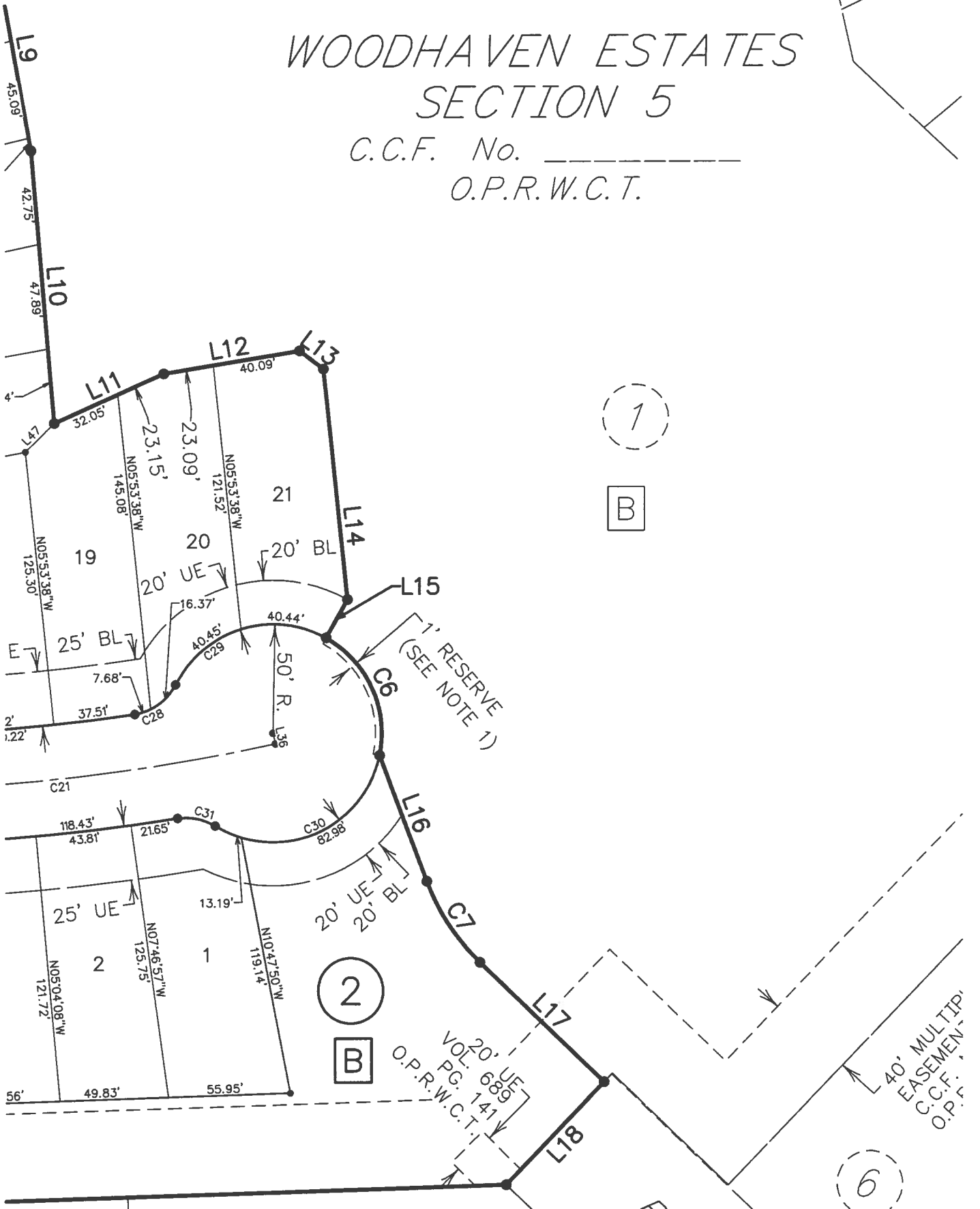
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com



Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23249 & 10(M6100)
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

WOODHAVEN ESTATES SECTION 5

C.C.F. No. _____
O.P.R.W.C.T.



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DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1W OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@gienmonddevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10096100
1802 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.711.8100
CJamnik@quiddity.com

ONE X

L19

1

G

17

K:\28166\28166-0016-01 WH East Sec 4\2 Design Phase\Planning\Woodhaven Sec 4 - PLAT.dwg Sep 03/2025 - 11:31am CKJ

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1X OF 1

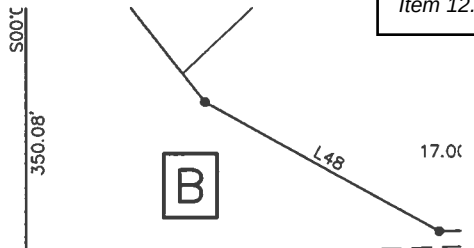
FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
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520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
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Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com



17

18

19

REMINGTON FOREST
SECTION ONE
VOL. 681, PG. 814
DRWC

← CALLED 70' WIDE
EASEMENT
LIVE OAK LAND
DEVELOPMENT Ltd.
VOL. 1214, PG. 564
O.P.R.W.C.

K:\28166\28166-0016-01 WH East Sec 4\2 Design Phase\Planning\Woodhaven Sec 4 - PLAT.dwg Sep 03, 2025 - 11:31am CKJ

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1Y OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

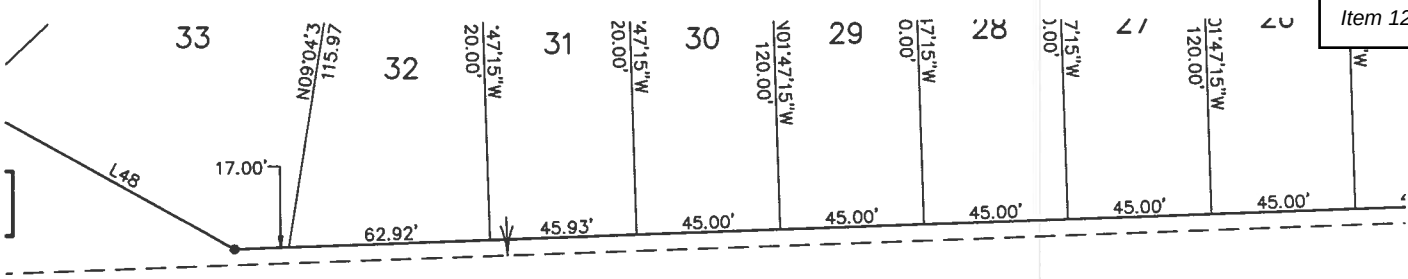
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-25240 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com

Item 12.



40' MULTIPURPOSE
EASEMENT
C.C.F. No. 2404294
O.P.R.W.C.T.

REMINGTON FOREST
WEST (70' ROW EASEMENT)

← CALLED 70' WIDE
EASEMENT
LIVE OAK LAND
DEVELOPMENT Ltd.
VOL. 1214, PG. 564
O.P.R.W.C.

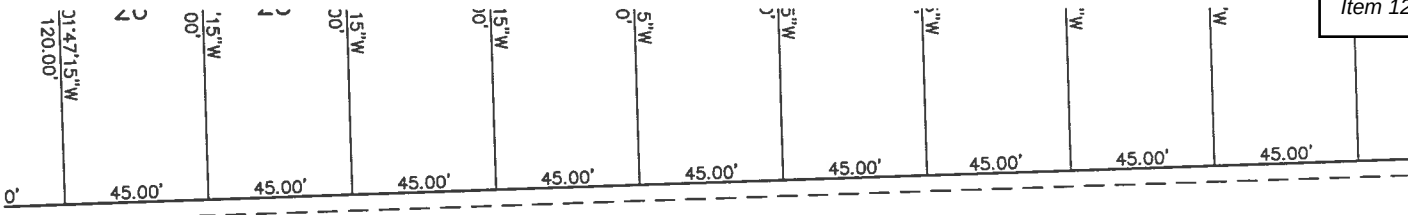
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23

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DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@gienmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24240 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 12 OF 1			

Item 12.



S88°12'45"W 2,210.29'

23

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K:\28166\28166-0016-01 WH East Sec 4\2 Design Phase\Planning\Woodhaven Sec 4 - PLAT.dwg Sep 03.2025 - 11:31am CKJ

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1AA OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

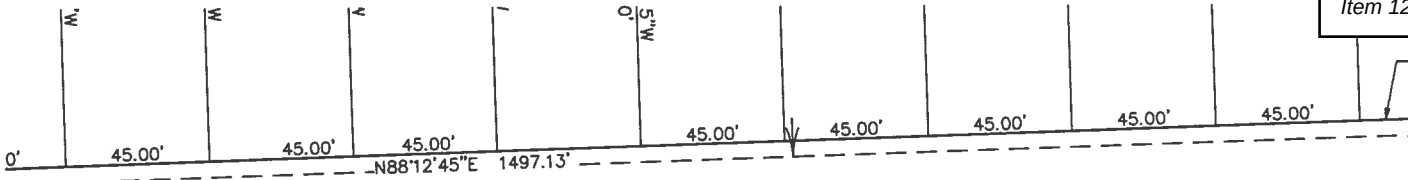
OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



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CJamnik@quiddity.com



B

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20

40' MULTIPURPOSE
EASEMENT
C.C.F. No. 2404294
O.P.R.W.C.T.

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23

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1BB OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

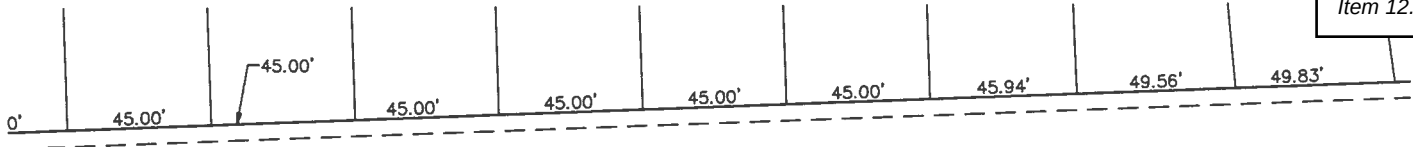
OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelpoment.com

ENGINEER/PLANNER/SURVEYOR:



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1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com



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23

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25

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1CC OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

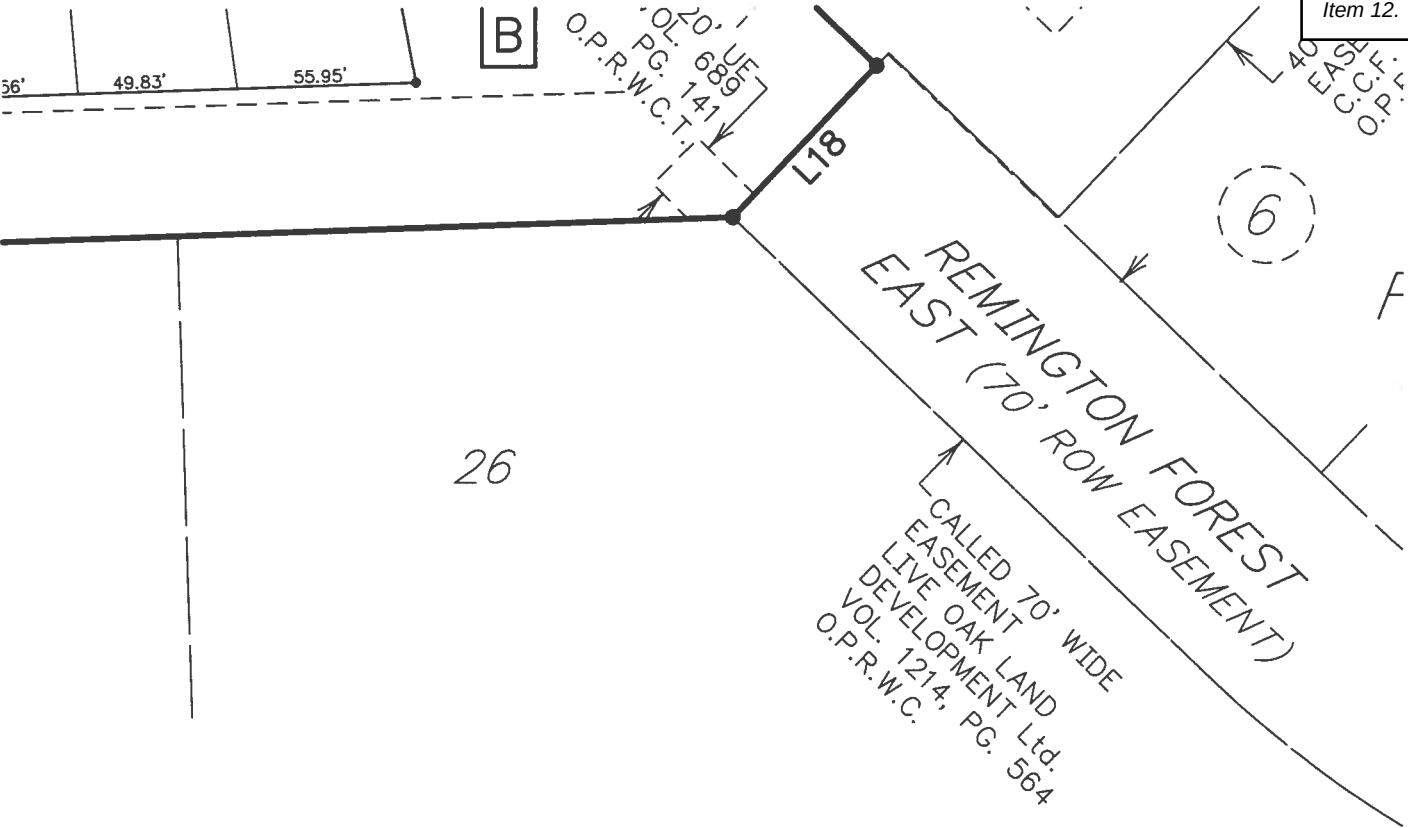
OWNER
DRP TX 1, LLC
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26

K:\28166\28166-0016-01 WH East Sec 4\2 Design Phase\Planning\Woodhaven Sec 4 - PLAT.dwg Sep 03,2025 - 11:32am CKJ

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 4	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24290 & 10046100 1802 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE 1"=60'			
SHEET 1DD OF 1			

40' M.
EASEMENT
C.C.F. No.
O.P.R.W.C.T.

6

17

REMINGTON FOREST
SECTION 1

VOL. 681, PG. 814
D.R.W.C.T.

16

15

FOREST
(EASEMENT)

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DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1EE OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 4

OWNER

DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@gienmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



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Texas Board of Professional Engineers and Land Surveyors
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1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com



WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Woodhaven Estates Section 5

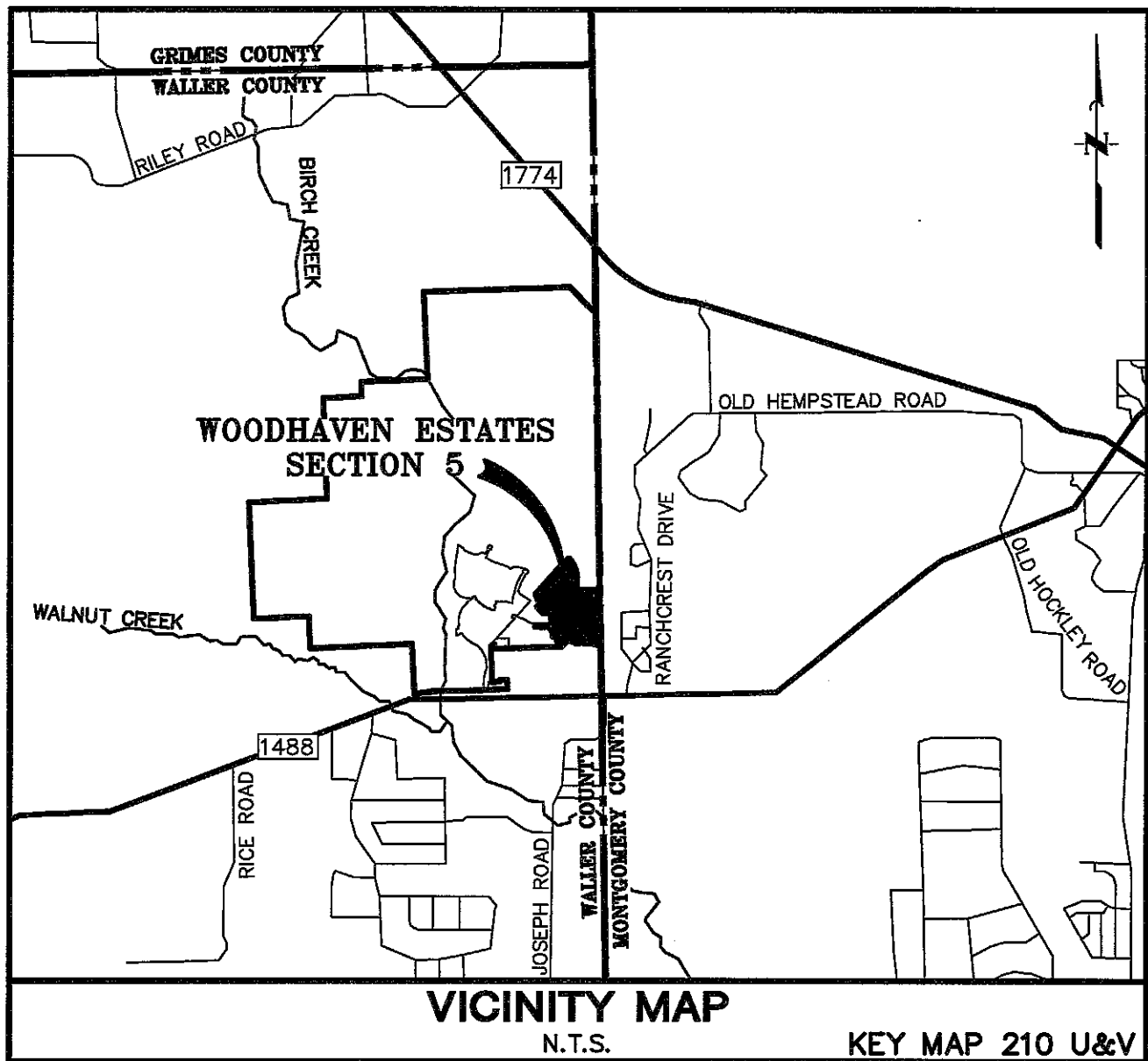
Date: September 17, 2025

Background

Final Plat of Woodhaven Estates Section 5 which consists of 99.22 acres will include 234 Lots, 5 Blocks and 9 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



**FINAL PLAT OF
WOODHAVEN
ESTATES**

SECTION 5

**A SUBDIVISION OF 99.22 ACRES OF LAND
OUT OF THE
WILLIAM HILLHOUSE SURVEY, A-136
WALLER COUNTY, TEXAS**

234 LOTS 9 RESERVES 5 BLOCKS
AUGUST 2025

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER DRP TX 1, LLC a Delaware limited liability company 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 • 979.731.8000 RVILLARREAL@quiddity.com
SCALE NTS			
SHEET 1A OF 1			

A METES AND BOUNDS description of a certain 99.22 acre tract out of the William Hillhouse Survey, Abstract No. 136, in Waller County, Texas, being a portion of a called 722.09 acre tract conveyed by Special Warranty Deed to DRP TX 1, LLC recorded in File No. 2404338 of the Official Public Records of Waller County (OPRWC), said 99.22 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204);

COMMENCING at a found 5/8-inch iron rod, marking the most southerly southeast corner of said 722.09 acre tract, and being in the north right-of-way line of FM 1488 as shown on TxDOT Map, Project No. S1452 (4) (100-foot wide right-of-way);

THENCE North 67°50'48" East, 4025.88 feet to a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the southeast corner of said 722.09 acre tract, the northeast corner of Lot 8, Block 6 of the Final Plat of Remington Forest Subdivision, Section One recorded in Volume 681, Page 814 of the Deed Records of Waller County (DRWC) and in the west line of Lot 8, Block 1 of the Final Plat of Ranch Crest Subdivision, Section One recorded in Cabinet P, Sheet 16 of the Map Records of Montgomery County (MRMC), being the southeast corner and the **POINT OF BEGINNING** of the herein described subject tract;

THENCE along common lines of said 722.09 acre tract and north lines of said Remington Forest Subdivision, the following nine (9) courses and distances:

1. North 70°35'34" West, 175.96 feet to a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
2. North 79°38'05" West, 315.28 feet to a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
3. South 76°43'44" West, 89.70 feet to a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
4. North 81°01'04" West, 110.31 feet to a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
5. South 79°48'29" West, 153.54 feet to a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
6. North 67°11'43" West, 323.68 feet to a found 5/8-inch iron rod;
7. South 43°52'56" West, 323.85 feet to a found 5/8-inch iron rod;
8. North 46°10'15" West, 73.63 feet to a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
9. South 43°49'45" West, 5.50 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the southwest corner of the herein described subject tract, being in a northwest line of Remington Forest East Road (70-foot wide right-of-way) of said Remington Forest Subdivision, Section One;

THENCE over and across said 722.09 acre tract, the following thirty-eight (38) courses and distances:

1. North 46°10'15" West, 78.88 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
2. Along said tangent curve to the right having a radius of 100.00 feet, an arc length of 44.87 feet, a delta angle of 25°42'29", and a chord bearing of North 33°19'00" West, 44.49 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
3. North 20°27'46" West, 61.60 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
4. Along said non-tangent curve to the left having a radius of 50.00 feet, an arc length of 63.47 feet, a delta angle of 72°44'06", and a chord bearing of North 24°24'48" West, 59.30 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
5. North 29°13'09" East, 20.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
6. North 05°53'38" West, 106.37 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
7. North 52°38'52" West, 13.70 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
8. South 80°35'55" West, 63.18 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
9. South 65°36'25" West, 55.20 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
10. North 04°47'58" West, 125.08 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
11. North 10°17'52" West, 92.40 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
12. North 42°13'11" West, 105.96 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
13. North 11°45'42" West, 59.54 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
14. South 78°14'18" West, 101.07 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
15. Along said tangent curve to the right having a radius of 880.00 feet, an arc length of 403.44 feet, a delta angle of 26°16'03", and a chord bearing of North 88°37'41" West, 399.92 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
16. North 14°30'21" East, 60.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
17. Along said non-tangent curve to the left having a radius of 820.00 feet, an arc length of 375.93 feet, a delta angle of 26°16'03", and a chord bearing of South 88°37'41" East, 372.65 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
18. North 78°14'18" East, 136.11 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
19. Along said tangent curve to the right having a radius of 1030.00 feet, an arc length of 65.93 feet, a delta angle of 03°40'02", and a chord bearing of North 80°04'19" East, 65.91 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
20. North 12°11'28" West, 388.84 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
21. South 89°45'30" West, 234.76 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	<u>OWNER</u> DRP TX 1, LLC a Delaware limited liability company 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 College Station, TX 77845 979.731.8000
SCALE NTS			
SHEET 1B OF 1			RVILLARREAL@quiddity.com

22. North 40°51'58" West, 299.79 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
23. North 48°25'24" East, 104.14 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
24. North 20°12'11" West, 388.44 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
25. North 40°00'13" East, 7.05 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
26. North 41°42'32" East, 1393.90 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
27. North 59°16'28" East, 36.83 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
28. North 43°08'58" East, 260.84 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
29. Along said non-tangent curve to the right having a radius of 630.00 feet, an arc length of 45.43 feet, a delta angle of 04°07'54", and a chord bearing of South 48°40'19" East, 45.42 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
30. Along said reverse curve to the left having a radius of 25.00 feet, an arc length of 36.06 feet, a delta angle of 82°38'35", and a chord bearing of South 87°55'39" East, 33.01 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
31. Along said reverse curve to the right having a radius of 325.00 feet, an arc length of 6.75 feet, a delta angle of 01°11'24", and a chord bearing of North 51°20'45" East, 6.75 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
32. South 38°03'32" East, 50.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
33. Along said non-tangent curve to the left having a radius of 25.00 feet, an arc length of 39.17 feet, a delta angle of 89°46'29", and a chord bearing of South 07°03'13" West, 35.29 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
34. Along said reverse curve to the right having a radius of 630.00 feet, an arc length of 131.96 feet, a delta angle of 12°00'03", and a chord bearing of South 31°50'00" East, 131.72 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the right;
35. Along said compound curve to the right having a radius of 1230.00 feet, an arc length of 646.63 feet, a delta angle of 30°07'16", and a chord bearing of South 10°46'20" East, 639.21 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
36. South 04°17'18" West, 111.31 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
37. Along said tangent curve to the left having a radius of 1170.00 feet, an arc length of 136.18 feet, a delta angle of 06°40'09", and a chord bearing of South 00°57'14" West, 136.11 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
38. North 89°09'52" East, 798.72 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking an east exterior corner of the herein described subject tract, being in an east line of said 722.09 acre tract and in the west line of Lot 13, Block 1 of the Final Plat of Ranch Crest Subdivision, Section Two recorded in Cabinet T, Sheet 188 MRMC;

THENCE South 00°52'19" East, along the common line of said 722.09 acre tract, said Ranch Crest Subdivision, Section Two and aforementioned Ranch Crest Subdivision, Section One, 1973.36 feet to the POINT OF BEGINNING, CONTAINING 99.22 acres of land in Waller County, Texas filed in the offices of Quiddity in College Station, Texas.

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SCALE NTS			
SHEET 182 OF 1			

General Notes:

1. One-foot reserve (1' Reserve) dedicated to the public in fee as a buffer separation between the side of end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title shall thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
2. According to Map No. 48473C0100E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Waller County, dated February 18, 2009, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500-year) 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 the surveyor.

The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Quiddity assumes no liability as to the accuracy of the location of the flood zone limits.

3. 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.
4. No structure in this subdivision shall be occupied until connected to a public sewer system or to an onsite wastewater system has been approved and permitted by Waller County Environmental Department.
5. No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
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. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid DRP TX 1, LLC, a Delaware Limited Liability Company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
(a) the water quality and connections to the lots meet, or will meet, the minimum state standards;
(b) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
(c) electrical connections provided to the lot meet, or will meet, the minimum state standards; and
(d) gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
8. TBM 50: Being a 3-inch aluminum disc set in a concrete monument marked "TBM-50 ELEV 255.97", Located on the north side of FM 1488, being 41.0 feet southwest of the southeast corner of Restricted Reserve "A-2" & "A-3" of the Partial Replat of Remington Forest, recorded in Volume 920, Page 202 of the Official Public Records of Waller County, conveyed to DRP TX 1, LLC, recorded in File No. 2404350 of Official Public Records of Waller County, also being 8.5 feet north of the edge of pavement of FM 1488.
9. Coordinates and bearings shown hereon are surface as based on the Texas State Plane Coordinate System (NAD83) South Central Zone (4204) with a surface adjustment factor of 1.0000353312 scaled from control point No. 1 having coordinates (X: 2966995.566, Y: 13991667.506).
10. All lots shall have a 10' back of lot building line measured from the lot line unless otherwise noted on the plat.

DATE: AUGUST 2025

SCALE NTS

SHEET 1C OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

OWNER
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Ave, 21st Floor
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936.999.6600
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1862 Rock Prairie Rd, Suite 200 College Station, TX 77845 979.731.8000

RVILLARREAL@quiddity.com

LEGEND

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

RESTRICTED RESERVE [A]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.38 AC
16,574 Sq. Ft.

RESTRICTED RESERVE [B]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.08 AC
3,385 Sq. Ft.

RESTRICTED RESERVE [C]
Restricted to Drainage,
Detention, and Incidental
Utility
Purposes Only
33.02 AC
1,438,560 Sq. Ft.

RESTRICTED RESERVE [D]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.06 AC
2,566 Sq. Ft.

RESTRICTED RESERVE [E]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.52 AC
22,528 Sq. Ft.

RESTRICTED RESERVE [F]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
1.01 AC
43,877 Sq. Ft.

RESTRICTED RESERVE [G]
Restricted to Open Space,
Landscape, Incidental Utility
Purposes Only
0.40 AC
17,512 Sq. Ft.

RESTRICTED RESERVE [H]
Restricted to Open Space
Landscape, Drainage and
Incidental Utility Purposes
Only
12.47 AC
543,344 Sq. Ft.

RESTRICTED RESERVE [I]
Restricted to Open Space
Landscape, and Incidental
Utility Purposes Only
0.96 AC
41,906 Sq. Ft.

RESERVE TOTAL
48.90 AC
2,131,556 Sq. Ft.

DATE: AUGUST 2025

SCALE NTS

SHEET 1D OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

OWNER
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Ave, 21st Floor
New York, NY 10022
936.999.6600
HBibb@glenmontdevelopment.com



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd, Suite 200 College Station, TX 77845 979.731.8000
RVILLARREAL@quiddity.com

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°03'32"E	50.00'
L2	S04°17'18"W	111.31'
L3	N70°35'34"W	175.96'
L4	S76°43'44"W	89.70'
L5	N81°01'04"W	110.31'
L6	S79°48'29"W	153.54'
L7	N46°10'15"W	73.63'
L8	S43°49'45"W	5.50'
L9	N46°10'15"W	78.88'
L10	N20°27'46"W	61.60'
L11	N29°13'09"E	20.00'
L12	N05°53'38"W	106.37'
L13	N52°38'52"W	13.70'
L14	S80°35'55"W	63.18'
L15	S65°36'25"W	55.20'
L16	N04°47'58"W	125.08'
L17	N10°17'52"W	92.40'
L18	N42°13'11"W	105.96'
L19	N11°45'42"W	59.54'
L20	S78°14'18"W	101.07'
L21	N14°30'21"E	60.00'
L22	N78°14'18"E	136.11'
L23	N48°25'24"E	104.14'
L24	N40°00'13"E	7.05'
L25	N59°16'28"E	36.83'
L26	N43°08'58"E	260.84'
L27	S47°43'45"W	34.68'
L28	S04°17'18"W	111.31'
L29	S03°48'27"E	349.67'
L30	S86°11'44"W	126.59'
L31	S78°14'18"W	136.11'
L32	S76°23'21"W	209.06'
L33	S88°15'22"E	76.82'
L34	S01°44'38"W	5.00'
L35	N76°43'06"E	105.08'
L36	N81°27'44"E	191.69'
L37	S03°22'07"W	5.00'
L38	S03°33'24"W	128.20'
L39	S41°50'45"E	5.06'
L40	N84°15'47"E	305.03'
L41	S07°15'12"W	5.00'
L42	N05°44'13"W	293.22'
L43	N51°34'35"W	6.70'
L44	S83°53'09"E	10.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L45	S03°48'27"E	187.37'
L46	S31°26'51"E	195.77'
L47	S03°48'27"E	133.01'
L48	N41°42'48"E	5.15'
L49	N87°14'03"E	236.88'
L50	N59°02'24"W	333.57'
L51	S12°58'34"W	5.00'
L52	N28°48'13"E	343.21'
L53	S72°06'21"W	3.65'
L54	N13°49'12"E	5.00'
L55	S78°42'51"E	5.68'
L56	N82°56'55"W	25.38'
L57	N37°56'55"W	5.00'
L58	S07°03'05"W	194.56'
L59	N55°08'25"E	7.00'
L60	S61°11'47"E	116.45'
L61	S19°05'19"E	14.84'
L62	S63°10'33"E	37.05'
L63	N12°53'53"E	32.64'
L64	N28°48'13"E	100.24'
L65	S53°59'10"E	20.00'
L66	N01°56'22"W	118.33'
L67	S43°33'17"W	14.02'
L68	S76°40'24"E	81.77'
L69	N25°15'05"E	136.50'
L70	N25°15'05"E	133.24'
L71	S26°41'01"E	50.83'
L72	N09°35'50"W	117.98'
L73	N11°22'11"E	35.25'
L74	N73°15'59"W	195.01'
L75	N27°01'01"W	13.83'
L76	S82°23'56"W	20.00'
L77	N46°35'03"W	25.52'
L78	N06°33'32"W	20.00'
L79	S55°08'41"E	48.17'
L80	S74°53'39"E	70.24'
L81	S65°22'27"E	44.54'
L82	S55°14'37"E	76.02'
L83	N88°57'32"E	50.16'
L84	S14°12'52"E	101.79'
L85	N52°19'09"E	14.21'
L86	S19°17'01"E	14.32'
L87	N24°58'30"E	41.02'
L88	N61°31'34"E	95.08'

DATE: AUGUST 2025

SCALE NTS

SHEET 1E OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

OWNER
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Ave, 21st Floor
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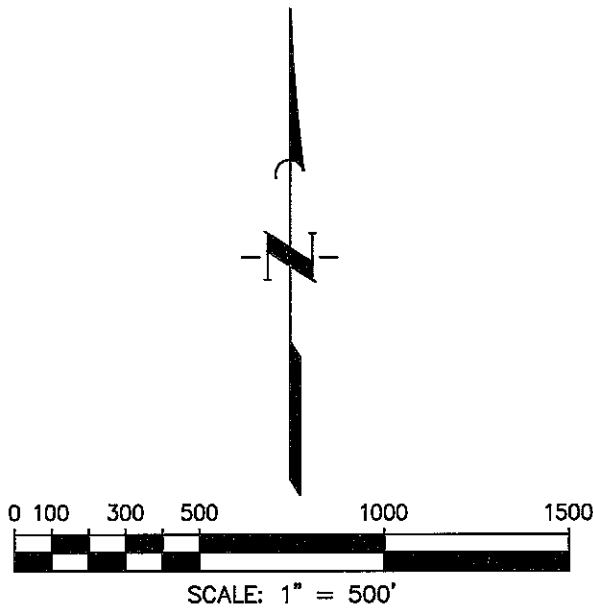
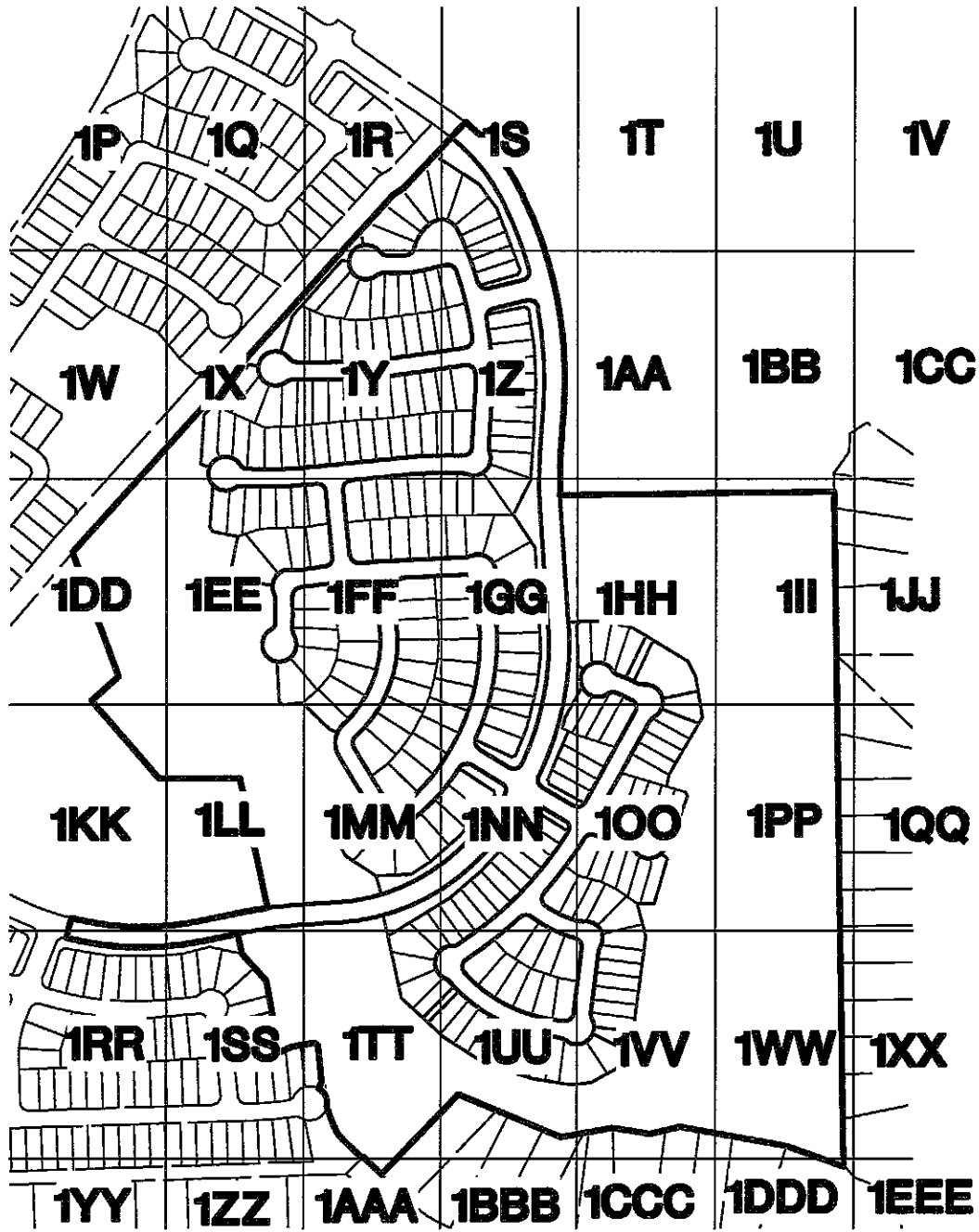
LINE TABLE		
LINE	BEARING	DISTANCE
L89	N84°11'41"E	58.65'
L90	N44°37'39"E	127.85'
L91	N44°37'39"E	128.84'
L92	S78°34'54"W	14.57'
L93	N58°11'57"W	114.77'
L94	S41°34'09"E	53.38'
L95	S58°08'20"E	84.78'
L96	S71°16'31"E	85.13'
L97	S79°13'07"E	56.95'
L98	N78°45'09"E	114.40'
L99	S54°37'22"E	13.74'
L100	N02°34'14"W	95.79'
L101	N26°23'05"E	112.08'
L102	N89°22'22"E	209.67'
L103	N87°21'44"E	88.75'
L104	N85°27'40"E	135.03'
L105	N82°37'15"E	55.02'
L106	N05°58'26"E	93.55'
L107	N21°14'03"E	89.44'
L108	N68°09'31"E	13.66'
L109	N64°55'01"W	117.71'
L110	N03°48'27"W	130.21'
L111	N03°02'15"W	57.45'
L112	N02°35'20"E	56.87'
L113	N09°02'42"E	56.87'
L114	N15°30'05"E	56.87'
L115	N21°57'27"E	56.87'
L116	N28°24'49"E	56.87'
L117	N34°52'11"E	56.87'
L118	N41°19'33"E	56.87'
L119	S53°42'04"W	62.99'
L120	N56°54'32"W	121.58'
L121	N08°19'11"W	13.23'
L122	N56°44'12"E	67.75'
L123	S16°56'29"E	55.86'
L124	S15°56'05"W	14.72'
L125	S66°05'21"E	25.00'
L126	S49°30'17"E	13.83'
L127	S84°14'24"W	57.43'
L128	S50°12'59"W	60.36'
L129	S40°13'48"W	51.71'
L130	S22°07'14"W	52.02'
L131	S07°32'33"W	52.02'
L132	S06°25'29"E	54.35'

LINE TABLE		
LINE	BEARING	DISTANCE
L133	S04°41'27"E	120.38'
L134	N36°28'54"W	13.44'
L135	N78°41'43"W	73.20'
L136	N37°29'01"W	15.05'
L137	N71°28'31"E	66.78'
L138	N85°50'30"E	49.35'
L139	N88°00'06"E	84.16'
L140	N80°43'32"E	69.75'
L141	S68°19'50"E	26.07'
L142	S19°20'35"E	20.00'
L143	S65°45'45"E	165.27'
L144	N86°47'17"E	88.60'
L145	N84°26'53"E	146.18'
L146	N85°44'11"E	123.76'
L147	N83°12'26"E	156.77'
L148	N87°54'56"E	96.13'
L149	S81°52'15"E	27.62'
L150	S66°56'47"E	74.69'
L151	S81°42'37"E	90.63'
L152	N85°41'02"E	44.76'
L153	N84°18'06"E	44.76'
L154	N82°01'02"E	134.61'
L155	N76°08'08"E	99.87'
L156	S86°27'32"E	20.00'
L157	S08°05'22"E	22.06'
L158	S59°16'28"W	36.61'
L159	S36°45'53"E	85.66'
L160	N26°38'55"E	13.57'
L161	S73°56'03"W	117.69'
L162	S44°32'11"E	21.63'
L163	S45°31'14"W	25.00'
L164	S44°32'11"E	10.08'
L165	S51°30'53"E	14.15'
L166	S51°30'53"E	17.53'
L167	S67°39'12"E	6.77'
L168	S84°32'41"E	3.50'
L169	S13°16'54"E	58.96'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	630.00'	4°07'54"	45.43'	S48°40'19"E	45.42'	22.72'
C2	25.00'	82°38'35"	36.06'	S87°55'39"E	33.01'	21.98'
C3	325.00'	1°11'24"	6.75'	N51°20'45"E	6.75'	3.38'
C4	25.00'	89°46'29"	39.17'	S07°03'13"W	35.29'	24.90'
C5	630.00'	12°00'03"	131.96'	S31°50'00"E	131.72'	66.22'
C6	1230.00'	30°07'16"	646.63'	S10°46'20"E	639.21'	330.97'
C7	1170.00'	6°40'09"	136.18'	S00°57'14"W	136.11'	68.17'
C8	100.00'	25°42'29"	44.87'	N33°19'00"W	44.49'	22.82'
C9	50.00'	72°44'06"	63.47'	N24°24'48"W	59.30'	36.82'
C10	880.00'	26°16'03"	403.44'	N88°37'41"W	399.92'	205.33'
C11	820.00'	26°16'03"	375.93'	S88°37'41"E	372.65'	191.33'
C12	1030.00'	3°40'02"	65.93'	N80°04'19"E	65.91'	32.97'
C13	300.00'	4°12'43"	22.05'	S49°50'06"W	22.05'	11.03'
C14	600.00'	25°05'58"	262.84'	N38°22'57"W	260.75'	133.56'
C15	1200.00'	30°07'16"	630.86'	N10°46'20"W	623.62'	322.90'
C16	1200.00'	8°05'45"	169.56'	S00°14'26"W	169.42'	84.92'
C17	850.00'	51°26'13"	763.08'	N21°54'40"E	737.71'	409.41'
C18	600.00'	38°33'58"	403.86'	N66°54'45"E	396.28'	209.92'
C19	1000.00'	7°57'26"	138.88'	S82°13'01"W	138.77'	69.55'
C20	850.00'	26°16'03"	389.69'	S88°37'41"E	386.28'	198.33'
C21	1000.00'	30°57'45"	540.40'	N11°55'29"W	533.85'	276.97'
C22	100.00'	79°18'18"	138.41'	S32°57'54"W	127.63'	82.88'
C23	350.00'	15°01'32"	91.79'	N84°13'52"E	91.52'	46.16'
C24	2000.00'	11°54'23"	415.61'	N87°24'56"E	414.87'	208.56'
C25	50.00'	88°28'02"	77.20'	N47°47'25"E	69.76'	48.68'
C26	1200.00'	7°45'39"	162.54'	S88°08'36"W	162.42'	81.40'
C27	1000.00'	12°59'26"	226.73'	S89°14'31"E	226.24'	113.85'
C28	2400.00'	6°06'37"	255.95'	S84°10'45"W	255.83'	128.10'
C29	50.00'	84°09'32"	73.44'	S39°02'40"W	67.02'	45.15'
C30	900.00'	9°08'57"	143.72'	N01°32'22"E	143.56'	72.01'
C31	350.00'	51°28'29"	314.44'	N21°55'48"E	303.97'	168.72'
C32	50.00'	79°06'53"	69.04'	S08°06'36"W	63.69'	41.30'
C33	50.00'	96°22'46"	84.11'	S79°38'14"E	74.54'	55.90'
C34	500.00'	6°52'37"	60.01'	N48°44'05"E	59.98'	30.04'
C35	650.00'	49°06'13"	557.06'	N20°44'40"E	540.17'	296.93'
C36	50.00'	88°57'30"	77.63'	N48°17'12"W	70.06'	49.10'
C37	900.00'	17°59'03"	282.49'	S68°01'55"E	281.34'	142.42'
C38	50.00'	91°28'07"	79.82'	N16°55'51"W	71.61'	51.30'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C39	500.00'	13°30'54"	117.94'	N69°25'21"W	117.67'	59.25'
C40	1100.00'	28°03'35"	538.71'	N42°50'00"E	533.34'	274.87'
C41	50.00'	98°25'12"	85.89'	S07°39'11"W	75.71'	57.95'
C42	450.00'	41°23'31"	325.09'	S62°15'10"E	318.07'	170.00'
C43	50.00'	90°00'00"	78.54'	N52°03'05"E	70.71'	50.00'
C44	50.00'	81°43'17"	71.32'	N33°48'34"W	65.42'	43.25'
C45	350.00'	29°19'32"	179.14'	S60°00'26"E	177.19'	91.58'
C46	25.00'	92°18'05"	40.27'	N30°14'19"E	36.06'	26.02'
C47	25.00'	86°59'51"	37.96'	S60°06'43"E	34.42'	23.72'
C48	50.00'	97°26'27"	85.03'	N74°43'20"W	75.15'	56.95'
C49	25.00'	72°31'54"	31.65'	N48°22'10"E	29.58'	18.34'
C50	25.00'	53°07'48"	23.18'	S61°41'28"E	22.36'	12.50'
C51	50.00'	275°57'49"	240.82'	S06°53'32"W	66.94'	45.05'
C52	25.00'	42°50'00"	18.69'	S70°19'38"W	18.26'	9.81'
C53	25.00'	83°36'37"	36.48'	N61°28'36"W	33.33'	22.36'
C54	25.00'	89°10'13"	38.91'	N36°52'38"E	35.10'	24.64'
C55	25.00'	54°00'24"	23.56'	S61°22'16"E	22.70'	12.74'
C56	50.00'	275°49'27"	240.70'	S07°43'13"W	67.03'	45.16'
C57	25.00'	42°06'58"	18.38'	S70°51'58"W	17.97'	9.63'
C58	25.00'	96°52'38"	42.27'	N50°05'57"W	37.41'	28.20'
C59	25.00'	54°55'08"	23.96'	S58°49'25"E	23.06'	12.99'
C60	50.00'	275°39'51"	240.56'	S10°48'13"W	67.13'	45.29'
C61	25.00'	41°25'24"	18.07'	S73°40'59"W	17.68'	9.45'
C62	25.00'	90°00'00"	39.27'	N50°44'13"W	35.36'	25.00'
C63	25.00'	88°47'33"	38.74'	N38°39'33"E	34.98'	24.48'
C64	25.00'	24°34'43"	10.72'	S86°32'33"E	10.64'	5.45'
C65	50.00'	134°30'58"	117.39'	S38°29'19"W	92.23'	119.28'
C66	25.00'	25°59'50"	11.34'	N15°46'15"W	11.25'	5.77'
C67	25.00'	59°52'59"	26.13'	N31°52'32"E	24.96'	14.40'
C68	50.00'	273°59'52"	239.11'	S75°10'55"E	68.20'	46.63'
C69	25.00'	35°29'26"	15.49'	S14°26'08"E	15.24'	8.00'
C70	25.00'	90°15'15"	39.38'	N48°56'05"W	35.43'	25.11'
C71	25.00'	28°57'18"	12.63'	N19°53'28"W	12.50'	6.45'
C72	50.00'	151°02'42"	131.81'	S80°56'10"E	96.82'	193.65'
C73	25.00'	28°57'18"	12.63'	S38°01'08"W	12.50'	6.45'
C74	25.00'	88°05'17"	38.44'	S76°54'57"W	34.76'	24.18'
C75	25.00'	91°26'10"	39.90'	N13°19'19"W	35.80'	25.63'
C76	25.00'	95°46'51"	41.79'	N73°04'11"E	37.09'	27.66'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C77	25.00'	83°42'50"	36.53'	S17°10'59"E	33.36'	22.40'
C78	25.00'	24°57'05"	10.89'	S08°40'05"W	10.80'	5.53'
C79	50.00'	138°51'39"	121.18'	N48°17'12"W	93.62'	133.24'
C80	25.00'	24°57'05"	10.89'	N74°45'31"E	10.80'	5.53'
C81	25.00'	88°52'07"	38.78'	S50°10'17"E	35.00'	24.51'
C82	25.00'	90°00'00"	39.27'	S39°15'47"W	35.36'	25.00'
C83	25.00'	25°43'41"	11.23'	N75°10'43"W	11.13'	5.71'
C84	50.00'	139°04'49"	121.37'	N48°08'43"E	93.69'	134.02'
C85	25.00'	24°57'05"	10.89'	S08°55'09"E	10.80'	5.53'
C86	25.00'	86°59'51"	37.96'	S32°53'26"W	34.42'	23.72'
C87	25.00'	93°12'19"	40.67'	N57°00'29"W	36.33'	26.44'
C88	25.00'	91°02'30"	39.72'	S41°42'48"W	35.68'	25.46'
C89	25.00'	88°44'18"	38.72'	S76°35'27"W	34.96'	24.46'
C90	25.00'	93°10'33"	40.66'	N14°36'20"W	36.32'	26.43'
C91	25.00'	35°44'41"	15.60'	N74°31'37"E	15.34'	8.06'
C92	50.00'	162°20'16"	141.67'	S11°13'50"W	98.81'	321.83'
C93	25.00'	33°23'20"	14.57'	N53°14'38"W	14.36'	7.50'
C94	25.00'	35°26'01"	15.46'	N65°13'55"W	15.22'	7.99'
C95	50.00'	160°52'02"	140.38'	N52°03'05"E	98.61'	296.67'
C96	25.00'	35°26'01"	15.46'	S10°39'56"E	15.22'	7.99'
C97	25.00'	24°57'05"	10.89'	S19°31'37"W	10.80'	5.53'
C98	50.00'	133°19'29"	116.35'	N34°39'35"W	91.82'	115.89'
C99	25.00'	27°49'10"	12.14'	S87°24'44"E	12.02'	6.19'
C100	25.00'	96°13'26"	41.99'	S06°30'51"E	37.22'	27.87'
C101	25.00'	81°17'58"	35.47'	S72°05'26"W	32.57'	21.47'
C102	25.00'	41°16'22"	18.01'	N53°13'08"W	17.62'	9.41'
C103	50.00'	275°37'33"	240.53'	N09°36'16"E	67.16'	45.32'
C104	25.00'	55°07'36"	24.05'	N79°21'18"E	23.14'	13.05'
C105	25.00'	96°51'45"	42.26'	S19°37'40"E	37.41'	28.19'
C106	25.00'	32°34'00"	14.21'	S45°05'13"W	14.02'	7.30'
C107	50.00'	158°25'04"	138.25'	N17°50'19"W	98.23'	262.33'
C108	25.00'	33°54'22"	14.79'	S80°05'40"E	14.58'	7.62'
C109	25.00'	40°06'23"	17.50'	S50°31'32"E	17.14'	9.13'
C110	50.00'	275°16'50"	240.23'	S11°53'15"W	67.38'	45.59'
C111	25.00'	56°51'41"	24.81'	S82°40'41"W	23.80'	13.53'
C112	25.00'	89°53'40"	39.22'	N73°45'03"E	35.32'	24.95'
C113	25.00'	84°55'26"	37.06'	S16°34'41"E	33.76'	22.88'
C114	25.00'	80°56'39"	35.32'	S87°05'50"W	32.45'	21.33'



DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER DRP TX 1, LLC a Delaware limited liability company 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@gienmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 • 979.731.8000 RVILLARREAL@quiddity.com
SCALE NTS			
SHEET 1J OF 1			

STATE OF TEXAS §
COUNTY OF WALLER §

We, DRP TX 1, LLC, a Delaware limited liability company, by DW General Partner, LLC, its Manager, acting by and through Houdin Honarvar, Authorized Signatory, owner of the 99.22 acre tract subdivided, in this plat of Woodhaven Estates Section 5, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets 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.

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 subdivisions as described below.

- 1. There is a fifteen feet (15') 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.
- 2. Where noted on the plat, there is 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 provided 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 easements 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.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Woodhaven Estates Section 5 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

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

IN TESTIMONY WHEREOF, the DRP TX 1, LLC, a Delaware limited liability company, by DW General Partner, LLC, its Manager, has caused these presents to be signed by Houdin Honarvar, Authorized Signatory thereunto authorize, this 2nd day of September, 2025.

DRP TX 1, LLC,
a Delaware limited liability company

By: DW General Partner, LLC
its Manager

By: Houdin Honarvar
Houdin Honarvar
Authorized Signatory

DATE: DECEMBER 2024	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER/DEVELOPER: 1605 INVESTMENTS, LTD. 3200 Southwest Fwy, Suite 2600 Houston, Texas 77027 936.777.6600 jcork@coronadowest.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046300 150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000 Cjamnik@quiddity.com
SCALE NTS			
SHEET 1K OF 1			

STATE OF NEW YORK §
COUNTY OF Ny §

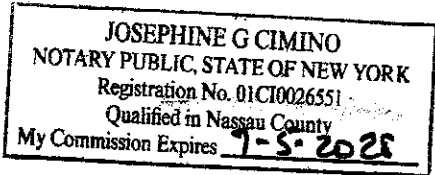
BEFORE ME, the undersigned authority, on this day personally appeared Houdin Honarvar, Authorized Signer, of DW General Partner, LLC, Manager of DRP TX 1, LLC, a Delaware Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of Sept, 2025

Josephine G. Cimino
Notary Public in and for the State of New York.

Josephine G. Cimino
Print Name

My commission expires: 7-5-2028



Certificate of Surveyor

This is to certify that I, Christopher E. Curtis, 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 No. 480640, Map No. 48473C0100E, Panel 0100, suffix "E" dated February 18, 2009.

No Portion of this subdivision lies within the boundary of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community No. 480640, Map No. 48473C0100E, Panel 0100, suffix "E" dated February 18, 2009.



Christopher E. Curtis 8/26/25
Christopher E. Curtis
Registered Professional Land Surveyor
Texas Registration No. 6111

I, J. Ross McCall, County Engineer of Waller County, Certify that the Plat of this subdivision complies with all existing rules and regulations of Waller County.
No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date _____ J. Ross McCall, PE
County Engineer

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER/DEVELOPER: 1605 INVESTMENTS, LTD. 3200 Southwest Fwy, Suite 2600 Houston, Texas 77027 936.777.6600 jcork@coronadowest.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200• College Station, TX 77845 713.777.5337 Cjamnik@quiddity.com
SCALE NTS			
SHEET 1L OF 1			

STATE OF TEXAS §
COUNTY OF WALLER §

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

Debbie Hollan
Waller County, Texas

By: _____
Deputy

CERTIFICATE OF COMMISSIONERS COURT

APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 20____.

Corbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

Kendric D. Jones
Commissioner, Precinct 3

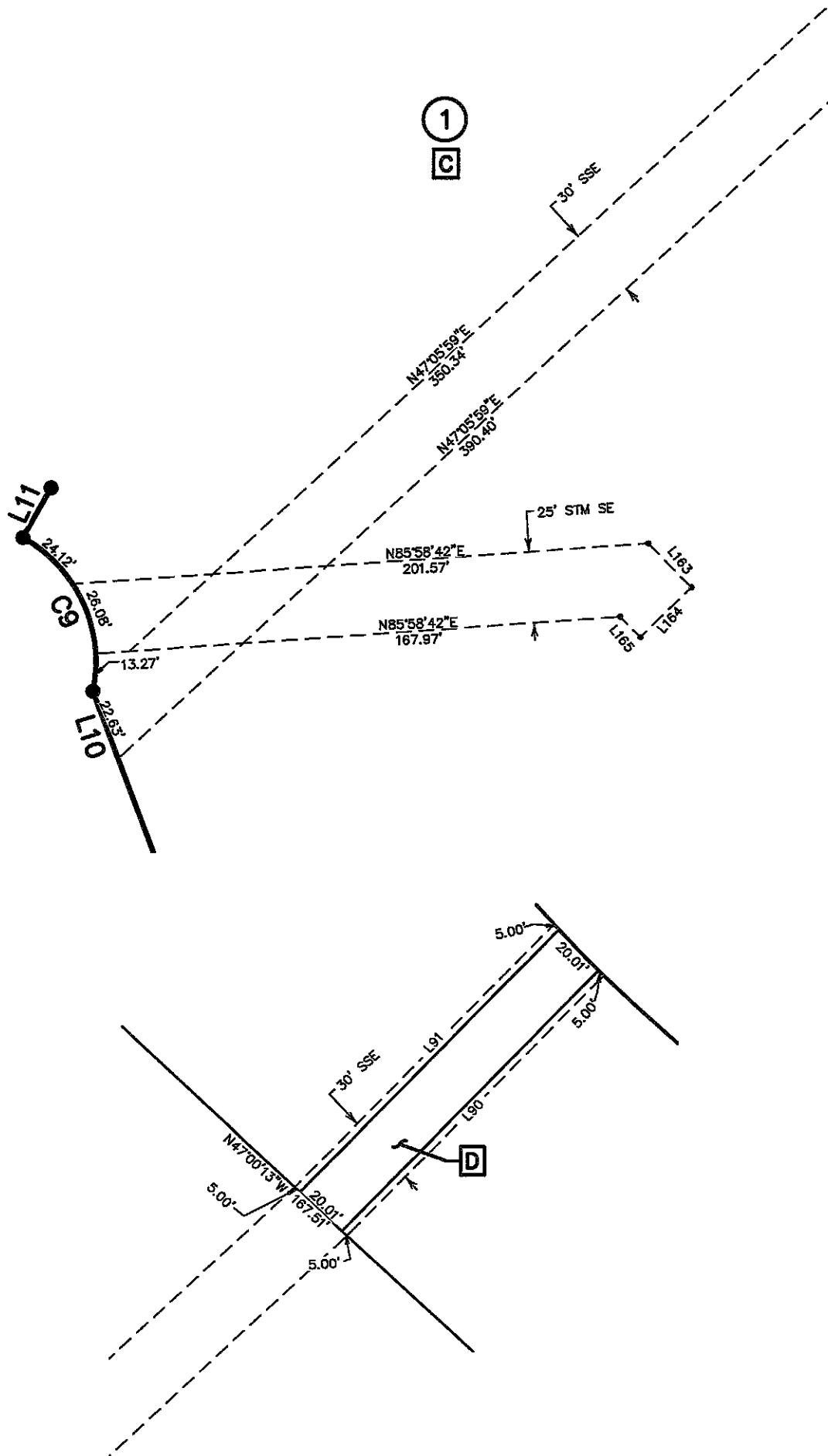
Justin Beckendorff
Commissioner, Precinct 4

NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the current Waller County Subdivision and Development Regulations, in this regard.

DATE: DECEMBER 2024	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER/DEVELOPER: 1605 INVESTMENTS, LTD. 3200 Southwest Fwy, Suite 2600 Houston, Texas 77027 936.777.6600 jcork@coronadowest.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000 Cjamnik@quiddity.com
SCALE NTS			
SHEET 1M OF 1			

INSET DETAIL A

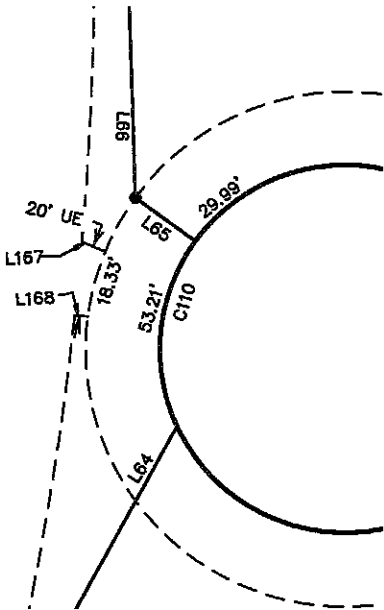
SCALE: 1"=20'



DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER DRP TX 1, LLC a Delaware limited liability company 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 • 979.731.8000 RVILLARREAL@quiddity.com
SCALE NTS			
SHEET 1N OF 1			

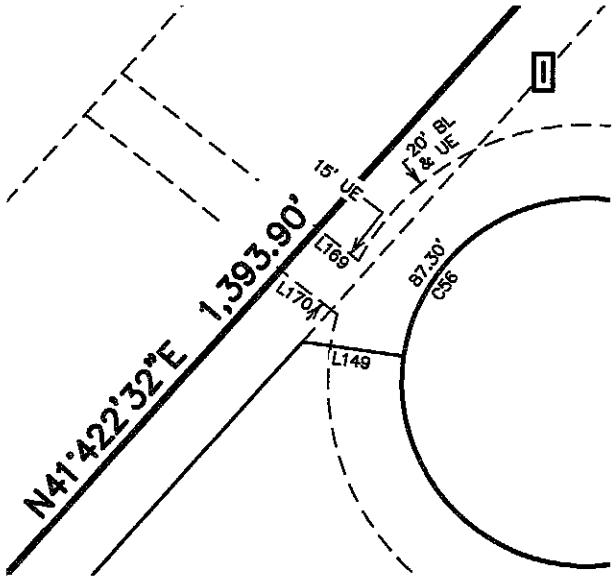
INSET DETAIL B

SCALE: 1"=20'



INSET DETAIL C

SCALE: 1"=20'



INSET DETAIL A

SCALE: 1"=20'

DATE: AUGUST 2025

SCALE NTS

SHEET 10 OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

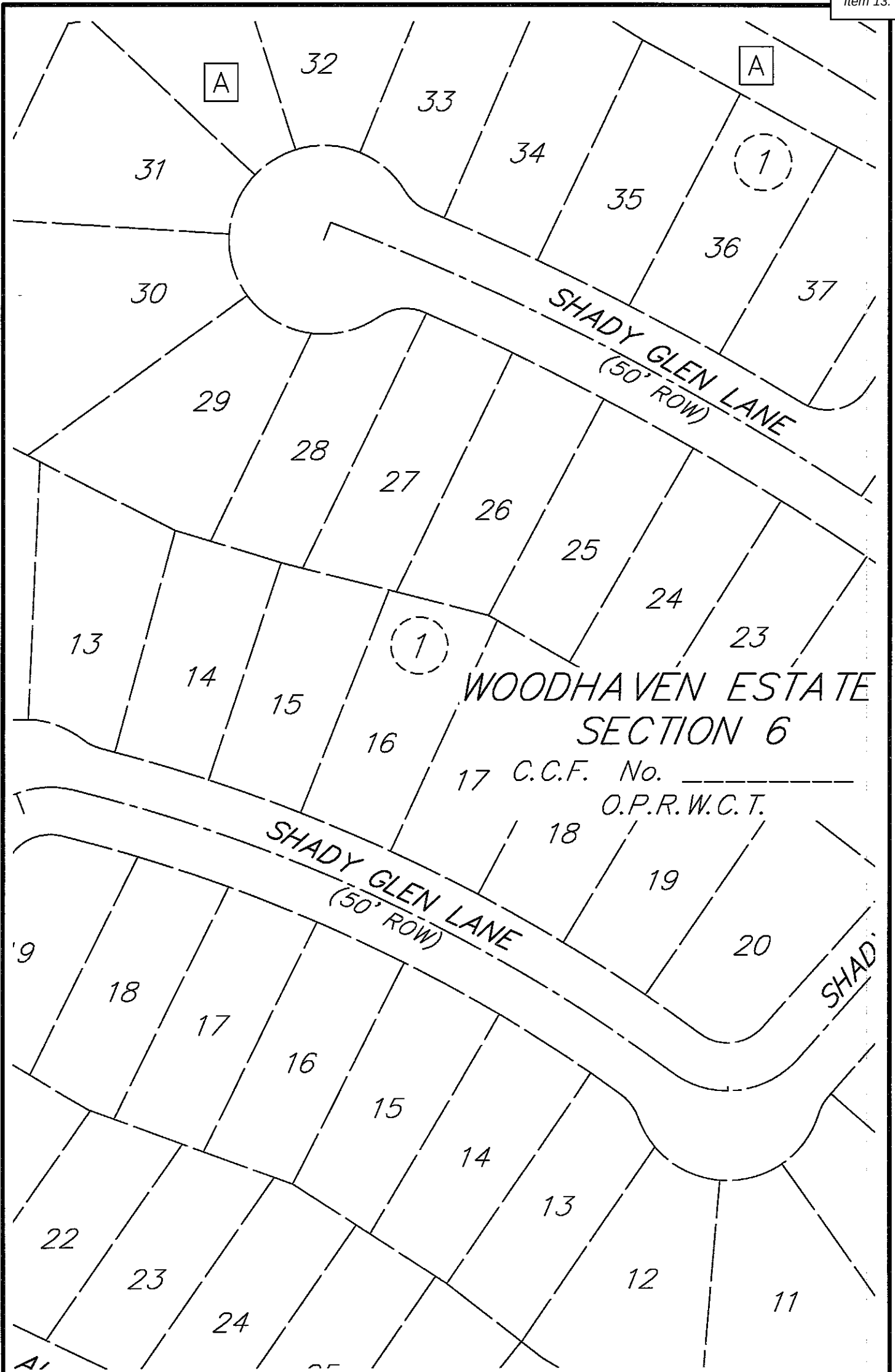
OWNER
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Ave, 21st Floor
New York, NY 10022
936.999.5600
HBibb@glenmontdevelopment.com



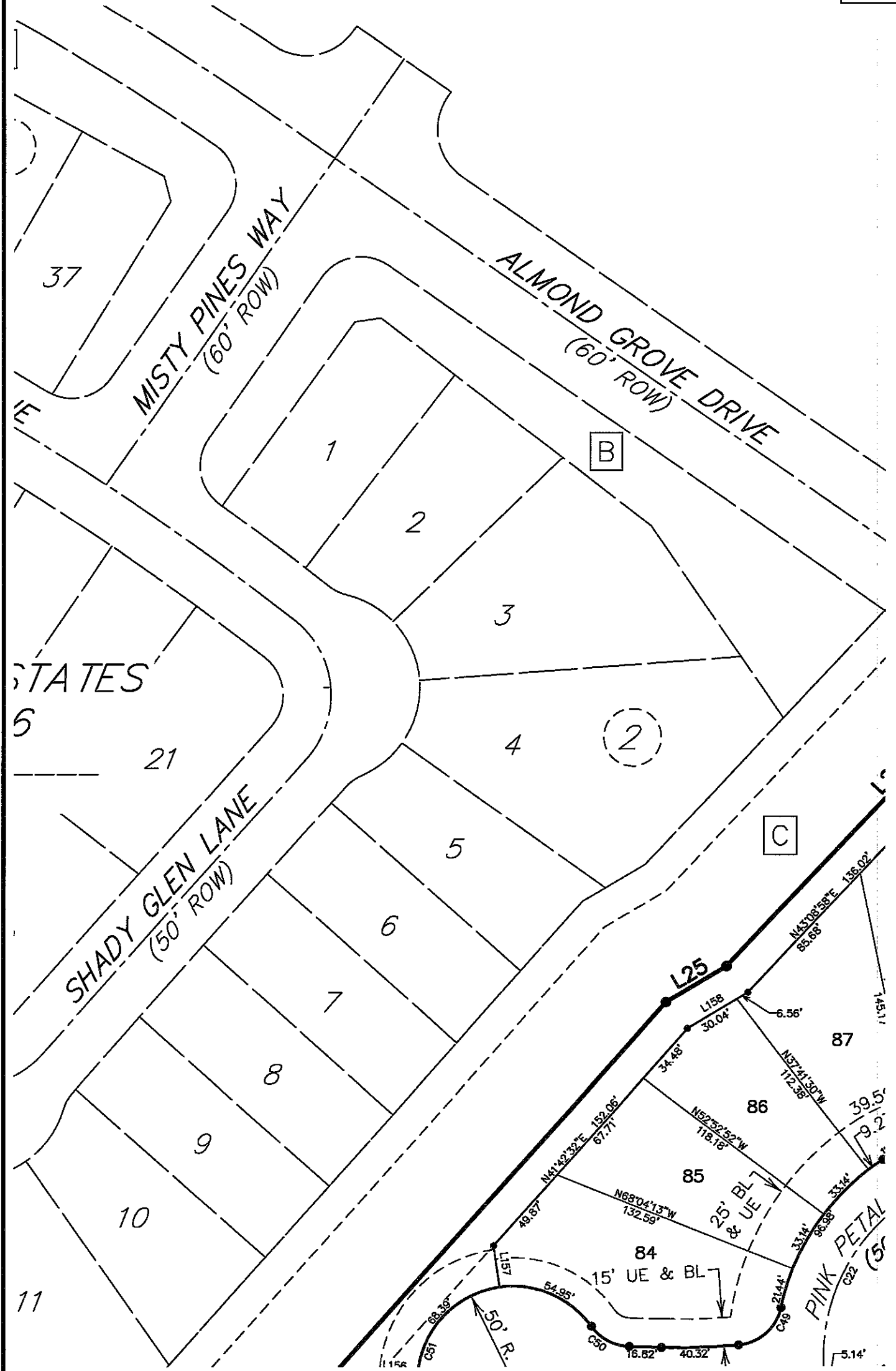
QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 • 979.731.8000
RVILLARREAL@quiddity.com

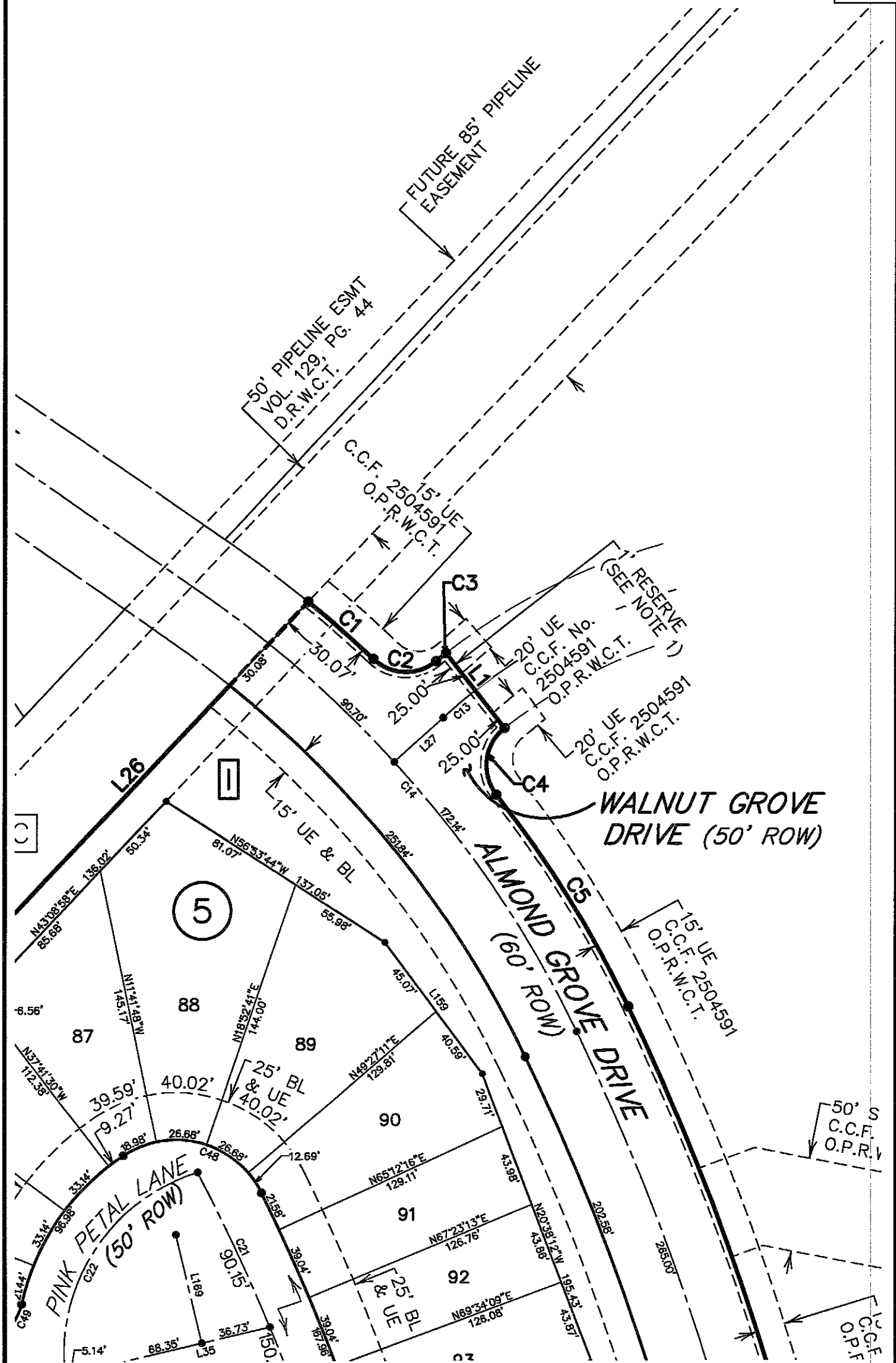
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000
RVILLARREAL@quiddity.com



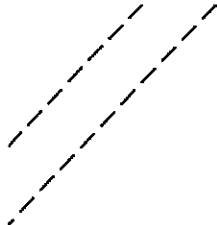
DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER DPS TX 1, LLC a Delaware limited liability company 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1962 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com
SCALE 1"=60'			
SHEET 1Q OF 1			



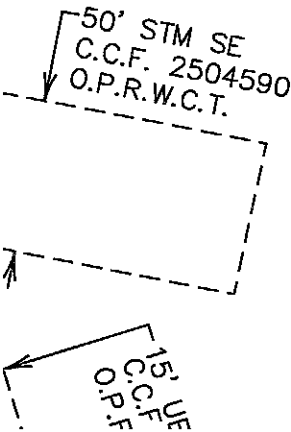
DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER DRP TX 1, LLC a Delaware limited liability company 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVIII ARREAL @quiddity.com
SCALE 1"=60'			
SHEET 1R OF 1			



DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER DRP TX 1, LLC a Delaware limited liability company 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com
SCALE 1"=80'			
SHEET 1S OF 1			



VE
W)



CALLED 772.09 AC
 DRP TX 1, LLC,
 SPECIAL WARRANTY DEED
 C.C.F. No. 2404338
 O.P.R.W.C.T.

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER DRP TX 1, LLC a Delaware limited liability company 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000
SCALE 1"=60'			
SHEET 1T OF 1			

RVILLARREAL@quiddity.com

ED

DATE: AUGUST 2025

SCALE 1"=60'

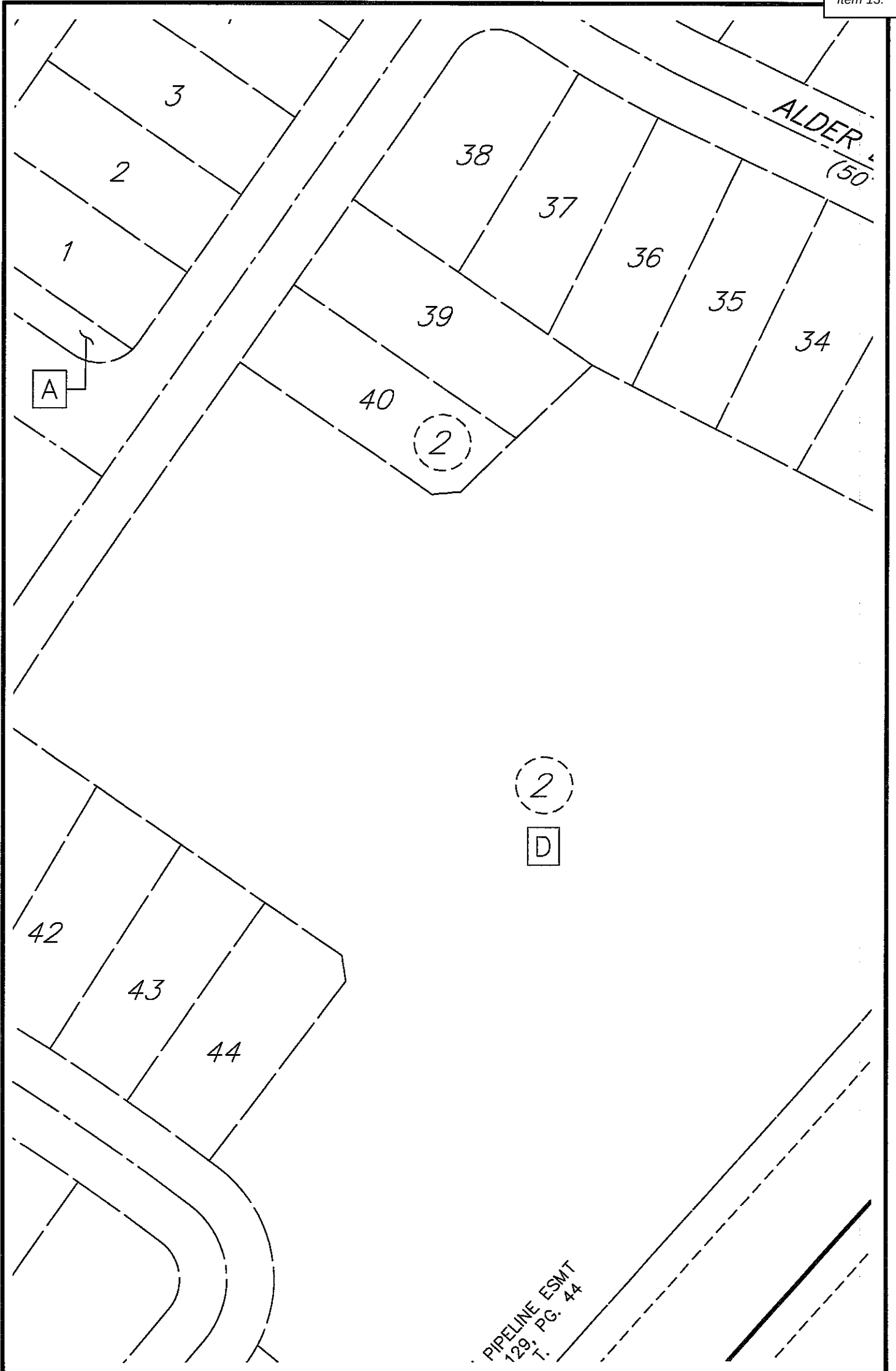
SHEET 1U OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

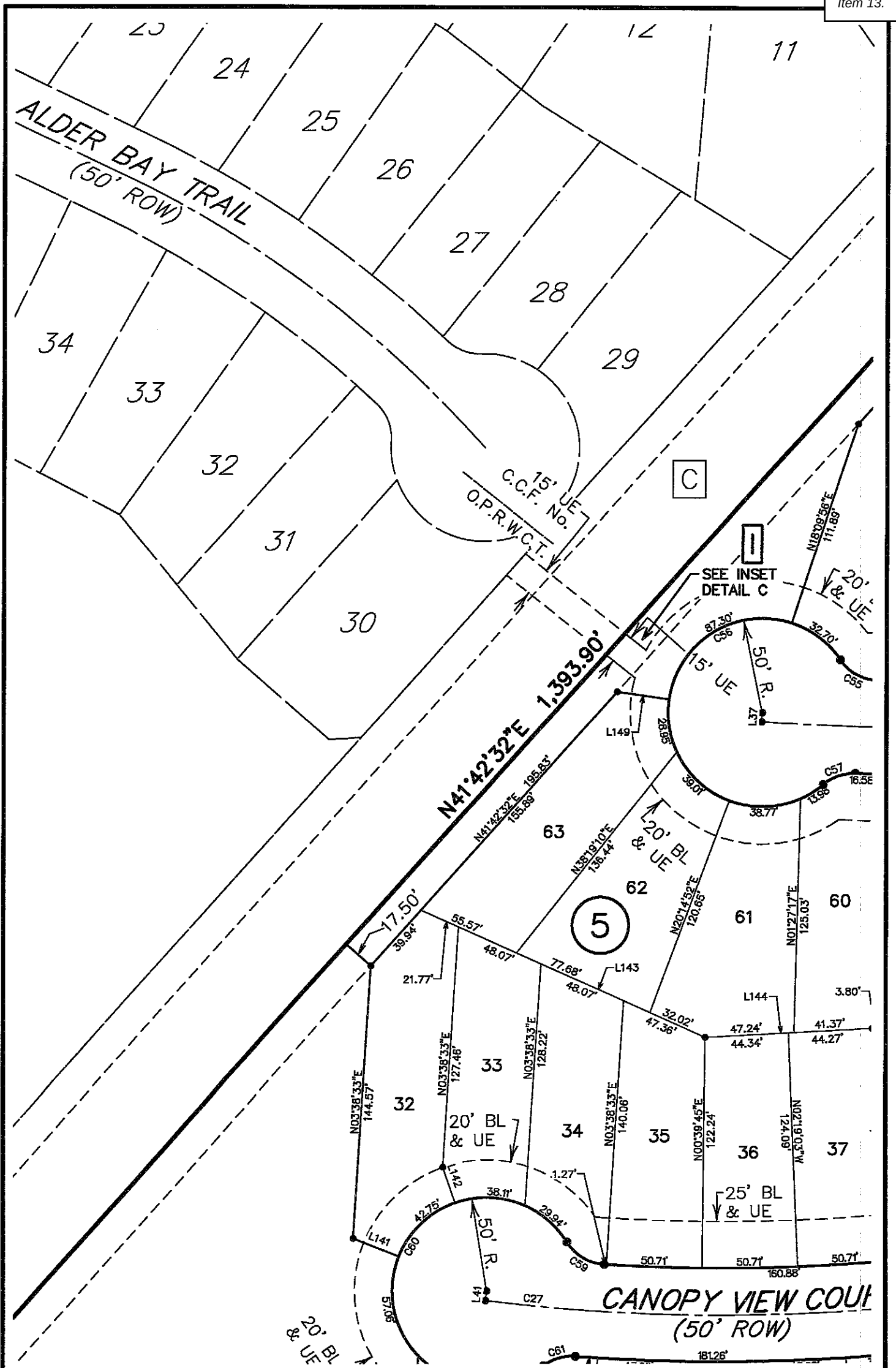
OWNER
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Ave, 21st Floor
New York, NY 10022
936.999.6600
HBibb@glenmontdevelopment.com

**QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000
RVILLARREAL@quiddity.com

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER DRP TX 1, LLC a Delaware limited liability company 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. E-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com
SCALE 1"=60'			
SHEET 1V OF 1			



DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER DWP TX 1, LLC a Delaware limited liability company 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F 23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com
SCALE 1"=60'			
SHEET 1W OF 1			



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1X OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

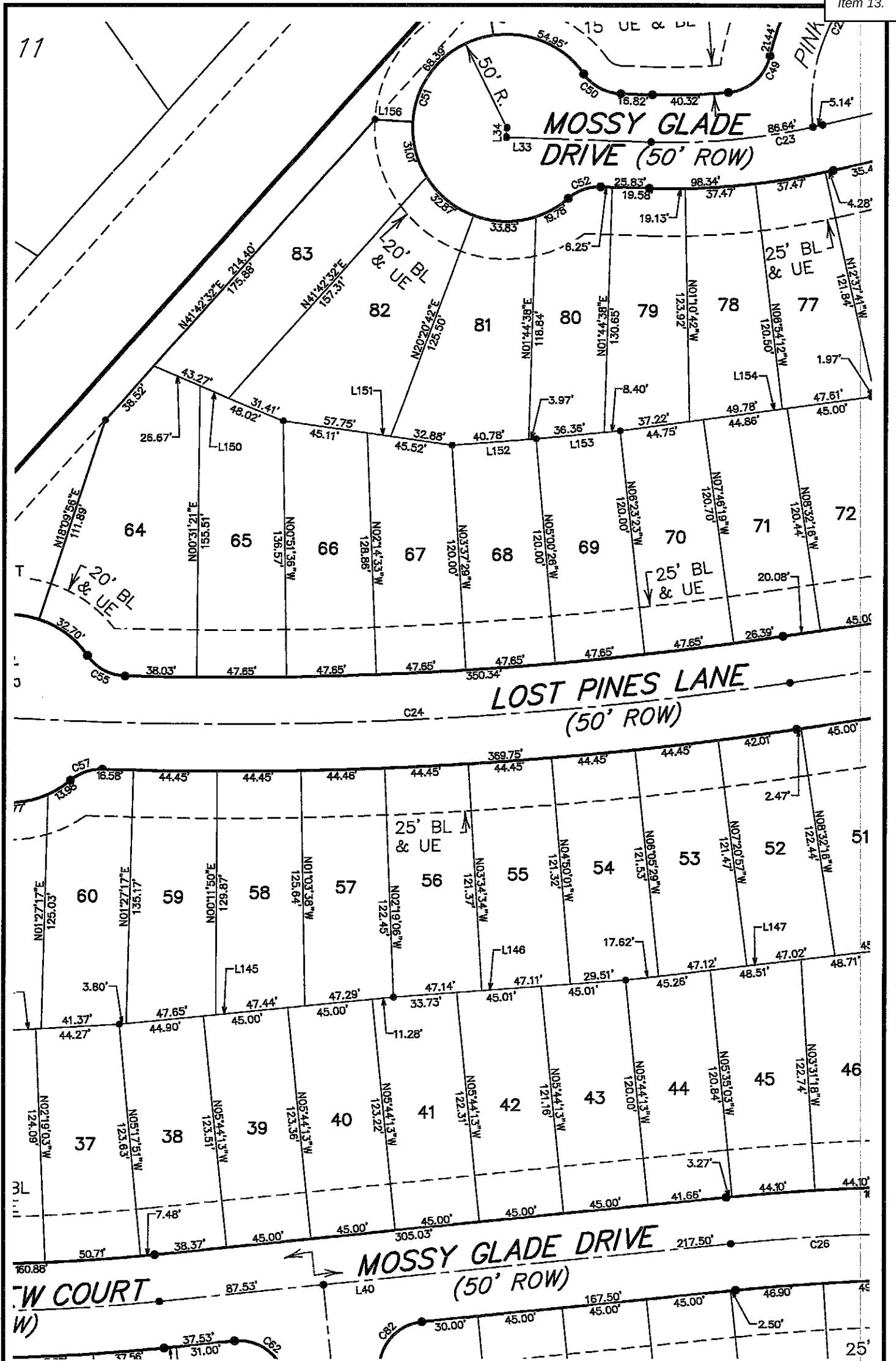
OWNER

DRP TX 1, LLC
a Delaware limited liability company
520 Madison Ave, 21st Floor
New York, NY 10022
936.999.6600
HBibb@glenmontdevelopment.com



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000
RVILLARREAL@quiddity.com



DATE: AUGUST 2025

SCALE 1"=80'

SHEET 1Y OF 1

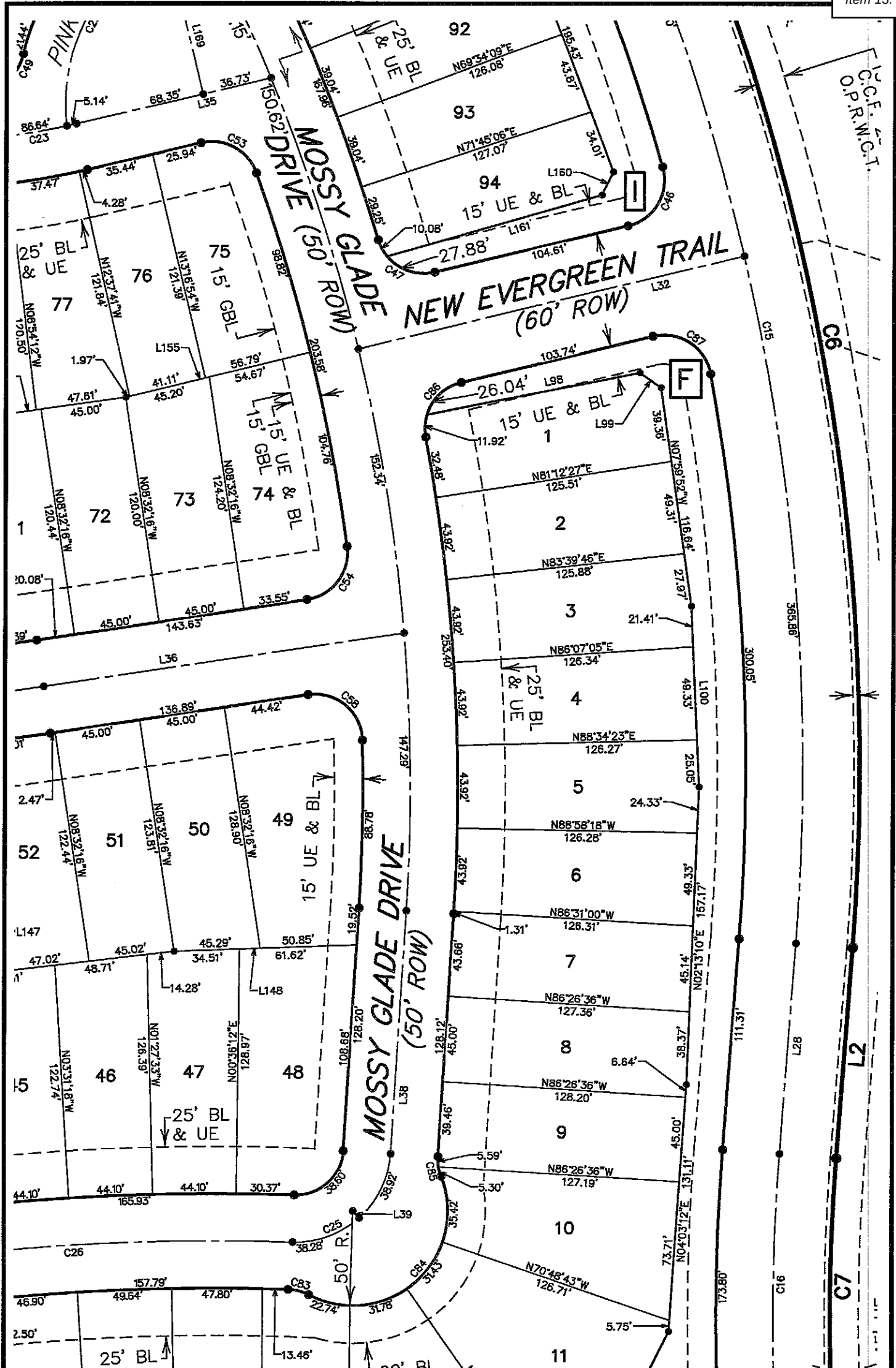
FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

OWNER
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Ave, 21st Floor
New York, NY 10022
936.999.6600
HBibb@glenmontdevelopment.com



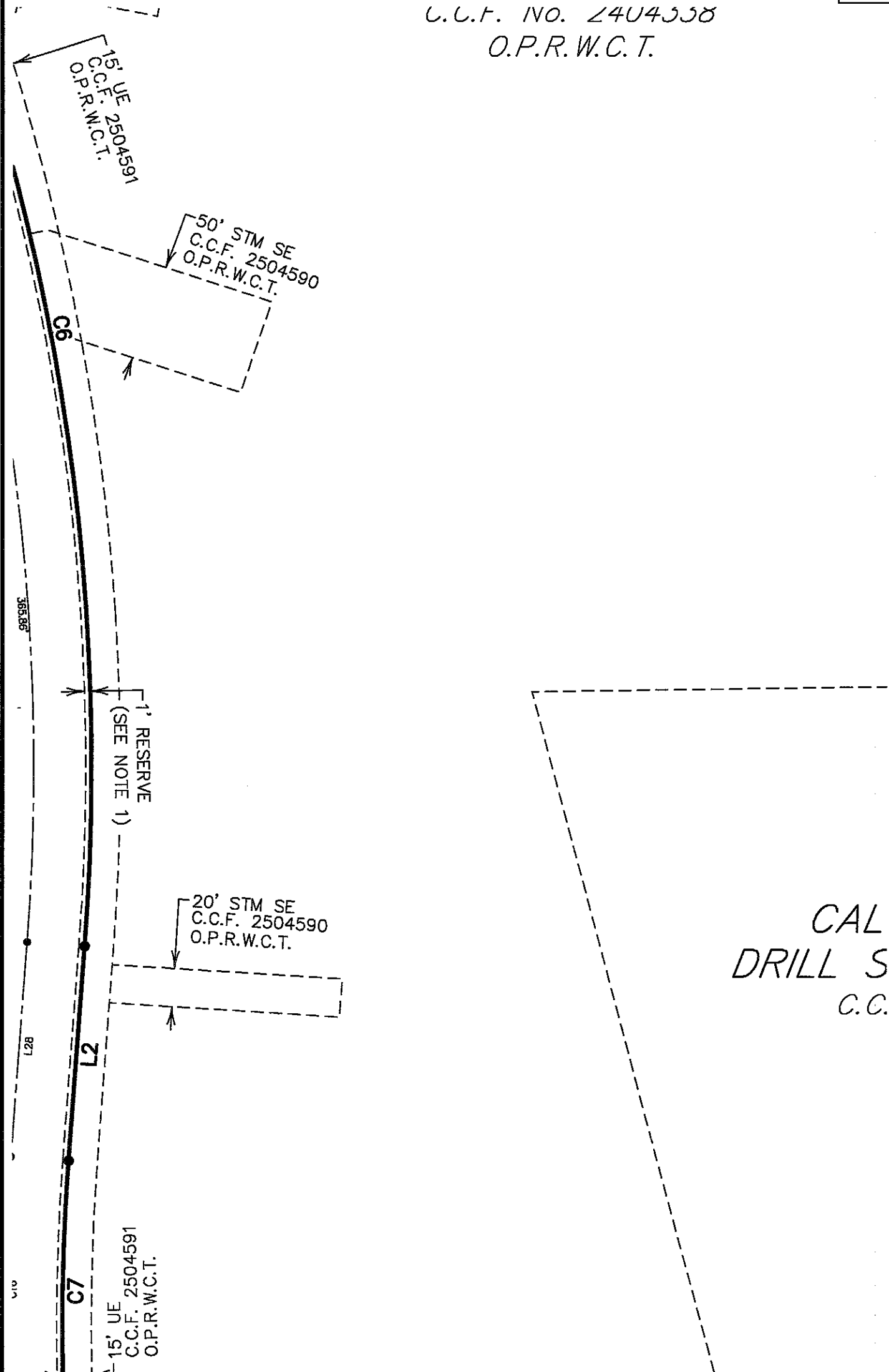
QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1852 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000
RVILLARREAL@quiddity.com



DATE: AUGUST 2025 SCALE 1"=60' SHEET 1Z OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER DRP TX 1, LLC a Delaware limited liability company 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com
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C.C.F. NO. 2404338
O.P.R.W.C.T.



DATE: DECEMBER 2024	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER DRP TX 1, LLC a Delaware limited liability company 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com
SCALE 1"=60'			
SHEET 1AA OF 1			

MONTGOMERY COUNTY LINE

WALLER COUNTY LINE

40' MULTI-PURPOSE
EASEMENT
C.C.F. No. 2404294
O.P.R.W.C.T.

*CALLED 4.00 AC
ILL SITE DESIGNATION
C.C.F. No. 2404294
O.P.R.W.C.T.*

DATE: AUGUST 2025

SCALE 1"=60'

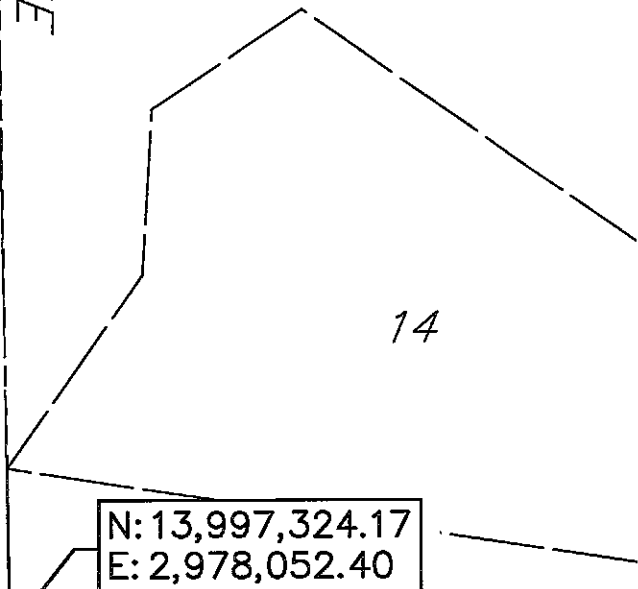
SHEET 18B OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

OWNER
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Ave, 21st Floor
New York, NY 10022
936.999.8600
HBibb@glenmontdevelopment.com

**QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10346200
1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000
RVILLARREAL@quiddity.com

MONTGOMERY COUNTY LINE
WALLER COUNTY LINE



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1CC OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

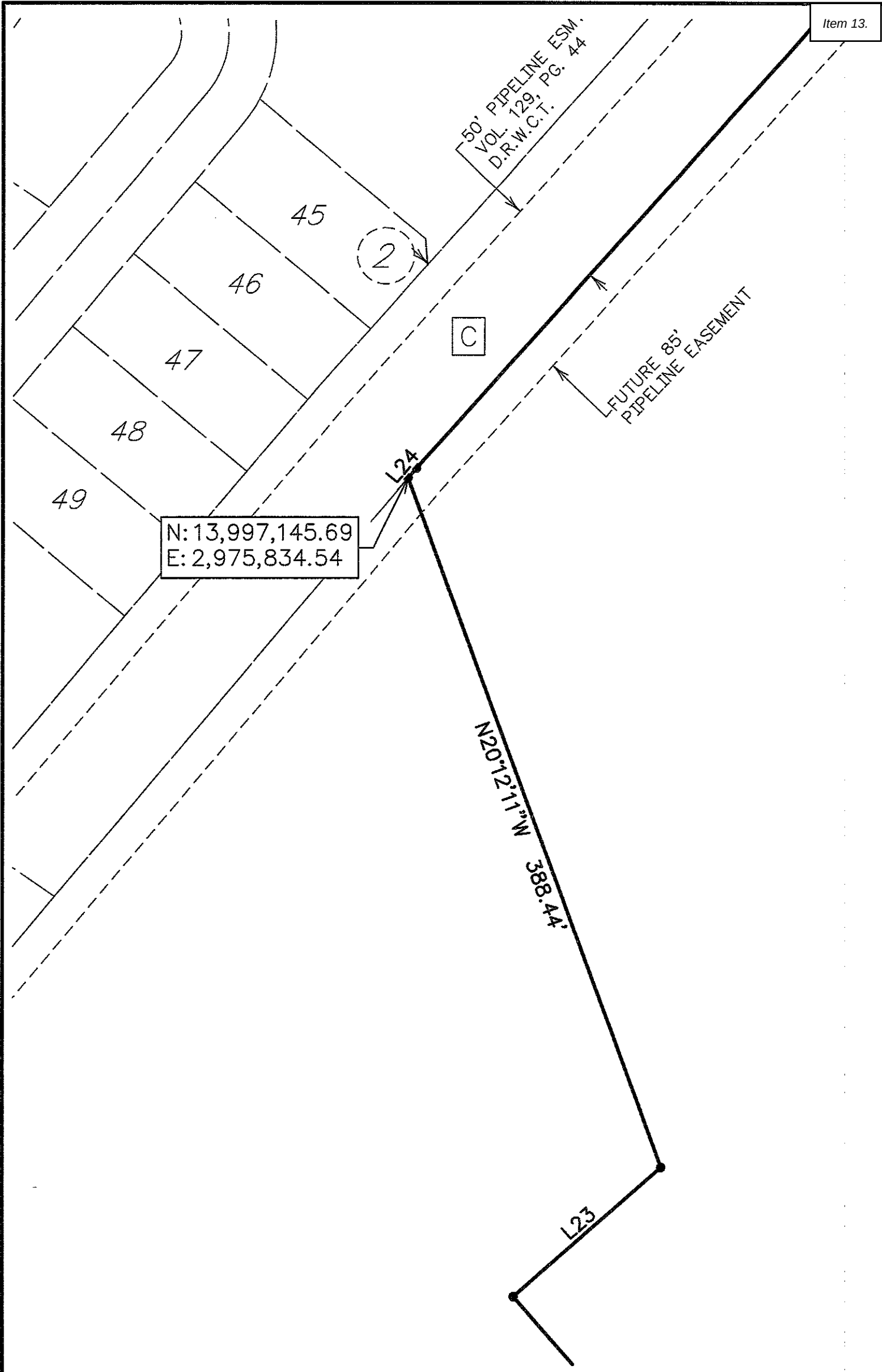
OWNER

DPP TX 1, LLC
a Delaware limited liability company
520 Madison Ave, 21st Floor
New York, NY 10022
936.999.6600
HBibb@glenmontdevelopment.com



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000
RVILLARREAL@quiddity.com



Item 13.

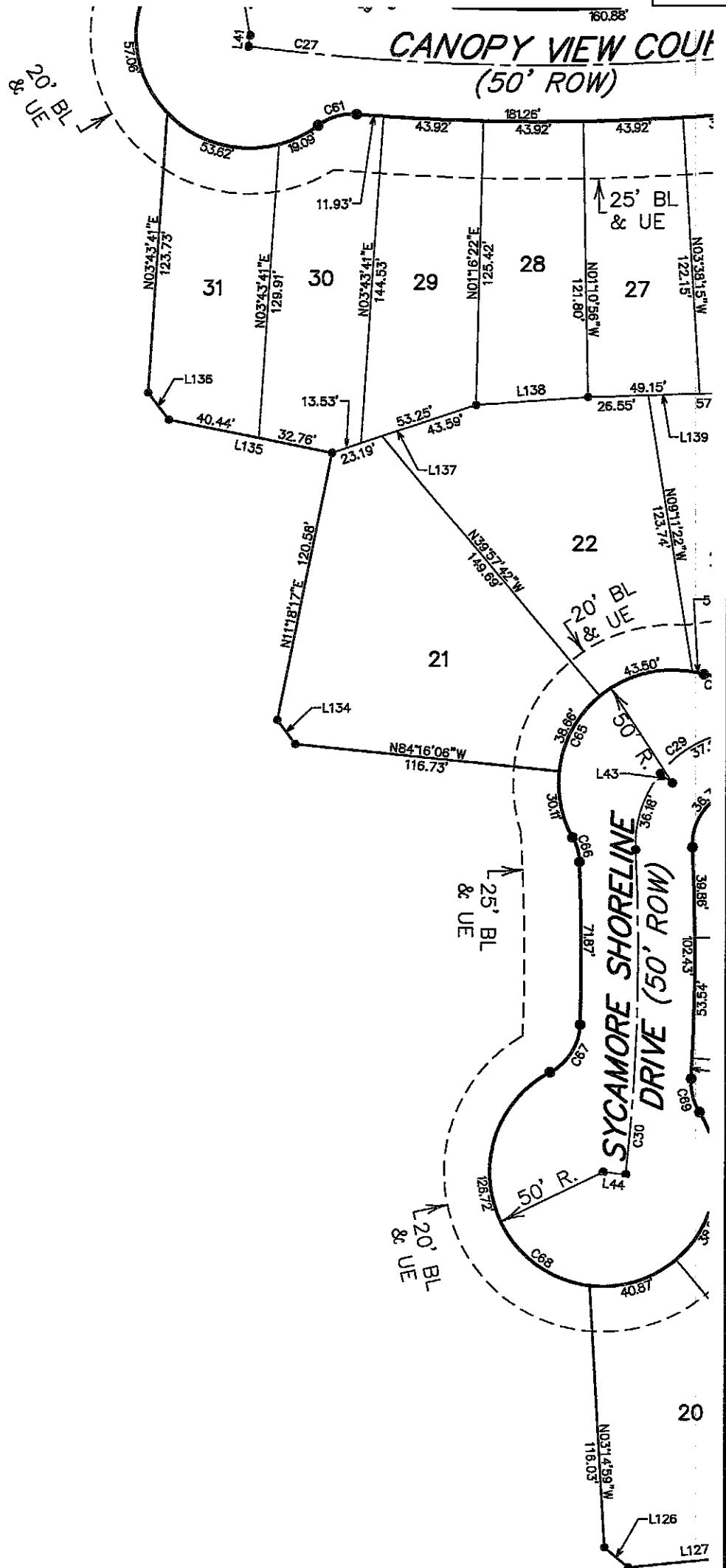
50' PIPELINE ESM.
VOL. 129, PG. 44
D.R.W.C.T.

FUTURE 85'
PIPELINE EASEMENT

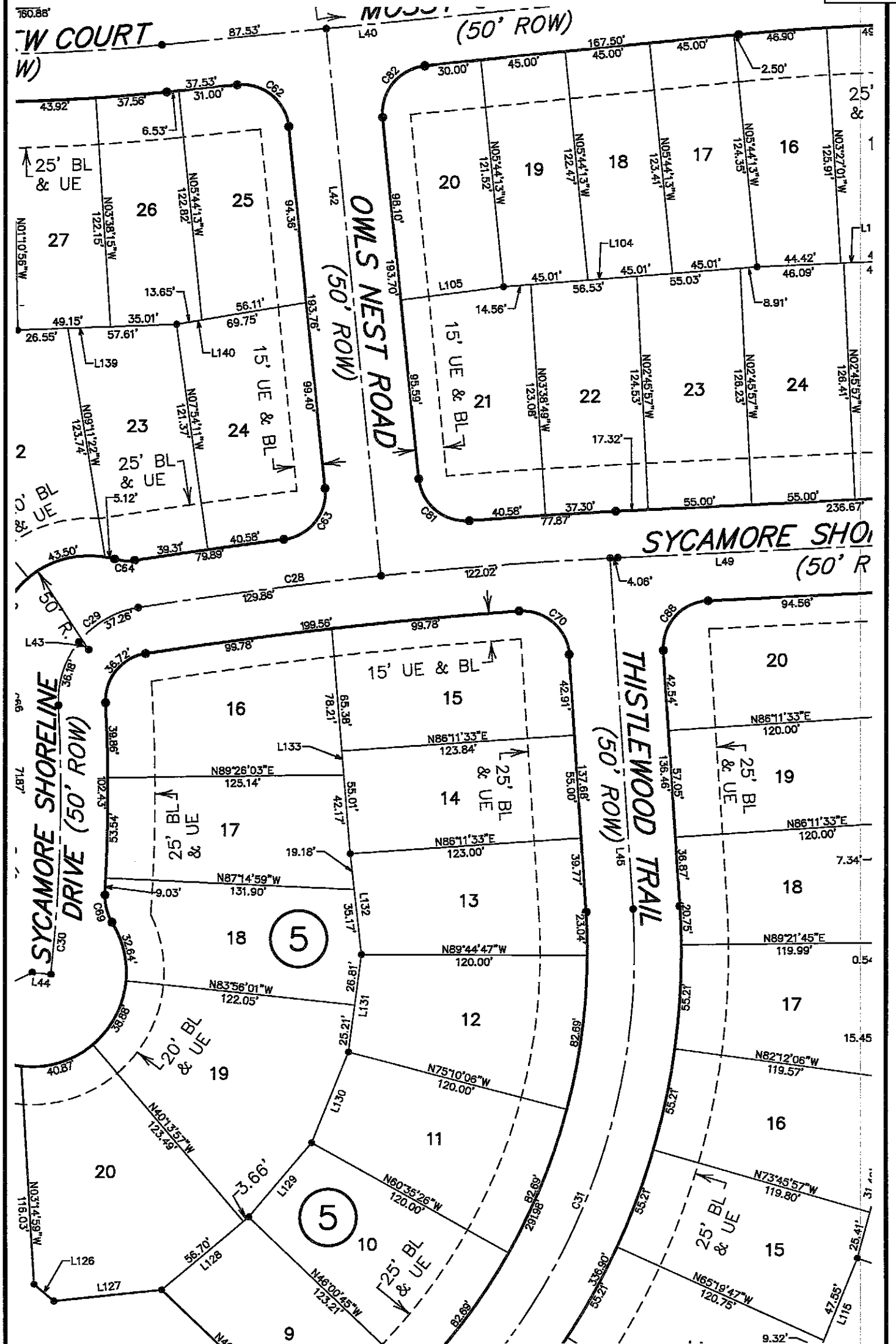
N: 13,997,145.69
E: 2,975,834.54

N20°12'11\"N 388.44'

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER DRP TX 1, LLC a Delaware limited liability company 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com
SCALE 1"=60'			
SHEET 1DD OF 1			

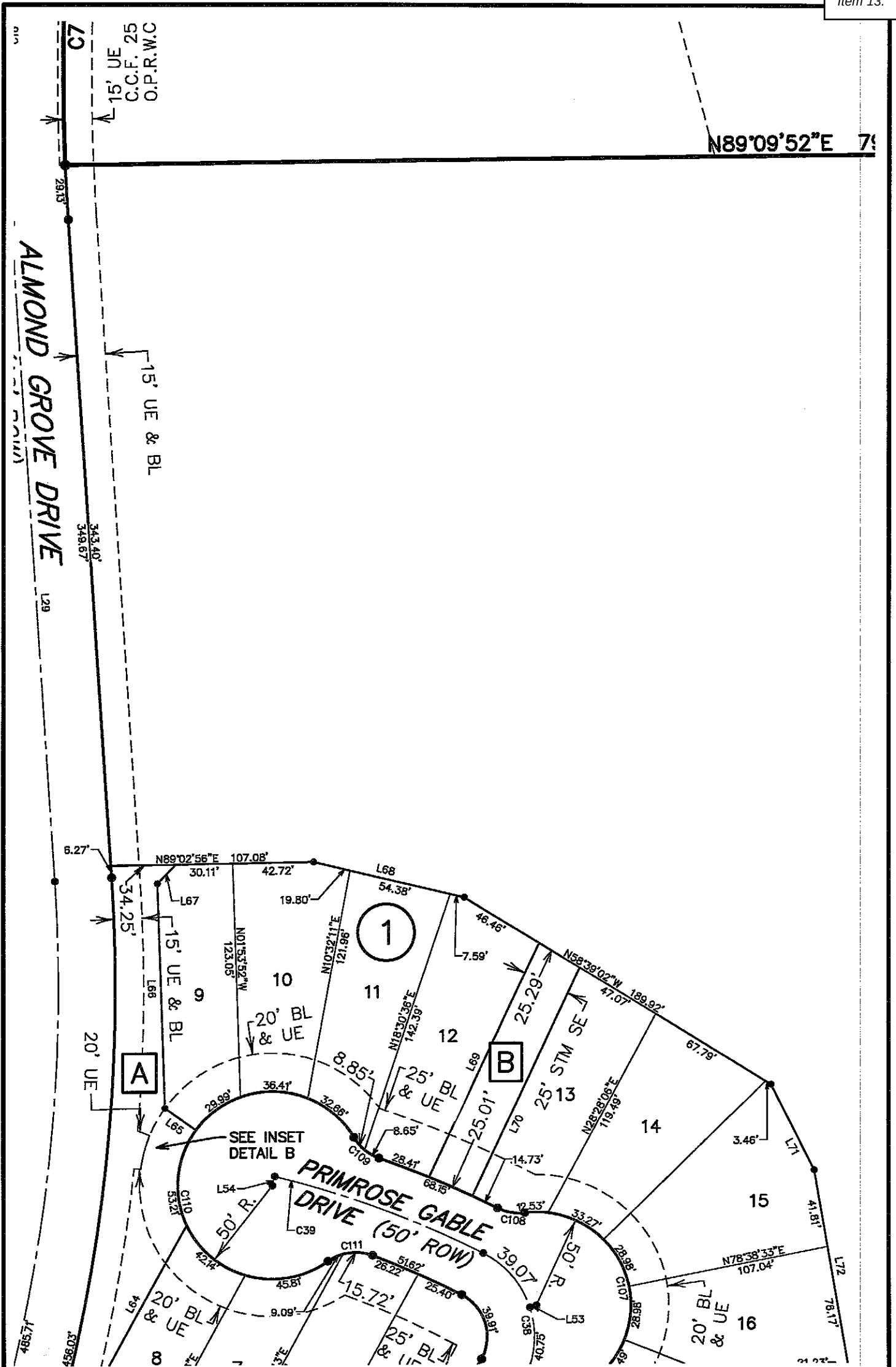


Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000
RVILLARREAL@quiddity.com



DATE: AUGUST 2025 SCALE 1"=80' SHEET 1FF OF 1	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER DRP TX 1, LLC a Delaware limited liability company 520 Madison Ave, 21st Floor New York, NY 10022 938.999.6600 HBibb@glenmontdevelopment.com	QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com
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Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1852 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000
RVILLARREAL@quiddity.com



DATE: AUGUST 2025

SCALE 1"=80'

SHEET 1HH OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

OWNER
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Ave, 21st Floor
New York, NY 10022
936.999.6600
HBibb@glenmontdevelopment.com



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000
RVILLARREAL@quiddity.com

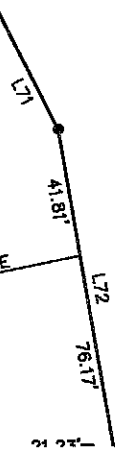
Item 13.

'52"E 798.72'

40' MULTI-PURPOSE
EASEMENT
C.C.F. No. 2404294
O.P.R.W.C.T.

1

C



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 111 OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

OWNER
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Ave, 21st Floor
New York, NY 10022
936.999.6600
HBibb@glenmontdevelopment.com

**QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000
RVILLARREAL@quiddity.com

N: 13,997,324.17
E: 2,978,052.40

13

12

RANCH CREST
SECTION 2
CABINET T, SHEET 188-
W.C.M.R.

11

1

10

33

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1JJ OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

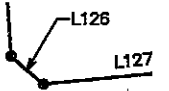
OWNER

DRP TX 1, LLC
a Delaware limited liability company
520 Madison Ave, 21st Floor
New York, NY 10022
936.999.6600
HBibb@glenmontdevelopment.com



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1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.781.8000
RVILLARREAL@quiddity.com

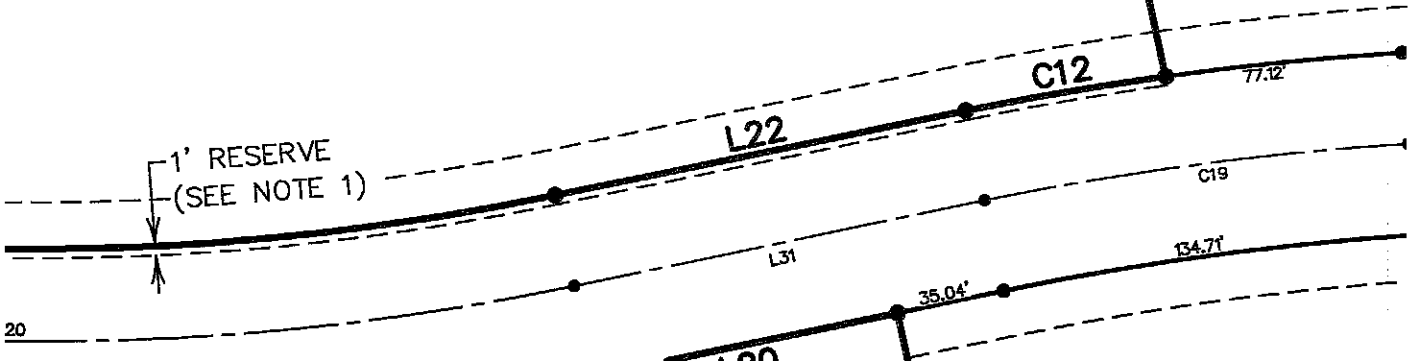


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H

S89°45'30"W 234.76'

N12°11'28"W 388.84'

EED



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1KK OF 1

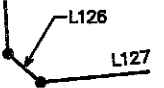
FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

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DRP TX 1, LLC
a Delaware limited liability company
520 Madison Ave, 21st Floor
New York, NY 10022
936.999.6600
HBlibb@glenmontdevelopment.com

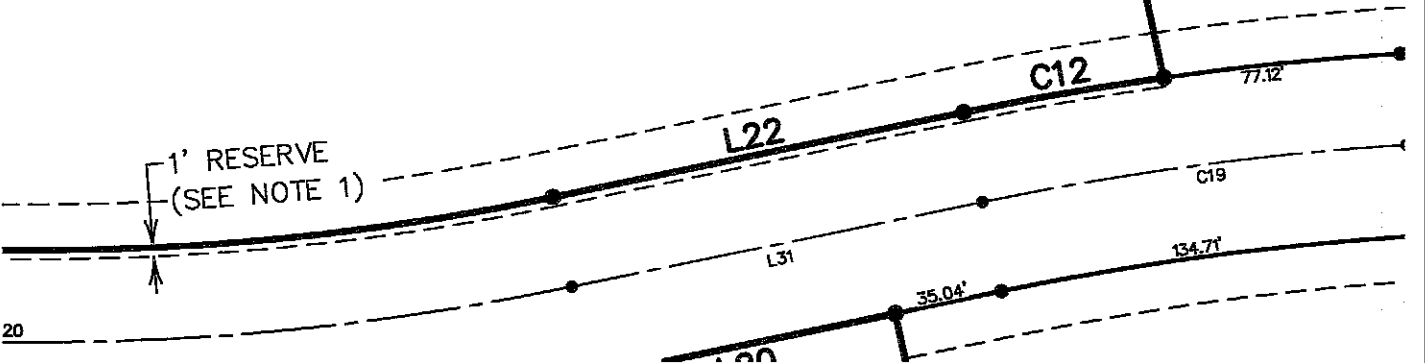
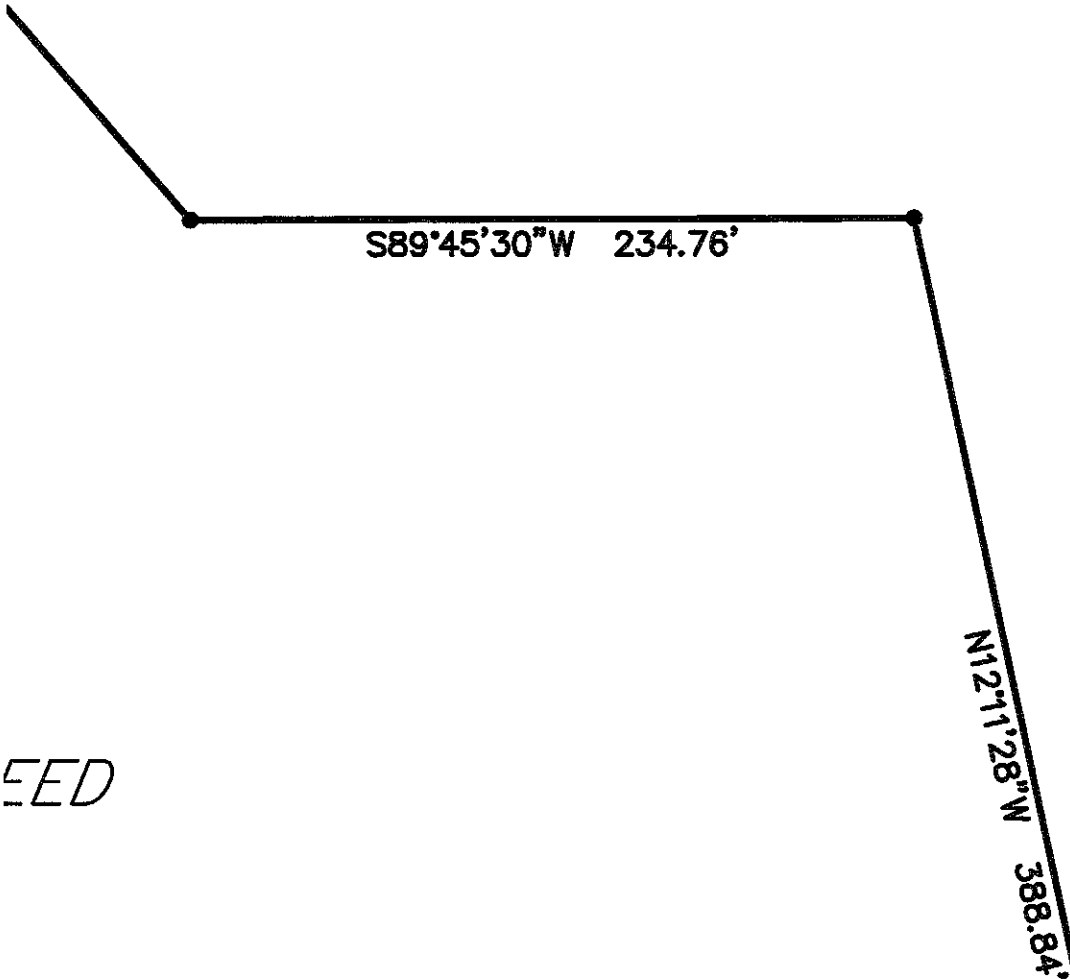


QUIDDITY

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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000
RVILLARREAL@quiddity.com



5
H



DATE: AUGUST 2025

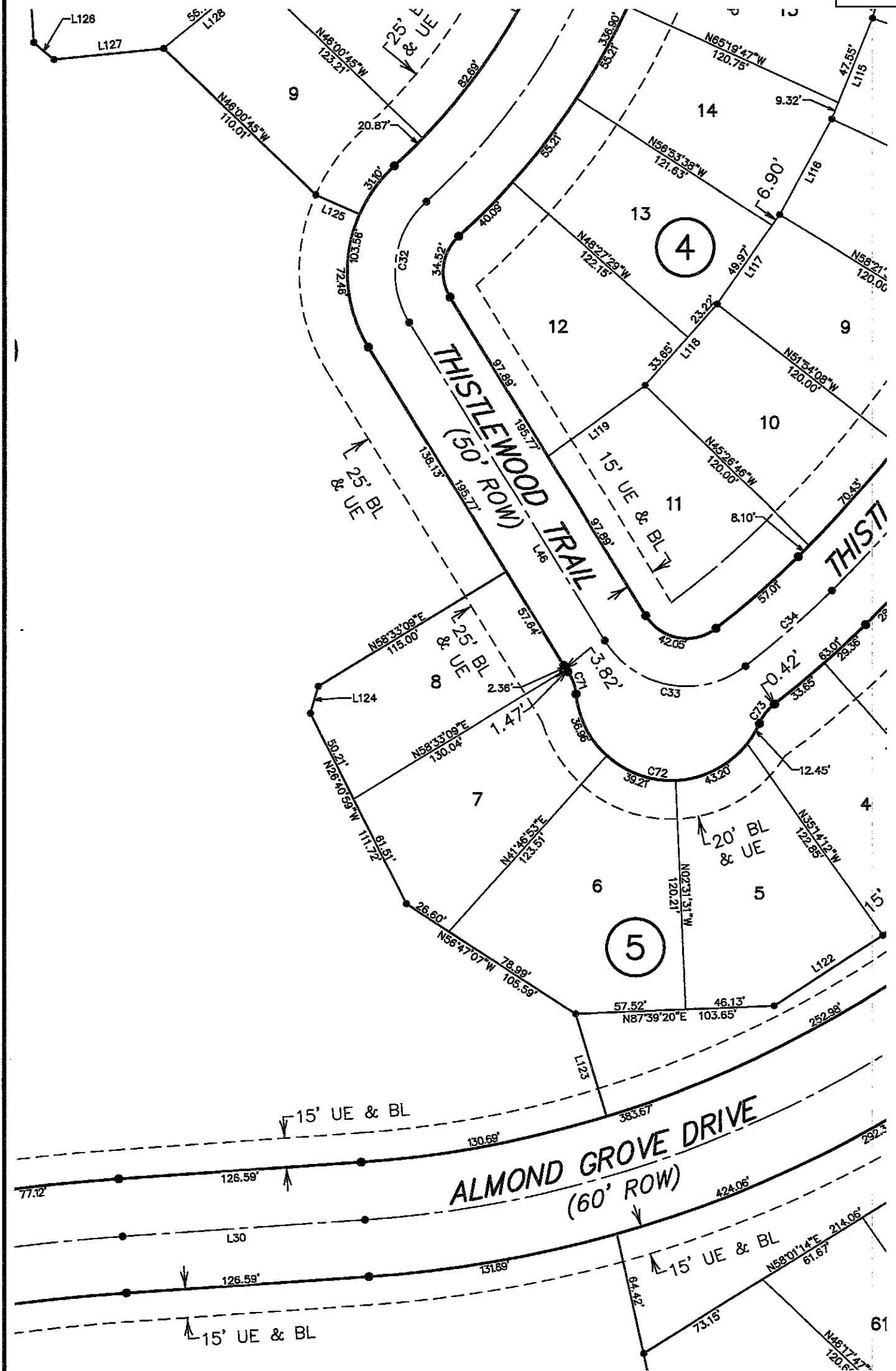
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SHEET 1LL OF 1

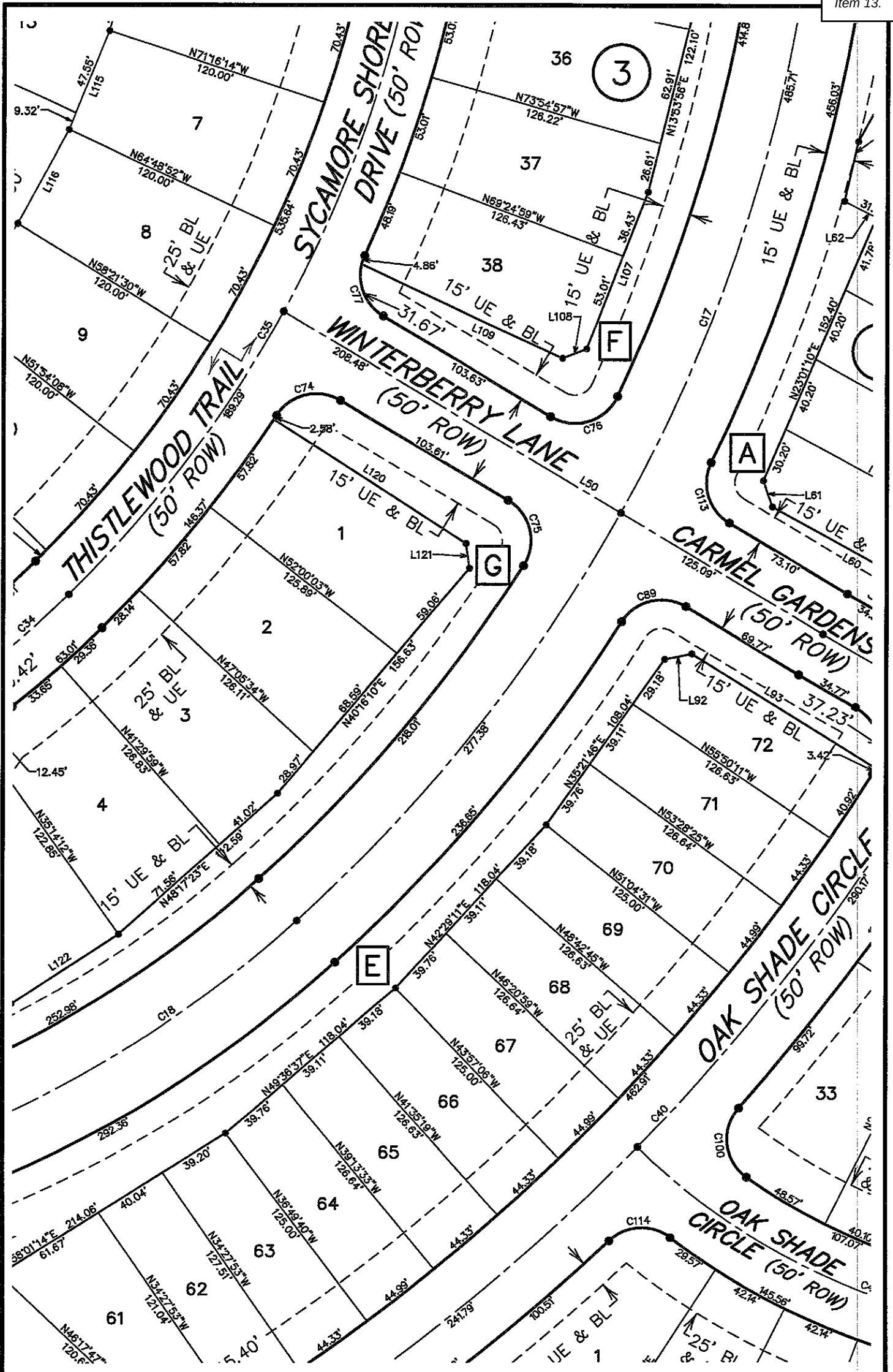
FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

OWNER
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Ave, 21st Floor
New York, NY 10022
938.999.6600
HBibb@glenmontdevelopment.com

**QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000
RVILLARREAL@quiddity.com



DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER DRP TX 1, LLC a Delaware limited liability company 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com
SCALE 1"=60'			
SHEET 1MM OF 1			



DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1NN OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

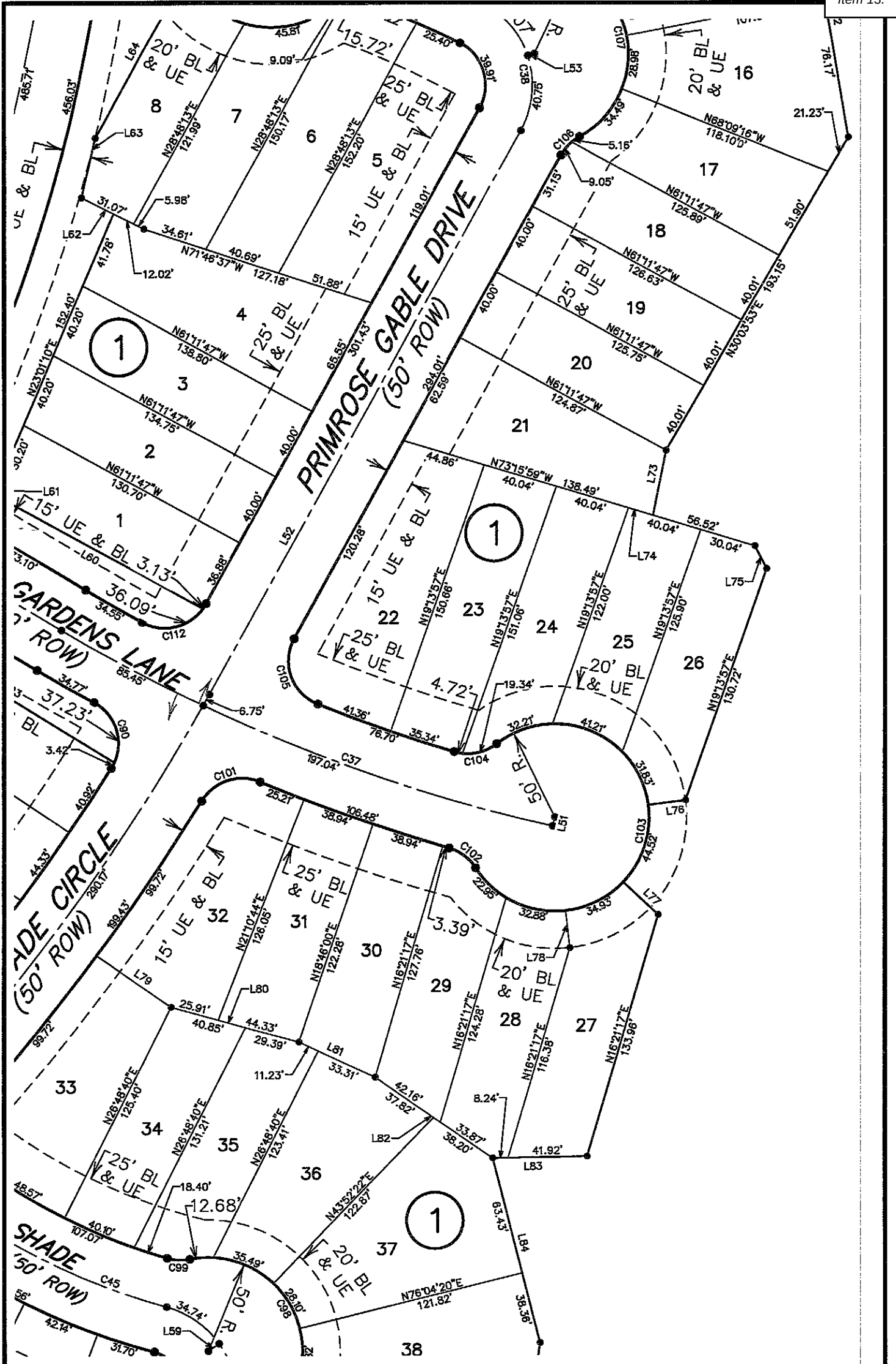
OWNER

DRP TX 1, LLC
a Delaware limited liability company
520 Madison Ave, 21st Floor
New York, NY 10022
936.999.6600
HBibb@glenmontdevelopment.com



QUIDDITY

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1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000
RVILLARREAL@quiddity.com



DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER DRP TX 1, LLC a Delaware limited liability company 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.733.8000 RVILLARREAL@quiddity.com
SCALE 1"=80'			
SHEET 100 OF 1			



40' MULTI-PURPOSE
EASEMENT
C.C.F. No. 2404294
O.P.R.W.C.T.

S00°52'19"E 1,973.36'

DATE: AUGUST 2025

SCALE 1"=80'

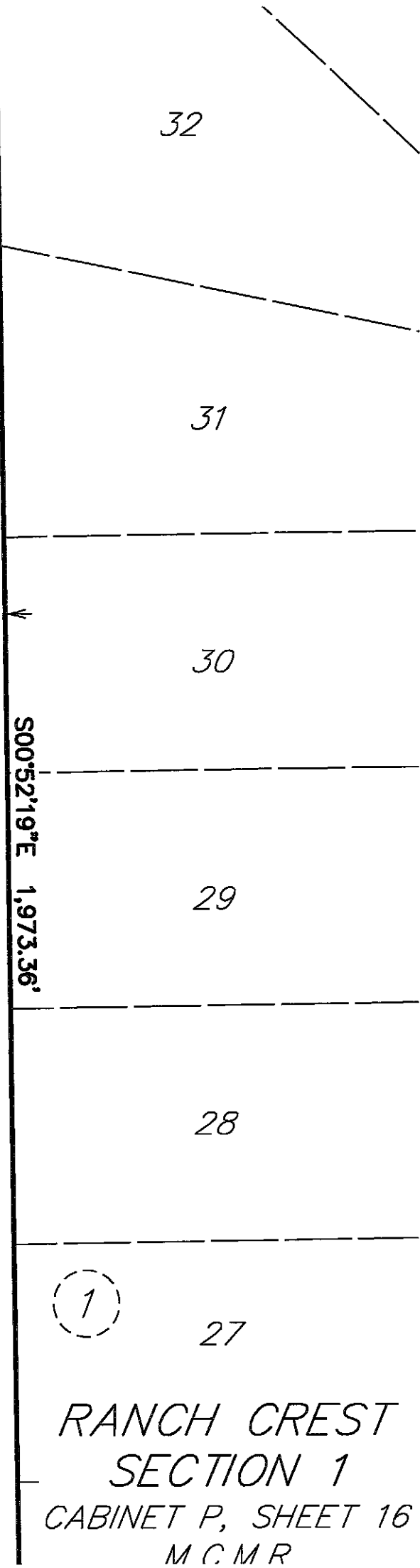
SHEET 1PP OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

OWNER
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Ave, 21st Floor
New York, NY 10022
936.999.6600
HBibb@glenmontdevelopment.com

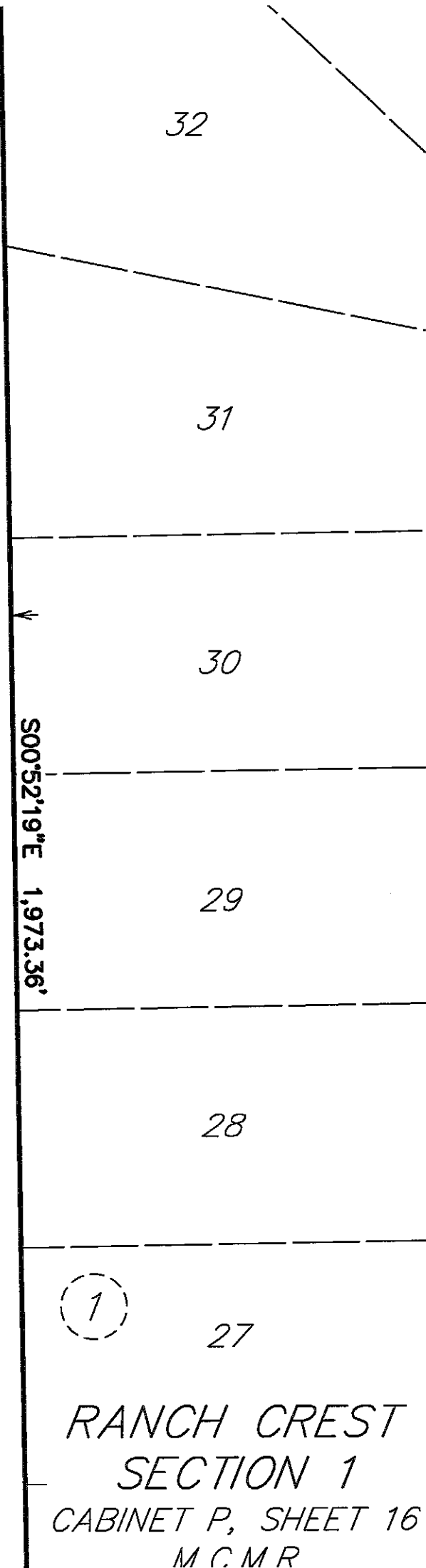
**QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000

RVILLARREAL@quiddity.com



RANCH CREST
SECTION 1
CABINET P, SHEET 16
M C M R

DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	<u>OWNER</u> DRP TX 1, LLC a Delaware limited liability company 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@gienmontdevelopment.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com
SCALE 1"=60'			
SHEET 100 OF 1			



RANCH CREST
SECTION 1
CABINET P, SHEET 16
M C M R

DATE: AUGUST 2025

SCALE 1"=50'

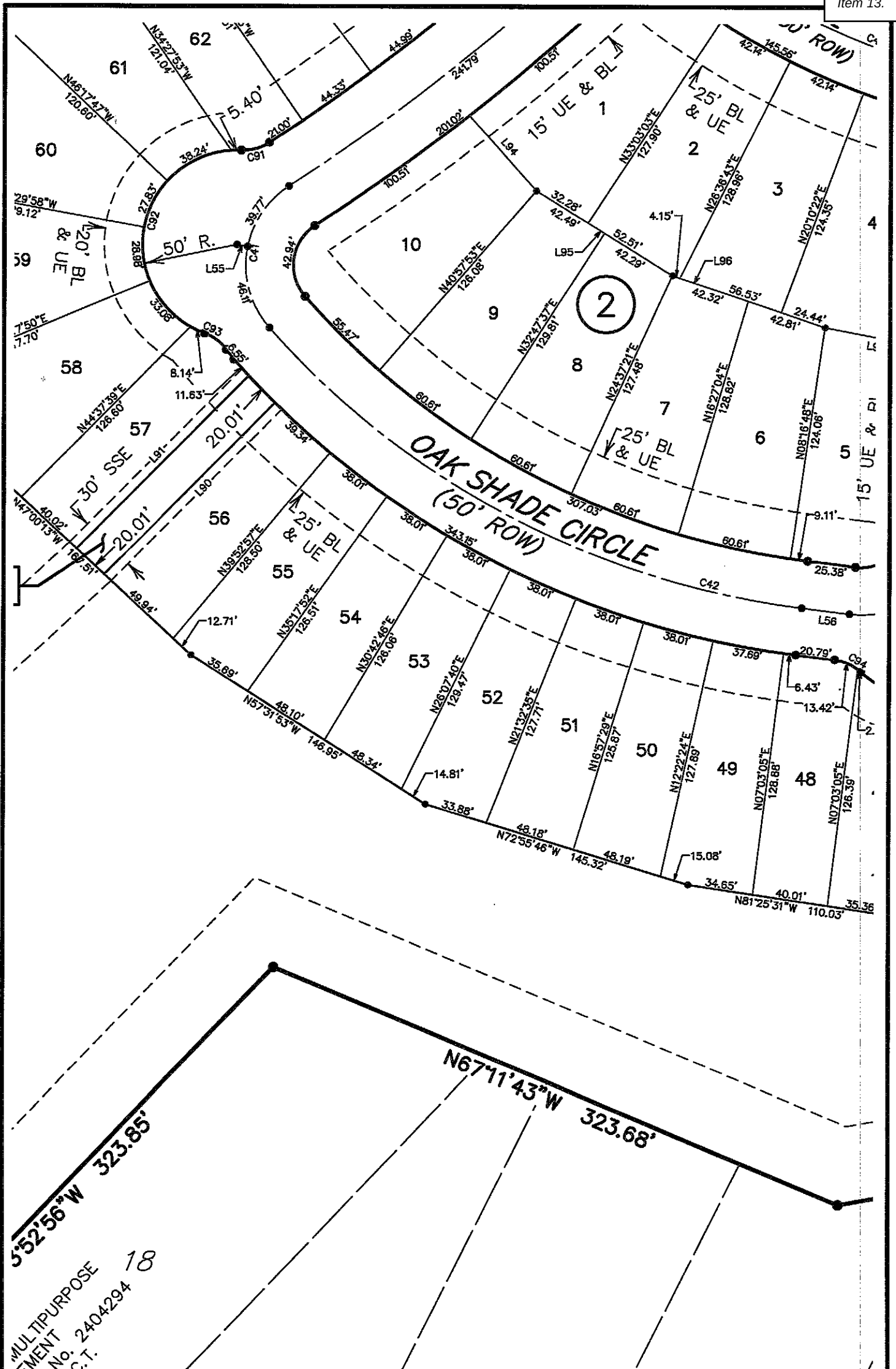
SHEET 1RR OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

OWNER
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Ave, 21st Floor
New York, NY 10022
936.999.6600
HBibb@glenmontdevelopment.com

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.791.8000
RVILLARREAL@quiddity.com

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000
RVILLARREAL@quiddity.com



DATE: AUGUST 2025

SCALE 1"=80'

SHEET 100 OF 1

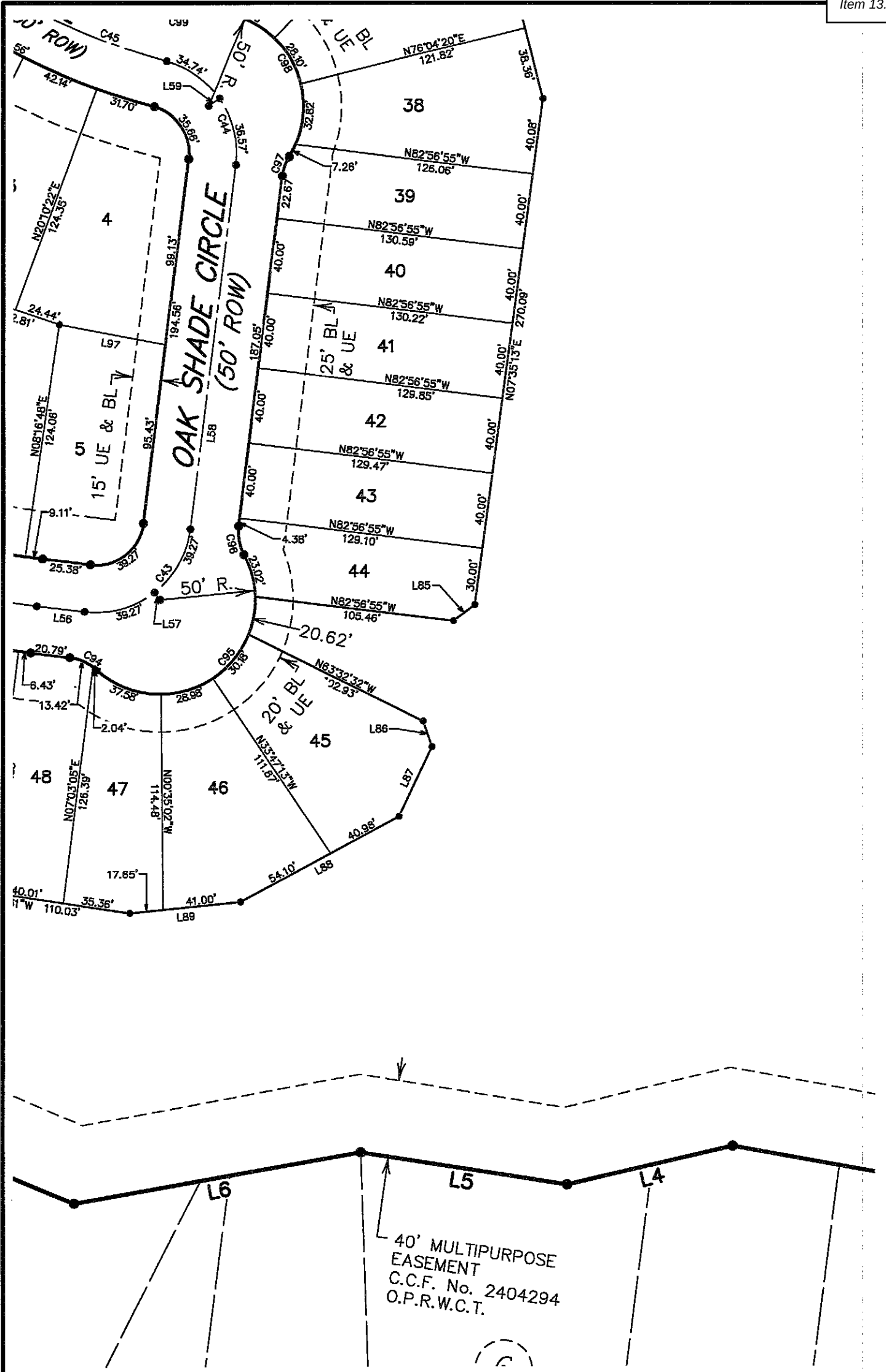
FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

OWNER

DRP TX 1, LLC
a Delaware limited liability company
520 Madison Ave, 21st Floor
New York, NY 10022
936.999.6600
HBibb@glenmontdevelopment.com



Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23250 & 10046100
1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 579.731.8300
RVILLARREAL@quiddity.com



DATE: AUGUST 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER DRP TX 1, LLC a Delaware limited liability company 520 Madison Ave, 21st Floor New York, NY 10022 936.999.6600 HBibb@glenmontdevelopment.com	 Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000 RVILLARREAL@quiddity.com
SCALE 1"=60'			
SHEET 1W OF 1			

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N79°38'05"W 315.28'

L3

DATE: DECEMBER 2024

SCALE 1"=60'

SHEET WW OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 2

OWNER/DEVELOPER:
1605 INVESTMENTS, LTD.
3200 Southwest Fwy, Suite 2600
Houston, Texas 77027
936.777.6600
jcork@coronadowest.com



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10045100
150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000
Cjamnik@quiddity.com

SECTION 1
CABINET P, SHEET 16
M.C.M.R.

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21

DATE: AUGUST 2025

SCALE 1"=60'

SHEET 1XX OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

OWNER
DRP TX 1, LLC
a Delaware limited liability company
520 Madison Ave, 21st Floor
New York, NY 10022
936.999.6600
HBibb@glenmontdevelopment.com

 **QUID**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Rd, Suite 200 • College Station, TX 77845 979.731.8000
RVILLARREAL@quiddity.com

Item 13.

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Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 10046100
150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000
Cjarnik@quiddity.com

2

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25

DATE: DECEMBER 2024

SCALE 1"=60'

SHEET 1ZZ OF 1

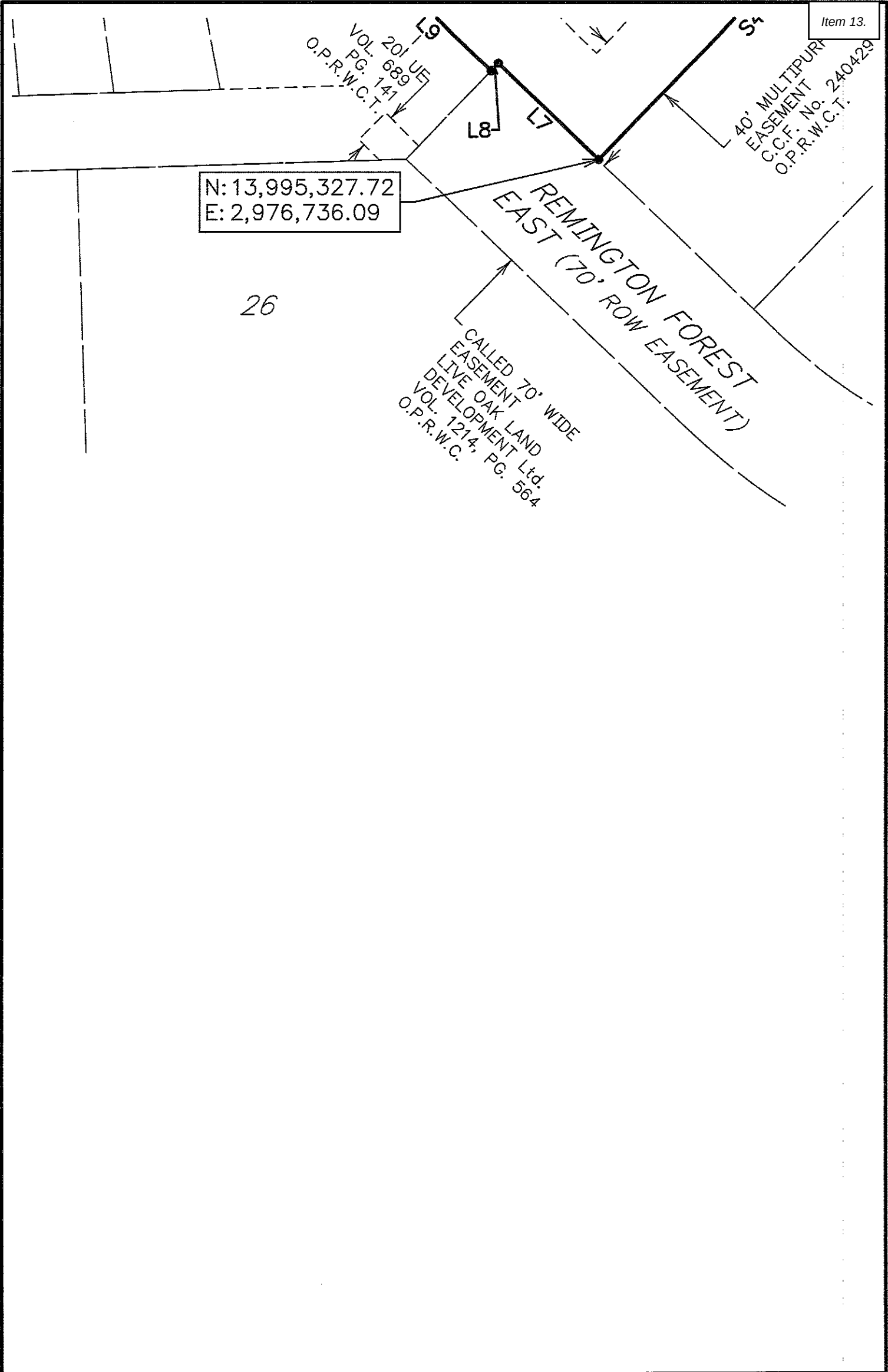
FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

OWNER/DEVELOPER:
1605 INVESTMENTS, LTD.
3200 Southwest Fwy, Suite 2600
Houston, Texas 77027
936.777.6600
jcork@coronadowest.com



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000
Cjamnik@quiddity.com



DATE: DECEMBER 2024	FINAL PLAT OF WOODHAVEN ESTATES SECTION 5	OWNER/DEVELOPER: 1605 INVESTMENTS, LTD. 3200 Southwest Fwy, Suite 2600 Houston, Texas 77027 936.777.6600 jcork@coronadowest.com	 QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-28290 & 10046100 150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000 Cjarnik@quiddity.com
SCALE 1"=60'			
SHEET 1AAA OF 1			

MULTIPURPOSE
SEMENT
C.C.F. No. 2404294
O.P.R.W.C.T.

Item 13.

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14

REMIN
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VOL.

DATE: DECEMBER 2024

SCALE 1"=60'

SHEET 1BBB OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

OWNER/DEVELOPER:
1605 INVESTMENTS, LTD.
3200 Southwest Fwy, Suite 2600
Houston, Texas 77027
936.777.6600
jcork@coronadowest.com



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000
Cjamnik@quiddity.com

LEMENT
C.C.F. No. 2404294
O.P.R.W.C.T.

Item 13.

EMINGTON FOREST
SECTION 1

VOL. 681, PG. 814

D.R.W.C.T.

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12

11

1

DATE: DECEMBER 2024

SCALE 1"=60'

SHEET 1000 OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 5

OWNER/DEVELOPER:
1605 INVESTMENTS, LTD.
3200 Southwest Fwy, Suite 2600
Houston, Texas 77027
936.777.6600
jcork@coronadowest.com



QUIDDITY

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Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000
Cjamnik@quiddity.com

L3

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WALLER COUNTY LINE

DATE: DECEMBER 2024

SCALE 1"=60'

SHEET 1DDD OF 1

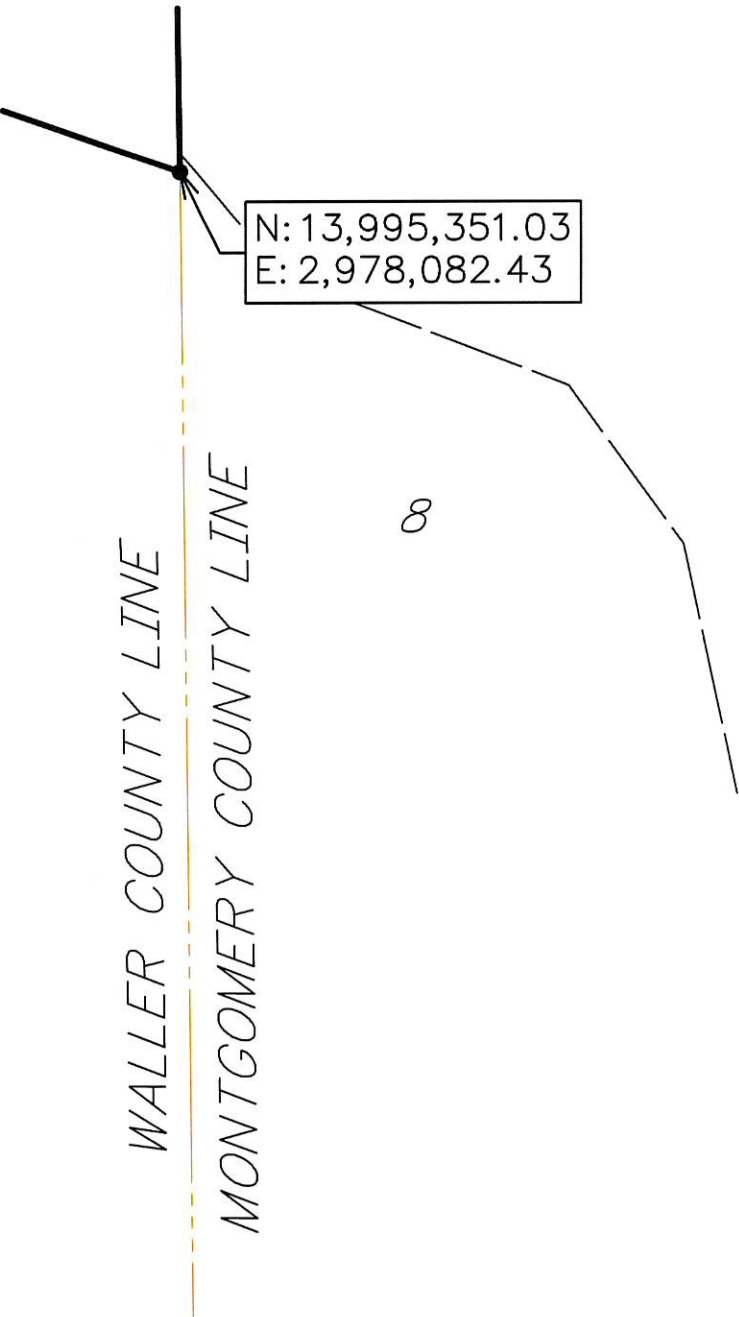
FINAL PLAT OF
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Cjamnik@quiddity.com



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SHEET 1EEE OF 1

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Cjamnik@quiddity.com



WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Woodhaven Estates Section 6

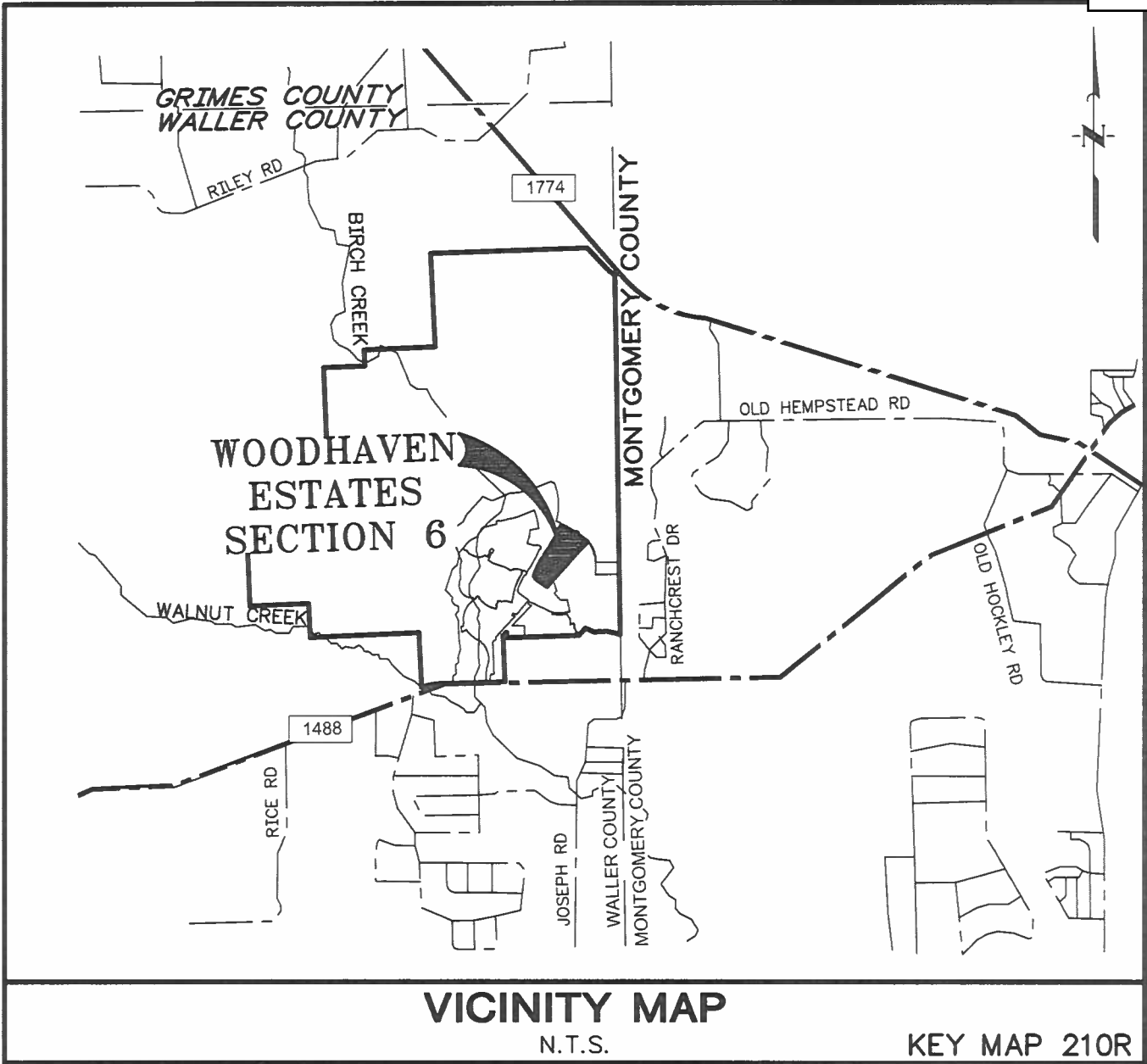
Date: September 17, 2025

Background

Final Plat of Woodhaven Estates Section 6 which consists of 34.64 acres will include 110 Lots, 3 Blocks and 5 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



**FINAL PLAT OF
WOODHAVEN
ESTATES**

SECTION 6
**A SUBDIVISION OF 34.64 ACRES OF LAND
OUT OF THE
WILLIAM HILLHOUSE SURVEY, A-136
WALLER COUNTY, TEXAS**

110 LOTS 5 RESERVES 3 BLOCKS
JULY 2025

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelpoment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 100M6100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1A OF 1			

K:\28166\28166-0018-01 WH East Sec 6\2 Design Phase\Woodhaven Sec 6 - PLAT.dwg Aug 21,2025 -- 2:18pm CKJ

A METES AND BOUNDS description of a certain 34.64 acre tract out of the William Hillhouse Survey, Abstract No. 136, in Waller County, Texas, being a portion of a called 722.09 acre tract conveyed by Special Warranty Deed to DRP TX 1, LLC recorded in File No. 2404338 of the Official Public Records of Waller County (OPRWC), said 34.64 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204);

COMMENCING at a found 5/8-inch iron rod, marking the most southerly southeast corner of said 722.09 acre tract, and being in the north right-of-way line of FM 1488 as shown on TxDOT Map, Project No. S1452 (4) (100-foot wide right-of-way);

THENCE North 22°43'34" East, 3351.12 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the south corner and the POINT OF BEGINNING of the herein described subject tract;

THENCE over and across said 722.09 acre tract, the following sixteen (16) courses and distances:

- 1. North 55°17'28" West, 450.28 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 2. North 20°23'46" West, 82.02 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 3. North 75°12'57" West, 25.40 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
- 4. Along said non-tangent curve to the right having a radius of 1940.00 feet, an arc length of 639.71 feet, a delta angle of 18°53'35", and a chord bearing of North 24°13'51" East, 636.82 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the right;
- 5. Along said compound curve to the right having a radius of 30.00 feet, an arc length of 47.66 feet, a delta angle of 91°01'54", and a chord bearing of North 79°11'35" East, 42.81 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 6. North 34°30'43" East, 90.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
- 7. Along said non-tangent curve to the right having a radius of 30.00 feet, an arc length of 47.12 feet, a delta angle of 90°00'00", and a chord bearing of North 10°17'28" West, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 8. North 34°42'32" East, 384.39 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 9. Along said tangent curve to the left having a radius of 2060.00 feet, an arc length of 597.68 feet, a delta angle of 16°37'25", and a chord bearing of North 26°23'50" East, 595.59 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
- 10. Along said reverse curve to the right having a radius of 30.00 feet, an arc length of 47.04 feet, a delta angle of 89°50'17", and a chord bearing of North 63°00'15" East, 42.37 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 11. North 17°55'23" East, 90.99 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), being in a common line of said 722.09 acre tract and a called 883.45 acre tract conveyed by Special Warranty Deed with Vendor's Lien to 1605 Investments, LTD. recorded in File No. 2404340 OPRWC, from which a found 8-inch treated fence post, marking a north interior corner of a called 657.34 acre tract conveyed by Special Warranty Deed to DDSMK, Ltd. recorded in File No. 2406474 OPRWC and the southeast corner of a called 229 acre tract conveyed by Deed to Lone Star Development Company recorded in Volume 72, Page 124 of the Deed Records of Waller County (DRWC) bears: North 78°13'55" West, 7654.39 feet, and marking the beginning of a non-tangent curve to the right;

THENCE along common lines of said 722.09 acre tract and said 883.45 acre tract, the following four (4) courses and distances:

- 1. Along said non-tangent curve to the right having a radius of 500.00 feet, an arc length of 63.33 feet, a delta angle of 07°15'27", and a chord bearing of South 62°05'39" East, 63.29 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
- 2. Along said reverse curve to the left having a radius of 500.00 feet, an arc length of 87.64 feet, a delta angle of 10°02'35", and a chord bearing of South 63°29'13" East, 87.53 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
- 3. Along said reverse curve to the right having a radius of 1530.00 feet, an arc length of 356.88 feet, a delta angle of 13°21'53", and a chord bearing of South 61°49'34" East, 356.08 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 4. South 55°07'45" East, 449.23 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the east corner of the herein described subject tract, and marking the beginning of a tangent curve to the right;

THENCE over and across said 722.09 acre tract, the following five (5) courses and distances:

- 1. Along said tangent curve to the right having a radius of 630.00 feet, an arc length of 48.29 feet, a delta angle of 04°23'29", and a chord bearing of South 52°56'00" East, 48.27 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 2. South 43°08'58" West, 260.84 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 3. South 59°16'28" West, 36.83 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 4. South 41°42'32" West, 1393.90 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 5. South 40°00'13" West, 296.62 feet to the POINT OF BEGINNING, CONTAINING 34.64 acres of land in Waller County, Texas filed in the offices of Quiddity in College Station, Texas.

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-24290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE SCALE NTS			
SHEET 1B OF 1			

K:\28166\28166-0018-01 WH East Sec 6\2 Design Phase\Planning\Woodhaven Sec 6 - PLAT.dwg Aug 21, 2025 - 2:18pm CKJ

LEGEND:

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

GENERAL NOTES:

- 1. One-foot reserve (1' Reserve) dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
- 2. This subdivision is proposed for single-family residential, detention and other related uses.
- 3. The radius on all block corners is 25 feet, unless otherwise noted.
- 4. This plat was prepared from information furnished by Charter Title Company, File No. 1076602300233, Dated June 16, 2025.
- 5. Coordinates and bearings shown hereon are surface as based on the Texas State Plane Coordinate System (NAD83) South Central Zone (4204) with a surface adjustment factor of 1.0000353312 scaled from control point No. 1 having coordinates (X: 2966995.566, Y: 13991667.506).
- 6. Structures built on lots in the designated flood plain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot above the 500-year floodplain level. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.) Contact the County Engineer's office for specific information.
- 7. No structure in this subdivision shall be occupied until connected to a public sewer system.
- 8. No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
- 9. According to Map No. 48473C0100E of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Waller County, dated February 18, 2009, the subject tract is situated within Unshaded Zone "X", defined as areas determined to be outside the 0.2% annual chance (500-year) 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 the surveyor.

The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Quiddity assumes no liability as to the accuracy of the location of the flood zone limits.

- 10. 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.
- 11. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The county assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid DRP TX 1, LLC, a Delaware limited liability company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
 - (a)the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (b)sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (c)electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (d)gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
- 12. No pipelines and/or pipeline easements exist within the boundaries of this plat.
- 13. In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the Commissioners Court may require a limited fire suppression system that requires a developer to construct:
 - 1. For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
 - 2. For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
- 14. TBM 50: Being a 3-inch aluminum disc set in a concrete monument marked "TBM-50 ELEV 255.97", Located on the north side of FM 1488, being 41.0 feet southwest of the southeast corner of Restricted Reserve "A-2" & "A-3" of the Partial Replat of Remington Forest, recorded in Volume 920, Page 202 of the Official Public Records of Waller County, conveyed to DRP TX 1, LLC, recorded in File No. 2404350 of Official Public Records of Waller County, also being 8.5 feet north of the edge of pavement of FM 1488.
- 15. All lots shall have a 10' back of lot building line measured from the lot line unless otherwise noted on the plat.

DATE: JULY 2025

SCALE NTS

SHEET 1C OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 6

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
18n2 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com

RESTRICTED RESERVE **A**

Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
1.55 AC
67,484 Sq. Ft.

RESTRICTED RESERVE **B**

Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.37 AC
16,041 Sq. Ft.

RESTRICTED RESERVE **C**

Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
2.99 AC
130,220 Sq. Ft.

RESTRICTED RESERVE **D**

Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
4.21 AC
183,327 Sq. Ft.

RESTRICTED RESERVE **E**

Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.43 AC
18,760 Sq. Ft.

RESERVE TOTALS

9.55 AC
415,832 Sq. Ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S43°08'58"W	260.84'
L2	S59°16'28"W	36.83'
L3	S40°00'13"W	296.62'
L4	N20°23'46"W	82.02'
L5	N75°12'57"W	25.40'
L6	N34°30'43"E	90.00'
L7	N17°55'23"E	90.99'
L8	S55°17'28"E	144.85'
L9	S34°42'32"W	643.13'
L10	N20°44'51"E	72.93'
L11	S70°21'56"W	10.62'
L12	S55°17'28"E	119.65'
L13	S40°00'13"W	200.53'
L14	S64°18'33"E	109.66'
L15	N20°57'02"W	11.25'
L16	S00°10'59"E	2.08'
L17	N41°42'30"E	206.64'
L18	N85°12'58"E	3.52'
L19	N21°22'39"E	10.00'
L20	S34°52'15"W	208.38'
L21	N68°30'31"W	109.88'
L22	S55°07'45"E	449.23'
L23	S74°29'36"E	58.67'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	N68°30'31"W	28.80'
L25	S55°17'28"E	114.50'
L26	N10°17'28"W	14.14'
L27	N62°54'57"W	100.33'
L28	N72°59'13"W	58.35'
L29	N75°40'32"W	112.98'
L30	N60°07'25"W	147.95'
L31	N51°53'37"W	108.59'
L32	N79°28'26"E	11.78'
L33	S33°55'33"W	12.48'
L34	S71°56'26"E	90.12'
L35	S57°49'58"E	74.94'
L36	S14°50'39"E	13.79'
L37	N31°34'12"E	117.99'
L38	S35°34'07"W	118.85'
L39	N81°39'31"E	13.87'
L40	N59°16'28"E	37.70'
L41	N58°20'54"W	155.40'
L42	S51°54'05"E	63.85'
L43	S56°50'08"E	97.05'
L44	S69°41'14"E	114.81'
L45	S59°32'36"E	110.10'
L46	N48°17'30"W	3.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L47	N86°30'45"E	17.03'
L48	S48°41'00"E	64.84'
L49	N85°12'54"E	15.43'
L50	N08°54'35"W	13.81'
L51	S04°08'38"E	13.93'
L52	N15°06'51"E	41.91'
L53	N15°06'03"E	72.33'
L54	N19°11'16"E	52.87'
L55	N23°03'27"E	52.66'
L56	N22°08'03"E	52.60'
L57	N23°42'37"E	52.68'
L58	N25°17'14"E	52.69'
L59	N26°51'49"E	52.70'
L60	N28°26'27"E	52.71'
L61	N30°01'07"E	52.73'
L62	N31°36'16"E	52.77'
L63	N33°05'40"E	42.74'
L64	N78°48'26"E	13.97'
L65	N55°28'47"W	114.35'
L66	S55°22'57"E	203.73'
L67	N51°30'53"W	67.60'

DATE: JULY 2025

SCALE NTS

SHEET 1D OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 6

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-24290 & 100Mo100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	500.00'	7°15'27"	63.33'	S62°05'39"E	63.29'	31.71'
C2	500.00'	10°02'35"	87.64'	S63°29'13"E	87.53'	43.93'
C3	1530.00'	13°21'53"	356.88'	S61°49'34"E	356.08'	179.26'
C4	630.00'	4°23'29"	48.29'	S52°56'00"E	48.27'	24.15'
C5	1940.00'	18°53'35"	639.71'	N24°13'51"E	636.82'	322.78'
C6	30.00'	91°01'54"	47.66'	N79°11'35"E	42.81'	30.55'
C7	30.00'	90°00'00"	47.12'	N10°17'28"W	42.43'	30.00'
C8	2060.00'	16°37'25"	597.68'	N26°23'50"E	595.59'	300.96'
C9	30.00'	89°50'17"	47.04'	N63°00'15"E	42.37'	29.92'
C10	1750.00'	13°57'41"	426.43'	S27°43'42"W	425.37'	214.28'
C11	50.00'	76°02'19"	66.36'	S17°16'18"E	61.59'	39.09'
C12	50.00'	84°42'19"	73.92'	N82°21'23"E	67.37'	45.58'
C13	50.00'	92°17'52"	80.54'	N06°08'43"W	72.11'	52.05'
C14	1200.00'	11°34'11"	242.32'	N58°04'44"W	241.91'	121.57'
C15	600.00'	13°22'13"	140.01'	S57°37'27"E	139.70'	70.33'
C16	600.00'	22°56'26"	240.23'	N52°50'20"W	238.63'	121.75'
C17	50.00'	69°24'40"	60.57'	S69°24'52"W	56.94'	34.63'
C18	900.00'	22°20'53"	351.04'	N64°42'21"W	348.82'	177.78'
C19	50.00'	84°45'35"	73.97'	N84°05'18"E	67.40'	45.62'
C20	50.00'	93°38'49"	81.72'	N05°06'54"W	72.92'	53.29'
C21	1500.00'	16°41'02"	436.78'	N60°16'50"W	435.24'	219.95'
C22	600.00'	3°34'06"	37.37'	N70°17'34"W	37.36'	18.69'
C23	1500.00'	13°21'52"	349.88'	N61°49'35"W	349.09'	175.74'
C24	600.00'	4°11'48"	43.95'	N53°01'50"W	43.94'	21.98'
C25	25.00'	90°00'00"	39.27'	N79°42'32"E	35.36'	25.00'
C26	25.00'	24°57'05"	10.89'	N22°14'00"E	10.80'	5.53'
C27	50.00'	118°52'32"	103.74'	S69°11'44"W	86.11'	84.67'
C28	25.00'	23°58'46"	10.46'	S63°21'23"E	10.39'	5.31'
C29	25.00'	59°00'51"	25.75'	S84°20'38"W	24.63'	14.15'
C30	50.00'	274°16'03"	239.34'	S11°58'14"W	68.03'	46.41'
C31	25.00'	36°01'48"	15.72'	S48°54'39"E	15.46'	8.13'

DATE: JULY 2025

SCALE NTS

SHEET 1E OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 6

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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Registration Nos. F-23290 & 10046100
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CJamnik@quiddity.com

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C32	25.00'	86°34'52"	37.78'	N78°09'41"E	34.28'	23.55'
C33	25.00'	90°12'52"	39.36'	N10°14'10"W	35.42'	25.09'
C34	1470.00'	8°20'37"	214.06'	N59°30'55"W	213.88'	107.22'
C35	500.00'	10°48'23"	94.30'	N69°05'25"W	94.16'	47.29'
C36	500.00'	5°59'06"	52.23'	S71°30'04"E	52.20'	26.14'
C37	555.00'	3°34'06"	34.56'	N70°17'34"W	34.56'	17.29'
C38	25.00'	90°00'00"	39.27'	S79°52'15"W	35.36'	25.00'
C39	25.00'	89°21'02"	38.99'	S09°48'16"E	35.15'	24.72'
C40	25.00'	24°21'36"	10.63'	S63°59'49"E	10.55'	5.40'
C41	50.00'	142°50'12"	124.65'	N04°45'31"W	94.79'	148.73'
C42	25.00'	24°57'05"	10.89'	S54°11'03"W	10.80'	5.53'
C43	25.00'	24°57'05"	10.89'	S29°13'58"W	10.80'	5.53'
C44	50.00'	144°24'06"	126.01'	N88°57'29"E	95.21'	155.74'
C45	25.00'	35°38'23"	15.55'	N36°39'40"W	15.30'	8.04'
C46	25.00'	90°27'56"	39.47'	S10°31'26"E	35.50'	25.20'
C47	25.00'	45°40'33"	19.93'	S69°20'13"E	19.41'	10.53'
C48	50.00'	276°16'04"	241.09'	N45°57'32"E	66.74'	44.81'
C49	25.00'	51°02'21"	22.27'	N21°25'36"W	21.54'	11.93'
C50	25.00'	89°36'22"	39.10'	S79°30'43"W	35.23'	24.83'
C51	25.00'	89°54'25"	39.23'	S16°33'42"E	35.33'	24.96'
C52	25.00'	32°47'25"	14.31'	S23°36'31"W	14.11'	7.36'
C53	50.00'	150°17'09"	131.15'	N82°21'23"E	96.66'	188.48'
C54	25.00'	32°47'25"	14.31'	N38°53'45"W	14.11'	7.36'
C55	25.00'	24°57'05"	10.89'	N67°46'00"W	10.80'	5.53'
C56	50.00'	122°01'46"	106.49'	S19°13'40"E	87.47'	90.26'
C57	25.00'	21°02'22"	9.18'	N31°16'02"E	9.13'	4.64'
C58	25.00'	89°39'08"	39.12'	N10°27'54"W	35.25'	24.85'
C59	25.00'	93°37'13"	40.85'	S71°49'46"W	36.45'	26.63'

DATE: JULY 2025

SCALE NTS

SHEET 1F OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 6

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
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STATE OF TEXAS §
COUNTY OF WALLER §

We, DRP TX 1, LLC, a Delaware Limited Liability Company, acting by and through Houdin Honarvar, Authorized Signer, owner of the 34.64 acre tract subdivided, in this plat of Woodhaven Estates Section 6, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets 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.

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 subdivisions as described below.

- 1. There is a fifteen feet (15') 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.
- 2. There is 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 provided 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 week 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 easements 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.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Woodhaven Estates Section 6 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

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

IN TESTIMONY WHEREOF, the DRP TX 1, LLC, a Delaware Limited Liability Company, has caused these presents to be signed by Houdin Honarvar, Authorized

Signer thereunto authorize, this 9th day of July, 2025

DRP TX 1, LLC,
a Delaware Limited Liability Company

By: DW General Partner, LLC
Its Manager

By: Houdin Honarvar
Houdin Honarvar
Authorized Signer

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1G OF 1			

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STATE OF NEW YORK §
COUNTY OF NY §

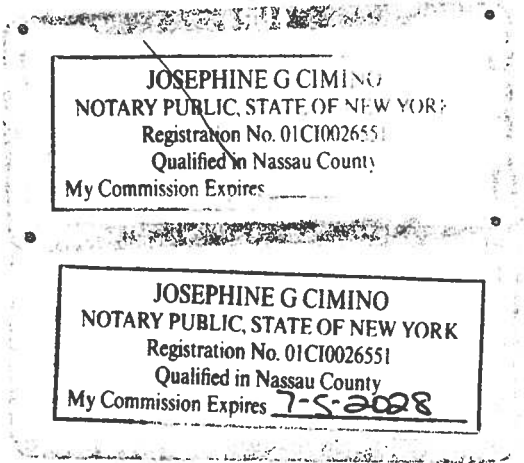
BEFORE ME, the undersigned authority, on this day personally appeared Houdin Honarvar, Authorized Signer, of DW General Partner, LLC, Manager of DRP TX 1, LLC, a Delaware Limited Liability Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 9th day of July, 2025

Josephine G. Cimino
Notary Public in and for the State of New York.

Josephine G. Cimino
Print Name

My commission expires: 7-5-2028



Certificate of Surveyor

This is to certify that I, Christopher E. Curtis, 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 No 480640, Map No. 48473C0100E, Panel 0100, suffix "E" dated February 18, 2009.

No Portion of this subdivision lies within the boundary of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community No 480640, Map No. 48473C0100E, Panel 0100, suffix "E" dated February 18, 2009.



Christopher E. Curtis 7/3/25
Christopher E. Curtis
Registered Professional Land Surveyor
Texas Registration No. 6111

DATE: JULY 2025

SCALE SCALE NTS

SHEET 1H OF 1

FINAL PLAT OF
WOODHAVEN
ESTATES
SECTION 6

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@jenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
150 Venture Drive, Suite 100 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

I, J. Ross McCall, County Engineer of Waller County, Certify that the Plat of this subdivision complies with all existing rules and regulations of Waller County. No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date

J. Ross McCall, PE
County Engineer

STATE OF TEXAS §
COUNTY OF WALLER §

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

Debbie Hollan Waller
County, Texas

By
Deputy

CERTIFICATE OF COMMISSIONERS COURT

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

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

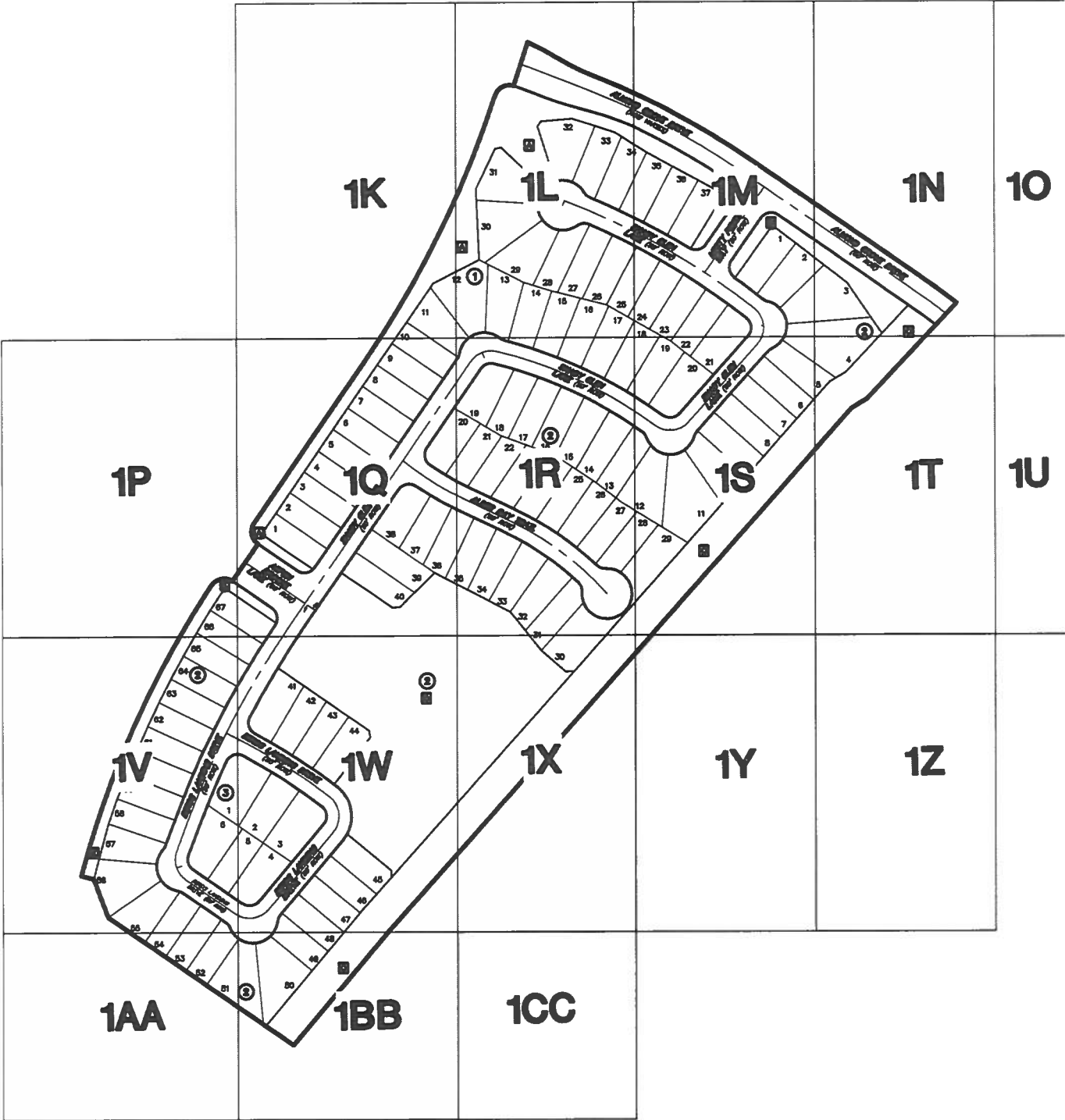
Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller County acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the current Waller County Subdivision and Development Regulations, in this regard.

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & L0046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 11 OF 1			

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SCALE: 1" = 300'

DATE: JULY 2025

SCALE NTS

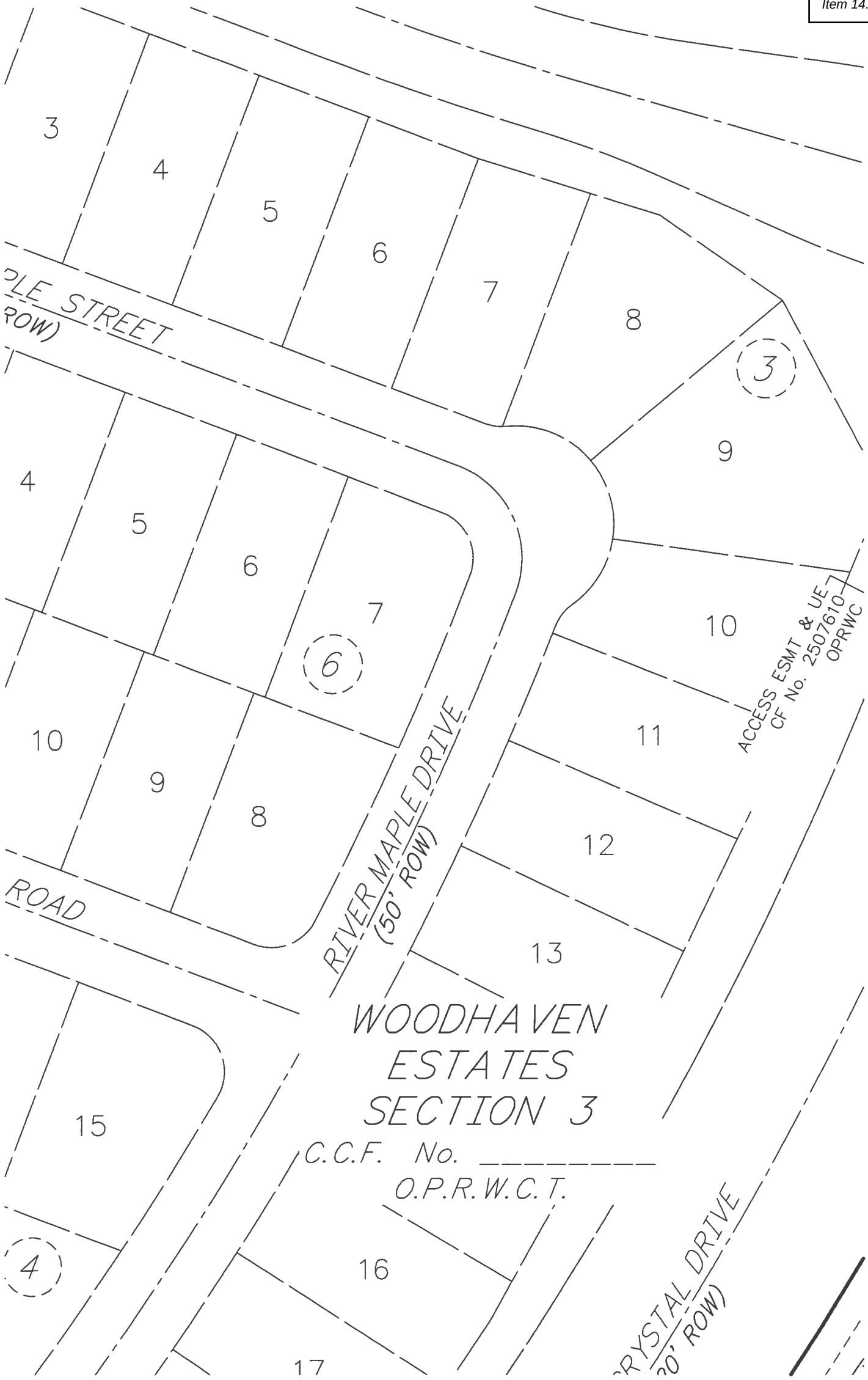
SHEET 1J OF 1

FINAL PLAT OF
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936.777.6600
HBibb@glenmondevelopment.com

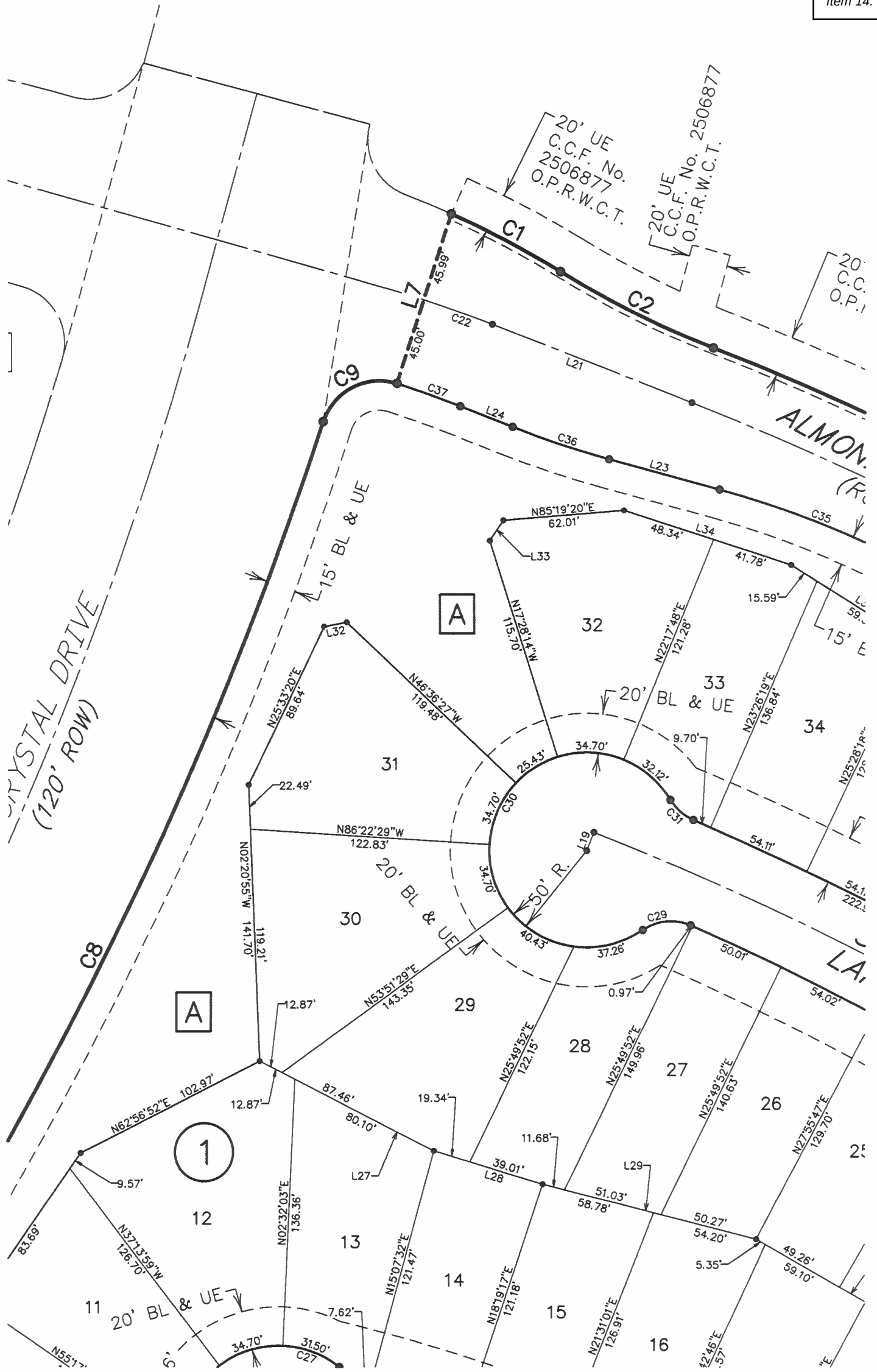
ENGINEER/PLANNER/SURVEYOR:

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Texas Board of Professional Engineering and Land Surveyors
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1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000
CJamnik@quiddity.com



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SHEET 1K OF 1			



DATE: JULY 2025

SCALE SCALE NTS

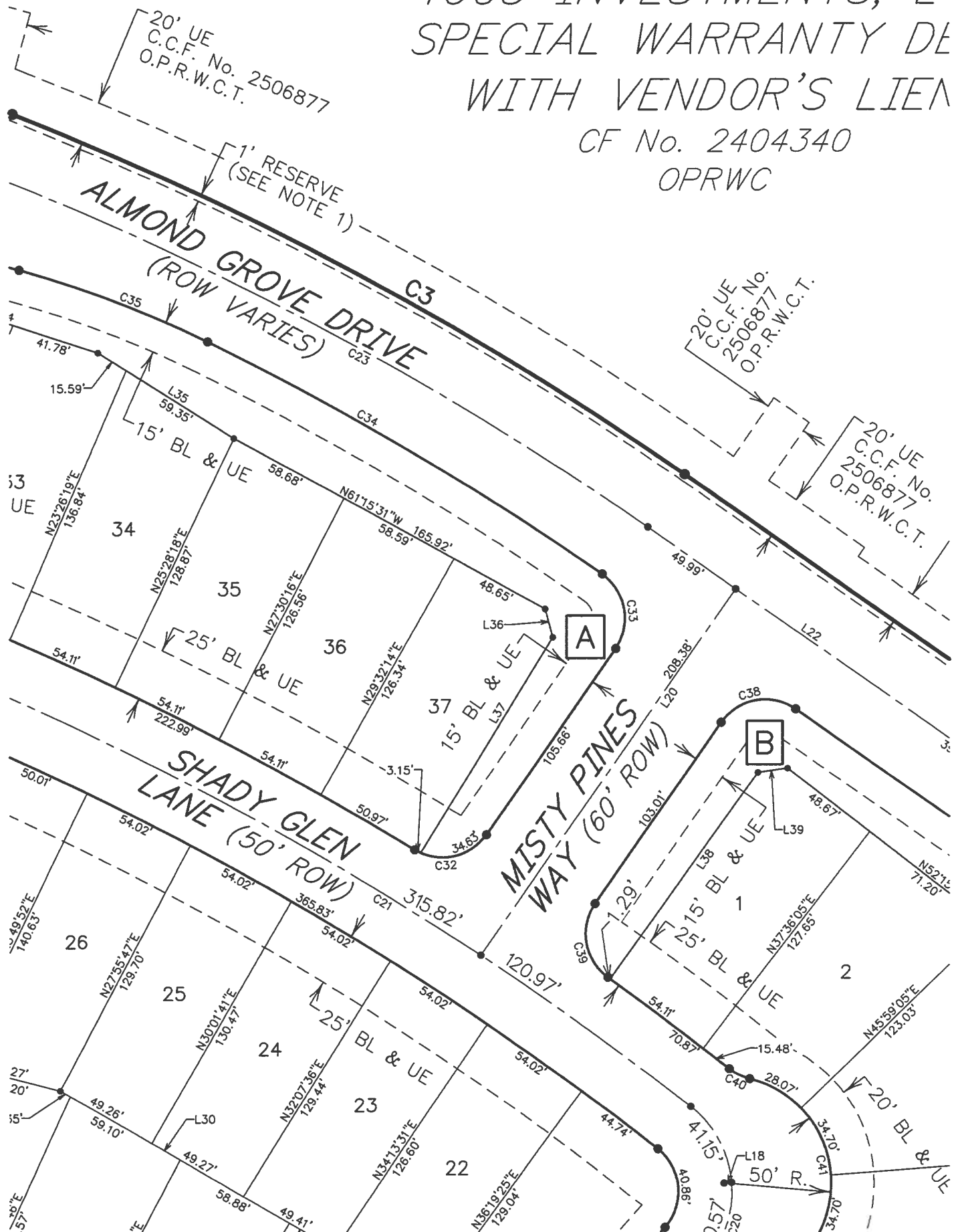
SHEET 1L OF 1

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1462 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com



DATE: JULY 2025

SCALE NTS

SHEET 1M OF 1

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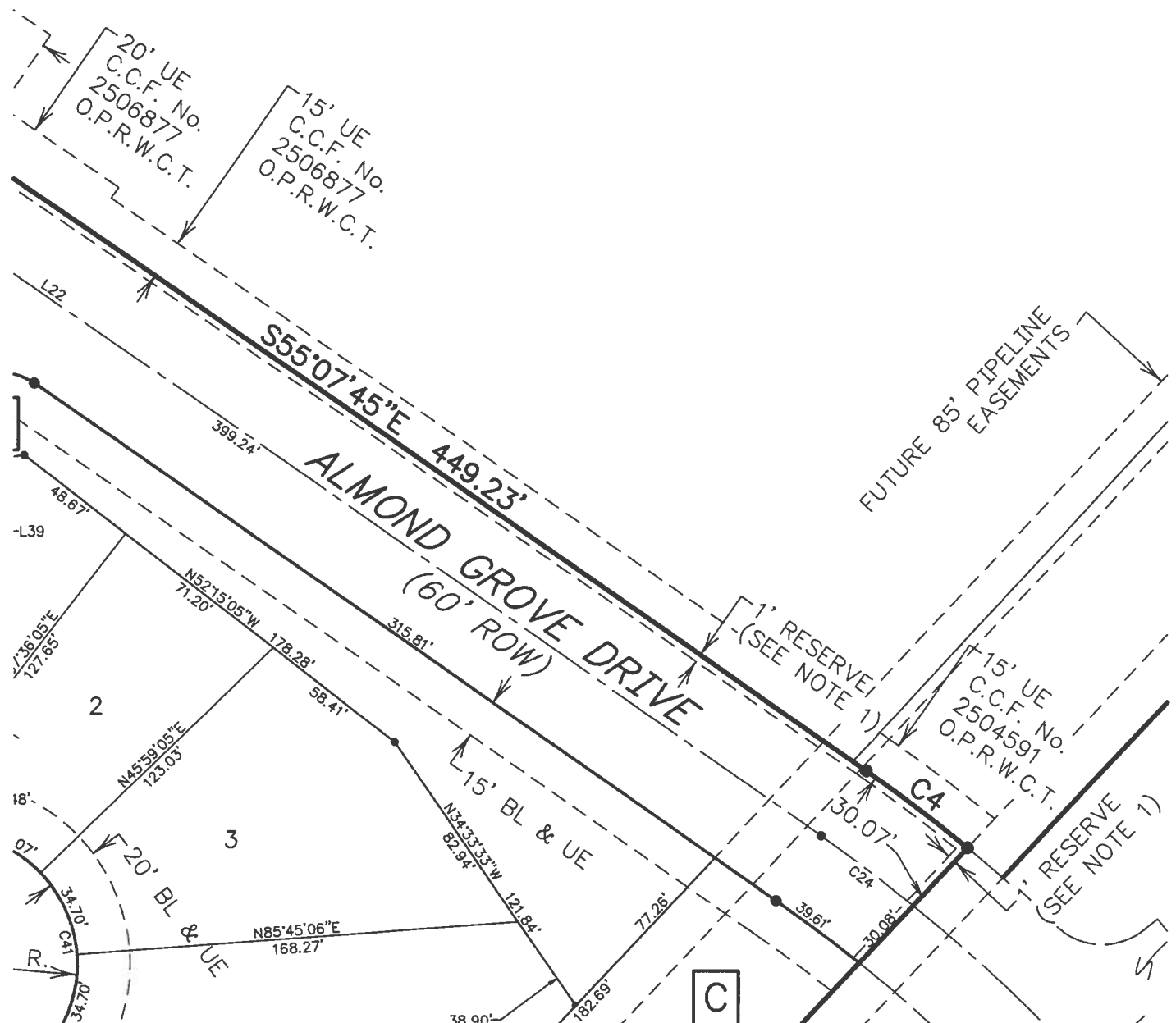
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

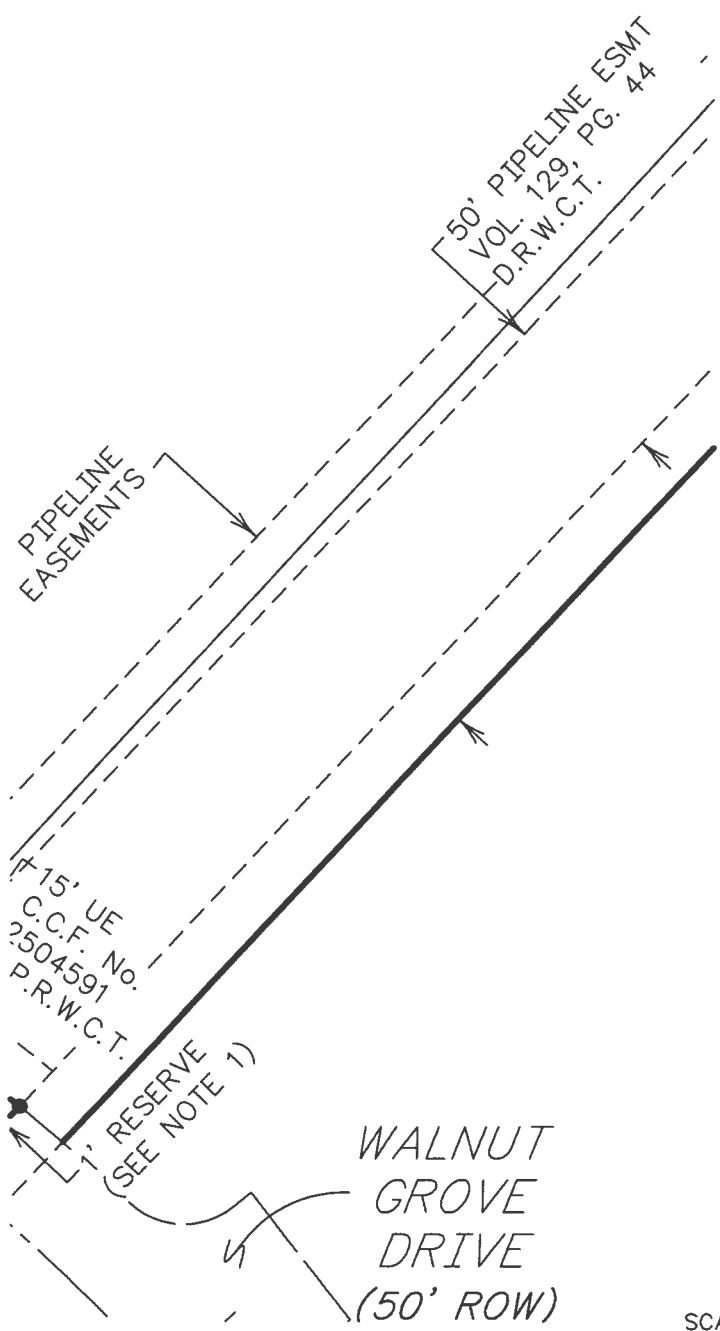
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77840 • 979.731.8000
CJarnik@quiddity.com

W.C.T.



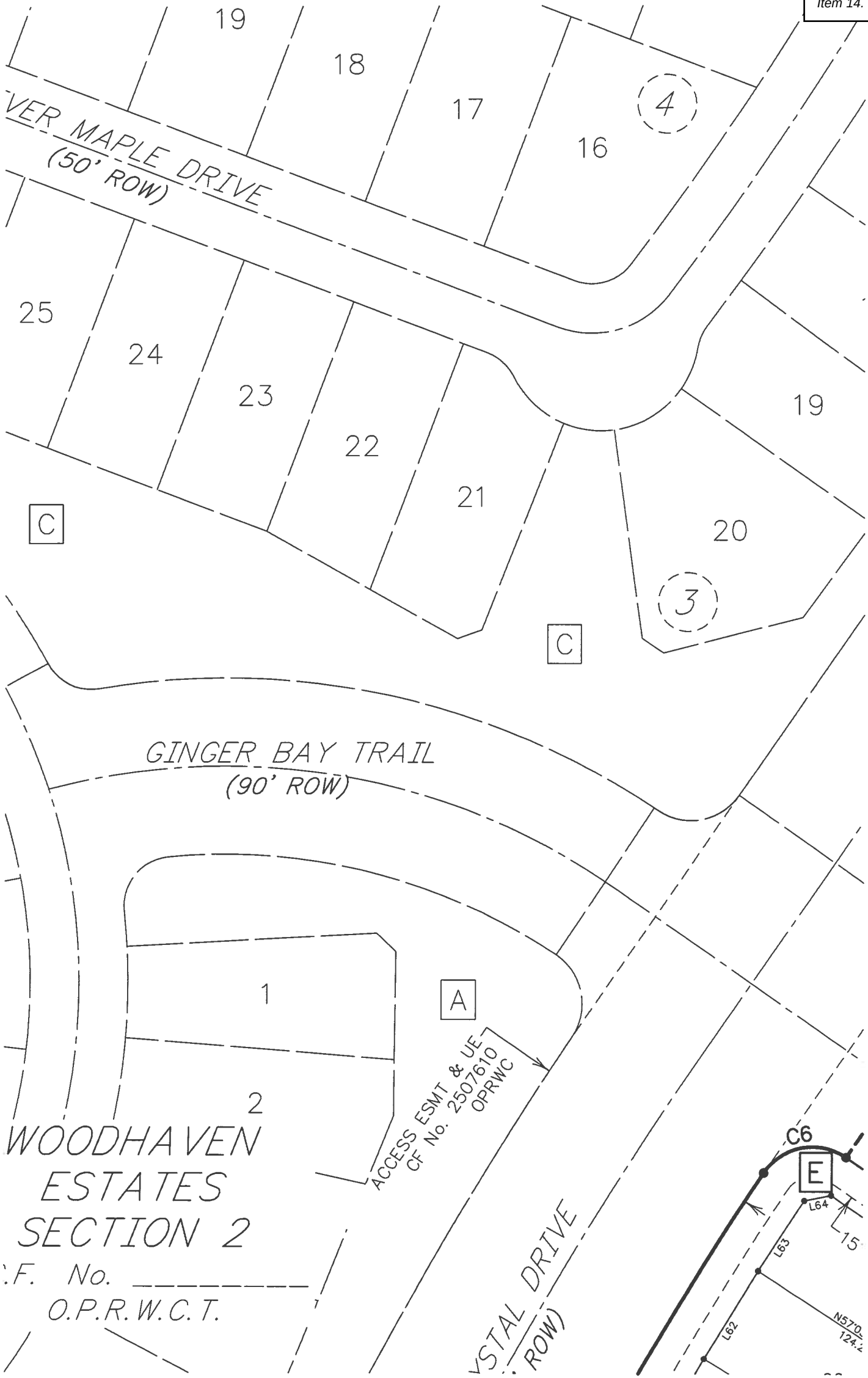
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-24290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 479.751.8000
CJamnik@quiddity.com

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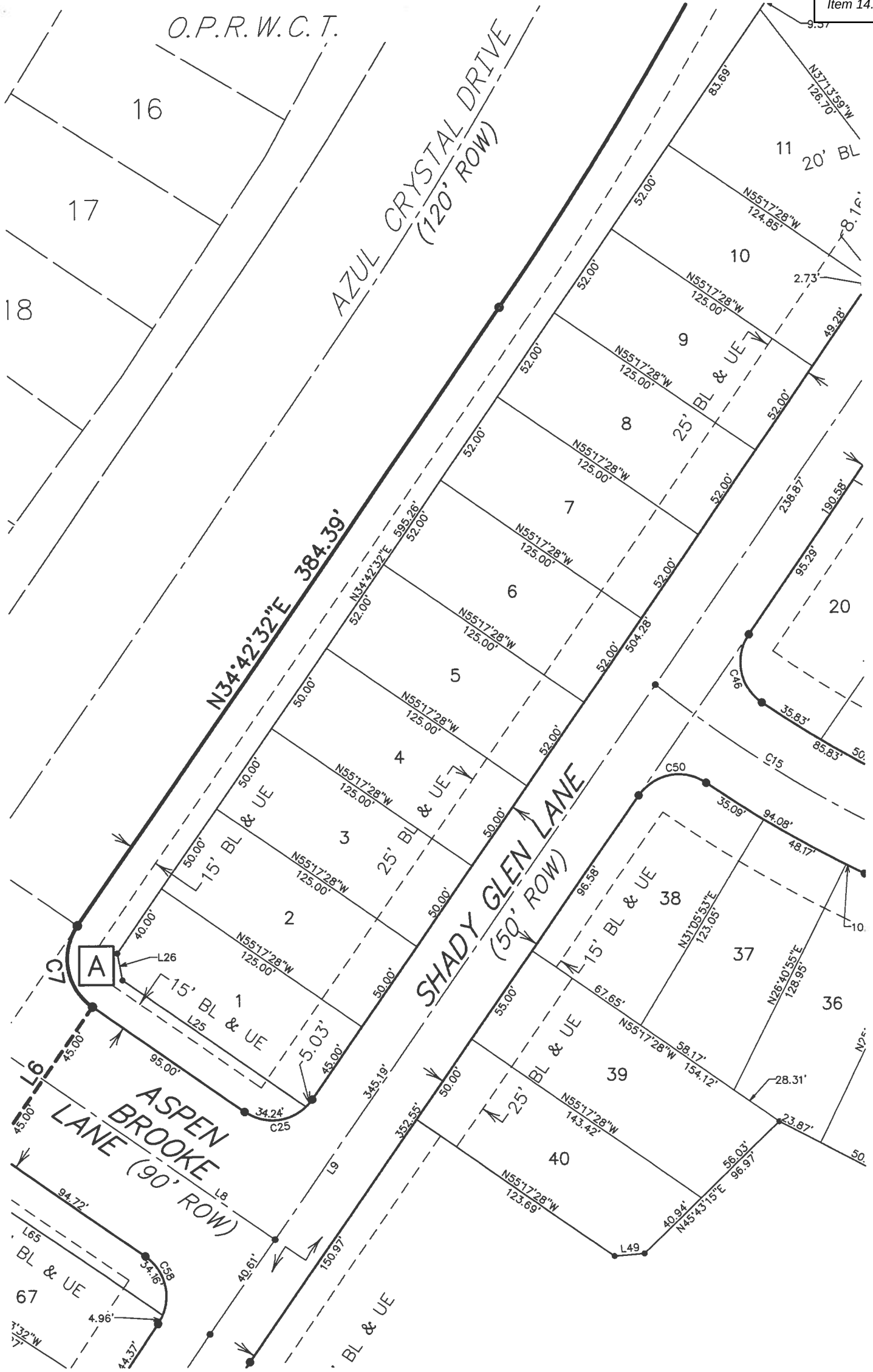
SCALE: 1" = 300'

DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1802 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
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SHEET 10 OF 1			



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SCALE NTS			
SHEET 1P OF 1			



DATE: JULY 2025

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SHEET 1Q OF 1

FINAL PLAT OF
WOODHAVEN
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SECTION 6

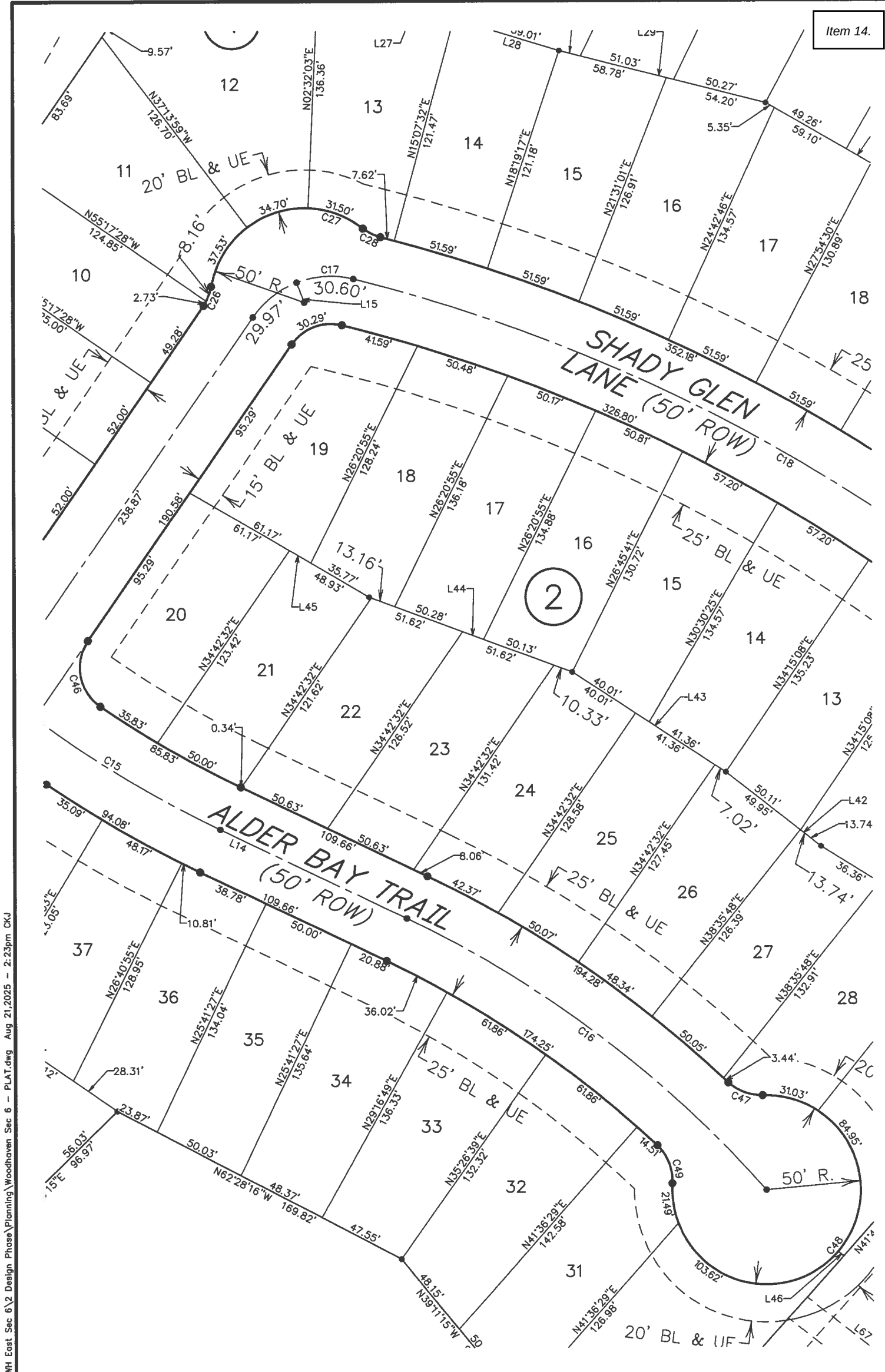
OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 1004b100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.751.8000
CJamnik@quiddity.com



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DATE: JULY 2025

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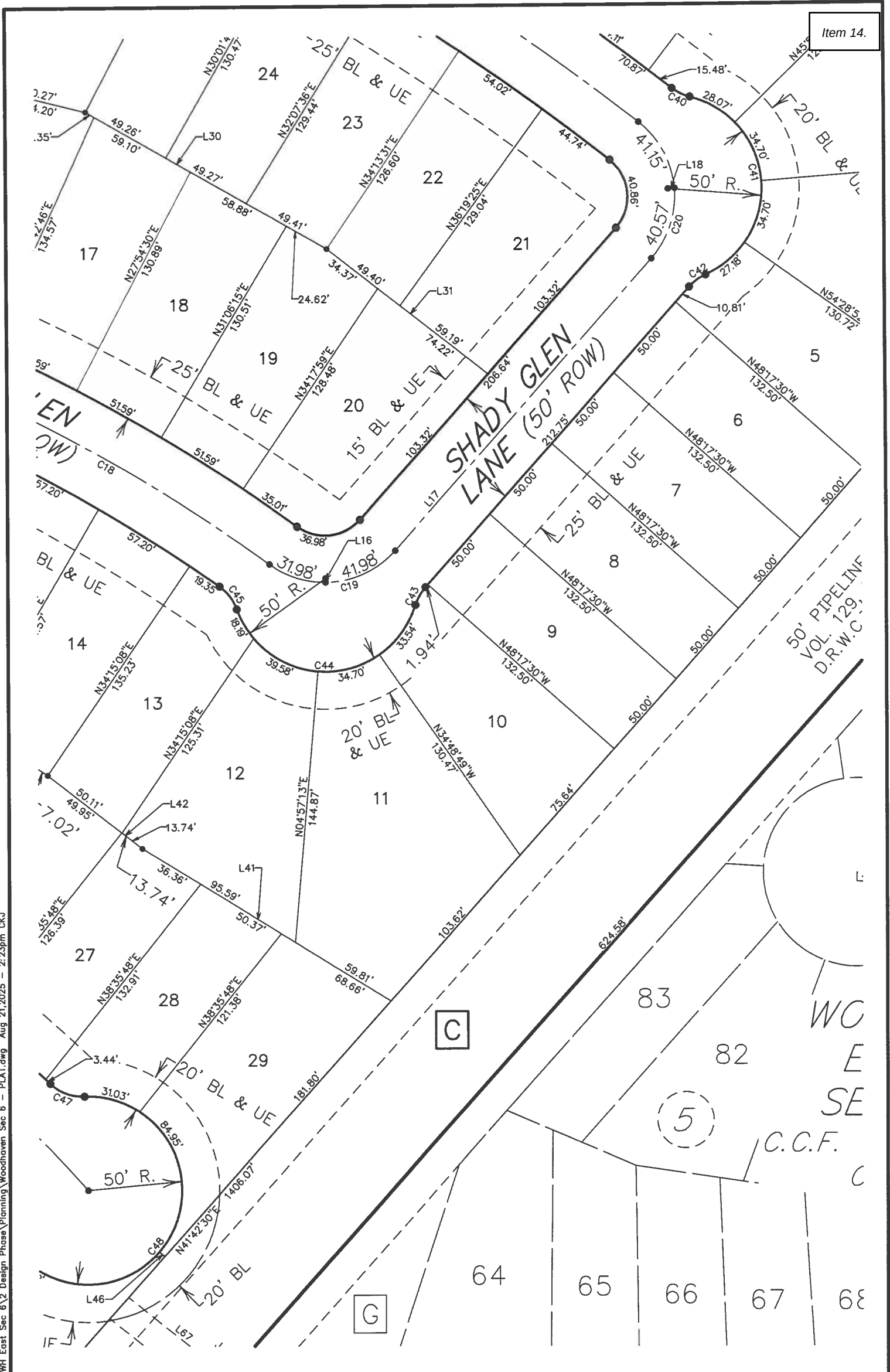
FINAL PLAT OF
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520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
HBibb@jenmonddevelopment.com

ENGINEER/PLANNER/SURVEYOR:

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1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
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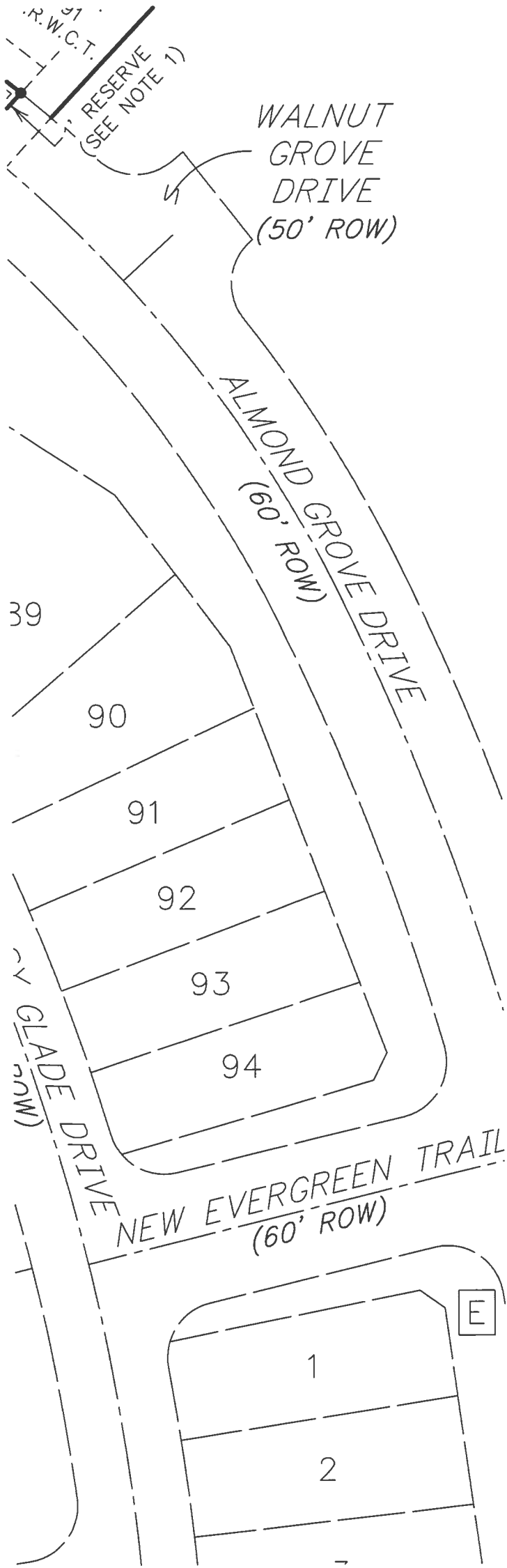


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SHEET 1S OF 1			



Quiddity Engineering, LLC
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SCALE NTS

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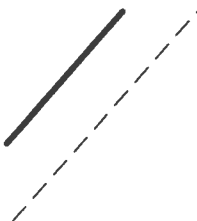
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

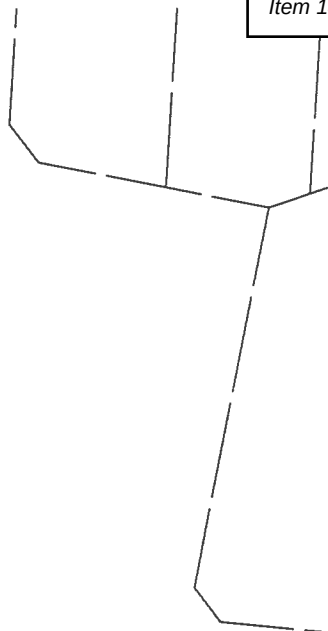
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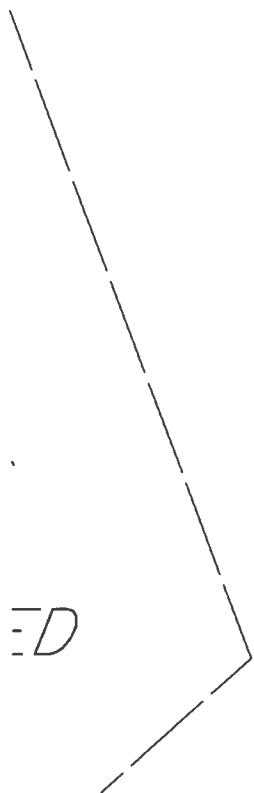
ESTATES
SECTION 5
C.C.F. No. _____
O.P.R.W.C.T.

Item 14.



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DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.741.8000 CJamnik@quiddity.com
SCALE SCALE NTS			
SHEET 1CC OF 1			

ESTATES
SECTION 2

F. No. _____
O.P.R.W.C.T.



DATE: JULY 2025

SCALE NTS

SHEET 1V OF 1

FINAL PLAT OF
WOODHAVEN
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NEW YORK, NY 10022
936.777.6600
HBibb@glenmondevelopment.com

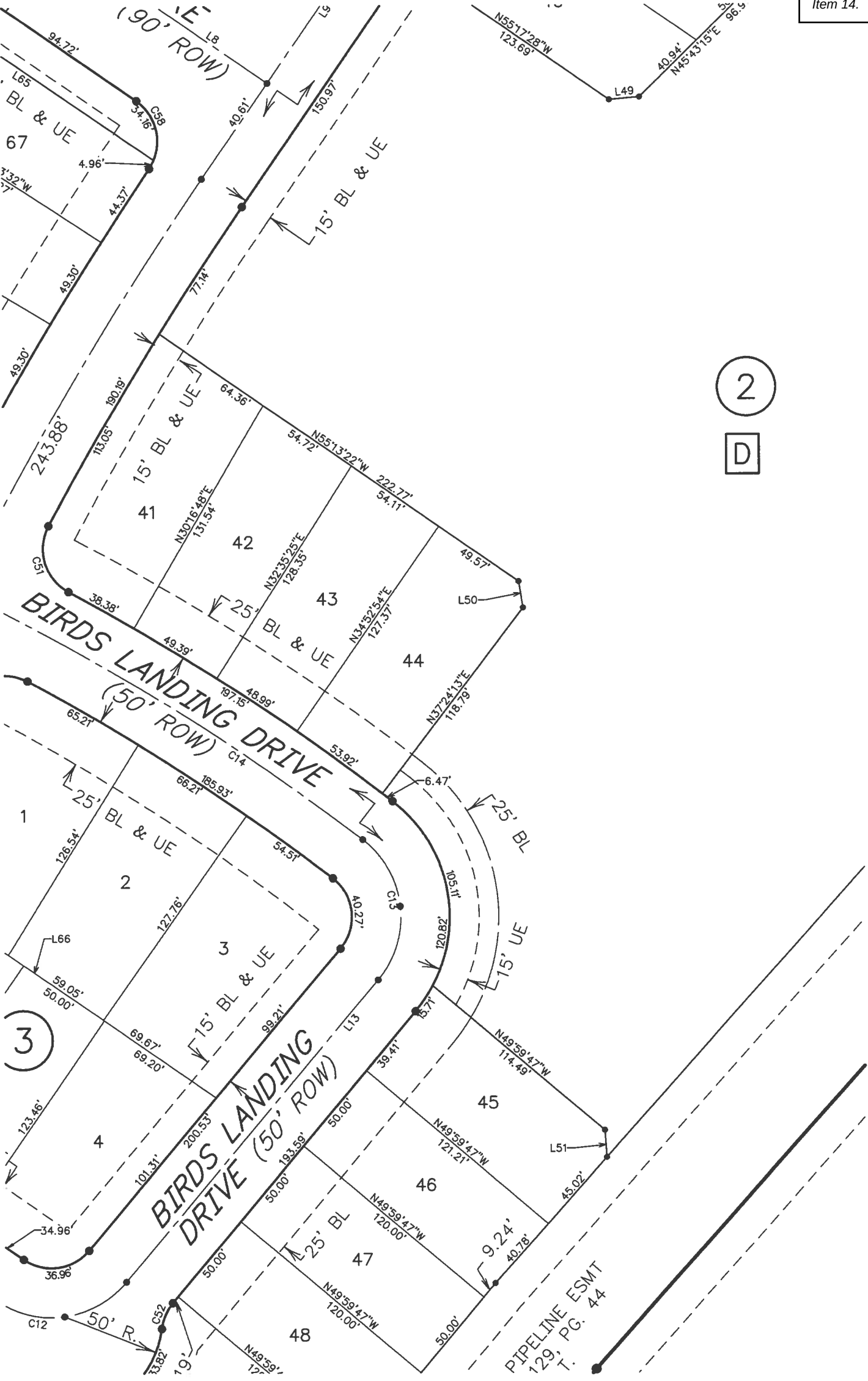
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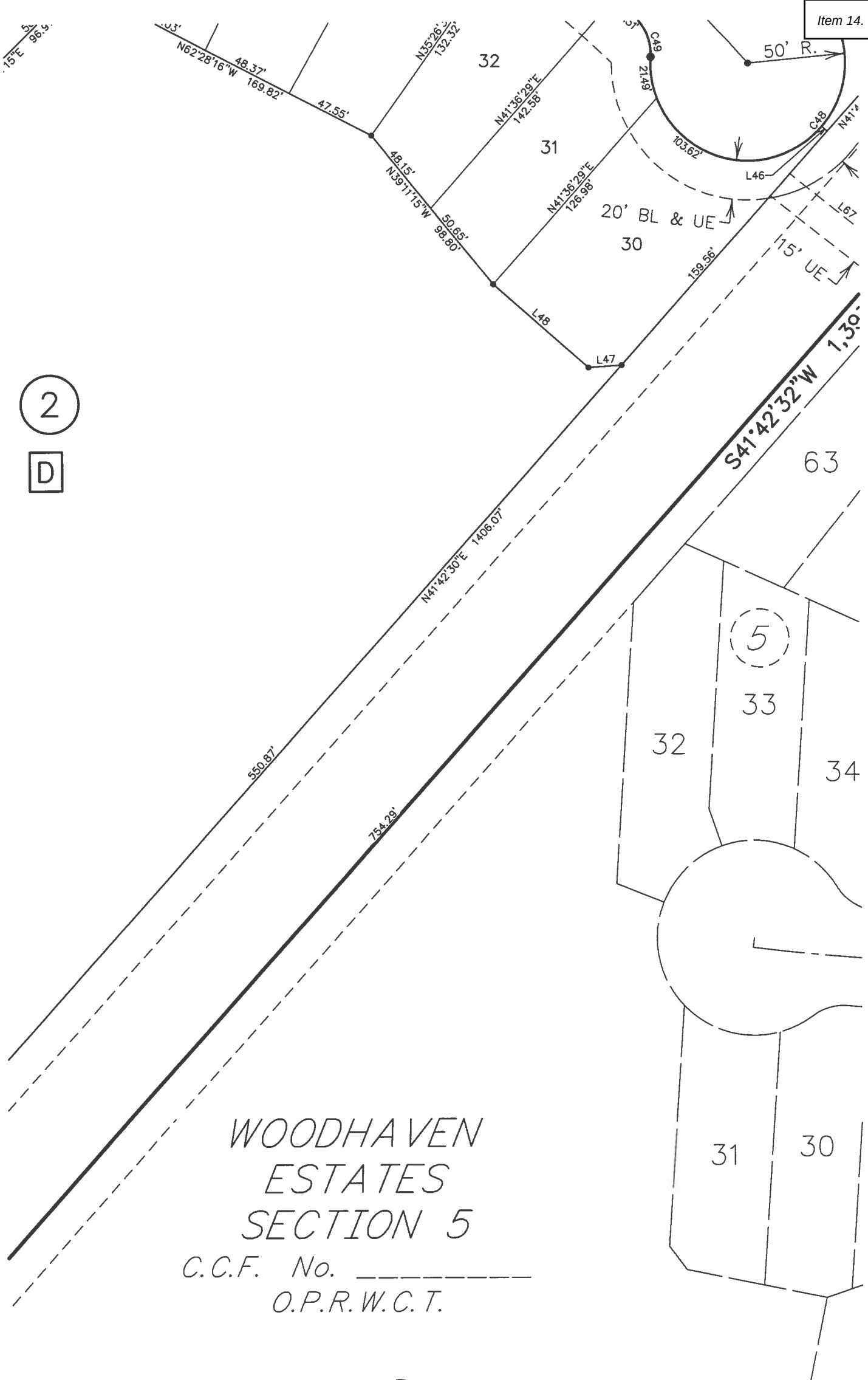
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DATE: JULY 2025	FINAL PLAT OF WOODHAVEN ESTATES SECTION 6	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 HBibb@glenmondevelopment.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979 741 8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1W OF 1			

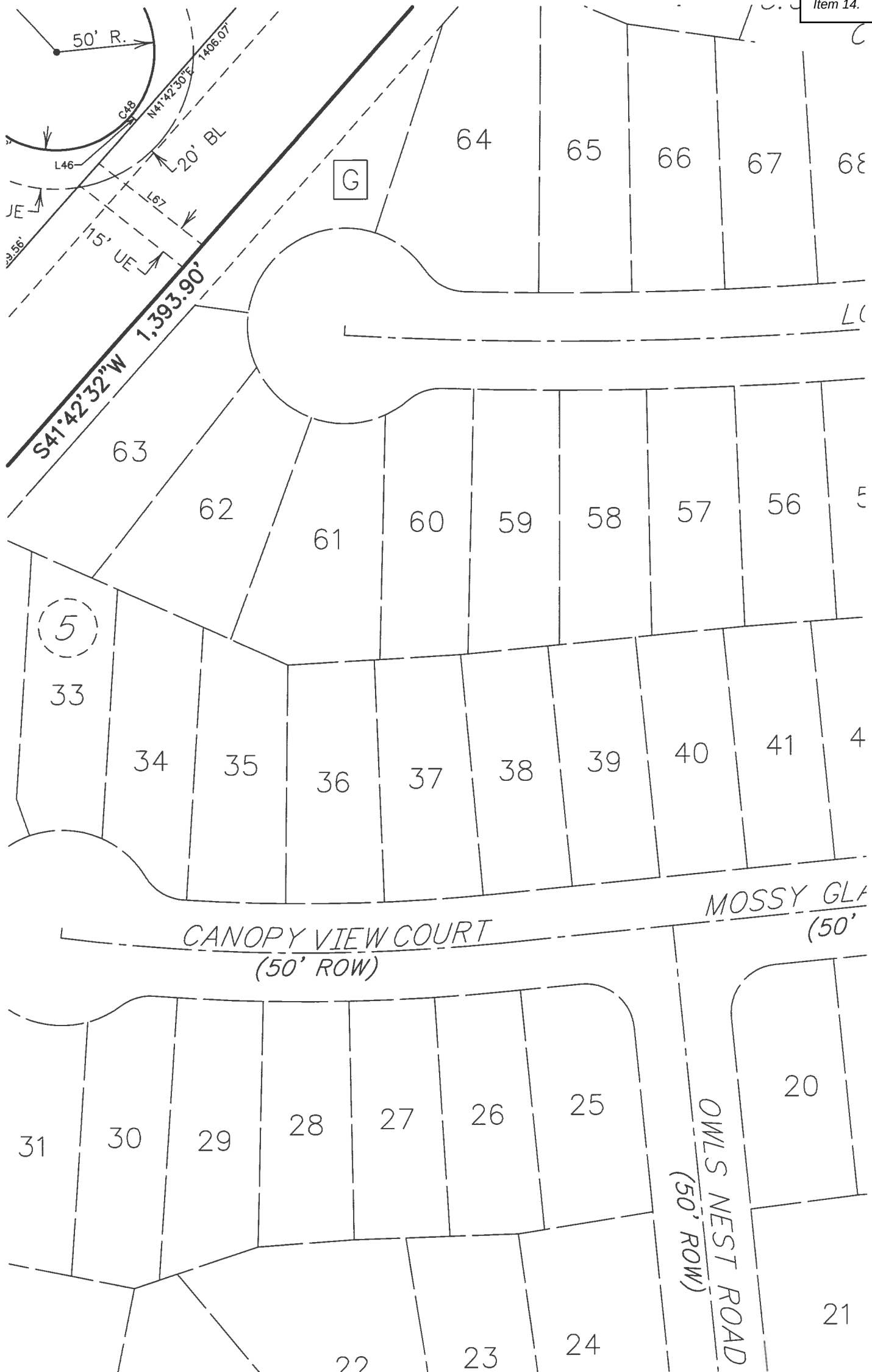
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WOODHAVEN
ESTATES
SECTION 5
C.C.F. No. _____
O.P.R.W.C.T.

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SHEET 1X OF 1			

Item 14.



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DATE: JULY 2025

SCALE NTS

SHEET 1Y OF 1

FINAL PLAT OF
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SCALE NTS			
SHEET 12 OF 1			

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AZUL CRYSTAL DRIVE
(120' ROW)

CALLLED 772.09 ACRES
DRP TX 1, L.L.C.
SPECIAL WARRANTY DEED
CF No. 2404338
OPRWC

FUTURE 85' PIPELINE
EASEMENTS

50' PIPELINE ESMT
VOL. 129, PG. 44
D.R.W.C.T.

Item 14.

DATE: JULY 2025

SCALE NTS

SHEET 1AAA OF 1

FINAL PLAT OF
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SECTION 6

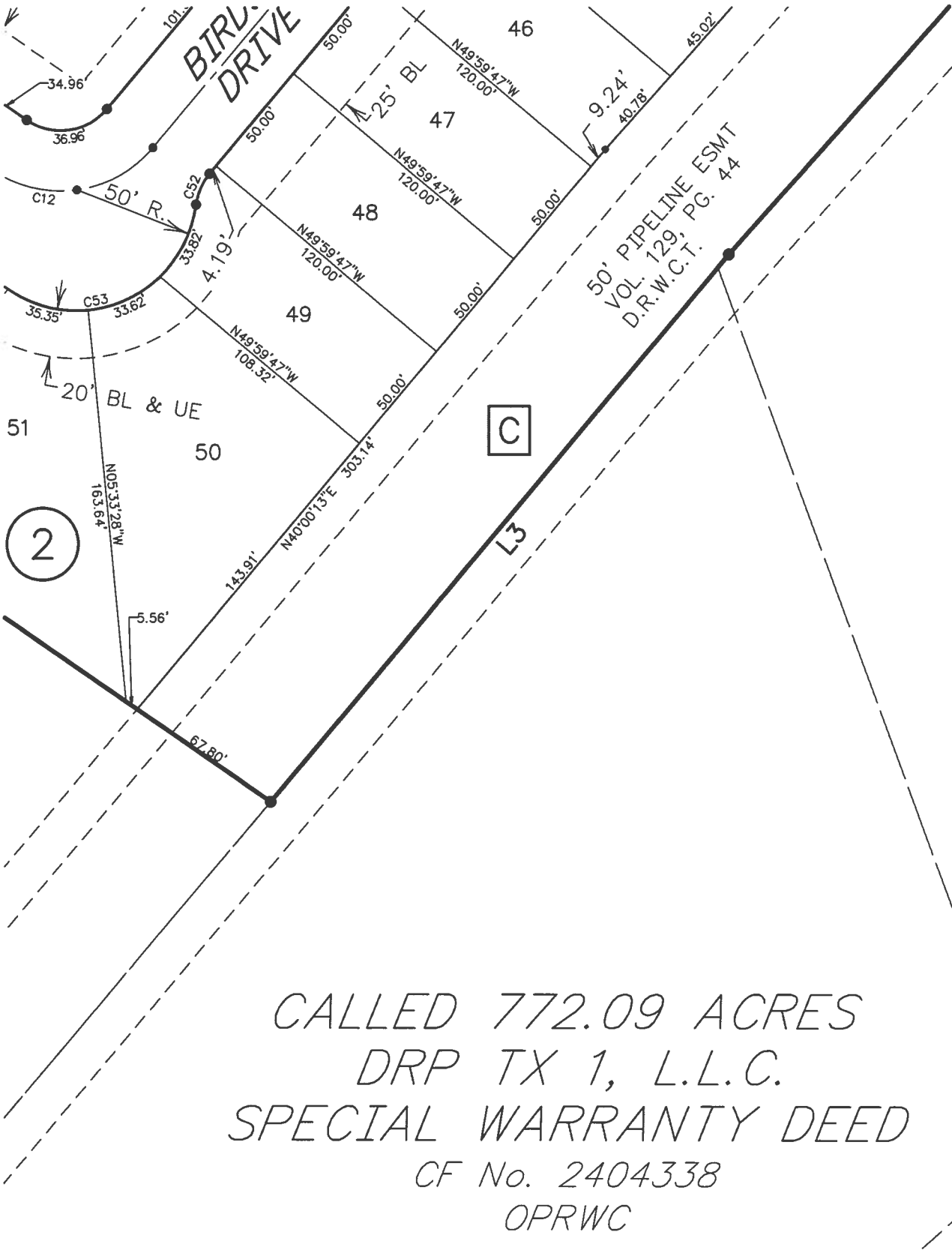
OWNER
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SCALE NTS			
SHEET 1BB OF 1			

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



September 3, 2025

Christian R. Walker, P.E.
Quiddity Engineering, LLC
2322 West Grand Parkway North, Ste 150
Katy, Texas 77449-7821
832-280-8346

Re: Sunterra Lakes Boulevard Street Dedication Sec 1 – Substantial Completion /One-Year Warranty Period

Mr. Walker

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

On 08/27/2025, Mr. Robert J.P. Goodspeed from Waller County Engineering Department concluded all punch list items are completed.

The County will consider the maintenance period to start on 08/27/2025. 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 08/27/2026 to schedule the Final Inspection.

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

Sincerely,

A blue ink signature of J. Ross McCall, written in a cursive style.

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

SUNTERRA LAKES Blvd Street Ded Sec 1

[illegible]

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



September 3, 2025

Christian R. Walker, P.E.
Quiddity Engineering, LLC
2322 West Grand Parkway North, Ste 150
Katy, Texas 77449-7821
832-280-8346

Re: Sunterra Lakes Sec 1 – Substantial Completion /One-Year Warranty Period

Mr. Walker

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Sincerely,



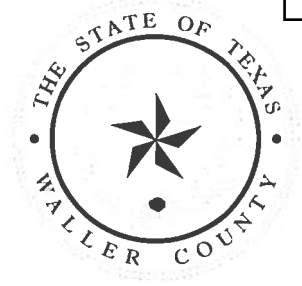
J. Ross McCall, P.E.
Waller County Engineer

SUNTERRA LAKES SECTION 2

Road Name	Precinct	Length		Right-of-Way	Pavement		Subdivision	Plat Recordation		Cost of	Comments
		Feet	Miles	Width	Type	Width		Date	Instrument No.	Construction	
SUNLIT CIRCLE	3	2349.21	0.44	60'	6" Concrete Pavement	28	Sunterra Lakes	5/1/2025	2504916	\$ 628,375.90	
DAYBREAK DRIVE	3	424.00	0.08	60'	6" Concrete Pavement	28	Sunterra Lakes	5/1/2025	2504916	\$ 113,413.18	
OASIS FALLS DRIVE	3	1138.44	0.22	60'	6" Concrete Pavement	28	Sunterra Lakes	5/1/2025	2504916	\$ 304,514.39	
STAR SKYE DRIVE	3	1303.75	0.25	60'	6" Concrete Pavement	28	Sunterra Lakes	5/1/2025	2504916	\$ 348,732.16	
STARLIGHT SUMMIT DRIVE	3	424.00	0.08	60'	6" Concrete Pavement	28	Sunterra Lakes	5/1/2025	2504916	\$ 113,413.18	
NEWSTAR DRIVE	3	150.00	0.03	60'	6" Concrete Pavement	28	Sunterra Lakes	5/1/2025	2504916	\$ 40,122.59	
		5789.40	1.10							\$ 1,548,571.40	

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



September 3, 2025

Darren J McAffe, P.E.
Quiddity Engineering, LLC
4350 Lockhill Selma Rd., Ste 100
San Antonio, Texas 78249-2162
210-546-0053

Re: Sunterra Lakes Sec 2 – Substantial Completion /One-Year Warranty Period

Mr. Walker

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

On 07/31/2025 , Mr. Robert J.P. Goodspeed from Waller County Engineering Department concluded all punch list items are completed.

The County will consider the maintenance period to start on 07/31/2025. 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 07/31/2026 to schedule the Final Inspection.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Ross McCall", is written over a circular blue ink stamp. The stamp contains the text "J. Ross McCall, P.E." and "Waller County Engineer".

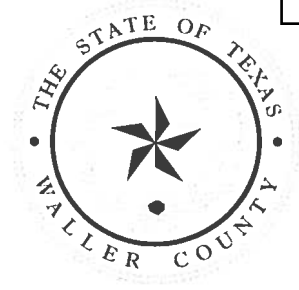
J. Ross McCall, P.E.
Waller County Engineer

SUNTERRA LAKES SECTION 2

[illegible]

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



September 3, 2025

Christian R. Walker, P.E.
Quiddity Engineering, LLC
2322 West Grand Parkway North, Ste 150
Katy, Texas 77449-7821
832-280-8346

Re: Sunterra Lakes Sec 4 – Substantial Completion /One-Year Warranty Period

Mr. Walker

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

On 08/04/2025, Mr. Robert J.P. Goodspeed from Waller County Engineering Department concluded all punch list items are completed.

The County will consider the maintenance period to start on 08/04/2025. 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 08/04/2026 to schedule the Final Inspection.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Ross McCall", is written over the printed name and title.

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

SUNTERRA LAKES SECTION 4

Road Name	Precinct	Length		Right-of-Way	Pavement		Subdivision	Plat Recordation		Cost of Construction	Comments
		Feet	Miles		Type	Width		Date	Instrument No.		
SUNFLOWER VIEW ST		2440.38	0.46	60'	6" Concrete Pavement	28	Sunterra Lakes	5/30/2025	2506307	\$ 662,339.18	
AMOR LANE		69.58	0.01	60'	6" Concrete Pavement	28	Sunterra Lakes	5/30/2025	2506307	\$ 18,884.38	
STARRY NIGHT DRIVE		195.32	0.04	60'	6" Concrete Pavement	28	Sunterra Lakes	5/30/2025	2506307	\$ 53,010.60	
SUN BURST LANE		1521.33	0.29	60'	6" Concrete Pavement	28	Sunterra Lakes	5/30/2025	2506307	\$ 412,901.89	
SUNRISE GLEN DRIVE		300.00	0.06	60'	6" Concrete Pavement	28	Sunterra Lakes	5/30/2025	2506307	\$ 81,422.40	
		4526.61	0.86							\$ 1,228,558.45	

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



September 3, 2025

John Alvarez II, P.E.
Quiddity Engineering, LLC
2322 West Grand Parkway North, Ste 150
Katy, Texas 77449-7821
832-280-8346

Re: Sunterra Lakes Sec 5 – Substantial Completion /One-Year Warranty Period

Mr. Alvaerez II

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

On 08/04/2025, Mr. Robert J.P. Goodspeed from Waller County Engineering Department concluded all punch list items are completed.

The County will consider the maintenance period to start on 08/04/2025. 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 08/04/2026 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

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



June 18, 2025

Karena B. Hauter, PE
Quiddity
2322 W. Grand Parkway North, Suite 150
Katy, Texas 77449
832-913-4000

Re: Sunterra Section 72 – Substantial Completion

To Whom it May Concern,

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

On January 28, 2025, Mr. Robert J.P. Goodspeed from Waller County Engineering Department concluded all punch list items are completed.

The County will consider the maintenance period to start on 01/28/2025. The road will be reviewed again in one (1) year(s) 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 01/28/2026 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

4850	0.915		\$1,180,092
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WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



September 3, 2025

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

Re: Bluestem Section 7 – Substantial Completion /One-Year Warranty Period

Mr. Jackson

This formal notice is per your request to inspect Bluestem Section 7 in order to begin the one (1) year maintenance period.

On July 14, 2025, Mr. Robert J.P. Goodspeed from Waller County Engineering Department concluded all punch list items are completed.

The County will consider the maintenance period to start on 07/14/2025. 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 07/14/2026 to schedule the Final Inspection.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Ross McCall", is written over a circular blue stamp. The stamp is partially obscured by the signature and the text below it.

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

Bluestem Section 7 Road Log

[illegible]



TBPE No. F-726
TBPLS No. 10092300

August 12, 2025

Mr. J. Ross McCall, PE
County Engineer, Waller County
775 Business 290 East
Hempstead, Texas 77445

Re: **Lakes of Cane Lakes Variance Request** – 25' Garage Building Lines &
20' Building Lines On Cul-De-Sacs and Knuckles

Mr. McCall,

On behalf of PHHOU – Cane Island 178, LLC, we respectfully submit a variance request for 25' Garage Building Lines and 20' Front Building Lines along cul-de-sacs and knuckles for your review and consideration by the Waller County Commissioners Court at its next meeting.

Introduction

Lakes of Cane Island is a master planned community consisting of approximately 221.5 acres located north of Morton Road, approximately 2,400' west of Pitts Road. The tract is located fully within Waller County.

The proposed plan will yield approximately 564 new homes and the construction of approximately 3.5 miles of local street.

The developer desires to construct a community, surrounded by outdoor amenities and open space, with a wide range of housing types and prices, a diverse selection of lots, and an appropriate spectrum of non-residential land uses to support a quality residential development.

Variance Request

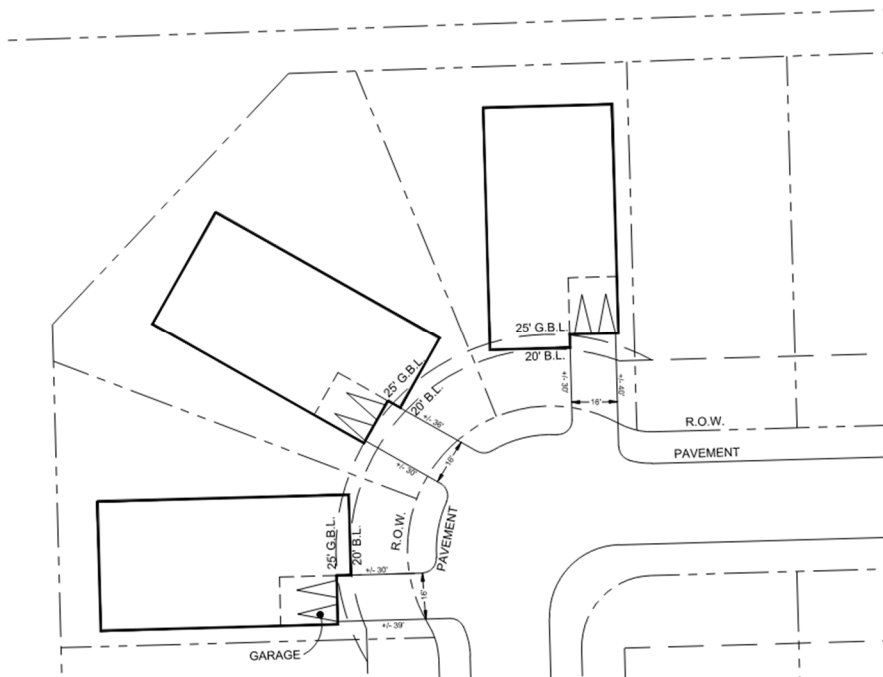
Platting Procedure 3.4.15: 25' Front Building Line

We respectfully request a variance from the standard 25-foot front building line requirement. Specifically, we propose maintaining a 25-foot setback for garages while allowing a reduced 20-foot front building line for homes located on cul-de-sacs and knuckles throughout all sections of the Lakes of Cane Island community. This approach offers several benefits:

- **Preservation of Sidewalk and Street Access:** A 25-foot garage setback ensures that vehicles parked in driveways do not obstruct sidewalks or encroach upon the street, even on shorter or curved lots.

- **Enhanced Backyard Space:** Because lots are necessarily pinched on cul-de-sacs and knuckles, allowing homes to be positioned closer to the street with a 20-foot front building line helps preserve valuable backyard space for future homeowners.
- **Improved Safety and Spacing:** The proposed garage setback promotes greater spacing between driveways (approximately 2 feet on average), enhancing safety and ease of access when entering or exiting residential properties.

Diagram: 25' Garage Building Line / 20' Building Line On Cul-De-Sacs & Knuckles



We appreciate your consideration in this matter and hope that the above information is sufficient to gain your support in the approval of this variance. If I can be of any assistance to you prior to the meeting, please contact me.

Sincerely,

Brad Sweitzer

Brad Sweitzer, AICP, PLA
Associate | Director of Planning & Visioning



Waller County Road & Bridge Department

775 Bus 290 E – Hempstead TX 77445
979-826-7670 www.co.waller.tx.us

\$1,000.00

Item 23.

NON-SINGLE FAMILY VARIANCE REQUEST APPLICATION

This form is used to request a variance to Waller County Standards. No variance will be granted unless the general purpose and intent of the Standards is maintained. Any variance granted will only be applicable to the specific site and conditions for which the variance was granted, and will not modify or change any standards as they apply to other sites or conditions.

The applicant must clearly demonstrate that the variance request meets minimum acceptable engineering and safety standards. The applicant must also clearly demonstrate that the variance is not detrimental to the health, safety, and welfare of the public.

Instructions: Complete all fields below. Additional sheets may be attached, however, a summary of your responses must be included in the spaces provided below. Simply stating "see attached" is considered insufficient information.

PROPERTY OWNER INFORMATION

Name: PHHOU - Cane Island 178, LLC
Mailing Address: 3200 Southwest Fwy Ste. 2800
City, State, Zip: Houston, TX 77027
Email: Connor.Young@perryhomes.com
Phone: 713.784.4500

APPLICANT INFORMATION

Name: Brad Sweitzer
Mailing Address: 10011 Meadowglen Lane
City, State, Zip: Houston, TX 77042
Email: bsweitzer@ehra.team
Phone: 713-337-7493

Location of Parent Tract (Picture of posted 9-1-1 numbers required before variance will be granted)

North of Morton Road, South of Clay Road, West of Pitts Road 11581 221.5

Address of Property Property ID # Acreage

PLEASE PROVIDE THE FOLLOWING:

- ☒ Sketch, drawing, boundary survey or WCAD map noting proposed development
☒ Copy of Recorded Deed

VARIANCE REQUEST OVERVIEW & JUSTIFICATION

Note the specific regulation(s) to which this variance is being requested. Describe why the County's minimum requirements can't be met and what the proposed deviation will achieve. (Attached additional sheets if more room is needed.)

We respectfully request a variance from the standard 25-foot front building line requirement. Specifically, we propose maintaining a 25-foot setback for garages while allowing a reduced 20-foot front building line for homes located on cul-de-sacs and knuckles. Allowing this would preserve sidewalk and street access, enhance backyard space, and improve safety and spacing.

OWNER/APPLICANT CERTIFICATION & ACKNOWLEDGEMENT

The owner and applicant declare under the penalty of perjury, and any other applicable state or federal law, that all information provided on this form and submitted attachments are true, factual, and accurate. The owner and applicant also hereby acknowledge any false misleading information contained herein is grounds for variance denial and/or permit revocation.

Brad Sweitzer

Brad Sweitzer

08/12/25

Printed Owner/Applicant Name

Signature Owner/Applicant

Date

OFFICE USE ONLY

☐ Approved ☐ Denied

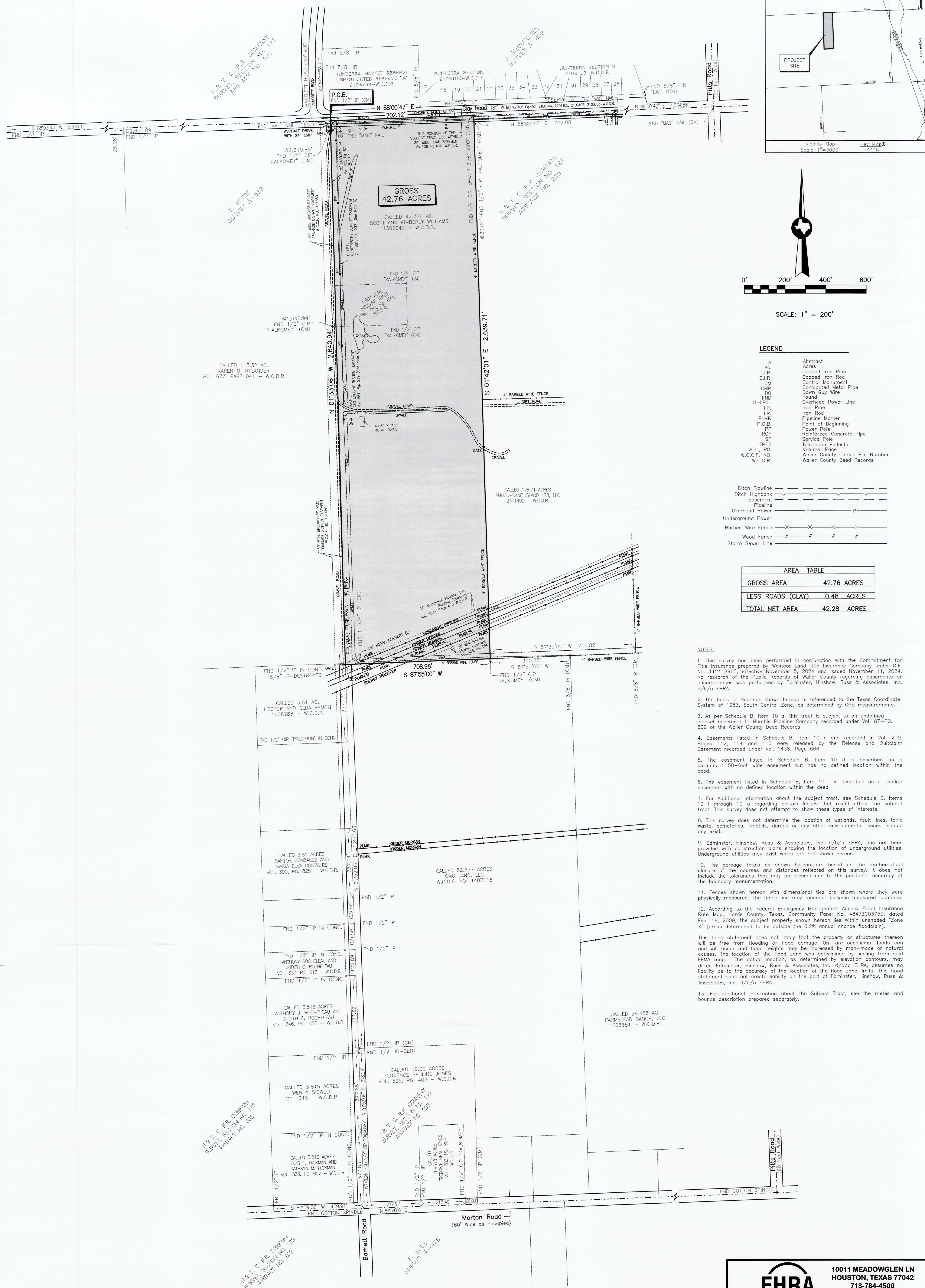
NOTES

Waller County Commissioner Prct 1 2 3 4 Date

Waller County Judge

Date

OFFICE USE ONLY Payment: Cash _____ Check _____ # _____ CC _____ ID # _____



We, Edminster, Hinshaw, Russ and Associates, Inc. acting by and through Robert L. Boelsche, a Texas Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition 3 Survey.

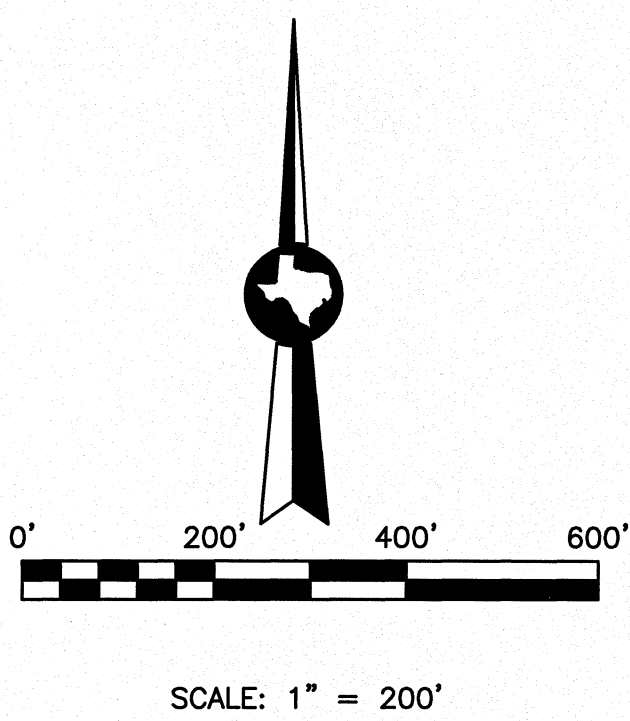
Robert L. Boelsche
Robert L. Boelsche
Registered Professional Land Surveyor
Texas Registration No. 4446



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

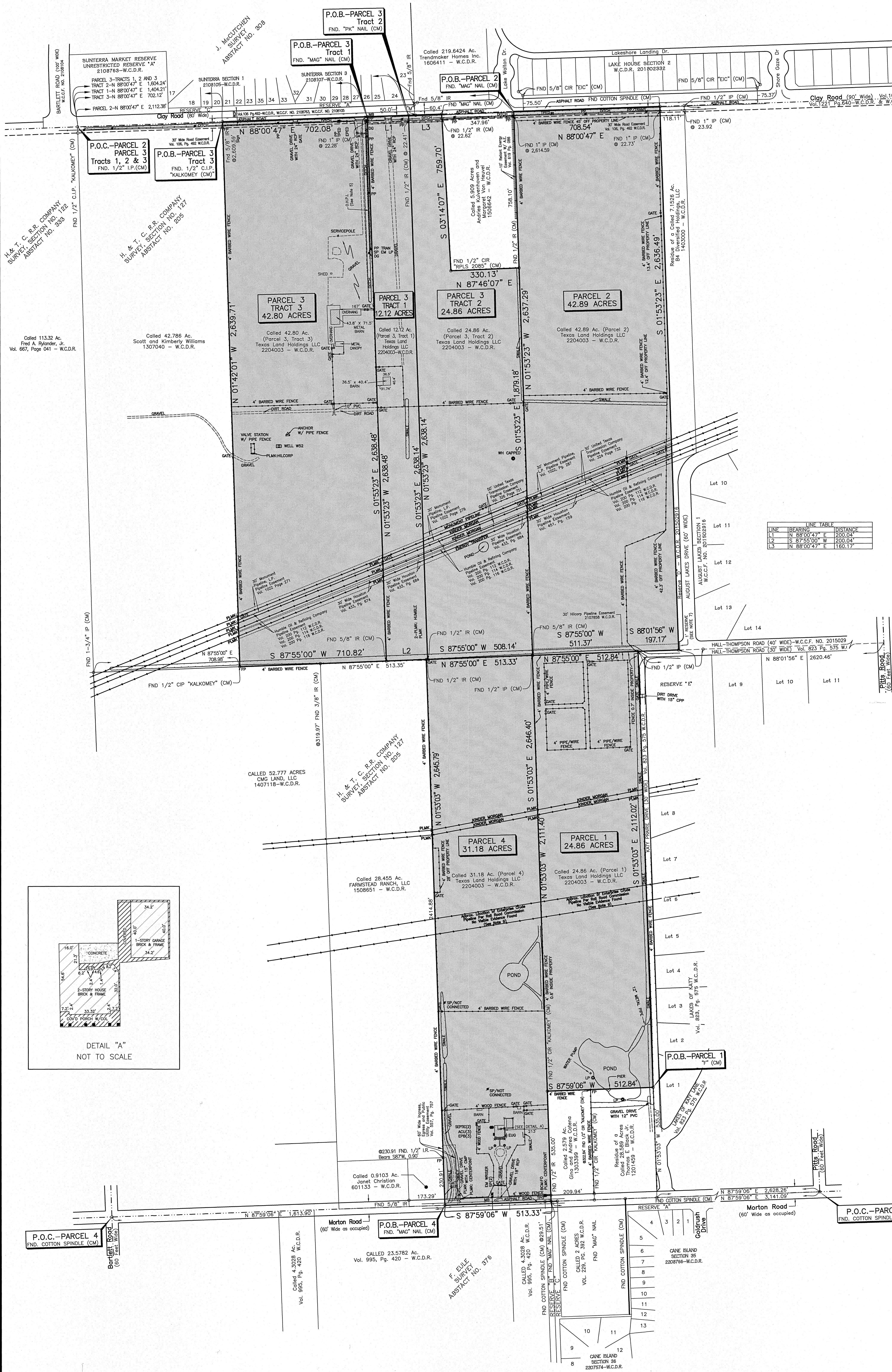
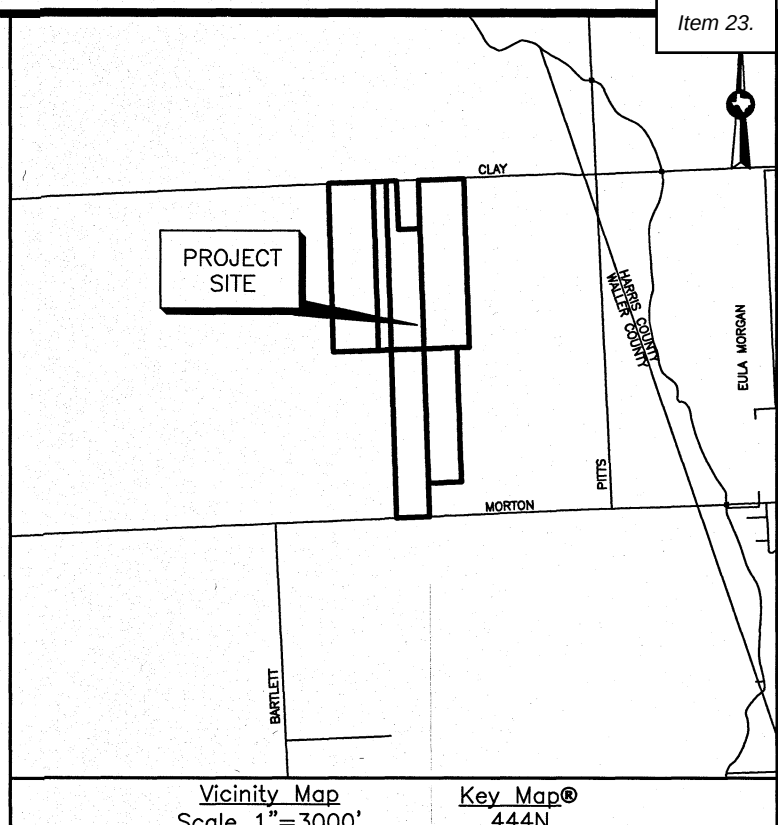
LAND TITLE SURVEY OF
42.76 ACRES OF LAND IN THE
H. & T. C. R.R. COMPANY SURVEY,
SECTION 127, ABSTRACT NO. 205,
WALLER COUNTY, TEXAS

DATE: DEC. 3, 2024 SCALE: 1" = 200' JOB NO.: 23106800
DWG. NAME: 23106860V-PBLT01.dwg DRAWING NO.: NONE



LEGEND

A	Abstract
ACU	Air Conditioning Unit
A.E.	Aerial Easement
B.M.	Buried Cable Marker
B.M.	Buried Gas Marker
C.L.P.	Chain Link Fence Line
C.I.P.	Capped Iron Pipe
C.I.R.	Capped Iron Rod
CM	Control Monument
CM	Corrugated Metal Pipe
COL	Column
CG	Down Guy Wire
ELC	Electric Underground
EPED	Electric Pedestal
FND	Found
FO	Gas Valve
LP	Light Pole
G.H.P.L.	Overhead Power Line
I.P.	Iron Pipe
I.R.	Iron Rod
MP	Meter Pole
PLMK	Pipeline Marker
P.O.B.	Point of Beginning
P.O.C.	Point of Commencing
PP	Power Pole
RCP	Reinforced Concrete Pipe
SP	Service Pole
TFED	Telephone Pedestal
VOL.	Volume, Page
W.C.C.F.	Waller County Clerk's File Number
W.C.D.R.	Waller County Deed Records
"M"	Found Map Nail
"T"	Found 5/8" Iron Rod with cap stamped "E.H.R.A. 713-784-4500"



NOTES:

- This survey has been performed in conjunction with the Commitment for Title Insurance prepared by Chicago Title Insurance Company under G.F. No. ch-7660-1076602200130SL, effective April 12, 2022 and issued April 21, 2022. No research of the Public Records of Waller County regarding easements or encumbrances was performed by Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- The basis of Bearings shown hereon is referenced to the Texas Coordinate System of 1983, South Central Zone, as determined by GPS measurement.
- As per Schedule B, Item 10 d, e, f and g, PARCEL 1 is subject to: An undefined blanket easement to Magnolia Petroleum Company recorded under Vol. 48-PG. 294 of the Waller County Deed Records (W.C.D.R.). An undefined blanket easement to United Gas Pipeline Company recorded under Vol. 74-PG. 205-206 W.C.D.R., An undefined blanket easement to Humble Pipeline Company recorded under Vol. 87-PG. 612 of the W.C.D.R., An undefined blanket easement to Humble Pipeline Company recorded under Vol. 89-PG. 508 of the W.C.D.R. For Additional information about the PARCEL 1, see Schedule B, Items 10 h through 10 i regarding certain leases that might affect the subject tract. This survey does not attempt to show these types of interests.
- As per Schedule B, Item 10 g, PARCEL 2 is subject to: An undefined blanket easement to Humble Pipeline Company recorded under Vol. 87-PG. 608 of the W.C.D.R. For Additional information about the PARCEL 2, see Schedule B, Items 10 h through 10 i regarding certain leases that might affect the subject tract. This survey does not attempt to show these types of interests.
- As per Schedule B, Item 10 cm, PARCEL 3 is subject to: An undefined blanket easement to Humble Pipeline Company recorded under Vol. 87-PG. 612 of the W.C.D.R., An undefined blanket easement to United Gas Pipeline Company recorded under Vol. 74-PG. 205 of the W.C.D.R., An undefined blanket easement to Humble Pipeline Company recorded under Vol. 89-PG. 508 of the W.C.D.R. For Additional information about the PARCEL 3, see Schedule B, Items 10 h through 10 i regarding certain leases that might affect the subject tract. This survey does not attempt to show these types of interests.
- As per Schedule B, Item 10 bn, bn, bo, bp and bq, PARCEL 4 is subject to: An undefined blanket easement to Magnolia Petroleum Company recorded under Vol. 48-PG. 294 of the W.C.D.R., An undefined blanket easement to United Gas Pipeline Company recorded under Vol. 74-PG. 205 of the W.C.D.R., An undefined blanket easement to Humble Pipeline Company recorded under Vol. 87-PG. 612 of the W.C.D.R., An undefined blanket easement to Humble Pipeline Company recorded under Vol. 89-PG. 508 of the W.C.D.R. For Additional information about the PARCEL 4, see Schedule B, Items 10 h through 10 i regarding certain leases that might affect the subject tract. This survey does not attempt to show these types of interests.
- 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 acreage 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 vest in the dedicatory, his heirs, assigns, or successors (Where applicable).
- This survey does not determine the location of wetlands, fault lines, toxic waste, cemeteries, landfills, dumps or any other environmental issues, should any exist.
- Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA has not been provided with construction plans showing the location of underground utilities. Underground utilities may exist which are not shown hereon.
- The acreage totals as shown hereon are based on the mathematical closure of the courses and distances reflected on this survey. It does not include the tolerances that may be present due to the positional accuracy of the boundary monumentation.
- Fences shown hereon with dimensional ties are shown where they were physically measured. The fence lines may meander between measured locations.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Harris County, Texas, Community Panel No. 484703075E, dated February 18, 2009, the subject property shown hereon lies within unshaded "Zone X" (areas determined to be 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. 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.

13. For additional information about the Subject Tracts, see the metes and bounds description prepared separately.

AREA TABLE	
TOTAL AREA PARCELS 1-4	178.71 ACRES
TOTAL GROSS AREA	178.71 ACRES
LESS ROADS	
PARCEL 1	0.00 ACRES
PARCEL 2	0.48 ACRES
PARCEL 3-TRACT 1	0.11 ACRES
PARCEL 3-TRACT 2	0.14 ACRES
PARCEL 3-TRACT 3	0.48 ACRES
PARCEL 4	0.35 ACRES
TOTAL ROAD AREA	1.57 ACRES
TOTAL NET AREA	177.14 ACRES

We, Edminster, Hinshaw, Russ & Associates, Inc. acting by and through Robert L. Boelsche, a Texas Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

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

EHRA
ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRAINC.COM
TYPE No. F-726
TBPLS No. 10092300

LAND TITLE SURVEY OF
SIX TRACTS OF LAND BEING 178.71 ACRES
IN THE H. & T. C. R.R. COMPANY SURVEY,
SECTION NO. 127, ABSTRACT NO. 205,
WALLER COUNTY, TEXAS

DATE: July 25, 2022 SCALE: 1" = 200' JOB NO.: 22108300
DWG. NAME: 22108300V-PBLT01.dwg DRAWING NO.: NONE

FIXED ASSET TRANSFERS

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FIXED ASSET TRANSFERS	
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[illegible]

SIGNATURE: B. Curo, FIRE MARSHAL

SIGNATURE: _____

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

Schmidt Funeral Home

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

INVOICE
August 5, 2025

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

Registration # 026059
 Joan Sargent Waller Co. Treasurer
 Deputy JB Date 8-7-25

Quantity	Item	Units	Description	Discount %	Taxable	Unit Price	Total
1			Two Man First Call - per Judge Charles Kariscn				475.00
1			Body Bag				200.00
1			County Cremation				1800.00
1			Death Certificate				20.00
Balance Due							\$2495.00

Thank You,

AUG5/25PM4:53TREASURER

Donna Schmidt Fricke
 Schmidt Funeral Home
 Brookshire, TX

INVOICE

Fort Bend Medical Examiner
 3840 Bamore Road
 Rosenberg, TX 77471

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

**Bill to**

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

Ship to

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

Invoice details

Invoice no.: 1545
 Terms: Net 30
 Invoice date: 09/02/2025
 Due date: 10/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/23/2025	Autopsy	Full Autopsy Case# . ordered by Judge J.R. Woolley	1	\$2,600.00	\$2,600.00

Total**\$2,600.00****Ways to pay**

BANK

View and pay

53-2725-022-2-55



Early Birdie Plumbing

"Don't call in, Call us. We'll be there early!"

832-544-6621 / www.earlybirdieplumbing.com

P.O. Box 923 Hempstead, Texas 77445

RMP-43406 Richard Castillo Jr

Item 31.

NEW
MAINTENANCE
BUILDING

Customer: Waller County
Justice Center

Address: 425 BUS US-290
Hempstead TX 77445

Invoice # 25040615
Date: 6/4
Time: 9:00 AM
Technician: Rich

Phone: 979.921.0921

Email:

Problem: Gas / Water / Water Heater

Qty Price

Install water cut off @ city meter

(1) 457²

Install water heater Electrical 40gal

(1) 1,200⁰⁰

~~Modify~~ Modify gas connections A/C, A/C, (185 sec) Cap off

(3) 555⁰⁰

No charge • gas test 225⁰⁰ • city permit

2,212⁰⁰

Bradford White Electrical
Model# RE340Y6-1NCDW
Serial# BB54705342

Up to 75' of Concrete Removal 1/3 patch
for new gas line from Meter to Building

(1) 8,754⁴⁷

Option 3

Estimate Expires after 10 business days Warranty for 90 days unless stated otherwise above in paper work by technician

Exclusions of warranty are act of God, lack of maintenance, secondary damage, and any type of vandalism - not responsible for weather freeze breaks

Make checks payable to Early Birdie Plumbing / NSF return check fee \$35.00. Payment is due upon completion of work (If not paid, 10% interest per week will occur until the balance is paid)

Cancellation of this job, Customer will be still responsible for paying a 60% cancellation fee of the total job.

When any attempt to clear any drain or sewer line. Whether or not the drain is cleared payment is still due upon invoice agreement. If extra work is needed to resolve this problem additional cost will apply.

Payment is due upon completion. If payment is not made 30% interest will occur monthly on remaining balance until paid in full.

125-442-544400

Print: Robert Holloman

APPROVED

DANNY ROTHE

Total

10,966

Sign: [Signature]

WC/BC/CM

8/29/2025

10,966.72

Customer has agreed to work listed above.

paid by:

Item 32.



Appriss Insights LLC
11432 LACKLAND ROAD
SAINT LOUIS, MO 63146

BILL TO:

Waller County
TX Vine Contact544
836 Austin Street, Room 221
Hempstead, TX 77445

INVOICE

Overview

Customer Number: 0245/102637
Invoice Date: 08/31/2025
Invoice Number: 2067444821
Current Invoice: \$4,642.81
Terms: NET 30
Due Date: 09/30/2025

Account Summary

Previous Account Balance \$0.00

Current Charges

Current Invoice Subtotal \$4,642.81
Current Tax Subtotal \$0.00
Current Invoice Total \$4,642.81

Total Account Balance: \$4,642.81

TO PAY OR VIEW INVOICE DETAILS ONLINE GO TO:

<https://invoice.equifax.com>

YOUR CUSTOMER NUMBER

0245/102637

Please return lower portion with payment and enter invoice payment amounts - DO NOT STAPLE



Waller County
2067444821 102637

Invoice Number	Balance	Applied Amount
2067444821	\$4,642.81	

Payment and contact information on back of remittance stub

**TOTAL
AMOUNT
ENCLOSED**

\$, , .

MAKE CHECKS PAYABLE TO

Appriss Insights LLC
4076 PAYSPIRE CIRCLE
CHICAGO, IL 60674-4076

2067444821000000464281X02450000102637



Customer Name: Waller County
Customer Number: 102637
Invoice Number: 2067444821
Invoice Date: 08/31/2025

Item 32.

SERVICE SUMMARY

Description		Quantity	Unit Amount	Amount	
ALL LOCATIONS					
1	VINE-Quarterly	1	4,642.81000	\$4,642.81	
Service Summary Total				\$4,642.81	
VINE from 06/01/2025-08/31/2025					
1	VINE-Quarterly	1	4,642.81000	\$4,642.81	
Location:000. Total				\$4,642.81	
Service Summary Total				\$4,642.81	
Service Subtotal				\$4,642.81	
TAX SUMMARY					
Jurisdiction	Product	Rate	Non-Taxable Amount	Taxable Amount	Total
TEXAS	1 - Information Services Delivered Electronically	0	\$4,642.81	\$0.00	\$0.00
AUSTIN METROPOLITAN TRANSIT AUTHORITY	1 - Information Services Delivered Electronically	0	\$4,642.81	\$0.00	\$0.00
AUSTIN	1 - Information Services Delivered Electronically	0	\$4,642.81	\$0.00	\$0.00
Tax Subtotal				\$0.00	
CURRENT INVOICE TOTAL				\$4,642.81	

Payment Instructions

Wire Transfer Details

Bank of America

Account Number: 5800404260

Routing Number: ACH/EFT - 071000039 Wire - 026009593

Customer Assistance: <https://theworknumber.com/support-for-verifiers/billing-and-invoicing/>

For Remittance Notices - please email ewspaymentinfo@equifax.com

TO PAY OR VIEW INVOICE DETAILS ONLINE GO TO:

<https://invoice.equifax.com>

YOUR CUSTOMER NUMBER

0245/102637



Customer Name: Waller County
Customer Number: 102637
Invoice Number: 2067444821
Invoice Date: 08/31/2025

Page 4
Item 32.

STATEMENT OF ACCOUNT AS OF 08/31/2025

Transaction Date	Days Outstanding	Description	Transaction Number	Transaction Amount	Open Balance
08/31/2025	1	Invoice	2067444821	\$4,642.81	\$4,642.81
TOTAL ACCOUNT BALANCE					\$4,642.81

Item 32.

**** Intentionally left blank****

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

Fax: 281-213-8233



INVOICE

ORIGINAL

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

Registration # **026034**
Joan Sargent Waller Co. Treasurer
Deputy SG Date 8-7-25

Number **BXHS 34153867**
Date: 08/01/2025
Terms: NET 30
Due Date: 08/31/2025
Project: BIAH1664

Contact: Danny Rothe
Ref:

Serial No.	Description	Qty	From	To	Rate/Price	Total
	Stairs	1	Aug 01,2025	Aug 31,2025	\$45.00	\$45.00
OSW125619BR01659 OSW-01659	12x56 Mobile Unit w/RR OSW-01659	1	Aug 01,2025	Aug 31,2025	\$1,150.00	\$1,150.00
	ADA Straight Ramp	1	Aug 01,2025	Aug 31,2025	\$500.00	\$500.00
	Window Security Bars	1	Aug 01,2025	Aug 31,2025	\$45.00	\$45.00
	Personal Property Fee	1	Aug 01,2025	Aug 31,2025	\$92.00	\$92.00

Location: 775 Business 290 East
Hempstead TX 77445
USA

Subtotal **\$1,832.00**

Remarks: (Project Code consolidation)
Project Code: BIAH1664 Based On Deliveries
34145579.

Total Tax \$0.00

Total **\$1,832.00**

Applied amount **\$0.00**

Amount Due **\$1,832.00**

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

Name: Andrea Martinez
Phone:
Fax: 281-213-8233
Email: anmartinez@boxxmodular.com

AUG5'25AM10:19TREASURER

AUG5'25AM10:20AUDITOR

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

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

Fax: 281-213-8233



INVOICE

ORIGINAL

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

Number **BXHS 34154352**
Date: 09/01/2025
Terms: NET 30
Due Date: 10/01/2025
Project: BIAH1664

Registration # **026533**
Joan Sargent Waller Co. Treasurer
Deputy JB Date 8-25-25

Contact: Danny Rothe
Ref:

Serial No.	Description	Qty	From	To	Rate/Price	Total
	Personal Property Fee	1	Sep 01,2025	Sep 30,2025	\$92.00	\$92.00
	ADA Straight Ramp	1	Sep 01,2025	Sep 30,2025	\$500.00	\$500.00
OSW125619BR01659 OSW-01659	12x56 Mobile Unit w/RR OSW-01659	1	Sep 01,2025	Sep 30,2025	\$1,150.00	\$1,150.00
	Window Security Bars	1	Sep 01,2025	Sep 30,2025	\$45.00	\$45.00
	Stairs	1	Sep 01,2025	Sep 30,2025	\$45.00	\$45.00

Location: 775 Business 290 East
Hempstead TX 77445
USA

Subtotal **\$1,832.00**

Total Tax \$0.00

Remarks: (Project Code consolidation)
Project Code: BIAH1664 Based On Deliveries
34145973.

Total **\$1,832.00**

Applied amount **\$0.00**

Amount Due **\$1,832.00**

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

Name: Andrea Martinez
Phone:
Fax:
Email: anmartinez@boxxmodular.com

AUG22'25PM1:49TREASURER

405-665-
545405

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

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
 07/02/2025

 Due Date
 08/08/2025

Invoice Number
 0000058

 Reference
 Bus. Node-New CH
 pay app#32, Mod
 Bldgs pay app #16

Amount Due (USD)

\$2,046.98

Description	Rate	Qty	Line Total
Third Party Architectural Services 10 trip to WC on July 1, 2025 with observation of New CH and review of pay app #32 and pay app #16.	\$150.00	11	\$1,650.00
Insurance Reimbursable	\$109.67	1	\$109.67
Travel Expense, lunch	\$14.70	1	\$14.70
Travel Expense, Mileage trip to Waller County - observation/pay app meeting	\$0.585	466	\$272.61

Subtotal 2,046.98

Tax 0.00

Total 2,046.98

Amount Paid 0.00

Amount Due (USD) **\$2,046.98**

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.

Payment schedule

King Architectural Consulting Services PLLC

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

Upcoming payment schedule

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

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

INVOICE #58 7.2.25

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

TRIP TO WALKER COUNTY

7.1.25

Mike King

McAlister's Deli
 1006 University Dr. East
 College Station, TX 77840
 (979) 846-6000

82

Host: Cashier 2
 82

07/01/2025
 12:46 PM
 20051

Order Type: Dine-In

French Dip 10.69
 (4oz) Au Jus

Sea Salt Chips 2.89
 Tea

Half & Half Tea

Subtotal 13.58

Total Tax 1.12

Dine-In Total 14.70

M/C-FP 14.70
 Auth:04092C

Hungry for more? We are hiring!
 Text SWEETEA to 27000 to Apply!



548337961682

 Get rewarded! Scan the barcode in our
 new app to earn points for this visit!

--- Check Closed ---

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
09/03/2025

Due Date
10/10/2025

Invoice Number
0000061

Reference
Bus Node - New CH
pay app#34. Mod
Bldgs pay app#18

Amount Due (USD)

\$2,047.46

Description	Rate	Qty	Line Total
Third Party Architectural Services 10 hour trip to Waller County on Sept 2, 2025 with observation of CH and 1 hour review of pay app #34, and Mod Bldg pay app #18.	\$150.00	11	\$1,650.00
Insurance Reimbursable	\$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!

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

KING
Architectural Consulting Services P.L.L.C.

Billed To
Danny Rother
Waller County
838 Austin Street
Hempstead, TX 77445
Date of Issue
09/03/2025
Due Date
10/10/2025
Invoice Number
0000081
Reference
Bus Note - New CH
pay app#34, Mod
Bldg pay app#18
Amount Due (USD)
\$2,047.46

Description	Rate	Qty	Line Total
Third Party Architectural Services 10 hour trip to Waller County on Sept 2, 2025 with observation of CH and 1 hour review of pay app #34, and Mod Bldg pay app #18.	\$150.00	11	\$1,650.00
Travel Expense, Mileage trip to Waller County - observation pay app meeting	\$0.585	468	\$272.61
Travel Expense, lunch	\$11.68	1	\$11.68
Insurance Reimbursable	\$113.17	1	\$113.17
Subtotal			2,047.46
Tax			0.00
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 12187, Austin TX 78711. 800-803-9202.

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
- 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

*KACS
INVOICE #0000061, 9.3.25*

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

Lunch - Trip To

Freddy's

WALLER COUNTY

9.2.25

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

12:51:14 PM

9/2/2025

Order Id: AAAZPM6SACA4

134 - Dine In

Employee: 111

Total Items: 3

134

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: 01640C

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

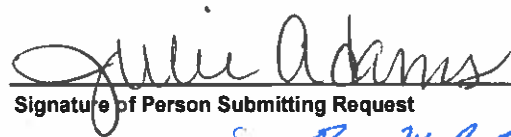
Please scan the QR code and let us know
how we did.

Loyalty Summary



1172620544307



Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge**Total Amount Due:**\$125,511.98**Please make check payable to:****Name:** Binkley & Barfield, Inc.**Address:** 1710 Seamist DriveHouston, TX 77008**Please mail check to:****Name:** Binkley & Barfield, Inc.**Address:** 1710 Seamist DriveHouston, TX 77008**Purpose of check:** Invoice # 74343R Penick RoadProfessional Services from July 01, 2025 to July 31, 2025**Charge to GL line:**605-605-545405

Signature of Person Submitting Request

8-25-25

Date



Signature of Official/Department Head Submitting Request

9-2-25

Date

BinkleyBarfield



INVOICE

REMIT TO: Binkley & Barfield, Inc.
1710 Seamist Drive
Houston, TX 77008

Waller Co.

August 22, 2025

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

Project No: 0000069974.0000
Invoice No: 74343R

Project Manager: Kevin Mineo
Deputy Project Manager: Ryan Hinson
Waller Co. Project No.: 23302

Total Contract Value: 1,532,634.00

Project 0000069974.0000 Waller County - Penick Rd
Waller Co Project No.: 23302

Professional Services from July 01, 2025 to July 31, 2025

Phase 0000 General
Task 1000 Roadway
Fee

Billing Phase	Fee	Percent Complete	Earned	Previously Invoiced	Amount This Invoice
General	49,821.00	36.00	17,935.56	13,949.88	3,985.68
Preliminary Engineering	223,460.00	95.00	212,287.00	172,949.90	39,337.10
Final Design	765,438.00	0.00	0.00	0.00	0.00
SUE	69,992.00	75.00	52,494.00	52,494.00	0.00
Environmental	29,455.00	100.00	29,455.00	9,796.00	19,659.00
Geotechnical	40,297.00	92.7041	37,356.97	37,356.97	0.00
Survey	208,434.00	90.00	187,590.60	125,060.40	62,530.20
Total Fee	1,386,897.00		537,119.16	411,607.15	125,511.98

Total Fee 125,511.98

Total this Task: \$125,511.98

Total this Phase: \$125,511.98

Phase 0700 Construction Phase Services
Task 1000 Roadway CPS

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Limit			67,531.00
Remaining			67,531.00

Total this Task:

Task SUB1 Woolpert CPS

Project	0000069974.0000	Waller County -Penick Rd	Invoice	74343R
---------	-----------------	--------------------------	---------	--------

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Limit			34,100.00
Remaining			34,100.00

Total this Task:

Total this Phase:

Phase	0901	SUB SUE		
Task	SUB1	KCI SUB SUE		
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	52,494.00	52,494.00
Limit				69,992.00
Remaining				17,498.00

Total this Task:

Task	SUB2	KCI SUB -Optional Additional Serv. UC		
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	0.00	0.00
Limit				30,906.00
Remaining				30,906.00

Total this Task:

Total this Phase:

Phase	1400	Survey		
Task	SUB1	Woolpert Surveying - Basic Services		
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	0.00	0.00
Limit				13,200.00
Remaining				13,200.00

Total this Task:

Total this Phase:

TOTAL DUE THIS INVOICE:	\$125,511.98
--------------------------------	---------------------

Outstanding Invoices

Number	Date	Balance
72402	5.9.2025	44,968.62
73053	6.10.2025	94,216.56
73519	7.18.2025	267,683.57
Total		406,868.75

Total Now Due	\$532,380.73
----------------------	---------------------

Monthly Progress Report

July 2025

Project:Waller County - Penick Rd

Project No.:0000069974.0000

Waller County Project No.:23302

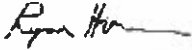
I. Work Completed to Date

- Task 1: Preliminary Design
- PER Submitted 7/16.
 - BBI began addressing initial comments received from 7/28 meeting.
 - BBI awaiting Comment Response. Expect to receive by 8/4.
 - BBI awaiting dates for PER Meeting with Waller County. TBD.
 - BBI is developing a presentation to PER meeting
- Task 2: Final Design
- BBI begun minor sheet and miscellaneous plan set production.
 - Final Design development to kick off in August.
- A: Project Management
- Design Team Coordination
- B: Monthly Meeting
- Monthly meeting with Waller County (7/28)
 - Bi-weekly progress meeting with Design Team (7/8)

II. Work Planned for Next Period (August 2025)

- Task 1: Begin Final Design Phase in August.
- Task 2. Implement direction TBD from PER meeting outcomes.
- Task 3. Prepare for 70% PS&E Design Submittal. Tentatively set to 12/3/2025.

Milestone Submittals	Expected Due Date
Prelim. Design Submittal (PER and Schematic)	7/16/2025 - COMPLETED
70% Design Submittal	12/3/2025
100% Design Submittal	3/25/2026



Ryan Hinson

Deputy Project Manager

Date: August 13, 2025



INVOICE

Houston, TX
713-690-8989

Project Mgr: Kirsten Smith

Project: Waller County Precinct 3 Penick Road
Penick Road
Waller, TX 77484

To: Binkley & Barfield
Attn: Accounts Payable
1701 Southwest Parkway
Suite 111
College Station, TX 77840

REMIT TO:

Invoice Number: TP13675

Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673

Federal E.I.N.: 42-1249917

Project Number: 92247D98
Invoice Date: 7/08/2025
For Period: 5/18/2025 to 6/21/2025

Progress Invoice No. 2

Environmental Services

BBI Project No. 0000069974 0000
Waller County Project No. 23302
Work Authorization # 01

Description	Total
TASK: Task 2 - Waters of the United States (WOTUS) Delineation	
Additional 60% completion of \$13,810.00 Lump Sum fee. (Note: 100% completion has been billed to date.)	\$8,286.00
Task Total	\$8,286.00
TASK: Task 3 - Threatened and Endangered (T&E) Species Habitat Assessment	
Initial 100% completion of \$5,755.00 Lump Sum fee. (Note: 100% completion has been billed to date.)	\$5,755.00
Task Total	\$5,755.00
TASK: Task 4 - Cultural Resources Desktop Assessment	
Additional 20% completion of \$2,610.00 Lump Sum fee. (Note: 100% completion has been billed to date.)	\$522.00
Task Total	\$522.00
Invoice Total	\$14,563.00

TERMS: DUE UPON PRESENTATION OF INVOICE



INVOICE

Invoice No.: TP13675
Project No.: 92247D98
Project: Waller County Precinct 3 Penick
Road
Penick Road
Waller, TX 77484

Project Mgr: Kirsten Smith

Statement of Account	
----------------------	--

Contract Amount	\$22,175.00
Amount Previously Billed	\$7,612.00
Total Due this Invoice	\$14,563.00
Total Billed	\$22,175.00
Payments to Date	\$0.00
Total Due	\$22,175.00

TERMS: DUE UPON PRESENTATION OF INVOICE



INVOICE

Houston, TX
713-690-8989

Project Mgr: Jessica Kemp

Project: Waller County Precinct 3 Penick Road
Penick Road
Waller, TX 77484

To: Binkley & Barfield
Attn: Accounts Payable
1701 Southwest Parkway
Suite 111
College Station, TX 77840

REMIT TO:

Invoice Number: TP13676

Terracon Consultants, Inc.
PO Box 959673
St Louis, MO 63195-9673

Federal E.I.N.: 42-1249917

Project Number: 92247D98A
Invoice Date: 7/08/2025
For Period: 5/18/2025 to 7/05/2025

Progress Invoice No.2

Phase I Environmental Site Assessment

BBI Project No. 0000069974.0000
Waller County Project No. 23302
Work Authorization # 01

Description	Total
TASK: Phase I Environmental Site Assessment	
Additional 70% completion of \$7,280.00 Lump Sum Fee (Note: 100% completion has been billed to date.)	\$5,096.00
Task Total	\$5,096.00

Invoice Total \$5,096.00

Statement of Account	
Contract Amount	\$7,280.00
Amount Previously Billed	\$2,184.00
Total Due this Invoice	\$5,096.00
Total Billed	\$7,280.00
Payments to Date	\$0.00
Total Due	\$7,280.00

TERMS: DUE UPON PRESENTATION OF INVOICE



INVOICE

Please remit to:
PO Box 714874
Cincinnati, OH 45271
USA

Invoice #: PTIN0042265
Invoice date: 8/5/2025
Project number: 10021529.00
Customer account: ARCA0000411
Customer PO:
Payment terms: PWP
Page: 1 of 1

Ryan Hinson
Binkley & Barfield, Inc.
1710 Seamist Drive

1710 Seamist Drive
Houston, TX 77008

Service period: 06/01/2025 - 07/31/2025

Progress detail

Phase	Fee	Percent complete	Previous billing	Current billing	Remaining contract
Waller County Penick Rd - Precinct 3 B:	208,434.00	90.00%	125,060.40	62,530.20	20,843.40
Subtotal	208,434.00		125,060.40	62,530.20	20,843.40
				Subtotal	62,530.20

10021529.00	Waller County Penick Rd				
Progress Level grouping					62,530.20
				Invoice subtotal	62,530.20
				Retention	0.00
				Sales tax	0.00
				Total	62,530.20
				Currency	USD

For questions regarding this invoice, please contact Carraway, Shannon at Shannon.Carraway@Woolpert.com or 7575495350.

Reduce processing costs and pay electronically!

Begin paying electronically via ACH using Woolpert's bank and remittance information below.

ACH information should not be used for Wire Transfers. Wires require a different account and can be provided upon request.

ACH Information: KeyBank
PO Box 714874
Cincinnati, OH 45271-4874
USA

Email remittance: accounting@woolpert.com
Account name: Woolpert Inc
Routing number: 021052053
Account number: 76710051

Project Tracker:
0000069974.0000 Waller County - Penick Rd

Invoice Number: 7434R-05

Billing Period: July 01, 2025- July 31, 2025

Waller Project No.: 23302

Invoice #	
Woodpert	PTIN0042265
Terracon	TP13675, TP13676
KCI	
Geotech	

Phase	Contract Fee	% Complete to Date	Billed to Date	Consultant	Jul-25	Current Billing	Fee Remaining
Roadway and Drainage Design							
General Roadway	\$ 49,821.00	36.00%	\$ 17,935.56	BBJ	\$ 3,985.68	\$ 3,985.68	\$ 31,885.44
Preliminary Engineering	\$ 223,460.00	95.00%	\$ 212,267.00	BBJ	\$ 39,337.10	\$ 39,337.10	\$ 11,173.00
Final Design	\$ 765,438.00	0.00%	\$ -	BBJ	\$ -	\$ -	\$ 765,438.00
SUE	\$ 69,992.00	75.00%	\$ 52,494.00	KCI	\$ -	\$ -	\$ 17,498.00
Environmental	\$ 29,455.00	100.00%	\$ 29,455.00	Terracon	\$ 19,659.00	\$ 19,659.00	\$ -
Geotechnical	\$ 40,297.00	92.70%	\$ 37,357.00	Geotech	\$ -	\$ -	\$ 2,940.00
Survey	\$ 208,434.00	90.00%	\$ 187,590.60	Woodpert	\$ 62,530.20	\$ 62,530.20	\$ 20,843.40
Construction Phase Services	\$ 145,737.00	0.00%	\$ -		\$ -	\$ -	\$ 145,737.00
Total	\$ 1,532,834.00	35.05%	\$ 537,139.16		\$ 125,511.98	\$ 125,511.98	\$ 995,514.84

Julie Adams

From: Daniel Freeman <dfreeman@lja.com>
Sent: Monday, August 25, 2025 11:28 AM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Road Bond Invoice; 23302 Penick Road
Attachments: 20250822-Invoice#74343R-05-BBIPenick RD23302.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.

Ross/Luke,

Subject invoice for your review.

Project #: 23302
 Project Name: Penick Road
 Consultant: BBI
 Percent spent so far: 35%
 Design Schedule Changes: none

Invoice Date	Invoice #	Invoice \$
8/22/2025	7434R-05	\$ 125,511.98

Please let me know if you need anything else.

Daniel W. Freeman | Project Director
 Program Management
 O: 512.767.7300 | D: 512.366.3568 | C: 512.413.6764
 1904 W Grand Parkway N, Suite 100, Katy, TX 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com



Top Workplaces USA | 2023

Julie Adams

From: Ross McCall
Sent: Monday, August 25, 2025 12:49 PM
To: Daniel Freeman; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: RE: 2023 Road Bond Invoice; 23302 Penick Road

Received. @Luke Fortkamp – please review and process. No objections from me.

J. Ross McCall, PE
 County Engineer
 Waller County Road & Bridge
 979-826-7670

From: Daniel Freeman <dfreeman@lja.com>
Sent: Monday, August 25, 2025 11:28 AM
To: Ross McCall <r.mccall@wallercounty.us>; Luke Fortkamp <l.fortkamp@wallercounty.us>
Cc: Julie Adams <j.adams@wallercounty.us>; John Tyler <jtyler@lja.com>
Subject: 2023 Road Bond Invoice; 23302 Penick Road

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.

Ross/Luke,

Subject invoice for your review.

Project #: 23302
 Project Name: Penick Road
 Consultant: BBI
 Percent spent so far: 35%
 Design Schedule Changes: none

Invoice Date	Invoice #	Invoice \$
8/22/2025	7434R-05	\$ 125,511.98

Please let me know if you need anything else.

Daniel W. Freeman | Project Director
 Program Management
 O: 512.767.7300 | D: 512.366.3568 | C: 512.413.6764
 1904 W Grand Parkway N, Suite 100, Katy, TX 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com

Julie Adams

From: Luke Fortkamp
Sent: Monday, August 25, 2025 1:52 PM
To: Julie Adams
Subject: FW: 2023 Road Bond Invoice; 23302 Penick Road
Attachments: 20250822-Invoice#74343R-05-BBIPenick RD23302.pdf

Julie,

Please process.

Thanks,
-Luke

From: Daniel Freeman <dfreeman@lja.com>
Sent: Monday, August 25, 2025 11:28 AM
To: Ross McCall <r.mccall@wallercounty.us>; Luke Fortkamp <l.fortkamp@wallercounty.us>
Cc: Julie Adams <j.adams@wallercounty.us>; John Tyler <jtyler@lja.com>
Subject: 2023 Road Bond Invoice; 23302 Penick Road

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.

Ross/Luke,

Subject invoice for your review.

Project #: 23302
 Project Name: Penick Road
 Consultant: BBI
 Percent spent so far: 35%
 Design Schedule Changes: none

Invoice Date	Invoice #	Invoice \$
8/22/2025	7434R-05	\$ 125,511.98

Please let me know if you need anything else.

Daniel W. Freeman | Project Director
 Program Management
 O: 512.767.7300 | D: 512.366.3568 | C: 512.413.6764
 1904 W Grand Parkway N, Suite 100, 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

Total Amount Due: \$129,137.27

Please make check payable to:

Name: Binkley & Barfield, Inc.

Address: 1710 Seamist Drive

Houston, TX 77008

Please mail check to:

Name: Binkley & Barfield, Inc.

Address: 1710 Seamist Drive

Houston, TX 77008

Purpose of check: Invoice # 74354 Clay Road

Professional Services from July 01, 2025 to July 31, 2025

Charge to GL line: 605-605-545405

Julie Adams
Signature of Person Submitting Request8-25-25
Date[Signature]
Signature of Official/Department Head Submitting Request9-2-25
Date

BinkleyBarfield



INVOICE

REMIT TO: Binkley & Barfield, Inc.
1710 Seamist Drive
Houston, TX 77008

Waller Co.

Robert McBride
County Engineer
775 Bus 290 East
Heampstead, TX 77445

August 18, 2025

Project No: 0000069938.0000

Invoice No: 74354

Project Manager: Kevin Mineo

Deputy Project Manager: James Fields

Waller Co. Project No. : 23406

Total Contract Value: 2,245,846.00

Project 0000069938.0000 Waller County - Clay Rd

Professional Services from July 01, 2025 to July 31, 2025

Phase	0000	Design
Task	1000	Project Management
Fee		

Billing Phase	Fee	Percent Complete	Earned	Previously Invoiced	Amount This Invoice
Project Management	49,091.00	53.00	26,018.23	20,618.22	5,400.01
Drainage Data Collection	12,692.00	50.00	6,346.00	6,346.00	0.00
Prelim- Rdwy	261,818.00	87.00	227,781.66	170,181.70	57,599.96
Prelim-Drainage	109,324.00	60.00	65,594.40	38,263.40	27,331.00
Final Design-Rdwy	586,559.00	0.00	0.00	0.00	0.00
Final Design-Drainage	276,322.00	0.00	0.00	0.00	0.00
SUE	165,634.00	5.5319	9,162.65	3,241.20	5,921.45
GeoTechnical	77,278.00	0.00	0.00	0.00	0.00
Survey	152,645.00	78.2258	119,407.75	90,294.50	29,113.25
Structural	91,713.00	0.00	0.00	0.00	0.00
Traffic	18,858.00	20.00	3,771.60	0.00	3,771.60
Environmental	18,866.00	0.00	0.00	0.00	0.00
Total Fee	1,820,800.00		458,082.29	328,945.02	129,137.27

Total Fee 129,137.27

Total this Task: \$129,137.27

Total this Phase: \$129,137.27

Phase	0700	Construction Phase Services
Task	1000	Roadway CPS

Billing Limits	Current	Prior	To-Date
Total Billings	0.00	0.00	0.00
Limit			131,263.00
Remaining			131,263.00

Total this Task:

Project	0000069938.0000	Waller County - Clay Rd	Invoice	74354
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Task	2000	Drainage CPS		
Billing Limits			Current	Prior
Total Billings			0.00	0.00
Limit				13,828.00
Remaining				13,828.00

Total this Task:

Task	SUB1	Weisser CPS		
Billing Limits			Current	Prior
Total Billings			0.00	0.00
Limit				17,655.00
Remaining				17,655.00

Total this Task:

Total this Phase:

Phase	0800	Optional Additional		
Task	1000	Traffic SUB TDSI		
Billing Limits			Current	Prior
Total Billings			0.00	0.00
Limit				123,470.00
Remaining				123,470.00

Total this Task:

Task	1001	Survey SUB Weisser		
Billing Limits			Current	Prior
Total Billings			0.00	0.00
Limit				138,830.00
Remaining				138,830.00

Total this Task:

Total this Phase:

TOTAL DUE THIS INVOICE: \$129,137.27

Outstanding Invoices

Number	Date	Balance
73052	6.9.2025	130,283.48
73752	7.11.2025	127,736.46
Total		258,019.94

Total Now Due \$387,157.21

Monthly Progress Report

July 2025

Project: Waller County – Clay Rd

Project No.: 23406 (BBI Prj # 0000069938)

P.O. No.:

I. Work Completed to Date

- Geotechnical borings completed
 - Lab testing and report in progress
- Survey field work completed
- SUE work in progress
- Preliminary design
 - Continued work on roadway preliminary design & typical sections
 - Continued work on roll plot for roadway plan & profile
 - Continued work on roll plot for TCP
 - Continued work on drainage study & report
- Project Management
 - Design team coordination
- Project Meetings
 - Met with LJA on 7/17 & 7/18
 - Biweekly progress meetings with design team (7/10)
 - Met with Harris County for project coordination (7/17)

II. Work Planned for Next Period

- Additional coordination meetings with Harris County
- Continue to work on roadway design for PER submittal
- Continue to work on TCP roll plot for PER submittal
- Continue to work on drainage report
- Complete ROW mapping
- Continue to work on geotechnical report
- Continue preparation of PER report & exhibits
- Begin cutting sheets in preparation for subsequent submittals

III. Milestone Submittals

Submittal	Expected Due Date
Preliminary Design Submittal	8/15/2025
70% Design Submittal	11/21/2025
95% Design Submittal	2/20/2026
100% Design Submittal	4/24/2026

James Fields

James Fields, P.E.
Project Manager – Transportation

Date: 8/12/2025



INVOICE

Item 36.

Binkley & Barfield, Inc.
1710 Seamist Dr.
Houston, TX 77008

July 9, 2025
Project No: 42473-02
Invoice No: 25061981
Contract No: RFQ 240807-22

ATTN: James Fields

RE: Waller County - Clay Rd

Professional Services through June 27, 2025

Description	Contract Amount	Percent Complete	Billed To Date	Previously Billed	Current Invoice
Layout, Conflict Matrix & Coordination	165,634.00	5.5319	9,162.65	3,241.20	5,921.45
Total Fee	165,634.00		9,162.65	3,241.20	5,921.45
Total					5,921.45
Total Due This Invoice					\$5,921.45

Billings to Date

	Current	Prior	Total
Fee	5,921.45	3,241.20	9,162.65
Totals	5,921.45	3,241.20	9,162.65

Interest of 10% per annum is added on past due invoices, unless otherwise contractually stated.

PROJECT MANAGER: Trisha Frederick



WEISSER Engineering & Surveying

PO Box 380 • Barker, TX 77413

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

Invoice

Invoice #:	EI604-4
Invoice Date:	7/31/2025

Bill To

BINKLEY & BARFIELD
1710 SEAMIST DR
HOUSTON, TX 77008

Terms

Net 30

Description	Est Amt	Prev. Inv.	Prior %	Curr %	Total %	Amount
PROJECT NAME: WALLER COUNTY - CLAY RD PROJECT NO.: 0000069938 PROJECT DESCRIPTION: THE PROPOSED IMPROVEMENTS INCLUDE THE WIDENING FOR 2 MILES FROM 2 TO 4 ON CLAY RD. FROM SCHLIPF RD. TO PITTS RD.						
SURVEY CONTROL	27,880.00	22,304.00	80.00%	0.00%	80.00%	0.00
EXISTING RIGHT OF WAY MAPPING (CAT. 1 B, COND. 3)	45,790.00	20,605.50	45.00%	30.00%	75.00%	13,737.00
TOPOGRAPHIC SURVEY (CAT. 6, COND. 1)	78,975.00	47,385.00	60.00%	15.00%	75.00%	11,846.25

Weisser Engineering Company Inc.
ACH Instructions
Prosperity Bank
Routing Number 113122655
Account Number 218335428

Subtotal

Sales Tax (0.0%)

Total

Payments/Credits

Balance Due

Please include the Invoice Number or a copy of this invoice with your payment.



WEISSER Engineering & Surveying

PO Box 380 • Barker, TX 77413

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

Invoice

Invoice #:	EI604-4
Invoice Date:	7/31/2025

Bill To

BINKLEY & BARFIELD
1710 SEAMIST DR
HOUSTON, TX 77008

Terms

Net 30

Description	Est Amt	Prev. Inv.	Prior %	Curr %	Total %	Amount
CONTROL AND RIGHT-OF-WAY STAKING - ESTIMATED 3 TRIPS @ \$ 5,885.00	5,885.00			0.00%	0.00%	0.00
PARCEL SURVEYS - ESTIMATED 45 PARCELS @ 2,955.00 PER PARCEL	2,955.00			0.00%	0.00%	0.00
SOIL BORING LOCATIONS	3,530.00			100.00%	100.00%	3,530.00
LEVEL "A" & "B" SUE - ESTIMATED 3 TRIPS @ \$ 3,730.00	3,730.00			0.00%	0.00%	0.00
AS PER OUR PROPOSAL DATED DECEMBER 24,2024						

Weisser Engineering Company Inc.
ACH Instructions
Prosperity Bank
Routing Number 113122655
Account Number 218335428

Subtotal	\$29,113.25
Sales Tax (0.0%)	\$0.00
Total	\$29,113.25
Payments/Credits	\$0.00
Balance Due	\$29,113.25

Please include the Invoice Number or a copy of this invoice with your payment.



WEISSER Engineering & Surveying

PO Box 380 • Barker, TX 77413

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

Invoice

Invoice #:	EI604-4
Invoice Date:	7/31/2025

Bill To

BINKLEY & BARFIELD
1710 SEAMIST DR
HOUSTON, TX 77008

Terms

Net 30

Description	Est Amt	Prev. Inv.	Prior %	Curr %	Total %	Amount
PROJECT NAME: WALLER COUNTY - CLAY RD PROJECT NO.: 0000069938 PROJECT DESCRIPTION: THE PROPOSED IMPROVEMENTS INCLUDE THE WIDENING FOR 2 MILES FROM 2 TO 4 ON CLAY RD. FROM SCHLIPF RD. TO PITTS RD.						
SURVEY CONTROL	27,880.00	22,304.00	80.00%	0.00%	80.00%	0.00
EXISTING RIGHT OF WAY MAPPING (CAT. 1 B, COND. 3)	45,790.00	20,605.50	45.00%	30.00%	75.00%	13,737.00
TOPOGRAPHIC SURVEY (CAT. 6, COND. 1)	78,975.00	47,385.00	60.00%	15.00%	75.00%	11,846.25

Weisser Engineering Company Inc.
ACH Instructions
Prosperity Bank
Routing Number 113122655
Account Number 218335428

Subtotal

Sales Tax (0.0%)

Total

Payments/Credits

Balance Due

Please include the Invoice Number or a copy of this invoice with your payment.



TEDSI
TBPE F-1640

TEDSI INFRASTRUCTURE GROUP

Consulting Engineers

738 Highway 6 South • Suite 430 • Houston, Texas 77079

Tel: (832) 619-1000

Fax: (832) 619-1018

August 06, 2025

Project No: 2025-2177-01

Invoice No: 203222

James Fields, P.E.
Binkley & Barfield, Inc.
1710 Seamist Drive
Houston, Texas 77008
Attn: Acct@binkleybarfield.com
kmineo@binkleybarfield.com

Project 2025-2177-01 Clay Road

Professional Services from July 01, 2025 to July 31, 2025

Phase 100 FC 162 Traffic Study - Clay Rd at Bartlett
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
FC 162 Traffic Study - Clay Rd at Bartlett	<u>18,858.00</u>	20.00	<u>3,771.60</u>	<u>0.00</u>	<u>3,771.60</u>
Total Fee	18,858.00		3,771.60	0.00	3,771.60
Billing Summary					
		Current	Prior	To-Date	
Total Billings		3,771.60	0.00	3,771.60	
Total Fee				18,858.00	
Remaining Fee				15,086.40	
Total this Phase					\$3,771.60
Total this Invoice					<u>\$3,771.60</u>

Billings to Date

	Current	Prior	Total	Received
Fee	3,771.60	0.00	3,771.60	
Totals	3,771.60	0.00	3,771.60	0.00

Project	2025-2177-01	Clay Road	Invoice	203222
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Authorized By: _____ Date: 8/6/2025

Yohannes Tadesse, P.E.
Project Manager



TEDSI
TBPE F.1640

TEDSI INFRASTRUCTURE GROUP

Consulting Engineers

738 Highway 6 South ♦ Suite 430 ♦ Houston, Texas 77079

Tel: (832) 619-1000

Fax: (832) 619-1018

MONTHLY PROGRESS REPORT – JULY 2025

I. PROJECT

Clay Road

II. WORK COMPLETED FROM JULY 1, 2025 TO JULY 31, 2025.

Task 1: FC 162 Traffic Study – Clay Rd at Bartlett Rd

1. Provided sight triangle diagram layout sheets and the associated write up to be included in the overall PER document.
2. Submitted to BBI for review.

III. WORK PLANNED FOR NEXT PERIOD

Task 1: FC 162 Traffic Study – Clay Rd at Bartlett Rd

1. Will receive review comments from BBI and Waller County

Project Tracker:
0000069938.0000 Waller County - Clay Rd

Invoice Number: 74354-05
Billing Period: July 01, 2025- July 31, 2025
Waller Co. Project No. 23405

Invoice #	
Weisser	E1604-4
Linfield	
Pape-Dawson	25061961
KCI	
Consort	
TEDSI	203222

Phase	Contract Fee	% Complete to Date	Billed to Date	Consultant	Jul-25	Current Billing	Fee Remaining
Roadway and Drainage Design							
Project Management	\$ 49,091.00	53.00%	\$ 26,018.23	BBI	\$ 5,400.01	\$ 5,400.01	\$ 23,072.77
Drainage Data Collection	\$ 12,692.00	50.00%	\$ 6,346.00	BBI			\$ 6,346.00
Prelim. Roadway	\$ 261,818.00	87.00%	\$ 227,781.66	BBI	\$ 57,599.96	\$ 57,599.96	\$ 34,036.34
Prelim. Drainage	\$ 109,324.00	60.00%	\$ 65,594.40	BBI	\$ 27,331.00	\$ 27,331.00	\$ 43,729.60
Final Design	\$ 586,559.00	0.00%		BBI			\$ 586,559.00
Final Design-Drainage	\$ 276,322.00	0.00%		BBI			\$ 276,322.00
SUE	\$ 165,634.00	5.53%	\$ 9,162.65	Pape-Dawson	\$ 5,921.45	\$ 5,921.45	\$ 156,471.35
GeoTechnical	\$ 77,278.00	0.00%		KCI			\$ 77,278.00
Survey	\$ 152,645.00	78.23%	\$ 119,407.75	Weisser	\$ 29,113.25	\$ 29,113.25	\$ 33,137.25
Structural	\$ 91,713.00	0.00%		Linfield			\$ 91,713.00
Traffic	\$ 18,858.00	20.00%	\$ 3,771.60	TEDSI	\$ 3,771.60	\$ 3,771.60	\$ 15,086.40
Environmental	\$ 18,866.00	0.00%		Consort			\$ 18,866.00
Construction Phase Services	\$ 162,746.00	0.00%		Weisser			\$ 162,746.00
Optional Additional	\$ 262,300.00	0.00%		TEDSI/Weisser			\$ 262,300.00
Total	\$ 2,245,846.00	20.40%	\$ 458,082.29		\$ 129,137.27	\$ 129,137.27	\$ 1,787,763.71

Julie Adams

From: Daniel Freeman <dfreeman@lja.com>
Sent: Monday, August 25, 2025 10:57 AM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice: 23406 Clay Road
Attachments: 20250818-Invoice #74354-05-BBIClay Rd23406.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.

Ross/Luke,

Subject invoice attached for your review. I will be processing these while Katlyn is out.

Project #: 23406
Project Name: Clay Road
Consultant: BBI
Percent spent so far: 15%
Design Schedule Changes: none

Invoice Date	Invoice #	Invoice \$
8/18/2025	74354-05	\$129,137.27

Please let me know if you need anything else.

Thanks,

Daniel W. Freeman | Project Director
Program Management
O: 512.767.7300 | D: 512.366.3568 | C: 512.413.6764
1904 W Grand Parkway N, Suite 100, Katy, TX 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com



Top Workplaces USA | 2023

Julie Adams

From: Ross McCall
Sent: Monday, August 25, 2025 12:39 PM
To: Daniel Freeman; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: RE: 2023 Mobility Bond Invoice: 23406 Clay Road

Received. Thank you.

@Luke Fortkamp – this looks okay to me. Please review and have processed for payment.
Thanks,

J. Ross McCall, PE
County Engineer
Waller County Road & Bridge
979-826-7670

From: Daniel Freeman <dfreeman@lja.com>
Sent: Monday, August 25, 2025 10:57 AM
To: Ross McCall <r.mccall@wallercounty.us>; Luke Fortkamp <l.fortkamp@wallercounty.us>
Cc: Julie Adams <j.adams@wallercounty.us>; John Tyler <jtyler@lja.com>
Subject: 2023 Mobility Bond Invoice: 23406 Clay Road

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.

Ross/Luke,

Subject invoice attached for your review. I will be processing these while Katlyn is out.

Project #: 23406
Project Name: Clay Road
Consultant: BBI
Percent spent so far: 15%
Design Schedule Changes: none

Invoice Date	Invoice #	Invoice \$
8/18/2025	74354-05	\$129,137.27

Please let me know if you need anything else.

Thanks,

Daniel W. Freeman | Project Director

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge**Total Amount Due:**\$11,047.50**Please make check payable to:****Name:** Edminster Hinshaw Russ & Assoc. dba EHRA Engineering**Address:** 10011 Meadowglen LaneHouston, Texas 77042**Please mail check to:****Name:** Edminster Hinshaw Russ & Assoc. dba EHRA Engineering**Address:** 10011 Meadowglen LaneHouston, Texas 77042**Purpose of check:** Invoice # 111358 Project # 23402 & 23403241-134-00 Bartlett Road**Charge to GL line:**605-605-545405
Signature of Person Submitting Request8-25-25
Date
Signature of Official/Department Head Submitting Request9-2-25
Date



INVOICE

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

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

Waller County
 Joan Sargent
 VIA EMAIL: treasurerooffice@wallercounty.us
 836 Austin Street, Suite 316
 Hempstead, TX 77445

Invoice number 111358
 Date 08/18/2025
 Invoice Total **\$11,047.50**
 Terms: Due Upon Receipt
 Pay Online: ehra.team/resources/make-a-payment

Project Manager: Frederick J. Signorelli
 Billing Manager: Frederick J. Signorelli
 Professional Services for the Date Ending 7/27/2025

Project: 241-134-00 Bartlett Road
Invoice Group: 00

Waller County Project #23402 & 23403

Design Phase	Contract	% Complete	Total Billed	Prior Billing	Current Billing
General - Project Managment - Segment I	\$227,882.00	5.00%	\$11,394.10	\$11,394.10	\$0.00
Preliminary Engineering - Segment I	\$325,227.00	5.00%	\$16,261.35	\$16,261.35	\$0.00
Final Design - Segment I	\$743,479.00	0.00%	\$0.00	\$0.00	\$0.00
General - Project Managment - Segment II	\$221,262.00	5.00%	\$11,063.10	\$11,063.10	\$0.00
Preliminary Engineering - Segment II	\$223,782.00	5.00%	\$11,189.10	\$11,189.10	\$0.00
Final Design - Segment II	\$667,674.00	0.00%	\$0.00	\$0.00	\$0.00
Geotechnical - Segment I - Tetrattech	\$63,149.70	0.00%	\$0.00	\$0.00	\$0.00
Geotechnical - Segment II - Tetrattech	\$70,052.00	0.00%	\$0.00	\$0.00	\$0.00
Survey - Weisser	\$211,590.00	5.22%	\$11,047.50	\$0.00	\$11,047.50
Environmental - Consor	\$18,866.00	0.00%	\$0.00	\$0.00	\$0.00
Subsurface Utility Engineering - Pape-Dawson	\$70,110.00	0.00%	\$0.00	\$0.00	\$0.00
	\$2,843,073.70		\$60,955.15	\$49,907.65	\$11,047.50

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

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

	Contract	% Complete	Total Billed	Prior Billing	Current Billing
Expenses	\$3,520.00	0.00%	\$0.00	\$0.00	\$0.00

*** Total Project Invoice Amount

\$11,047.50



INVOICE

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

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

Item 37.

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
110664-1	07/15/2025	49,907.65	0.00	49,907.65	0.00	0.00	0.00
111358	08/18/2025	11,047.50	11,047.50	0.00	0.00	0.00	0.00
	Total	60,955.15	11,047.50	49,907.65	0.00	0.00	0.00



INVOICE

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

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

Waller County
 775 Business 290 East
 Hempstead, TX 77445

Invoice Number: 2
 Date: 8/18/25
 Invoice Total: \$11,047.50
 Professional Services for the Date Ending 7/27/25

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

	Contract Fee	% Complete	Billed to Date	Current Billing	Fee Remaining
General - Project Management - Segment I	\$227,882.00	5.00%	\$11,394.10	\$0.00	\$216,487.90
Preliminar Engineering - Segment I	\$325,227.00	5.00%	\$16,261.35	\$0.00	\$308,965.65
Final Design - Segment I	\$743,479.00	0.00%	\$0.00	\$0.00	\$743,479.00
General - Project Management - Segment II	\$221,262.00	5.00%	\$11,063.10	\$0.00	\$210,198.90
Preliminar Engineering - Segment II	\$223,782.00	5.00%	\$11,189.10	\$0.00	\$212,592.90
Final Design - Segment II	\$667,674.00	0.00%	\$0.00	\$0.00	\$667,674.00
Geotechnical - Segment I - Tetrattech	\$63,149.70	0.00%	\$0.00	\$0.00	\$63,149.70
Geotechnical - Segment II - Tetrattech	\$70,052.00	0.00%	\$0.00	\$0.00	\$70,052.00
Survey - Weisser	\$211,590.00	5.22%	\$11,047.50	\$11,047.50	\$200,542.50
Environmental - Consr	\$18,866.00	0.00%	\$0.00	\$0.00	\$18,866.00
Subsurface Utility Engineering - Pape-Dawson	\$70,110.00	0.00%	\$0.00	\$0.00	\$70,110.00
	\$2,843,073.70	2.14%	\$60,955.15	\$11,047.50	\$2,782,118.55

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

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

	Contract Fee	% Complete	Total Billed	Current Billing	Fee Remaining
Estimated Expenses	\$3,520.00	0.00%	\$0.00	\$0.00	\$3,520.00

Grand Total	\$3,253,082.70	1.87%	\$60,955.15	\$11,047.50	\$3,192,127.55
--------------------	-----------------------	--------------	--------------------	--------------------	-----------------------



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

Item 37.

MONTHLY PROGRESS REPORT – August 2025

I. Project

Bartlett Road (Waller County Project Number 23402 & 23403)

Cane Island Parkway to Clay Road

II. Work Completed June 30, 2025 thru July 27, 2025

1. Survey (Weisser)

- a) ROE – Complete
- b) Survey Control – No update
- c) Existing ROW Mapping – 20% Complete
- d) Topographic Survey – Field work started
- e) Control and Right-of-way staking – No update

2. Geotechnical (TetraTech)

- a) No update

3. Environmental (Conсор)

- a) No update

4. Engineering (EHRA)

- a) Roadway
 - No update
- b) Drainage Analysis
 - No update
- c) Traffic
 - No update

5. Structural (AKV)

- a) No update

6. SUE (Pape-Dawson)

- a) No update

7. Project Management (EHRA)

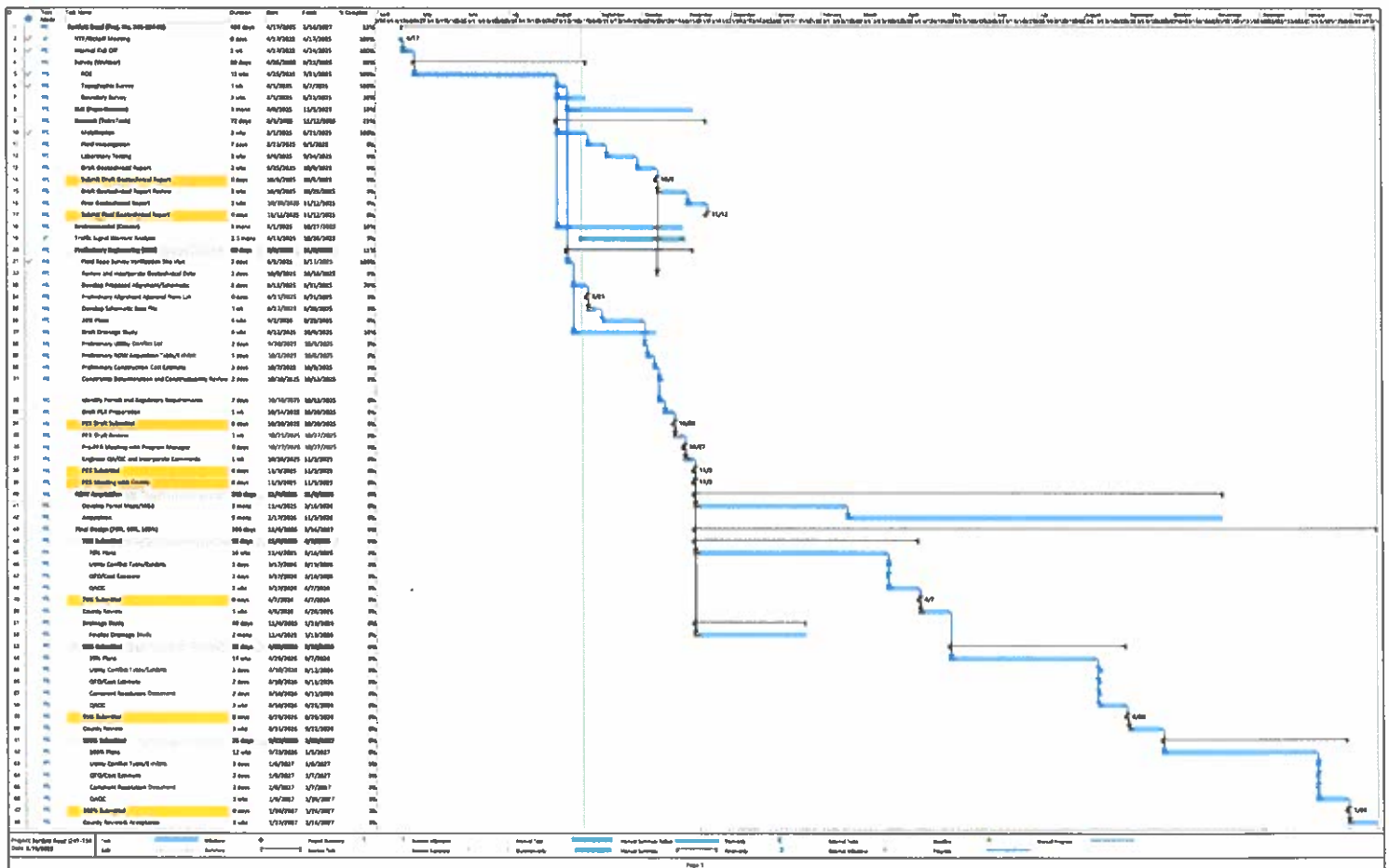
- a) Attend progress meetings



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

Item 37.

- b) Coordinate with Surveyor for ROE/Topo
 - A. Meetings -
 - 7/21/25 – Clay Road & Bartlett Road Coordination
 - B. See attached for updated schedule



Julie Adams

From: Daniel Freeman <dfreeman@lja.com>
Sent: Monday, August 25, 2025 11:10 AM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice; 23402 & 23403 Bartlett Road S1 & S2
Attachments: 20250819-Invoice2-EHRA-BartlettRoad-2340223403.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.

Ross/Luke,

Subject invoice for your review.

Project #: 23402 & 23403
 Project Name: Bartlett Rd S1 & S2
 Consultant: EHRA
 Percent spent so far: 2%
 Design Schedule Changes: none

Invoice Date	Invoice #	Invoice \$
8/18/2025	111358	\$ 11,047.50

Please let me know if you need anything else.

Thanks,

Daniel W. Freeman | Project Director
 Program Management
 O: 512.767.7300 | D: 512.366.3568 | C: 512.413.6764
 1904 W Grand Parkway N, Suite 100, Katy, TX 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com



Top Workplaces USA | 2023

Julie Adams

From: Ross McCall
Sent: Monday, August 25, 2025 12:42 PM
To: Luke Fortkamp
Cc: Julie Adams
Subject: RE: 2023 Mobility Bond Invoice; 23402 & 23403 Bartlett Road S1 & S2

No comments from me. Please process.

J. Ross McCall, PE
 County Engineer
 Waller County Road & Bridge
 979-826-7670

From: Daniel Freeman <dfreeman@lja.com>
Sent: Monday, August 25, 2025 11:10 AM
To: Ross McCall <r.mccall@wallercounty.us>; Luke Fortkamp <l.fortkamp@wallercounty.us>
Cc: Julie Adams <j.adams@wallercounty.us>; John Tyler <jtyler@lja.com>
Subject: 2023 Mobility Bond Invoice; 23402 & 23403 Bartlett Road S1 & S2

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.

Ross/Luke,

Subject invoice for your review.

Project #: 23402 & 23403
 Project Name: Bartlett Rd S1 & S2
 Consultant: EHRA
 Percent spent so far: 2%
 Design Schedule Changes: none

Invoice Date	Invoice #	Invoice \$
8/18/2025	111358	\$ 11,047.50

Please let me know if you need anything else.

Thanks,

Daniel W. Freeman | Project Director
 Program Management
 O: 512.767.7300 | D: 512.366.3568 | C: 512.413.6764
 1904 W Grand Parkway N, Suite 100, Katy, TX 77449

Waller County Check Request/Reimbursement Form

Employee submitting request: Julie Adams

Department: Road and Bridge

Total Amount Due: \$68,662.28

Please make check payable to:

Name: GFT Infrastructure, Inc.

Address: PO Box 829160

Philadelphia, PA 19182-9160

Please mail check to:

Name: GFT Infrastructure, Inc.

Address: PO Box 829160

Philadelphia, PA 19182-9160

Purpose of check: Invoice # 81708-01-02 Waller County - Owens Rd

For Professional Services Rendered July 1, 2025 through July 31, 2025

Charge to GL line: 605-605-545405

Signature of Person Submitting Request

Date

Signature of Official/Department Head Submitting Request

Date



Item 38.

Check Payment Information:Gannett Fleming, Inc. | GFT Infrastructure, Inc.
PO Box 829160, Philadelphia, PA 19182-9160 Federal EIN: 25-1613591**ACH/EFT Payment Information:**

Account Name: Gannett Fleming, Inc. | GFT Infrastructure, Inc. ABA: 031312738 Account No.: 5003165655

Wire Routing No.: 043000096 SWIFT: PNCCUS33 (required for international payments)

Send Remit Info: AccountsReceivable@gftinc.com

Send Audit Inquiries: GovtContractAudit@gftinc.com

All Other Inquires Contact the Project Team

Attention: J. Ross McCall
Waller County
775 Business US 290 East
Hempstead, TX 77445
UNITED STATES

Invoice : 081708-01-02
Invoice Date : 8/26/2025
Due Date : 9/25/2025
Project : 081708
Project Name : Waller Cty Owens Rd - Mobility
Bond Eng.
Bill Term : 01

For Professional Services Rendered For 7/1/2025 Through 7/31/2025

Contract : GFC756078
Contract Name : Waller County
Contract Date : 4/10/2025

Waller County 2023 Mobility Bond Program - Owens Road - Project No. 23310

	Billings				
	Fee	% Complete	To Date	Previous	Current
1 - Project Management	51,130.00	40.00	20,452.00	15,339.00	5,113.00
2 - Preliminary Engineering	123,130.00	60.00	73,878.00	49,252.00	24,626.00
3 - Final Design	260,320.00	0.00	0.00	0.00	0.00
4 - SUE - Utility Engineering	63,667.00	30.89	19,667.15	14,025.95	5,641.20
5 - Geotechnical Investigation	41,111.00	68.37	28,106.63	14,528.63	13,578.00
6 - Environmental	23,320.00	48.02	11,198.48	7,455.40	3,743.08
7 - Right-of-Way Survey	170,525.00	39.25	66,935.00	50,974.00	15,961.00
Total :	733,203.00	30.04	220,237.26	151,574.98	68,662.28

	Billings				
	Fee	Available	To Date	Previous	Current
8 - Expenses	3,500.00	3,500.00	0.00	0.00	0.00
9 - Construction Phase Services	67,860.00	67,860.00	0.00	0.00	0.00
Total :	71,360.00	71,360.00	0.00	0.00	0.00

Current Billings 68,662.28
Amount Due This Bill US 68,662.28

Total Fee : 804,563.00
To Date Billings : 220,237.26
Total Remaining : 584,325.74

Michael J Kaspar

Outstanding Receivables	Invoice Number	Date	Amount	Balance Due
	081708-01-01	7/22/2025	151,574.98	151,574.98
				151,574.98

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

PHASE	CONTRACT FEE	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT BILLING	FEE REMAINING
Project Management (GF)	\$ 51,130.00	40.00%	\$ 20,452.00	\$ 15,339.00	\$ 5,113.00	\$ 30,678.00
Preliminary Engineering (GF)	\$ 123,130.00	60.00%	\$ 73,878.00	\$ 49,252.00	\$ 24,626.00	\$ 49,252.00
Final Design (GF)	\$ 260,320.00	0.00%	\$ -	\$ -	\$ -	\$ 260,320.00
SUE - Utility Engineering (Cobb Fendley)	\$ 63,667.00	30.89%	\$ 19,667.15	\$ 14,025.95	\$ 5,641.20	\$ 43,999.85
Geotechnical Investigation (HTS)	\$ 41,111.00	68.37%	\$ 28,106.63	\$ 14,528.63	\$ 13,578.00	\$ 13,004.37
Environmental (Terracon)	\$ 23,320.00	48.02%	\$ 11,198.48	\$ 7,455.40	\$ 3,743.08	\$ 12,121.52
Right-of-Way Survey (Weisser)	\$ 170,525.00	39.25%	\$ 66,935.00	\$ 50,974.00	\$ 15,961.00	\$ 103,590.00
Other Direct Costs (GF)	\$ 3,500.00	0.00%	\$ -	\$ -	\$ -	\$ 3,500.00
Additional Services						
Construction Phase Services (GF)	\$ 67,860.00	0.00%	\$ -	\$ -	\$ -	\$ 67,860.00
Total Management & Engineering Fees	\$ 804,563.00	27.37%	\$ 220,237.26	\$ 151,574.98	\$ 68,662.28	\$ 584,325.74

Progress Report No. 02

Owens Road from University Drive to Kirkpatrick Road

Waller County 2023 Mobility Bond Program – Project No. 23310

Reporting Period: July 01, 2025 to July 31, 2025

Report Date: August 25, 2025

Reported by: GFT

1. Activities this Billing Period

1.1 Project Management (GFT)

- Conducted bi-weekly coordination meetings with subconsultants.
- Held monthly progress meetings with LJA.
- Coordinated with LJA for design clarifications.
- Tracked responses to ROE letters and distributed to project team.

1.2 Survey (Weisser)

- Addressed final comments from GFT and submitted updated survey file and tin file in July.
- Updated existing ROW base file. Northern ROW along Prairie View A&M will be set along fence line.

1.3 SUE (Cobb Fendley)

- Continued to receive and file records from utility companies.
- Updated Utility Contact List and SUE Exhibits.
- Received survey file and updated SUE file accordingly.
- Continued QL D and QL C SUE work and updated SUE file.

1.4 Geotechnical (HTS)

- Addressed review comments from GFT and updated report.
- Submitted final Geotechnical Report.

1.5 Environmental Studies (Terracon)

- Addressed comments and updated Cultural Resources, Phase I ESA, and Wetlands and Endangered Species Reports.

1.6 Schematic Design (GFT)

- Continued preliminary existing & proposed typical sections.
- Updated horizontal alignment based on updated survey files.
- Created schematic roll plot based on example provided by LJA.
- Created options for University Drive and Herman T. Jones Elementary School.
- Created TCP roll plots of alternatives based on example provided by LJA.

2. Activities Next Month

2.1 Project Management (GFT)

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

2.2 Survey (Weisser)

- Update survey file based on comments from GFT and Cobb Fendley.
- Update existing ROW base file with property information.

2.3 SUE (Cobb Fendley)

- Complete QL D and Q C SUE work and update SUE file.
- Continue review of utility conflicts, pending turn lanes.

2.4 Geotechnical (HTS)

- None, pending any additional comments on Geotechnical Report.

2.5 Environmental Studies (Terracon)

- Submit final reports.

2.6 Schematic Design (GFT)

- Update Schematic with proposed design.
- Refine options for University Drive and Herman T. Jones Elementary School.
- Continue to develop TCP roll plots of alternatives based on example provided.

3. Project Issues

- It was determined that traffic counts at University Drive and Herman T. Jones Elementary School will be obtained in September 2025. This will push the schedule to the dates shown below.

4. Schedule of Submittals

- Expected 10% (draft roll plot) submittal: October 15, 2025
- Expected PER submittal: October 15, 2025
- Expected 30% submittal: December 03, 2025
- Expected 70% submittal: February 26, 2026
- Expected 100% (final) submittal: May 04, 2026



Michael J. Kaspar, P.E.

Julie Adams

From: Daniel Freeman <dfreeman@lja.com>
Sent: Tuesday, September 2, 2025 4:19 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Road Bond Invoice; Owens Road
Attachments: 20250826-Invoice#081708-01-02-GannettFleming-OwensRoad-23310.pdf

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

Ross/Luke,

Subject invoice for your review.

Project #: 23310
 Project Name: Owens Road
 Consultant: Gannett Fleming
 Percent spent so far: 27.4%
 Design Schedule Changes: none

Invoice Date	Invoice #	Invoice \$
8/26/2025	081708-01-02	\$ 68,662.28

Please let me know if you need anything else.

Daniel W. Freeman | Project Director

Program Management

O: 512.767.7300 | D: 512.366.3568 | C: 512.413.6764

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

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



Julie Adams

From: Ross McCall
Sent: Tuesday, September 2, 2025 4:22 PM
To: Luke Fortkamp
Cc: Julie Adams
Subject: RE: 2023 Road Bond Invoice; Owens Road

No objections. Please process once your okay with it.

J. Ross McCall, PE
 County Engineer
 Waller County Road & Bridge
 979-826-7670

From: Daniel Freeman <dfreeman@lja.com>
Sent: Tuesday, September 2, 2025 4:19 PM
To: Ross McCall <r.mccall@wallercounty.us>; Luke Fortkamp <l.fortkamp@wallercounty.us>
Cc: Julie Adams <j.adams@wallercounty.us>; John Tyler <jtyler@lja.com>
Subject: 2023 Road Bond Invoice; Owens Road

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.

Ross/Luke,

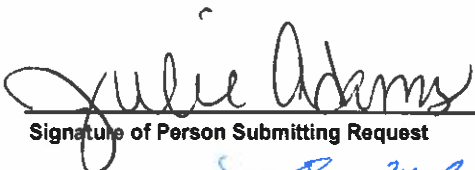
Subject invoice for your review.

Project #: 23310
 Project Name: Owens Road
 Consultant: Gannett Fleming
 Percent spent so far: 27.4%
 Design Schedule Changes: none

Invoice Date	Invoice #	Invoice \$
8/26/2025	081708-01-02	\$ 68,662.28

Please let me know if you need anything else.

Daniel W. Freeman | Project Director
 Program Management
 O: 512.767.7300 | D: 512.366.3568 | C: 512.413.6764
 1904 W Grand Parkway N, Suite 100, Katy, TX 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge**Total Amount Due:**\$89,496.35**Please make check payable to:****Name:** GFT Infrastructure, Inc.**Address:** PO Box 829160Philadelphia, PA 19182-9160**Please mail check to:****Name:** GFT Infrastructure, Inc.**Address:** PO Box 829160Philadelphia, PA 19182-9160**Purpose of check:** Invoice # 85206-01-01 Waller County - Morton Road ReconstructionFor Professional Services Rendered June 1, 2025 through July 31, 2025**Charge to GL line:**605-605-545405
Signature of Person Submitting Request9-2-25
Date
Signature of Official/Department Head Submitting Request9-2-25
Date



Item 39.

Check Payment Information:**Gannett Fleming, Inc. | GFT Infrastructure, Inc.**
PO Box 829160, Philadelphia, PA 19182-9160 **Federal EIN:** 25-1613591**ACH/EFT Payment Information:****Account Name:** Gannett Fleming, Inc. | GFT Infrastructure, Inc. **ABA:** 031312738 **Account No.:** 5003165655**Wire Routing No.:** 043000096 **SWIFT:** PNCCUS33 (required for international payments)**Send Remit Info:** AccountsReceivable@gftinc.com**Send Audit Inquiries:** GovtContractAudit@gftinc.com

All Other Inquiries Contact the Project Team

Attention: J. Ross McCall
Waller County
775 Business US 290 East
Hempstead, TX 77445
UNITED STATES**Invoice :** 085206-01-01**Invoice Date :** 8/26/2025**Due Date:** 9/25/2025**Project :** 085206**Project Name :** Waller County - Morton Road
Reconstruction**Bill Term :** 01**For Professional Services Rendered For 6/1/2025 Through 7/31/2025****Contract :** GFC754451**Contract Name :** Waller County

2023 Waller County Mobility Bond Program - Morton Road

Waller County - Morton Road - 23401

	Fee	% Complete	Billings		
			To Date	Previous	Current
1 - Morton Road Design					
1000 - Morton Road - Project Management	127,920.00	21.00	26,863.20	0.00	26,863.20
2000 - Morton Road - Preliminary Engineering	156,780.00	21.00	32,923.80	0.00	32,923.80
3000 - Morton Road - Drainage Analysis	283,380.00	2.00	5,667.60	0.00	5,667.60
4000 - Morton Road - Final PS&E - Package 1	239,180.00	0.00	0.00	0.00	0.00
5000 - Morton Road - Final PS&E - Package 2	833,800.00	0.00	0.00	0.00	0.00
ODC - Morton Road - Direct Expenses	5,025.00	0.00	0.00	0.00	0.00
SUB-TEDSI - Morton Road - TEDSI (Sub Traffic)	274,045.74	0.00	0.00	0.00	0.00
SUB-LH&J - Morton Road - Lindfield, Hunter & Junius (LH&J) (Sub Bridge)	524,552.00	0.00	0.00	0.00	0.00
SUB-CON - Morton Road - Consor (Sub Environmental)	33,006.00	0.00	0.00	0.00	0.00
SUB-B2Z - Morton Road - B2Z (Sub Geotechnical)	62,211.08	0.00	0.00	0.00	0.00
SUB-WEIS - Morton Road - Weisser (Sub Survey)	447,500.00	5.37	24,041.75	0.00	24,041.75
SUB-PAPE - Morton Road - Pape-Dawson (Sub SUE)	257,865.00	0.00	0.00	0.00	0.00
Total :	3,245,264.82	2.76	89,496.35	0.00	89,496.35

Project : 085206 - Waller County - Morton Road Reconstruction**Invoice : 085206-01-01**

2 - Construction Phase Services

	Billings				
	Fee	Available	To Date	Previous	Current
	221,260.00	221,260.00	0.00	0.00	0.00
Total :	221,260.00	221,260.00	0.00	0.00	0.00

Current Billings	89,496.35
Amount Due This Bill	US 89,496.35

Total Fee :	3,466,524.82
To Date Billings :	89,496.35
Total Remaining :	3,377,028.47

Michael J Kaspar

Progress Report No. 01

Morton Road

From FM 2855 to Pitts Road

Waller County 2023 Mobility Bond Program – Project No. 23401

Reporting Period: June 02, 2025 to July 31, 2025

Report Date: August 25, 2025

Reported by: GFT

1. Activities this Billing Period

1.1 Project Management (GFT)

- Held kickoff meeting with LJA on 06/26/2025.
- Held internal kickoff meeting with subconsultants on 07/09/2025.
- Conducted bi-weekly coordination meetings with subconsultants.
- Prepared and submitted project milestone schedule to LJA.
- Executed subconsultant contracts.
- Developed invoice tracking spreadsheet.
- Created ProjectWise (PW) folder and provided access to all subconsultants.
- Created ROE letters.

1.2 Survey (Weisser)

- Began survey in July 2025. Established survey control and began field work.
- Began preparing preliminary base file of existing ROW.

1.3 SUE (Pape-Dawson Engineers)

- Began collecting utility records (QL D SUE).

1.4 Geotechnical (B2Z Engineering)

- Completed field work (drilling and sampling) along the project in July.
- Began Laboratory testing of soil samples.

1.5 Environmental Studies (Conсор)

- None this period

1.6 Schematic & PER Design (GFT)

- Collected project information and design criteria.
- Developed aerial and existing EOP base files.
- Developed the CAD structure for the roll plot.
- Drafted preliminary existing & proposed typical sections.
- Created preliminary horizontal alignment base file.
- Developed TCP options.

2. Activities Next Month

2.1 Project Management (GFT)

- Continue to hold bi-weekly meetings with the subconsultants and monthly meetings with LJA.
- Continue to update project progress report.
- Send out ROE letters and track responses.

2.2 Survey (Weisser)

- Continue field survey. Survey within the existing ROW until receipt of ROE.
- Update existing ROW base file with property information.

2.3 SUE (Pape-Dawson Engineers)

- Continue QL D and Q C SUE work and update SUE file.
- Begin review of utility conflicts.

2.4 Geotechnical (B2Z Engineering)

- Continue laboratory testing of soil samples.
- Begin Engineering Analysis once laboratory testing is complete.

2.5 Environmental Studies (Conсор)

- Begin field work following receipt of ROE.

2.6 Schematic Design (GFT)

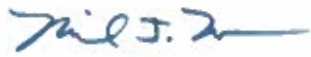
- Create a roll plot with aerial imagery, preliminary horizontal alignment, and proposed plan.
- Create TCP roll plots of alternatives based on example provided.

3. Project Issues

- None at this time

4. Schedule of Planned Submittals

- PER & 10% (draft roll plot) submittal: December 11, 2025
- 30% submittal: May 04, 2026
- 70% submittal: September 21, 2026
- 100% (final) submittal: March 05, 2027



Michael J. Kaspar, P.E.

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

PHASE	CONTRACT FEE	% COMPLETE	BILLED TO DATE	PREVIOUSLY BILLED	CURRENT BILLING	FEE REMAINING
Project Management (GF)	\$ 127,920.00	21.00%	\$ 26,863.20	\$ -	\$ 26,863.20	\$ 101,056.80
Preliminary Engineering (GF)	\$ 156,780.00	21.00%	\$ 32,923.80	\$ -	\$ 32,923.80	\$ 123,856.20
Drainage Analysis (GF)	\$ 283,380.00	2.00%	\$ 5,667.60	\$ -	\$ 5,667.60	\$ 277,712.40
Final PS&E - Package 1 (GF)	\$ 239,180.00	0.00%	\$ -	\$ -	\$ -	\$ 239,180.00
Final PS&E - Package 2 (GF)	\$ 833,800.00	0.00%	\$ -	\$ -	\$ -	\$ 833,800.00
Direct Expenses (GF)	\$ 5,025.00	0.00%	\$ -	\$ -	\$ -	\$ 5,025.00
Traffic - TEDSI Infrastructure	\$ 274,045.74	0.00%	\$ -	\$ -	\$ -	\$ 274,045.74
Bridge - Lindfield, Hunter, and Junius (LH&J)	\$ 524,552.00	0.00%	\$ -	\$ -	\$ -	\$ 524,552.00
Environmental - Consor	\$ 33,006.00	0.00%	\$ -	\$ -	\$ -	\$ 33,006.00
Geotechnical - B2Z	\$ 62,211.08	0.00%	\$ -	\$ -	\$ -	\$ 62,211.08
Survey - Weisser	\$ 447,500.00	0.00%	\$ 24,041.75	\$ -	\$ 24,041.75	\$ 423,458.25
SUE - Pape-Dawson	\$ 257,865.00	0.00%	\$ -	\$ -	\$ -	\$ 257,865.00
	\$ 3,245,264.82	2.76%	\$ 89,496.35	\$ -	\$ 89,496.35	\$ 3,155,768.47

Julie Adams

From: Daniel Freeman <dfreeman@lja.com>
Sent: Wednesday, August 27, 2025 6:05 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice; 23401 Morton Road
Attachments: 20260826-Invoice#085206-01-01R1-GannettFleming-MortonRoad-23401.pdf

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

Ross/Luke,

Subject invoice for your review.

Project #: 23401
 Project Name: Morton Road
 Consultant: Gannett Fleming
 Percent spent so far: 2.6%
 Design Schedule Changes: none

Invoice Date	Invoice #	Invoice \$
8/26/2025	085206-01-01	\$ 89,496.35

Please let me know if you need anything else.

Daniel W. Freeman | Project Director
 Program Management
 O: 512.767.7300 | D: 512.366.3568 | C: 512.413.6764
 1904 W Grand Parkway N, Suite 100, Katy, TX 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



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Waller County Check Request/Reimbursement Form

Employee submitting request: Julie Adams

Department: Road and Bridge

Total Amount Due: \$50,118.43

Please make check payable to:

Name: Gradient Group

Address: 3151 Briarpark Drive

Houston, TX 77042

Please mail check to:

Name: Gradient Group

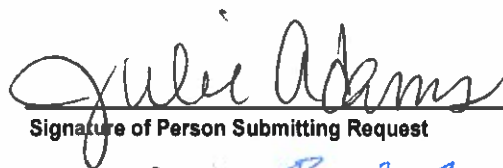
Address: 3151 Briarpark Drive

Houston, TX 77042

Purpose of check: Invoice # GG-1495-1 20500-0001 Cochran Road

Billing Period June 09, 2025 through July 31, 2025

Charge to GL line: 605-605-545405



Signature of Person Submitting Request

8-25-25

Date



Signature of Official/Department Head Submitting Request

9-2-25

Date



Gradient Group
3151 Briarpark Drive
Suite 225
Houston, TX 77042
832-779-5700

Waller County
Attn: County Engineer J. Ross McCall, P.E.
775 Business US 290 East
Hempstead, TX 77445

Invoice Number: GG-1495-1
Date: 07/31/2025
Project: 20500-0001 COCHRAN RD

Waller County Project: 23303
Billing Period: 06.09.25 - 07.31.25

Phase	Contract Fee	% Complete	Prior Billed	Billed to Date	Current Billing	Fee Remaining
1P - Pre-Design Study	\$ 187,323.00	10.00	\$ -	\$ 18,732.30	\$ 18,732.30	\$ 168,590.70
1D - Drainage	\$ 81,024.00	0.00	\$ -	\$ -	\$ -	\$ 81,024.00
1S - Survey	\$ 99,848.40	18.65	\$ -	\$ 18,623.95	\$ 18,623.95	\$ 81,224.45
1U - SUE	\$ 49,660.95	0.00	\$ -	\$ -	\$ -	\$ 49,660.95
1G - Geotechnical	\$ 18,759.00	0.00	\$ -	\$ -	\$ -	\$ 18,759.00
1E - Environmental	\$ 16,915.00	75.45	\$ -	\$ 12,762.18	\$ 12,762.18	\$ 4,152.82
P2 - Design Phase	\$ 290,207.00	0.00	\$ -	\$ -	\$ -	\$ 290,207.00
P3 - Construction Phase Services	\$ 96,721.00	0.00	\$ -	\$ -	\$ -	\$ 96,721.00
Total	\$ 840,458.35	5.96	\$ -	\$ 50,118.43	\$ 50,118.43	\$ 790,339.92

Invoice Total **50,118.43**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
GG-1495	07/31/2025	50,118.43	50,118.43				
	Total	50,118.43	50,118.43	0.00	0.00	0.00	0.00



Monthly Progress Report

**Cochran Rd
Waller County**
Gradient Project No. 20500-0001
Waller County Project No. 23303

Period: June 09, 2025 to July 31, 2025

Tasks performed this period include:

1. Kick off Meeting
2. Sub kick off
 - a. Topo/existing ROW
 - b. Environmental reports (3)
 - c. Roadway Geotechnical
3. Progress Meeting- July
4. Schematic Roll Plot started

Tasks to be performed next period:

1. Progress Meeting- August
2. Schematic Roll Plot started
3. Sub consultant coordination
4. Roadway Geotechnical Report
5. Begin SUE work

Deliverables (include % complete):

1. Desktop Envio. Revieww-90%
2. Cultural resources-90%
3. WOTUS-90%
4. Topo- 50%
5. Ex. ROW – 50%
6. Roadway Geotechnical Report- 60%
7. Schematic Rol Plot- 10%

Schedule:

1. PER- 2/9/2026
2. Interim Design- 5/4/2026
3. Final Design- 12/13/2026

Julie Adams

From: Daniel Freeman <dfreeman@lja.com>
Sent: Monday, August 25, 2025 11:03 AM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice; 23303 Cochran Road
Attachments: 20250731-Invoice GG-1495-1-Gradient Group-Cochran Rd-23303.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.

Ross/Luke,

Subject invoice is attached for your review.

Project #: 23303
 Project Name: Cochran Rd
 Consultant: Gradient
 Percent spent so far: 6%
 Design Schedule Changes: none

Invoice Date	Invoice #	Invoice \$
07/31/25	GG-1495-1	\$ 50,118.43

Please let me know if you need anything else.

Thanks,

Daniel W. Freeman | Project Director
 Program Management
 O: 512.767.7300 | D: 512.366.3568 | C: 512.413.6764
 1904 W Grand Parkway N, Suite 100, Katy, TX 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



Top Workplaces USA | 2023

Julie Adams

From: Ross McCall
Sent: Monday, August 25, 2025 12:42 PM
To: Luke Fortkamp
Cc: Julie Adams
Subject: RE: 2023 Mobility Bond Invoice; 23303 Cochran Road

Looks good. @ Luke - Please process.

J. Ross McCall, PE
 County Engineer
 Waller County Road & Bridge
 979-826-7670

From: Daniel Freeman <dfreeman@lja.com>
Sent: Monday, August 25, 2025 11:03 AM
To: Ross McCall <r.mccall@wallercounty.us>; Luke Fortkamp <l.fortkamp@wallercounty.us>
Cc: Julie Adams <j.adams@wallercounty.us>; John Tyler <jtyler@lja.com>
Subject: 2023 Mobility Bond Invoice; 23303 Cochran Road

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.

Ross/Luke,

Subject invoice is attached for your review.

Project #: 23303
 Project Name: Cochran Rd
 Consultant: Gradient
 Percent spent so far: 6%
 Design Schedule Changes: none

Invoice Date	Invoice #	Invoice \$
07/31/25	GG-1495-1	\$ 50,118.43

Please let me know if you need anything else.

Thanks,

Daniel W. Freeman | Project Director
 Program Management
 O: 512.767.7300 | D: 512.366.3568 | C: 512.413.6764
 1904 W Grand Parkway N, Suite 100, Katy, TX 77449

Waller County Check Request/Reimbursement Form**Employee submitting request:**

Julie Adams

Department:

Road and Bridge Department

Total Amount Due:

\$84,925.71

Please make check payable to:**Name:** TEDSI Infrastructure Group**Address:** 738 Highway 6 South, Suite 430

Houston, TX 77079

Please mail check to:**Name:** TEDSI Infrastructure Group**Address:** 738 Highway 6 South, Suite 430

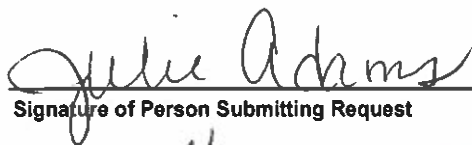
Houston, TX 77079

Purpose of check: Invoice # 203232-2 Stockdick Road 23305

Professional Services from July 01, 2025 through July 31, 2025

Charge to GL line:

605-605-545405



Signature of Person Submitting Request

8-25-25

Date



Signature of Official/Department Head Submitting Request

9-2-25

Date


TEDSI
 T&E F-1660

TEDSI INFRASTRUCTURE GROUP
Consulting Engineers

738 Highway 6 South • Suite 430 • Houston, Texas 77079

Tel: (832) 619-1000

Fax: (832) 619-1018

August 20, 2025

Project No: 2025-2183-01

Invoice No: 203232-2

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

 Total Contact Amount: \$1,563,052.31
 Previous Amount Billed: \$30,017.65
 Amount Billed to Date: \$114,943.36
 Contact Amount Remaining: \$1,448,108.95

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

Professional Services from July 01, 2025 to July 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	15.00	14,649.24	4,883.08	9,766.16
Total Fee	97,661.59		14,649.24	4,883.08	9,766.16
Billing Summary		Current	Prior	To-Date	
Total Billings		9,766.16	4,883.08	14,649.24	
Total Fee				97,661.59	
Remaining Fee				83,012.35	
				Total this Phase	\$9,766.16

Phase	200	Preliminary Engineering				
Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing	
Coordination with Subs	80,746.46	15.00	12,111.97	4,037.32	8,074.65	
PER Development	<u>103,601.68</u>	15.00	<u>15,540.25</u>	<u>0.00</u>	<u>15,540.25</u>	
Total Fee	184,348.14		27,652.22	4,037.32	23,614.90	
Billing Summary		Current	Prior	To-Date		
Total Billings		23,614.90	4,037.32	27,652.22		
Total Fee				184,348.14		
Remaining Fee				156,695.92		
				Total this Phase		\$23,614.90

Project	2025-2183-01	Stockdick Road	Invoice	203232
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Phase	300	Final Design
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Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
PS&E Development	<u>493,855.39</u>	0.00	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
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	4.00	8,607.40	4,303.70	4,303.70
Bridge (B2Z)	18,518.08	0.00	0.00	0.00	0.00
Environmental (Terracon)	34,615.00	49.00	16,961.35	0.00	16,961.35
Geotechnical (Ninyo & Moore)	30,704.00	50.00	15,352.00	0.00	15,352.00
Survey (Weisser)	186,595.00	17.00	31,721.15	16,793.55	14,927.60
SUE (BBI)	204,525.55	0.00	0.00	0.00	0.00
Direct Expenses (TEDSI)	<u>525.00</u>	0.00	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Fee	690,667.63		72,641.90	21,097.25	51,544.65

Billing Summary	Current	Prior	To-Date
Total Billings	51,544.65	21,097.28	72,617.90
Total Fee			690,667.63
Remaining Fee			618,025.73
Total this Phase			\$51,544.65

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	203232
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Total this Invoice **\$84,925.71**

Authorized By: Paul Bright Date: 8/20/2025
Paul Bright PE, RPLS



Invoice Progress Report No. 2

Project: **Stockdick Road – Project No. 23305 – 2023 Mobility Bond**

Invoice Period: **July 1, 2025 – July 31, 2025**

Progress During This Billing Period:

TEDSI:

Meetings / Agency Coordination

- Coordinated with Weisser on survey requirements.
- Attended the BKDD coordination meeting on 7/29/2025

Preliminary Engineering

- Set-up all subcontracts and gave notice to proceed.
- Laid out preliminary alignment

Final Design Phase

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

Surveying / ROW (Weisser):

- Continued topographic survey and locating all property lines.

Geotech (Ninyo&Moore):

- Completed drilling borings
- Laboratory testing is in progress.

Drainage (Gauge):

- Received overall models of the Waller County area from LJA/BKDD
- Received plan sets from BKDD open records request showing construction drawings of the developments in the area
- Meeting on 7/31/25 with BKDD and they went over the developments in the area and outlined the best places for mitigation

SUE (BBI):

- No Activity this period.

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

Expected Interim Design Submittal 5/11/2026

Expected Final Design Submittal 12/23/2026

Julie Adams

From: Daniel Freeman <dfreeman@lja.com>
Sent: Monday, August 25, 2025 1:59 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice; 23305 Stockdick Road
Attachments: 2025-8-21_Invoice 203232-2_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.

Ross/Luke,

Subject invoice for your review.

Project #: 23305
 Project Name: Stockdick Road
 Consultant: TedsI
 Percent spent so far: 7.4%
 Design Schedule Changes: none

Invoice Date	Invoice #	Invoice \$
8/20/2025	203232-01	\$ 84,925.71

Please let me know if you need anything else.

Thanks,

Daniel W. Freeman | Project Director
 Program Management
 O: 512.767.7300 | D: 512.366.3568 | C: 512.413.6764
 1904 W Grand Parkway N, Suite 100, Katy, TX 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com




Top Workplaces USA | 2023

TELOMACK CABLING SOLUTIONS

PO Box 842551
Houston, TX 77284 USA
2814437007
acctg@telomack.com
www.telomack.com

Invoice

BILL TO
Waller County
425 FM 1488
Hempstead, TX 77445

SHIP TO
Waller County - Maintenance
425 Business 290 E
Hempstead, TX 77445

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1302T	08/28/2025	\$6,503.32	09/27/2025	Net 30	

SHIP DATE	SALES REP	ORDERED BY
08/18/2025	Mark Moore	Greg Henry/Cindy Wilson

DESCRIPTION

QTY RATE AMOUNT

To bill completion of Cat 6 cabling at above referenced location.
8/4: Prep required to run cabling. Cut into wood platform above new office to drop down new cables.
8/5: From IDF, ran (5) Cat 6 data cables...2 in Cindy's office, 2 in Robert's office & 1 in new office.
8/6: From IDF, ran (10) Cat 6 data cables to new locations throughout office....1 to WAP, 1 to printer in front of the office, & 8 drops in new offices. Installed new MPLS caddy's in all new offices.
Installed new patch panel in the existing rack.
Port #'s D001-D010.
Re-terminated 12 existing data lines with new jacks .
Port #'s D011-D022.
Toned all 12 existing cable's in the office.
Terminated, tested, & labeled.
Notation: to return after office painted to install faceplates.
8/18: Return trip to install faceplates, terminate all cables, test to confirm functionality, and label all faceplates. Job complete.

*I.T. WORK @ NEW
MAINTENANCE BLDG.*

*APPROVED
DANNY ROTHE
WC/BF/CM
8/29/2025*

D.R. Roth

Cat 6, 4-pair plenum cable	1,100	0.47	517.00
Cat 6 patch panel, 24-port	1	245.00	245.00
Cat 6 inserts	22	10.00	220.00
RJ45 Connectors	1	1.32	1.32
Misc. Cabling Support (caddies, Velcro, labels, support, etc.)	1	50.00	50.00
Labor: 2 techs (M.Moore, J.Brooks)	60	90.00	5,400.00
Leviton faceplates	14	5.00	70.00

For payment by credit or debit card, please contact
Telomack at 281-443-7007. A 3.25% service fee will be
applied to all invoices paid by credit or debit card.

SUBTOTAL	6,503.32
TAX	0.00
TOTAL	6,503.32
BALANCE DUE	\$6,503.32

125-442-544400

Thank you for your prompt payment. We appreciate your business!



Beyond Ready

2025 National 4-H Week Proclamation

WHEREAS, The Waller County Commissioners Court is proud to honor the Texas 4-H Youth Development Program of the Texas A&M AgriLife Extension Service for 116 years of providing experience-based education to youth throughout the Lone Star State; and

WHEREAS, This admirable program, which seeks to provide a learning experience for all youth through their head, heart, hands, and health, helps young Texans to acquire knowledge, develop life skills, and form attitudes to enable them to become self-directed, productive, and contributing members of our society; and

WHEREAS, The program's more than 550,000 urban, suburban, and rural youth participants, ranging in age from eight to eighteen, come from diverse ethnic and socioeconomic backgrounds and truly represent a cross-section of the state; and

WHEREAS, The program undoubtedly could not have achieved the success that it has today were it not for the service of its' more than 30,000 volunteers, who have given generously of their time, talents, energies, and resources to the youth of Texas; and

WHEREAS, Throughout its proud history, the 4-H program has developed positive role models for countless Texans through its innovative and inspiring programs, and continues to build character and instill the values that have made our state strong. Now, therefore, be it

RESOLVED, The Waller County Commissioners Court, hereby designate October 5-11, 2025, as National 4-H Week in Texas, and commend the 4-H Youth Development Program of the Texas A&M AgriLife Extension Service and the many men and women who have made the program a success.

County Judge

Commissioner Precinct 1

Commissioner Precinct 2

Commissioner Precinct 3

Commissioner Precinct 4

Date

THE STATE OF TEXAS §

COUNTY OF WALLER §

TAX ABATEMENT AGREEMENT BETWEEN
WALLER COUNTY, TEXAS AND IU HERITAGE, LP

This Agreement is entered into by and between the County of Waller, Texas, duly acting herein by and through the County Judge (“County”), and IU Heritage, LP, (“Owner”), a Texas limited partnership with its principal place of business at 2537 S. Gessner Road, Suite 250, Houston, Texas 77063, which is the owner, of the taxable real property located within Waller County Urban Reinvestment Zone 16 (authorized July 23, 2025), and is entered into as of the last day of signature affixed hereto (the “Effective Date”).

RECITALS:

WHEREAS, on 23rd day of July, 2025, the County passed an Order establishing a Reinvestment Zone for commercial/industrial tax abatement (“Order”), as authorized by Texas Tax Code Chapter 312, herein attached as Exhibit “C”; and

WHEREAS, the County has previously adopted the Waller County Tax Abatement and Incentive Policy Guidelines & Criteria (“Policy”) governing tax abatement agreements and reinvestment zones; and

WHEREAS, the Policy constitutes appropriate guidelines and criteria governing tax abatement agreements to be entered into by the County; and

WHEREAS, the County has adopted a resolution stating that it elects to participate in tax abatement; and

WHEREAS, in order to maintain and/or enhance the commercial/industrial economic and employment base of County, to otherwise further the goals of the policy previously adopted by County, and for the long-term benefit of the County;

NOW THEREFORE, the PARTIES hereto mutually agree as follows:

COVENANTS AND AGREEMENTS:

1. The Agreement Term begins on the Effective Date, and continues through and until December 31, 2028.
2. The Premises is the parcel of land described on Exhibit A, which is attached hereto and incorporated herein, and on which the Improvements (defined hereafter) will be made.
3. Owner shall ensure a prospective lessee/buyer for the Spec Building (as such term is defined in the County's current Policy) at the Premises is diligently and faithfully sought.
4. County and Owner agree that if a lessee/buyer does not lease the Spec Building at the Premises before the end of Year (2) of the Abatement Period, this Agreement will hereby immediately terminate.
5. For purposes of this Agreement, the period from (i) January 1, 2027 through and including December 31, 2027 shall be referred to as Year (1), and (ii) January 1, 2028 through and including December 31, 2028 shall be referred to as Year (2).
6. Upon Owner entering into a lease with a lessee, or sales agreement with a buyer, this Agreement may be terminated, amended, or replaced on mutually acceptable terms by a written instrument duly executed by County and Owner, based on the results of the Economic Impact Analysis as required in the County's then-current Policy.

7. A separate agreement may be made between the County and each lessee or buyer for specified new personal property, except inventory, the terms of which will be determined by the Economic Impact Analysis as required by the County's then-current Policy.
8. The improvements Owner shall make to the Premises, including the Spec Building, shall be referred to as the Improvements, and the Improvements shall be of the kind, number, and location specifically described in Exhibit B, which is attached hereto and incorporated herein. Notwithstanding the foregoing, Owner may amend the Improvements designated in Exhibit B with the prior written approval of the County, which approval shall not be unreasonably withheld, conditioned, or delayed. Such amendment is subject to the notice requirements of Texas Tax Code Chapter 312.
 - a. The Improvements include one tilt wall Spec Building of approximately 33,280 square feet, which is the commercial building described in Exhibit B. The Spec Building, shall have a total appraised value of at least \$2,563,320.00 by the beginning of Year (1).
 - b. Owner shall ensure the Improvements are diligently and faithfully undertaken and completed in a good and workmanlike manner, in compliance with all applicable federal, state, and local laws and regulations.
 - c. Notwithstanding Section 8(a) above, Owner shall have additional reasonable time to complete the Improvements in the event of "force majeure," if Owner is diligently and faithfully pursuing completion of the Improvements. "Force majeure" shall mean any contingency or cause beyond the reasonable control of Owner including, without limitation, an act of God, public enemy, war, riot, civil commotion, insurrection, or labor strikes.

9. Owner shall, until the expiration of this Agreement or until a lessee or buyer occupies the building, continuously operate (or cause to be operated) and maintain the Improvements as a Spec Building.
10. Owner shall, in writing and until the expiration of this Agreement, annually certify compliance with this Agreement to the County.
11. For the duration of this Agreement, Owner is not required to employ persons as part of this Agreement.
12. It is understood and agreed among the Parties that the Improvements shall be appraised at market value for property tax purposes beginning January 1, 2027, including the value of any partially completed Improvements.
 - a. If there are no Improvements on the Premises on January 1, 2027, and if Owner's failure to make Improvements is not excused under Section 8(c), then this Agreement is subject to termination by the County as if a default had occurred under section 15, and there shall be no tax abatement for the tax year beginning January 1, 2027.
 - b. Beginning January 1, 2029 and continuing each year thereafter, the Premises and any and all Improvements shall be appraised at market value effective January 1 of each tax year.
13. Owner agrees to confirm the Premises and Improvements for tax valuation purposes with the Chief Appraiser for the Waller County Appraisal District annually and within the deadline for filing the appropriate forms.
14. Subject to the terms and conditions of this Agreement, and subject to the rights of the holders of any outstanding bonds of the County, a portion of the ad valorem property taxes

which would otherwise be owed to the County for the Improvements shall be abated for a period of two years beginning January 1, 2027 and ending on December 31, 2028 (the “Abatement Period”).

- a. Said abatement shall be in an amount equal to the percentages listed in the following table:

Year 1 (2027) – 100%
Year 2 (2028) – 100%

- b. Said abatement on the Improvements located at the Premises shall terminate if not occupied by a lessee or buyer by December 31, 2028. In such an event, Owner is fully liable for all ad valorem property taxes owed to County beginning January 1, 2029. Year (1) and Year (2) ad valorem property taxes will not be payable by Owner if the Spec Building is not leased by the end of Year (2).
- c. The abatement percentages in Section 14(a) above shall be applied to the taxes assessed for each year during the Abatement Period over the base value of the Premises and Improvements in the year in which this Agreement is entered. The Parties understand and agree that the percentages in Section 14(a) above only apply to Improvements that are eligible for abatement under Texas law.
- d. Owner shall have the right to protest any appraisals of the Premises, Improvements, or any portion thereof, during the term of this Agreement. Nothing in this Agreement shall affect Owner’s right to protest and/or contest any taxes assessed on the Premises and any and all Improvements, and the abatement percentages shall be applied to the amount of taxes finally determined to be due as a result of any such protest and/or contest.

- e. If the certified appraised value of the real property Improvements is reduced, regardless of the initial appraised value, as the result of Owner's protest, then the percentage of abatement granted herein will be adjusted downward by the same percentage, then rounded upward to the nearest whole percentage. For example, if a protest results in the reduction of the certified appraised value by 6.6%, then the percentage of the tax abatement granted in any given year under this Agreement would be decreased by the same percentage rounded to the nearest whole number, thereby reducing the abatement by 7%.

DEFAULT:

- 15. Owner shall be in default if any of the following occurs:
 - a. Improvements are not completed in accordance with this Agreement, including its exhibits, as may be amended in accordance with the terms of this Agreement;
 - b. Owner fails to timely file annual renditions for the Premises and any and all Improvements;
 - c. Owner allows its ad valorem taxes on any of its property that is owed to the County, or any other taxes owed to any other taxing entity located in whole or in part in the County, to become delinquent without timely and properly following the legal procedures for protest and/or contest of any such taxes;
 - d. Owner operates the Premises or Improvements (or causes or allows the Premises or Improvements to be operated) in violation of public health and safety laws, or allows the Premises or Improvements or any part thereof to become a public nuisance; or

- e. Owner fails to comply with or violates any other part of this Agreement.
16. In the event that Owner defaults as described in section 15 above, the County shall give Owner written notice of such default. If Owner has not cured such default within sixty (60) days of said written notice, this Agreement may be terminated by the County. Notice shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested to Owner or its designated representative.
- a. Any notice or certification to be provided pursuant to this Agreement shall be made to the following persons, unless a substitute representative is designated in writing:

COUNTY
 Carbett "Trey" J. Duhon III
 County Judge
 425 FM 1488 Suite 106
 Hempstead, Texas 77445

OWNER
 Attn: Don Weaver
 IU Heritage, LP
 2537 S. Gessner Road, Suite 250
 Houston, TX 77063

17. In the event of default or termination, the Parties acknowledge that actual damages would be speculative and difficult to determine and/or calculate. Accordingly, in the event of default or termination, as liquidated damages, Owner shall owe all taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, and all such taxes shall be paid to the County within sixty (60) days of the expiration of the cure period described in Section 16 above.
- a. In addition to any amounts due under Section 17 above, interest on any such amounts shall be charged at the statutory rate for delinquent taxes, as determined by Chapter 33 of the Texas Tax Code
- b. Notwithstanding Section 17(a) above, in the event of default or termination, no penalty shall be charged under Chapter 33 of the Texas Tax Code.

- c. If the County terminates this Agreement, no abatements for the Premises or Improvements in future years will be allowed.
- 18. Notwithstanding Section 17 above, if Owner completes the Improvements in compliance with this Agreement, but subsequently fails to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement, then Section 17 shall not apply to require payment of taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, unless Owner was not in compliance with this Agreement during those years. Instead, Owner shall only be liable to the County for those taxes which are assessed for the tax years in which Owner ceases to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement

MISCELLANEOUS:

- 19. The County represents and warrants that the Premises does not include any property that is owned by a member of the Waller County Commissioners Court, or owned by any party responsible for the approval of this Agreement.
- 20. The terms and conditions of this Agreement are binding upon the permitted successors and assigns of all Parties.
 - a. Except for any collateral assignment to any lender of Owner, this Agreement cannot be assigned by Owner without the County's written consent, which shall not be unreasonably withheld. In order to assign this Agreement, the following conditions must be met: i) the Waller County Commissioners Court must have consented to the assignment by official act at one of its regularly scheduled meetings, ii) notice of the assignment must be publicly posted by the County for 30 days prior to the

regularly scheduled Commissioners Court meeting where consent to the assignment will be considered, iii) the assignee must explicitly accept all of assignor's obligations under this Agreement, iv) the assignor must retain all of its obligations under this Agreement until the assignment becomes effective, v) the assignment must be executed by both the assignor and assignee, and vi) the assignor must provide the County with a fully executed assignment agreement not later than ten (10) business days prior to the date the Commissioners Court will consider consenting to the assignment. If Owner fails to comply with these conditions, then County may, in its sole discretion, terminate this Agreement.

- b. If any lender of Owner becomes the owner of the Premises as a result of a foreclosure, deed-in-lieu of foreclosure or otherwise, notwithstanding anything in this Agreement to the contrary, such lender shall not be liable for any amounts under this Agreement except for the taxes which would have been paid to the County in the absence of this Agreement for the years during which this Agreement was in effect or, if Section 18 is applicable, then such lender shall only be liable for the amounts for which Owner is liable under Section 18.
- c. Owner understands and agrees that an entity must be entitled to a tax abatement on January 1 in order to claim the exemption for that tax year. If an entity is not entitled to the benefits of this Agreement on January 1 of any given tax year during the Abatement Period, then the entity may not receive the abatement for that year. The County is not responsible for ensuring that an assignment is effective prior to January 1 of any given tax year, or for ensuring that any assignee is entitled to the benefits of this Agreement. An assignee shall not be entitled to the benefits of this

Agreement unless the provisions of this Section 20 have been complied with before January 1 of the applicable tax year.

21. Owner shall not subdivide, grant, sell, lease, or otherwise convey the Premises or Improvements, or a portion thereof without first providing 30 day written notice of the intended act. If Owner fails to provide the 30 day written notice, the County may, in its sole discretion, terminate this Agreement without providing Owner the opportunity to cure, but subject to the notice provision in Section 16.
22. This Agreement may be replaced by a subsequent Tax Abatement Agreement consistent with County's Policy, provided that a qualifying lessee/buyer, County, and Owner, in the event of a lease, are able to come to a mutually acceptable agreement. The tax abatement provided by any subsequent AGREEMENT SHALL BE BASED ON THE MERITS OF AN ECONOMIC IMPACT ANALYSIS AND APPLIED CONSISTENTLY WITH THEN-CURRENT COUNTY POLICIES.
23. This Agreement does not inure to the benefit of any third parties.
24. It is understood and agreed between the Parties that Owner is acting independently in the performance of its obligations hereunder, and the County assumes no responsibilities or liabilities for Owner's performance of this Agreement. Owner agrees to defend, indemnify, and hold harmless the County, including but not limited to the County's officials, officers, employees, agents, and affiliates, and the affiliated appraisal district, from any and all claims, losses, damages, injuries, suits or judgments relating to Owner's performance of this Agreement or Owner's construction, operation, or maintenance of the Premises or Improvements.

25. Owner agrees that both the County and the Waller County Appraisal District, and their agents or employees shall have the reasonable right of access to the Premises and Improvements to ensure that the Improvements have been made and are being made in accordance with this Agreement. After completion of the Improvements, the County and the Waller County Appraisal District shall have the continuing right of access to ensure that the Premises and Improvements are thereafter maintained and operated in accordance with this Agreement, during the term of this Agreement. However, the County will neither inspect for nor ensure that Owner is in compliance with federal, state, or local laws or regulations. The County's inspections, if any, shall not constitute an acknowledgment or certification to Owner or any third party that Owner is in compliance with federal, state, or local laws or regulations.
26. This Agreement shall be construed and interpreted in accordance with Texas law, and it is performable in Waller County, Texas. Should any part of this Agreement be found unenforceable by a court of competent jurisdiction, all other parts of this Agreement shall continue in full force and effect, and this Agreement shall be reformed to as closely as possible reflect the original terms of this Agreement.
27. This Agreement was authorized by the Commissioners Court of Waller County, Texas at a meeting on September 17, 2025, whereupon it was duly determined that the County Judge would execute the Agreement on behalf of Waller County, Texas.
28. Venue for disputes arising under or related to this Agreement shall lie exclusively in Waller County, Texas.
29. All amendments and additions to this Agreement and its Exhibits must be duly acted upon and approved in writing by the Waller County Commissioners Court.

30. Signatories to this Agreement represent and warrant that they have authority to bind the respective Parties.
31. Notices delivered hereunder shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested. Any notice or certification to be provided pursuant to this Agreement shall be delivered to the following persons, unless a substitute representative is designated in writing:

For County:

County Judge
425 FM 1488 Suite 106
Hempstead, Texas 77445

For IU Heritage, LP:

Attn: Don Weaver
2110 Grandway Drive
Katy, TX 77449

Either party may designate a different notice party or address by giving the other parties at least ten (10) days written notice in the manner prescribed above.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

This Agreement is executed as of the date of the last signature affixed hereto.

WALLER COUNTY

Carbett "Trey" Duhon III
Waller County Judge

Date

ATTEST:

Debbie Hollan
Waller County Clerk

Date

IU Heritage, LP
By: COTX Urban, LP

By: Don Weaver
Title: Manager

Date

8/27/2025

EXHIBIT A

Premises – the approximately 4.262 acre parcel of land in Waller County, Texas that is identified as Reserve B of the Second Preliminary Replat Pederson Road Business Park dated May 13, 2025 that is attached hereto, and is located at 1045 Heritage West Drive, Katy, Texas 77493.

CALL 454 ACRES
R&Y INTERESTS LTD
0553. PG. 096, O.P.R.W.C.T.

[illegible]

RESERVE TABLE			
RESERVE	SCORE	SOFT.	TYPE
A	28,350	1,125,375	RESTRICTED TO COMMERCIAL
B	4,723	207,480	RESTRICTED TO COMMERCIAL
C	6,418	279,610	RESTRICTED TO COMMERCIAL
D	12,976	541,550	RESTRICTED TO COMMERCIAL
E	22,435	979,500	RESTRICTED TO COMMERCIAL
TOTAL	71,879	1,015,130	

[illegible]

A SUBDIVISION OF 71.975 ACRES OF LAND SITUATED IN THE T.S. REESE SURVEY, ABSTRACT NO. 334, WALLER COUNTY, TEXAS, BEING ALL ALL OF RESTRICTED RESERVE "B", BLOCK 1, OF THE REPLAT OF PEDERSON ROAD BUSINESS PARK AS RECORDED UNDER INSTRUMENT NUMBER 1902425, WALLER COUNTY, TEXAS.

SURVEYOR:
GRULLER SURVEYING, LLC
P.O. BOX 1932
HOUSTON, TEXAS 77250-3936
(713) 315-1468
EMAIL: CARR@GRULLERSURVING.COM

ENGINEER:
**RSG ENGINEERING**
300 WEST PARKWAY
SUITE 100, FARM VFW
HOUSTON, TEXAS 77057
TEL: 281.282.0000 FAX: 281.282.0001

LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713 953 5200
Fax 713 953 5076
FRR: F-1386

EXHIBIT B - SUPPORT DOCUMENTATION FOR REAL AND PERSONAL PROPERTY THAT QUALIFY FOR ABATEMENT

Total values for both should match those totals provided in the economic impact data sheet that was submitted prior to the application.

Part 1: Real Property Improvements (does not include land):

“Real Property” real property improvements, as designated by the Waller County Appraisal District, are any buildings, including any buildings that are built on skids or portable buildings, parking areas, and any fences attached to the land.

Please complete a list of the value for each building(s), fencing, driveways, parking, and other real property improvements along with the total value. Do not include cost of detention, engineering, or any soft costs. Add as many rows as you need to document your project values. If you have more than one building, then use either their address or corresponding identifier found on your site plan or survey.

Real Property Improvements shown in the table below shall be located on the Premises at 1045 Heritage West Drive, Katy, Texas 77493:

Description		Cost
Number of Buildings: 1		
Bldg. 1 – 33,280SF commercial building	1045 Heritage West Drive, Katy, Texas 77493	
Total Square Footage: 33,280SF		\$2,563,320.00
Driveways & Parking: Included in Building Cost		
Other Improvements		
Total		\$2,563,320.00

Address: Reserve B, Bldg. 1 – 33,280SF – 1045 Heritage West Drive, Katy, Texas 77493

STATE OF TEXAS

IN THE COMMISSIONERS COURT

COUNTY OF WALLER

OF WALLER COUNTY, TEXAS

ORDER DESIGNATING WALLER COUNTY URBAN REINVESTMENT ZONE 16
PURSUANT TO TEXAS TAX CODE SECTIONS 312.401 AND 312.201

AN ORDER DESIGNATING A CERTAIN AREA WITHIN WALLER COUNTY, TEXAS AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 312 OF THE TEXAS TAX CODE, ESTABLISHING THE BOUNDARIES THEREOF, AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, Waller County, Texas ("County") is a county of the State of Texas, having been duly created and organized under the constitution and laws of Texas, and further, the Waller County Commissioners Court ("Commissioners Court") is the governing body of the County;

WHEREAS, Texas Tax Code Chapter 312 authorizes the County to designate reinvestment zones and enter into tax abatement agreements;

WHEREAS, the County adopted the Waller County Tax Abatement and Incentive Policy Guidelines and Criteria on November 29, 2023 governing reinvestment zones and tax abatement agreements;

WHEREAS, the Commissioners Court desires to create the proper economic and social environment to induce the investment in the county of private resources in productive business enterprises and to encourage the employment of residents of the County;

WHEREAS, the Commissioners Court desires to promote the development or redevelopment of a certain tract of land (the "Area") within its jurisdiction by the creation of a reinvestment zone as authorized by Texas Tax Code Chapter 312 and the Waller County Tax Abatement and Incentive Policy Guidelines and Criteria;

WHEREAS, the Area does not include land within the taxing jurisdiction of a municipality;

WHEREAS, the Commissioners Court both published notice of the public hearing on the designation of the Area as Waller County Urban Reinvestment Zone 16 in The Waller County Express and The Katy Times, both newspapers having general circulation in the County, and delivered in writing to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed reinvestment zone, and such notice was delivered not later than the seventh day before the public hearing;

WHEREAS, the Commissioners Court held a public hearing on the designation of the Area as Waller County Urban Reinvestment Zone 16, during which any interested person was able to appear and speak for or against the creation of the reinvestment zone and whether all or part of the territory described should be included in the proposed reinvestment zone;

WHEREAS, the Commissioners Court finds that designating the Area as a reinvestment zone will contribute to the retention or expansion of primary employment and/or will attract major investment in the zone that will be a benefit to the property to be included in the zone, and will contribute to the economic development of the county;

WHEREAS, the Commissioners Court finds that it is in the best interest of the county to designate the property described as being a tract or parcel of land containing 71.9750 acres of land located in the H & T.C.R.R. Company, Section 107, Abstract 170, Waller County, Texas, said

71.9750 acre tract being all of Reserve B in Block 1 of Replat Pederson Road Business Park, a subdivision duly of record in Plat Number 1902425 in the Deed Records of Waller County, Texas, as a reinvestment zone, pursuant to Sections 312.401 and 312.201 of the Tax Code (The Property Redevelopment and Tax Abatement Act);

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

Section 1. Findings:

- a. The facts and recitations contained in the Recitals of this Order are hereby found and declared to be true and correct, and are adopted as part of this Order for all purposes.
- b. The Commissioners Court conducted the public hearing on July 23, 2025, heard evidence and testimony, and makes the following findings and determinations based on the evidence and testimony presented to it:
 1. The public hearing on the designation of the reinvestment zone was properly called, held, and conducted; and that notice of such hearing was published as required by law and provided to the respective presiding officers of the governing bodies and all taxing units overlapping the territory inside the proposed reinvestment zone;
 2. The designation of the reinvestment zone will result in benefits to Waller County, Texas; and will contribute to the retention or expansion of primary employment, and/or will attract major investment in the zone that will be a benefit to the property included in the zone, and will contribute to the economic development of the County.
 3. The Area meets the criteria set forth in the Texas Tax Code Chapter 312 and the Waller County Tax Abatement and Incentive Policy Guidelines and Criteria.
 4. No portion of the Area includes land within the taxing jurisdiction of a municipality.

Section 3. Zone Designation: The Commissioners Court hereby designates the area described by Exhibit A attached hereto, which is incorporated herein by reference for all purposes, as a reinvestment zone under Texas Tax Code § 312.401. The reinvestment zone shall hereafter be named Waller County Urban Reinvestment Zone Number 16.

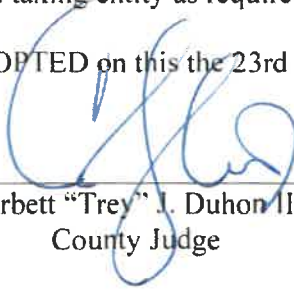
Section 4. Effective Date: The reinvestment zone shall take effect upon the passage of this Order, and shall remain in effect for a period of five years from the date of designation.

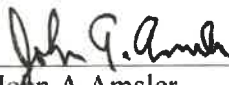
Section 5. Severability: If any section, paragraph, clause, or provision of this Order shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Order.

Section 6. Notice: It is hereby found, determined, and declared that sufficient written notice of the date, hour, place, and subject of the meeting of the Commissioners Court at which this Order was adopted was posted at a place convenient and readily

accessible at all times as required by Texas Government Code, Chapter 551, and that a public hearing was held prior to the designation of such reinvestment zone, and that proper notice of the hearing was published in a newspaper of general circulation within the County, and such notice was delivered to the presiding officers of any affected taxing entity as required by Texas Tax Code, Chapter 312.

ORDERED, APPROVED, AND ADOPTED on this the 23rd day of July, 2025.


Carbett "Trey" J. Duhon III
County Judge

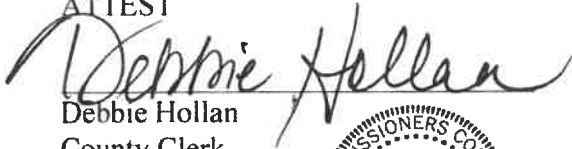

John A Amsler
Commissioner, Precinct No. 1


Kendrick Jones
Commissioner, Precinct No. 3


Walter Smith
Commissioner, Precinct No. 2

Absent
Justin Beckendorff
Commissioner, Precinct No. 4

ATTEST


Debbie Hollan
County Clerk



THE STATE OF TEXAS §

COUNTY OF WALLER §

TAX ABATEMENT AGREEMENT BETWEEN
WALLER COUNTY, TEXAS AND IU HERITAGE, LP

This Agreement is entered into by and between the County of Waller, Texas, duly acting herein by and through the County Judge (“County”), and IU Heritage, LP, (“Owner”), a Texas limited partnership with its principal place of business at 2537 S. Gessner Road, Suite 250, Houston, Texas 77063, which is the owner, of the taxable real property located within Waller County Urban Reinvestment Zone 16 (authorized July 23, 2025), and is entered into as of the last day of signature affixed hereto (the “Effective Date”).

RECITALS:

WHEREAS, on 23rd day of July, 2025, the County passed an Order establishing a Reinvestment Zone for commercial/industrial tax abatement (“Order”), as authorized by Texas Tax Code Chapter 312, herein attached as Exhibit “C”; and

WHEREAS, the County has previously adopted the Waller County Tax Abatement and Incentive Policy Guidelines & Criteria (“Policy”) governing tax abatement agreements and reinvestment zones; and

WHEREAS, the Policy constitutes appropriate guidelines and criteria governing tax abatement agreements to be entered into by the County; and

WHEREAS, the County has adopted a resolution stating that it elects to participate in tax abatement; and

WHEREAS, in order to maintain and/or enhance the commercial/industrial economic and employment base of County, to otherwise further the goals of the policy previously adopted by County, and for the long-term benefit of the County;

NOW THEREFORE, the PARTIES hereto mutually agree as follows:

COVENANTS AND AGREEMENTS:

1. The Agreement Term begins on the Effective Date, and continues through and until December 31, 2028.
2. The Premises is the parcel of land described on Exhibit A, which is attached hereto and incorporated herein, and on which the Improvements (defined hereafter) will be made.
3. Owner shall ensure a prospective lessee/buyer for the Spec Building (as such term is defined in the County's current Policy) at the Premises is diligently and faithfully sought.
4. County and Owner agree that if a lessee/buyer does not lease the Spec Building at the Premises before the end of Year (2) of the Abatement Period, this Agreement will hereby immediately terminate.
5. For purposes of this Agreement, the period from (i) January 1, 2027 through and including December 31, 2027 shall be referred to as Year (1), and (ii) January 1, 2028 through and including December 31, 2028 shall be referred to as Year (2).
6. Upon Owner entering into a lease with a lessee, or sales agreement with a buyer, this Agreement may be terminated, amended, or replaced on mutually acceptable terms by a written instrument duly executed by County and Owner, based on the results of the Economic Impact Analysis as required in the County's then-current Policy.

7. A separate agreement may be made between the County and each lessee or buyer for specified new personal property, except inventory, the terms of which will be determined by the Economic Impact Analysis as required by the County's then-current Policy.
8. The improvements Owner shall make to the Premises, including the Spec Building, shall be referred to as the Improvements, and the Improvements shall be of the kind, number, and location specifically described in Exhibit B, which is attached hereto and incorporated herein. Notwithstanding the foregoing, Owner may amend the Improvements designated in Exhibit B with the prior written approval of the County, which approval shall not be unreasonably withheld, conditioned, or delayed. Such amendment is subject to the notice requirements of Texas Tax Code Chapter 312.
 - a. The Improvements include one tilt wall Spec Building of approximately 90,480 square feet, which is the commercial building described in Exhibit B. The Spec Building, shall have a total appraised value of at least \$6,937,406.00 by the beginning of Year (1).
 - b. Owner shall ensure the Improvements are diligently and faithfully undertaken and completed in a good and workmanlike manner, in compliance with all applicable federal, state, and local laws and regulations.
 - c. Notwithstanding Section 8(a) above, Owner shall have additional reasonable time to complete the Improvements in the event of "force majeure," if Owner is diligently and faithfully pursuing completion of the Improvements. "Force majeure" shall mean any contingency or cause beyond the reasonable control of Owner including, without limitation, an act of God, public enemy, war, riot, civil commotion, insurrection, or labor strikes.

9. Owner shall, until the expiration of this Agreement or until a lessee or buyer occupies the building, continuously operate (or cause to be operated) and maintain the Improvements as a Spec Building.
10. Owner shall, in writing and until the expiration of this Agreement, annually certify compliance with this Agreement to the County.
11. For the duration of this Agreement, Owner is not required to employ persons as part of this Agreement.
12. It is understood and agreed among the Parties that the Improvements shall be appraised at market value for property tax purposes beginning January 1, 2027, including the value of any partially completed Improvements.
 - a. If there are no Improvements on the Premises on January 1, 2027, and if Owner's failure to make Improvements is not excused under Section 8(c), then this Agreement is subject to termination by the County as if a default had occurred under section 15, and there shall be no tax abatement for the tax year beginning January 1, 2027.
 - b. Beginning January 1, 2029 and continuing each year thereafter, the Premises and any and all Improvements shall be appraised at market value effective January 1 of each tax year.
13. Owner agrees to confirm the Premises and Improvements for tax valuation purposes with the Chief Appraiser for the Waller County Appraisal District annually and within the deadline for filing the appropriate forms.
14. Subject to the terms and conditions of this Agreement, and subject to the rights of the holders of any outstanding bonds of the County, a portion of the ad valorem property taxes

which would otherwise be owed to the County for the Improvements shall be abated for a period of two years beginning January 1, 2027 and ending on December 31, 2028 (the “Abatement Period”).

- a. Said abatement shall be in an amount equal to the percentages listed in the following table:

Year 1 (2027) – 100%
Year 2 (2028) – 100%

- b. Said abatement on the Improvements located at the Premises shall terminate if not occupied by a lessee or buyer by December 31, 2028. In such an event, Owner is fully liable for all ad valorem property taxes owed to County beginning January 1, 2029. Year (1) and Year (2) ad valorem property taxes will not be payable by Owner if the Spec Building is not leased by the end of Year (2).
- c. The abatement percentages in Section 14(a) above shall be applied to the taxes assessed for each year during the Abatement Period over the base value of the Premises and Improvements in the year in which this Agreement is entered. The Parties understand and agree that the percentages in Section 14(a) above only apply to Improvements that are eligible for abatement under Texas law.
- d. Owner shall have the right to protest any appraisals of the Premises, Improvements, or any portion thereof, during the term of this Agreement. Nothing in this Agreement shall affect Owner’s right to protest and/or contest any taxes assessed on the Premises and any and all Improvements, and the abatement percentages shall be applied to the amount of taxes finally determined to be due as a result of any such protest and/or contest.

- e. If the certified appraised value of the real property Improvements is reduced, regardless of the initial appraised value, as the result of Owner's protest, then the percentage of abatement granted herein will be adjusted downward by the same percentage, then rounded upward to the nearest whole percentage. For example, if a protest results in the reduction of the certified appraised value by 6.6%, then the percentage of the tax abatement granted in any given year under this Agreement would be decreased by the same percentage rounded to the nearest whole number, thereby reducing the abatement by 7%.

DEFAULT:

- 15. Owner shall be in default if any of the following occurs:
 - a. Improvements are not completed in accordance with this Agreement, including its exhibits, as may be amended in accordance with the terms of this Agreement;
 - b. Owner fails to timely file annual renditions for the Premises and any and all Improvements;
 - c. Owner allows its ad valorem taxes on any of its property that is owed to the County, or any other taxes owed to any other taxing entity located in whole or in part in the County, to become delinquent without timely and properly following the legal procedures for protest and/or contest of any such taxes;
 - d. Owner operates the Premises or Improvements (or causes or allows the Premises or Improvements to be operated) in violation of public health and safety laws, or allows the Premises or Improvements or any part thereof to become a public nuisance; or

- e. Owner fails to comply with or violates any other part of this Agreement.
16. In the event that Owner defaults as described in section 15 above, the County shall give Owner written notice of such default. If Owner has not cured such default within sixty (60) days of said written notice, this Agreement may be terminated by the County. Notice shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested to Owner or its designated representative.
- a. Any notice or certification to be provided pursuant to this Agreement shall be made to the following persons, unless a substitute representative is designated in writing:
- | | |
|-----------------------------|---------------------------------|
| COUNTY | OWNER |
| Carbett "Trey" J. Duhon III | Attn: Don Weaver |
| County Judge | IU Heritage, LP |
| 425 FM 1488 Suite 106 | 2537 S. Gessner Road, Suite 250 |
| Hempstead, Texas 77445 | Houston, TX 77063 |
17. In the event of default or termination, the Parties acknowledge that actual damages would be speculative and difficult to determine and/or calculate. Accordingly, in the event of default or termination, as liquidated damages, Owner shall owe all taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, and all such taxes shall be paid to the County within sixty (60) days of the expiration of the cure period described in Section 16 above.
- a. In addition to any amounts due under Section 17 above, interest on any such amounts shall be charged at the statutory rate for delinquent taxes, as determined by Chapter 33 of the Texas Tax Code
- b. Notwithstanding Section 17(a) above, in the event of default or termination, no penalty shall be charged under Chapter 33 of the Texas Tax Code.

- c. If the County terminates this Agreement, no abatements for the Premises or Improvements in future years will be allowed.
- 18. Notwithstanding Section 17 above, if Owner completes the Improvements in compliance with this Agreement, but subsequently fails to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement, then Section 17 shall not apply to require payment of taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, unless Owner was not in compliance with this Agreement during those years. Instead, Owner shall only be liable to the County for those taxes which are assessed for the tax years in which Owner ceases to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement

MISCELLANEOUS:

- 19. The County represents and warrants that the Premises does not include any property that is owned by a member of the Waller County Commissioners Court, or owned by any party responsible for the approval of this Agreement.
- 20. The terms and conditions of this Agreement are binding upon the permitted successors and assigns of all Parties.
 - a. Except for any collateral assignment to any lender of Owner, this Agreement cannot be assigned by Owner without the County's written consent, which shall not be unreasonably withheld. In order to assign this Agreement, the following conditions must be met: i) the Waller County Commissioners Court must have consented to the assignment by official act at one of its regularly scheduled meetings, ii) notice of the assignment must be publicly posted by the County for 30 days prior to the

regularly scheduled Commissioners Court meeting where consent to the assignment will be considered, iii) the assignee must explicitly accept all of assignor's obligations under this Agreement, iv) the assignor must retain all of its obligations under this Agreement until the assignment becomes effective, v) the assignment must be executed by both the assignor and assignee, and vi) the assignor must provide the County with a fully executed assignment agreement not later than ten (10) business days prior to the date the Commissioners Court will consider consenting to the assignment. If Owner fails to comply with these conditions, then County may, in its sole discretion, terminate this Agreement.

- b. If any lender of Owner becomes the owner of the Premises as a result of a foreclosure, deed-in-lieu of foreclosure or otherwise, notwithstanding anything in this Agreement to the contrary, such lender shall not be liable for any amounts under this Agreement except for the taxes which would have been paid to the County in the absence of this Agreement for the years during which this Agreement was in effect or, if Section 18 is applicable, then such lender shall only be liable for the amounts for which Owner is liable under Section 18.
- c. Owner understands and agrees that an entity must be entitled to a tax abatement on January 1 in order to claim the exemption for that tax year. If an entity is not entitled to the benefits of this Agreement on January 1 of any given tax year during the Abatement Period, then the entity may not receive the abatement for that year. The County is not responsible for ensuring that an assignment is effective prior to January 1 of any given tax year, or for ensuring that any assignee is entitled to the benefits of this Agreement. An assignee shall not be entitled to the benefits of this

Agreement unless the provisions of this Section 20 have been complied with before January 1 of the applicable tax year.

21. Owner shall not subdivide, grant, sell, lease, or otherwise convey the Premises or Improvements, or a portion thereof without first providing 30 day written notice of the intended act. If Owner fails to provide the 30 day written notice, the County may, in its sole discretion, terminate this Agreement without providing Owner the opportunity to cure, but subject to the notice provision in Section 16.
22. This Agreement may be replaced by a subsequent Tax Abatement Agreement consistent with County's Policy, provided that a qualifying lessee/buyer, County, and Owner, in the event of a lease, are able to come to a mutually acceptable agreement. The tax abatement provided by any subsequent AGREEMENT SHALL BE BASED ON THE MERITS OF AN ECONOMIC IMPACT ANALYSIS AND APPLIED CONSISTENTLY WITH THEN-CURRENT COUNTY POLICIES.
23. This Agreement does not inure to the benefit of any third parties.
24. It is understood and agreed between the Parties that Owner is acting independently in the performance of its obligations hereunder, and the County assumes no responsibilities or liabilities for Owner's performance of this Agreement. Owner agrees to defend, indemnify, and hold harmless the County, including but not limited to the County's officials, officers, employees, agents, and affiliates, and the affiliated appraisal district, from any and all claims, losses, damages, injuries, suits or judgments relating to Owner's performance of this Agreement or Owner's construction, operation, or maintenance of the Premises or Improvements.

25. Owner agrees that both the County and the Waller County Appraisal District, and their agents or employees shall have the reasonable right of access to the Premises and Improvements to ensure that the Improvements have been made and are being made in accordance with this Agreement. After completion of the Improvements, the County and the Waller County Appraisal District shall have the continuing right of access to ensure that the Premises and Improvements are thereafter maintained and operated in accordance with this Agreement, during the term of this Agreement. However, the County will neither inspect for nor ensure that Owner is in compliance with federal, state, or local laws or regulations. The County's inspections, if any, shall not constitute an acknowledgment or certification to Owner or any third party that Owner is in compliance with federal, state, or local laws or regulations.
26. This Agreement shall be construed and interpreted in accordance with Texas law, and it is performable in Waller County, Texas. Should any part of this Agreement be found unenforceable by a court of competent jurisdiction, all other parts of this Agreement shall continue in full force and effect, and this Agreement shall be reformed to as closely as possible reflect the original terms of this Agreement.
27. This Agreement was authorized by the Commissioners Court of Waller County, Texas at a meeting on September 17, 2025, whereupon it was duly determined that the County Judge would execute the Agreement on behalf of Waller County, Texas.
28. Venue for disputes arising under or related to this Agreement shall lie exclusively in Waller County, Texas.
29. All amendments and additions to this Agreement and its Exhibits must be duly acted upon and approved in writing by the Waller County Commissioners Court.

30. Signatories to this Agreement represent and warrant that they have authority to bind the respective Parties.
31. Notices delivered hereunder shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested. Any notice or certification to be provided pursuant to this Agreement shall be delivered to the following persons, unless a substitute representative is designated in writing:

For County:

County Judge
425 FM 1488 Suite 106
Hempstead, Texas 77445

For IU Heritage, LP:

Attn: Don Weaver
2110 Grandway Drive
Katy, TX 77449

Either party may designate a different notice party or address by giving the other parties at least ten (10) days written notice in the manner prescribed above.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

This Agreement is executed as of the date of the last signature affixed hereto.

WALLER COUNTY

Carbett "Trey" Duhon III
Waller County Judge

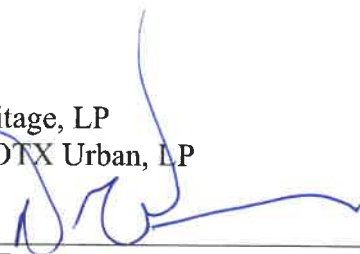
Date

ATTEST:

Debbie Hollan
Waller County Clerk

Date

IU Heritage, LP
By: COTX Urban, LP



By: Don Weaver
Title: Manager

Date

8/27/2025

EXHIBIT A

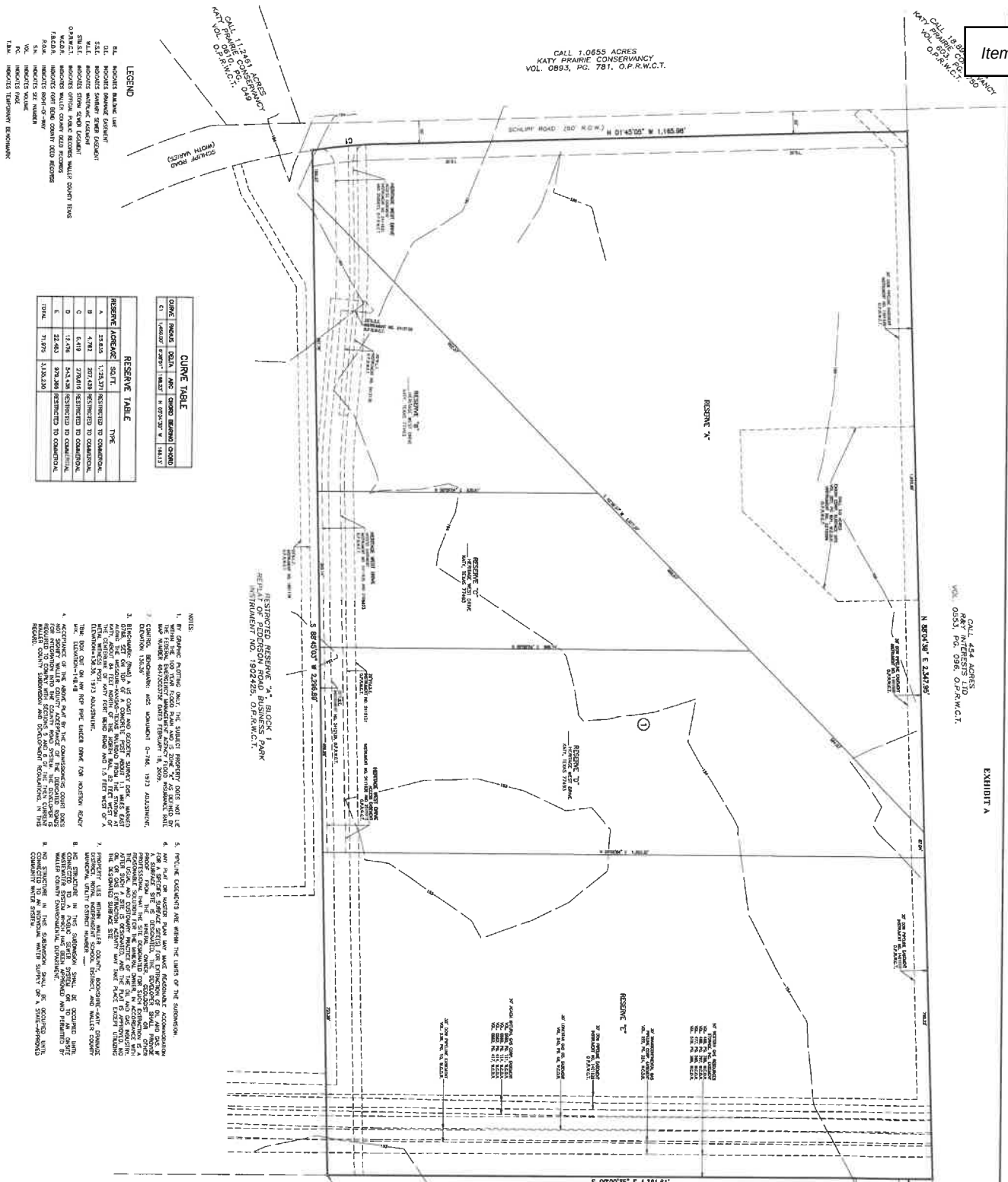
Premises – the approximately 6.419 acre parcel of land in Waller County, Texas that is identified as Reserve C of the Second Preliminary Replat Pederson Road Business Park dated May 13, 2025 that is attached hereto, and is located at 1065 Heritage West Drive, Katy, Texas 77493.

CALL 1.0655 ACRES
KATY PRAIRIE CONSERVANCY
VOL. 0893, PG. 781, O.P.R.W.C.T.

CALL 13.88 ACRES
KATY PRAIRIE CONSERVANCY
VOL. 0893, PG. 781, O.P.R.W.C.T.

CALL 44.4 ACRES
KATY PRAIRIE CONSERVANCY
VOL. 0933, PG. 096, O.P.R.W.C.T.

EXHIBIT A



CURVE TABLE

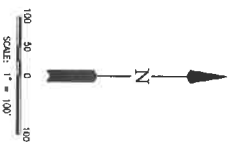
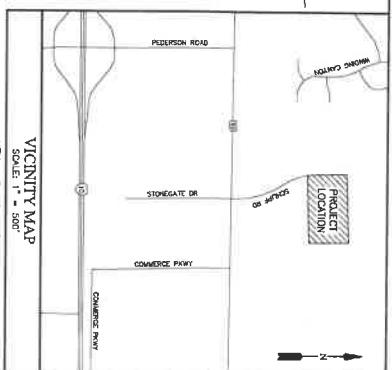
CURVE	BEARING	CHORD	ARC	CHORD BEARING	CHORD
C1	1-100' (200' R.O.W.)	1-100' (200' R.O.W.)	1-100' (200' R.O.W.)	1-100' (200' R.O.W.)	1-100' (200' R.O.W.)

RESERVE TABLE

RESERVE	ACREAGE	SOFT	TYPE
A	29.833	11,731.371	RESTRICTED TO COMMERCIAL
B	4.793	207.438	RESTRICTED TO COMMERCIAL
C	6.419	279.618	RESTRICTED TO COMMERCIAL
D	15.476	643.428	RESTRICTED TO COMMERCIAL
E	22.403	979.280	RESTRICTED TO COMMERCIAL
TOTAL	71.973	3,110.230	

- NOTES:**
1. BY ORDERING THIS PLAT, THE SUBMITTER HEREBY AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THE INSTRUMENT NO. 1902425, O.P.R.W.C.T.
 2. THE SUBMITTER HEREBY AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THE INSTRUMENT NO. 1902425, O.P.R.W.C.T.
 3. THE SUBMITTER HEREBY AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THE INSTRUMENT NO. 1902425, O.P.R.W.C.T.
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 8. THE SUBMITTER HEREBY AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THE INSTRUMENT NO. 1902425, O.P.R.W.C.T.
 9. THE SUBMITTER HEREBY AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THE INSTRUMENT NO. 1902425, O.P.R.W.C.T.
 10. THE SUBMITTER HEREBY AGREES TO BE BOUND BY THE TERMS AND CONDITIONS OF THE INSTRUMENT NO. 1902425, O.P.R.W.C.T.

RESTRICTED RESERVE "B", BLOCK 1
PEDERSON ROAD BUSINESS PARK
INSTRUMENT NO. 1601130, O.P.R.W.C.T.



SECOND FINAL REPLAT PEDERSON ROAD BUSINESS PARK

A SUBDIVISION OF 71.973 ACRES OF LAND SITUATED IN THE T.S. REESE SURVEY, TRACT NO. 104, WALKER COUNTY, TEXAS, BEING ALL OF THE RESTRICTED RESERVE, UNDER INSTRUMENT NUMBER 1902425, WALKER COUNTY, TEXAS.

5 RESERVES (71.973 ACRES) 1 BLOCK
JUNE 10, 2025 JOB NO. 4016-0007.310
REASON FOR REPLAT: TO CREATE 5 COMMERCIAL RESERVES
OWNER/DEVELOPER:
TU HERITAGE LP
A TEXAS LIMITED PARTNERSHIP
2710 GRANTWAY DRIVE, SUITE 1700
PHOENIX, ARIZONA 85016
PHONE: (719) 339-5380 EMAIL: INFO@TUHERITAGELP.COM

SUBMITTER:
GRULLER SURVEYING, LLC
P.O. BOX 1992
HOUSTON, TEXAS 77251
PHONE: (713) 333-7538
FAX: (713) 333-7538
EMAIL: INFO@GRULLERSURVEYING.COM

PLATTING CONSULTANT:
LJA Engineering, Inc.
3600 W. Sam Houston Parkway S
Suite 400
Houston, Texas 77062
Phone: 713.953.6790
Fax: 713.953.6028
Email: info@lja-engineering.com

ENGINEER:
RSG ENGINEERING
2110 GRANTWAY DRIVE, SUITE 1700
PHOENIX, ARIZONA 85016
PHONE: (719) 339-5380
EMAIL: INFO@RSGENGINEERING.COM

EXHIBIT B - SUPPORT DOCUMENTATION FOR REAL AND PERSONAL PROPERTY THAT QUALIFY FOR ABATEMENT

Total values for both should match those totals provided in the economic impact data sheet that was submitted prior to the application.

Part 1: Real Property Improvements (does not include land):

“Real Property” real property improvements, as designated by the Waller County Appraisal District, are any buildings, including any buildings that are built on skids or portable buildings, parking areas, and any fences attached to the land.

Please complete a list of the value for each building(s), fencing, driveways, parking, and other real property improvements along with the total value. Do not include cost of detention, engineering, or any soft costs. Add as many rows as you need to document your project values. If you have more than one building, then use either their address or corresponding identifier found on your site plan or survey.

Real Property Improvements shown in the table below shall be located on the Premises at 1065 Heritage West Drive, Katy, Texas 77493:

Description		Cost
Number of Buildings: 1		
Bldg. 2 – 90,480SF commercial building	1065 Heritage West Drive, Katy, Texas 77493	
Total Square Footage: 90,480SF		\$6,937,406.00
Driveways & Parking: Included in Building Cost		
Other Improvements		
Total		\$6,937,406.00

Address: Reserve C, Bldg. 2 – 90,480SF – 1065 Heritage West Drive, Katy, Texas 77493

STATE OF TEXAS

IN THE COMMISSIONERS COURT

COUNTY OF WALLER

OF WALLER COUNTY, TEXAS

ORDER DESIGNATING WALLER COUNTY URBAN REINVESTMENT ZONE 16
PURSUANT TO TEXAS TAX CODE SECTIONS 312.401 AND 312.201

AN ORDER DESIGNATING A CERTAIN AREA WITHIN WALLER COUNTY, TEXAS AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 312 OF THE TEXAS TAX CODE, ESTABLISHING THE BOUNDARIES THEREOF, AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, Waller County, Texas ("County") is a county of the State of Texas, having been duly created and organized under the constitution and laws of Texas, and further, the Waller County Commissioners Court ("Commissioners Court") is the governing body of the County;

WHEREAS, Texas Tax Code Chapter 312 authorizes the County to designate reinvestment zones and enter into tax abatement agreements;

WHEREAS, the County adopted the Waller County Tax Abatement and Incentive Policy Guidelines and Criteria on November 29, 2023 governing reinvestment zones and tax abatement agreements;

WHEREAS, the Commissioners Court desires to create the proper economic and social environment to induce the investment in the county of private resources in productive business enterprises and to encourage the employment of residents of the County;

WHEREAS, the Commissioners Court desires to promote the development or redevelopment of a certain tract of land (the "Area") within its jurisdiction by the creation of a reinvestment zone as authorized by Texas Tax Code Chapter 312 and the Waller County Tax Abatement and Incentive Policy Guidelines and Criteria;

WHEREAS, the Area does not include land within the taxing jurisdiction of a municipality;

WHEREAS, the Commissioners Court both published notice of the public hearing on the designation of the Area as Waller County Urban Reinvestment Zone 16 in The Waller County Express and The Katy Times, both newspapers having general circulation in the County, and delivered in writing to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed reinvestment zone, and such notice was delivered not later than the seventh day before the public hearing;

WHEREAS, the Commissioners Court held a public hearing on the designation of the Area as Waller County Urban Reinvestment Zone 16, during which any interested person was able to appear and speak for or against the creation of the reinvestment zone and whether all or part of the territory described should be included in the proposed reinvestment zone;

WHEREAS, the Commissioners Court finds that designating the Area as a reinvestment zone will contribute to the retention or expansion of primary employment and/or will attract major investment in the zone that will be a benefit to the property to be included in the zone, and will contribute to the economic development of the county;

WHEREAS, the Commissioners Court finds that it is in the best interest of the county to designate the property described as being a tract or parcel of land containing 71.9750 acres of land located in the H & T.C.R.R. Company, Section 107, Abstract 170, Waller County, Texas, said

71.9750 acre tract being all of Reserve B in Block 1 of Replat Pederson Road Business Park, a subdivision duly of record in Plat Number 1902425 in the Deed Records of Waller County, Texas, as a reinvestment zone, pursuant to Sections 312.401 and 312.201 of the Tax Code (The Property Redevelopment and Tax Abatement Act);

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

Section 1. Findings:

- a. The facts and recitations contained in the Recitals of this Order are hereby found and declared to be true and correct, and are adopted as part of this Order for all purposes.
- b. The Commissioners Court conducted the public hearing on July 23, 2025, heard evidence and testimony, and makes the following findings and determinations based on the evidence and testimony presented to it:
 1. The public hearing on the designation of the reinvestment zone was properly called, held, and conducted; and that notice of such hearing was published as required by law and provided to the respective presiding officers of the governing bodies and all taxing units overlapping the territory inside the proposed reinvestment zone;
 2. The designation of the reinvestment zone will result in benefits to Waller County, Texas; and will contribute to the retention or expansion of primary employment, and/or will attract major investment in the zone that will be a benefit to the property included in the zone, and will contribute to the economic development of the County.
 3. The Area meets the criteria set forth in the Texas Tax Code Chapter 312 and the Waller County Tax Abatement and Incentive Policy Guidelines and Criteria.
 4. No portion of the Area includes land within the taxing jurisdiction of a municipality.

Section 3. Zone Designation: The Commissioners Court hereby designates the area described by Exhibit A attached hereto, which is incorporated herein by reference for all purposes, as a reinvestment zone under Texas Tax Code § 312.401. The reinvestment zone shall hereafter be named Waller County Urban Reinvestment Zone Number 16.

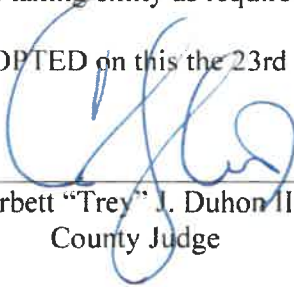
Section 4. Effective Date: The reinvestment zone shall take effect upon the passage of this Order, and shall remain in effect for a period of five years from the date of designation.

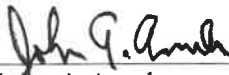
Section 5. Severability: If any section, paragraph, clause, or provision of this Order shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Order.

Section 6. Notice: It is hereby found, determined, and declared that sufficient written notice of the date, hour, place, and subject of the meeting of the Commissioners Court at which this Order was adopted was posted at a place convenient and readily

accessible at all times as required by Texas Government Code, Chapter 551, and that a public hearing was held prior to the designation of such reinvestment zone, and that proper notice of the hearing was published in a newspaper of general circulation within the County, and such notice was delivered to the presiding officers of any affected taxing entity as required by Texas Tax Code, Chapter 312.

ORDERED, APPROVED, AND ADOPTED on this the 23rd day of July, 2025.


Carbett "Trey" J. Duhon III
County Judge

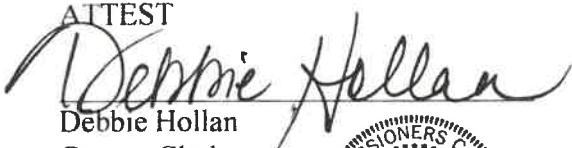

John A Amsler
Commissioner, Precinct No. 1


Kendrick Jones
Commissioner, Precinct No. 3


Walter Smith
Commissioner, Precinct No. 2

Absent
Justin Beckendorff
Commissioner, Precinct No. 4

ATTEST


Debbie Hollan
County Clerk



THE STATE OF TEXAS §

COUNTY OF WALLER §

TAX ABATEMENT AGREEMENT BETWEEN
WALLER COUNTY, TEXAS AND IU HERITAGE, LP

This Agreement is entered into by and between the County of Waller, Texas, duly acting herein by and through the County Judge (“County”), and IU Heritage, LP, (“Owner”), a Texas limited partnership with its principal place of business at 2537 S. Gessner Road, Suite 250, Houston, Texas 77063, which is the owner, of the taxable real property located within Waller County Urban Reinvestment Zone 16 (authorized July 23, 2025), and is entered into as of the last day of signature affixed hereto (the “Effective Date”).

RECITALS:

WHEREAS, on 23rd day of July, 2025, the County passed an Order establishing a Reinvestment Zone for commercial/industrial tax abatement (“Order”), as authorized by Texas Tax Code Chapter 312, herein attached as Exhibit “C”; and

WHEREAS, the County has previously adopted the Waller County Tax Abatement and Incentive Policy Guidelines & Criteria (“Policy”) governing tax abatement agreements and reinvestment zones; and

WHEREAS, the Policy constitutes appropriate guidelines and criteria governing tax abatement agreements to be entered into by the County; and

WHEREAS, the County has adopted a resolution stating that it elects to participate in tax abatement; and

WHEREAS, in order to maintain and/or enhance the commercial/industrial economic and employment base of County, to otherwise further the goals of the policy previously adopted by County, and for the long-term benefit of the County;

NOW THEREFORE, the PARTIES hereto mutually agree as follows:

COVENANTS AND AGREEMENTS:

1. The Agreement Term begins on the Effective Date, and continues through and until December 31, 2028.
2. The Premises is the parcel of land described on Exhibit A, which is attached hereto and incorporated herein, and on which the Improvements (defined hereafter) will be made.
3. Owner shall ensure a prospective lessee/buyer for the Spec Building (as such term is defined in the County's current Policy) at the Premises is diligently and faithfully sought.
4. County and Owner agree that if a lessee/buyer does not lease the Spec Building at the Premises before the end of Year (2) of the Abatement Period, this Agreement will hereby immediately terminate.
5. For purposes of this Agreement, the period from (i) January 1, 2027 through and including December 31, 2027 shall be referred to as Year (1), and (ii) January 1, 2028 through and including December 31, 2028 shall be referred to as Year (2).
6. Upon Owner entering into a lease with a lessee, or sales agreement with a buyer, this Agreement may be terminated, amended, or replaced on mutually acceptable terms by a written instrument duly executed by County and Owner, based on the results of the Economic Impact Analysis as required in the County's then-current Policy.

7. A separate agreement may be made between the County and each lessee or buyer for specified new personal property, except inventory, the terms of which will be determined by the Economic Impact Analysis as required by the County's then-current Policy.
8. The improvements Owner shall make to the Premises, including the Spec Building, shall be referred to as the Improvements, and the Improvements shall be of the kind, number, and location specifically described in Exhibit B, which is attached hereto and incorporated herein. Notwithstanding the foregoing, Owner may amend the Improvements designated in Exhibit B with the prior written approval of the County, which approval shall not be unreasonably withheld, conditioned, or delayed. Such amendment is subject to the notice requirements of Texas Tax Code Chapter 312.
 - a. The Improvements include one tilt wall Spec Building of approximately 209,040 square feet, which is the commercial building described in Exhibit B. The Spec Building, shall have a total appraised value of at least \$16,047,444.00 by the beginning of Year (1).
 - b. Owner shall ensure the Improvements are diligently and faithfully undertaken and completed in a good and workmanlike manner, in compliance with all applicable federal, state, and local laws and regulations.
 - c. Notwithstanding Section 8(a) above, Owner shall have additional reasonable time to complete the Improvements in the event of "force majeure," if Owner is diligently and faithfully pursuing completion of the Improvements. "Force majeure" shall mean any contingency or cause beyond the reasonable control of Owner including, without limitation, an act of God, public enemy, war, riot, civil commotion, insurrection, or labor strikes.

9. Owner shall, until the expiration of this Agreement or until a lessee or buyer occupies the building, continuously operate (or cause to be operated) and maintain the Improvements as a Spec Building.
10. Owner shall, in writing and until the expiration of this Agreement, annually certify compliance with this Agreement to the County.
11. For the duration of this Agreement, Owner is not required to employ persons as part of this Agreement.
12. It is understood and agreed among the Parties that the Improvements shall be appraised at market value for property tax purposes beginning January 1, 2027, including the value of any partially completed Improvements.
 - a. If there are no Improvements on the Premises on January 1, 2027, and if Owner's failure to make Improvements is not excused under Section 8(c), then this Agreement is subject to termination by the County as if a default had occurred under section 15, and there shall be no tax abatement for the tax year beginning January 1, 2027.
 - b. Beginning January 1, 2029 and continuing each year thereafter, the Premises and any and all Improvements shall be appraised at market value effective January 1 of each tax year.
13. Owner agrees to confirm the Premises and Improvements for tax valuation purposes with the Chief Appraiser for the Waller County Appraisal District annually and within the deadline for filing the appropriate forms.
14. Subject to the terms and conditions of this Agreement, and subject to the rights of the holders of any outstanding bonds of the County, a portion of the ad valorem property taxes

which would otherwise be owed to the County for the Improvements shall be abated for a period of two years beginning January 1, 2027 and ending on December 31, 2028 (the “Abatement Period”).

- a. Said abatement shall be in an amount equal to the percentages listed in the following table:

Year 1 (2027) – 100%
Year 2 (2028) – 100%

- b. Said abatement on the Improvements located at the Premises shall terminate if not occupied by a lessee or buyer by December 31, 2028. In such an event, Owner is fully liable for all ad valorem property taxes owed to County beginning January 1, 2029. Year (1) and Year (2) ad valorem property taxes will not be payable by Owner if the Spec Building is not leased by the end of Year (2).
- c. The abatement percentages in Section 14(a) above shall be applied to the taxes assessed for each year during the Abatement Period over the base value of the Premises and Improvements in the year in which this Agreement is entered. The Parties understand and agree that the percentages in Section 14(a) above only apply to Improvements that are eligible for abatement under Texas law.
- d. Owner shall have the right to protest any appraisals of the Premises, Improvements, or any portion thereof, during the term of this Agreement. Nothing in this Agreement shall affect Owner’s right to protest and/or contest any taxes assessed on the Premises and any and all Improvements, and the abatement percentages shall be applied to the amount of taxes finally determined to be due as a result of any such protest and/or contest.

- e. If the certified appraised value of the real property Improvements is reduced, regardless of the initial appraised value, as the result of Owner's protest, then the percentage of abatement granted herein will be adjusted downward by the same percentage, then rounded upward to the nearest whole percentage. For example, if a protest results in the reduction of the certified appraised value by 6.6%, then the percentage of the tax abatement granted in any given year under this Agreement would be decreased by the same percentage rounded to the nearest whole number, thereby reducing the abatement by 7%.

DEFAULT:

- 15. Owner shall be in default if any of the following occurs:
 - a. Improvements are not completed in accordance with this Agreement, including its exhibits, as may be amended in accordance with the terms of this Agreement;
 - b. Owner fails to timely file annual renditions for the Premises and any and all Improvements;
 - c. Owner allows its ad valorem taxes on any of its property that is owed to the County, or any other taxes owed to any other taxing entity located in whole or in part in the County, to become delinquent without timely and properly following the legal procedures for protest and/or contest of any such taxes;
 - d. Owner operates the Premises or Improvements (or causes or allows the Premises or Improvements to be operated) in violation of public health and safety laws, or allows the Premises or Improvements or any part thereof to become a public nuisance; or

- e. Owner fails to comply with or violates any other part of this Agreement.
16. In the event that Owner defaults as described in section 15 above, the County shall give Owner written notice of such default. If Owner has not cured such default within sixty (60) days of said written notice, this Agreement may be terminated by the County. Notice shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested to Owner or its designated representative.
- a. Any notice or certification to be provided pursuant to this Agreement shall be made to the following persons, unless a substitute representative is designated in writing:
- | | |
|-----------------------------|---------------------------------|
| COUNTY | OWNER |
| Carbett "Trey" J. Duhon III | Attn: Don Weaver |
| County Judge | IU Heritage, LP |
| 425 FM 1488 Suite 106 | 2537 S. Gessner Road, Suite 250 |
| Hempstead, Texas 77445 | Houston, TX 77063 |
17. In the event of default or termination, the Parties acknowledge that actual damages would be speculative and difficult to determine and/or calculate. Accordingly, in the event of default or termination, as liquidated damages, Owner shall owe all taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, and all such taxes shall be paid to the County within sixty (60) days of the expiration of the cure period described in Section 16 above.
- a. In addition to any amounts due under Section 17 above, interest on any such amounts shall be charged at the statutory rate for delinquent taxes, as determined by Chapter 33 of the Texas Tax Code
- b. Notwithstanding Section 17(a) above, in the event of default or termination, no penalty shall be charged under Chapter 33 of the Texas Tax Code.

- c. If the County terminates this Agreement, no abatements for the Premises or Improvements in future years will be allowed.
- 18. Notwithstanding Section 17 above, if Owner completes the Improvements in compliance with this Agreement, but subsequently fails to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement, then Section 17 shall not apply to require payment of taxes which would have been paid to the County in the absence of this Agreement for all years during the Abatement Period, unless Owner was not in compliance with this Agreement during those years. Instead, Owner shall only be liable to the County for those taxes which are assessed for the tax years in which Owner ceases to operate (or cause to be operated) and maintain the Premises or Improvements in accordance with this Agreement

MISCELLANEOUS:

- 19. The County represents and warrants that the Premises does not include any property that is owned by a member of the Waller County Commissioners Court, or owned by any party responsible for the approval of this Agreement.
- 20. The terms and conditions of this Agreement are binding upon the permitted successors and assigns of all Parties.
 - a. Except for any collateral assignment to any lender of Owner, this Agreement cannot be assigned by Owner without the County's written consent, which shall not be unreasonably withheld. In order to assign this Agreement, the following conditions must be met: i) the Waller County Commissioners Court must have consented to the assignment by official act at one of its regularly scheduled meetings, ii) notice of the assignment must be publicly posted by the County for 30 days prior to the

regularly scheduled Commissioners Court meeting where consent to the assignment will be considered, iii) the assignee must explicitly accept all of assignor's obligations under this Agreement, iv) the assignor must retain all of its obligations under this Agreement until the assignment becomes effective, v) the assignment must be executed by both the assignor and assignee, and vi) the assignor must provide the County with a fully executed assignment agreement not later than ten (10) business days prior to the date the Commissioners Court will consider consenting to the assignment. If Owner fails to comply with these conditions, then County may, in its sole discretion, terminate this Agreement.

- b. If any lender of Owner becomes the owner of the Premises as a result of a foreclosure, deed-in-lieu of foreclosure or otherwise, notwithstanding anything in this Agreement to the contrary, such lender shall not be liable for any amounts under this Agreement except for the taxes which would have been paid to the County in the absence of this Agreement for the years during which this Agreement was in effect or, if Section 18 is applicable, then such lender shall only be liable for the amounts for which Owner is liable under Section 18.
- c. Owner understands and agrees that an entity must be entitled to a tax abatement on January 1 in order to claim the exemption for that tax year. If an entity is not entitled to the benefits of this Agreement on January 1 of any given tax year during the Abatement Period, then the entity may not receive the abatement for that year. The County is not responsible for ensuring that an assignment is effective prior to January 1 of any given tax year, or for ensuring that any assignee is entitled to the benefits of this Agreement. An assignee shall not be entitled to the benefits of this

Agreement unless the provisions of this Section 20 have been complied with before January 1 of the applicable tax year.

21. Owner shall not subdivide, grant, sell, lease, or otherwise convey the Premises or Improvements, or a portion thereof without first providing 30 day written notice of the intended act. If Owner fails to provide the 30 day written notice, the County may, in its sole discretion, terminate this Agreement without providing Owner the opportunity to cure, but subject to the notice provision in Section 16.
22. This Agreement may be replaced by a subsequent Tax Abatement Agreement consistent with County's Policy, provided that a qualifying lessee/buyer, County, and Owner, in the event of a lease, are able to come to a mutually acceptable agreement. The tax abatement provided by any subsequent AGREEMENT SHALL BE BASED ON THE MERITS OF AN ECONOMIC IMPACT ANALYSIS AND APPLIED CONSISTENTLY WITH THEN-CURRENT COUNTY POLICIES.
23. This Agreement does not inure to the benefit of any third parties.
24. It is understood and agreed between the Parties that Owner is acting independently in the performance of its obligations hereunder, and the County assumes no responsibilities or liabilities for Owner's performance of this Agreement. Owner agrees to defend, indemnify, and hold harmless the County, including but not limited to the County's officials, officers, employees, agents, and affiliates, and the affiliated appraisal district, from any and all claims, losses, damages, injuries, suits or judgments relating to Owner's performance of this Agreement or Owner's construction, operation, or maintenance of the Premises or Improvements.

25. Owner agrees that both the County and the Waller County Appraisal District, and their agents or employees shall have the reasonable right of access to the Premises and Improvements to ensure that the Improvements have been made and are being made in accordance with this Agreement. After completion of the Improvements, the County and the Waller County Appraisal District shall have the continuing right of access to ensure that the Premises and Improvements are thereafter maintained and operated in accordance with this Agreement, during the term of this Agreement. However, the County will neither inspect for nor ensure that Owner is in compliance with federal, state, or local laws or regulations. The County's inspections, if any, shall not constitute an acknowledgment or certification to Owner or any third party that Owner is in compliance with federal, state, or local laws or regulations.
26. This Agreement shall be construed and interpreted in accordance with Texas law, and it is performable in Waller County, Texas. Should any part of this Agreement be found unenforceable by a court of competent jurisdiction, all other parts of this Agreement shall continue in full force and effect, and this Agreement shall be reformed to as closely as possible reflect the original terms of this Agreement.
27. This Agreement was authorized by the Commissioners Court of Waller County, Texas at a meeting on September 17, 2025, whereupon it was duly determined that the County Judge would execute the Agreement on behalf of Waller County, Texas.
28. Venue for disputes arising under or related to this Agreement shall lie exclusively in Waller County, Texas.
29. All amendments and additions to this Agreement and its Exhibits must be duly acted upon and approved in writing by the Waller County Commissioners Court.

30. Signatories to this Agreement represent and warrant that they have authority to bind the respective Parties.
31. Notices delivered hereunder shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested. Any notice or certification to be provided pursuant to this Agreement shall be delivered to the following persons, unless a substitute representative is designated in writing:

For County:

County Judge
425 FM 1488 Suite 106
Hempstead, Texas 77445

For IU Heritage, LP:

Attn: Don Weaver
2110 Grandway Drive
Katy, TX 77449

Either party may designate a different notice party or address by giving the other parties at least ten (10) days written notice in the manner prescribed above.

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

This Agreement is executed as of the date of the last signature affixed hereto.

WALLER COUNTY

Carbett "Trey" Duhon III
Waller County Judge

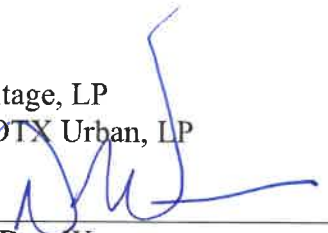
Date

ATTEST:

Debbie Hollan
Waller County Clerk

Date

IU Heritage, LP
By: COTX Urban, LP



By: Don Weaver
Title: Manager

Date

8/27/2025

EXHIBIT A

Premises – the approximately 12.476 acre parcel of land in Waller County, Texas that is identified as Reserve D of the Second Preliminary Replat Pederson Road Business Park dated May 13, 2025 that is attached hereto, and is located at 1085 Heritage West Drive, Katy, Texas 77493.

CALL 1-249-CONSE
CH PRAIRIE PG.
VOL. 0610.W.C.I.
O.D.R.

EXHIBIT A

KEY MAP NO. 443Y

A SUBDIVISION OF 71.975 ACRES OF LAND SITUATED IN THE T.S. REESE SURVEY, ABSTRACT NO. 334, WALLER COUNTY, TEXAS, BEING ALL ALL OF RESTRICTED RESERVE "B", BLOCK 1, OF THE REPLAT OF PEDERSON ROAD BUSINESS PARK AS RECORDED UNDER INSTRUMENT NUMBER 1902425, WALLER COUNTY, TEXAS.

JUNE 10, 2025 JOB NO. 4016-0007.310

REASON FOR REPLAT: TO CREATE 5 COMMERCIAL RESERVES

OWNER/DEVELOPER:

A TEXAS LIMITED PARTNERSHIP

PHONE: (713) 339-5380 EMAIL: MOVERTON@URBANCOMPANIES.COM

SURVEYOR: _____ ENGINEER: _____

1901 VIEW DRIVE
P.O. BOX 1992
DALLAS, TEXAS 75298

E-MAIL: CHASSOCKULLERSURVEYING.COM

PLATTING CONSULTANT

Houston, Texas 77042
FRN • F-1386

Exhibit A, P. 2

SHEET 2 OF 2

[illegible]

EXHIBIT B - SUPPORT DOCUMENTATION FOR REAL AND PERSONAL PROPERTY THAT QUALIFY FOR ABATEMENT

Total values for both should match those totals provided in the economic impact data sheet that was submitted prior to the application.

Part 1: Real Property Improvements (does not include land):

“Real Property” real property improvements, as designated by the Waller County Appraisal District, are any buildings, including any buildings that are built on skids or portable buildings, parking areas, and any fences attached to the land.

Please complete a list of the value for each building(s), fencing, driveways, parking, and other real property improvements along with the total value. Do not include cost of detention, engineering, or any soft costs. Add as many rows as you need to document your project values. If you have more than one building, then use either their address or corresponding identifier found on your site plan or survey.

Real Property Improvements shown in the table below shall be located on the Premises at 1085 Heritage West Drive, Katy, Texas 77493:

Description		Cost
Number of Buildings: 1		
Bldg. 3 – 209,040SF commercial building	1085 Heritage West Drive, Katy, Texas 77493	
Total Square Footage: 209,040SF		\$16,047,444.00
Driveways & Parking: Included in Building Cost		
Other Improvements		
Total		\$16,047,444.00

Address: Reserve D, Bldg. 3 – 209,040SF – 1085 Heritage West Drive, Katy, Texas 77493

STATE OF TEXAS

IN THE COMMISSIONERS COURT

COUNTY OF WALLER

OF WALLER COUNTY, TEXAS

ORDER DESIGNATING WALLER COUNTY URBAN REINVESTMENT ZONE 16
PURSUANT TO TEXAS TAX CODE SECTIONS 312.401 AND 312.201

AN ORDER DESIGNATING A CERTAIN AREA WITHIN WALLER COUNTY, TEXAS AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 312 OF THE TEXAS TAX CODE, ESTABLISHING THE BOUNDARIES THEREOF, AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, Waller County, Texas ("County") is a county of the State of Texas, having been duly created and organized under the constitution and laws of Texas, and further, the Waller County Commissioners Court ("Commissioners Court") is the governing body of the County;

WHEREAS, Texas Tax Code Chapter 312 authorizes the County to designate reinvestment zones and enter into tax abatement agreements;

WHEREAS, the County adopted the Waller County Tax Abatement and Incentive Policy Guidelines and Criteria on November 29, 2023 governing reinvestment zones and tax abatement agreements;

WHEREAS, the Commissioners Court desires to create the proper economic and social environment to induce the investment in the county of private resources in productive business enterprises and to encourage the employment of residents of the County;

WHEREAS, the Commissioners Court desires to promote the development or redevelopment of a certain tract of land (the "Area") within its jurisdiction by the creation of a reinvestment zone as authorized by Texas Tax Code Chapter 312 and the Waller County Tax Abatement and Incentive Policy Guidelines and Criteria;

WHEREAS, the Area does not include land within the taxing jurisdiction of a municipality;

WHEREAS, the Commissioners Court both published notice of the public hearing on the designation of the Area as Waller County Urban Reinvestment Zone 16 in The Waller County Express and The Katy Times, both newspapers having general circulation in the County, and delivered in writing to the presiding officer of the governing body of each taxing unit that includes in its boundaries real property that is to be included in the proposed reinvestment zone, and such notice was delivered not later than the seventh day before the public hearing;

WHEREAS, the Commissioners Court held a public hearing on the designation of the Area as Waller County Urban Reinvestment Zone 16, during which any interested person was able to appear and speak for or against the creation of the reinvestment zone and whether all or part of the territory described should be included in the proposed reinvestment zone;

WHEREAS, the Commissioners Court finds that designating the Area as a reinvestment zone will contribute to the retention or expansion of primary employment and/or will attract major investment in the zone that will be a benefit to the property to be included in the zone, and will contribute to the economic development of the county;

WHEREAS, the Commissioners Court finds that it is in the best interest of the county to designate the property described as being a tract or parcel of land containing 71.9750 acres of land located in the H & T.C.R.R. Company, Section 107, Abstract 170, Waller County, Texas, said

71.9750 acre tract being all of Reserve B in Block 1 of Replat Pederson Road Business Park, a subdivision duly of record in Plat Number 1902425 in the Deed Records of Waller County, Texas, as a reinvestment zone, pursuant to Sections 312.401 and 312.201 of the Tax Code (The Property Redevelopment and Tax Abatement Act);

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

Section 1. Findings:

- a. The facts and recitations contained in the Recitals of this Order are hereby found and declared to be true and correct, and are adopted as part of this Order for all purposes.
- b. The Commissioners Court conducted the public hearing on July 23, 2025, heard evidence and testimony, and makes the following findings and determinations based on the evidence and testimony presented to it:
 1. The public hearing on the designation of the reinvestment zone was properly called, held, and conducted; and that notice of such hearing was published as required by law and provided to the respective presiding officers of the governing bodies and all taxing units overlapping the territory inside the proposed reinvestment zone;
 2. The designation of the reinvestment zone will result in benefits to Waller County, Texas; and will contribute to the retention or expansion of primary employment, and/or will attract major investment in the zone that will be a benefit to the property included in the zone, and will contribute to the economic development of the County.
 3. The Area meets the criteria set forth in the Texas Tax Code Chapter 312 and the Waller County Tax Abatement and Incentive Policy Guidelines and Criteria.
 4. No portion of the Area includes land within the taxing jurisdiction of a municipality.

Section 3. Zone Designation: The Commissioners Court hereby designates the area described by Exhibit A attached hereto, which is incorporated herein by reference for all purposes, as a reinvestment zone under Texas Tax Code § 312.401. The reinvestment zone shall hereafter be named Waller County Urban Reinvestment Zone Number 16.

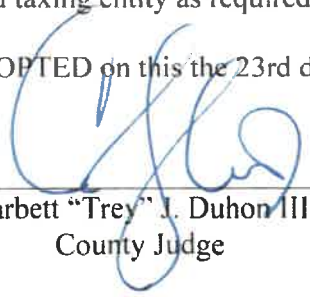
Section 4. Effective Date: The reinvestment zone shall take effect upon the passage of this Order, and shall remain in effect for a period of five years from the date of designation.

Section 5. Severability: If any section, paragraph, clause, or provision of this Order shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Order.

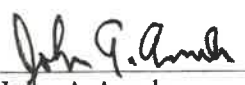
Section 6. Notice: It is hereby found, determined, and declared that sufficient written notice of the date, hour, place, and subject of the meeting of the Commissioners Court at which this Order was adopted was posted at a place convenient and readily

accessible at all times as required by Texas Government Code, Chapter 551, and that a public hearing was held prior to the designation of such reinvestment zone, and that proper notice of the hearing was published in a newspaper of general circulation within the County, and such notice was delivered to the presiding officers of any affected taxing entity as required by Texas Tax Code, Chapter 312.

ORDERED, APPROVED, AND ADOPTED on this the 23rd day of July, 2025.



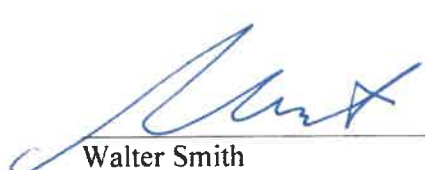
Carbett "Trey" J. Duhon III
County Judge



John A Amsler
Commissioner, Precinct No. 1



Kendrick Jones
Commissioner, Precinct No. 3

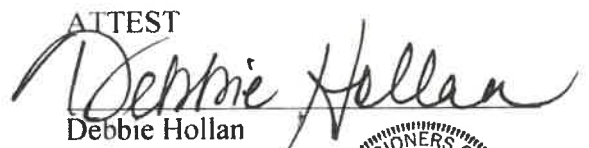


Walter Smith
Commissioner, Precinct No. 2

Absent

Justin Beckendorff
Commissioner, Precinct No. 4

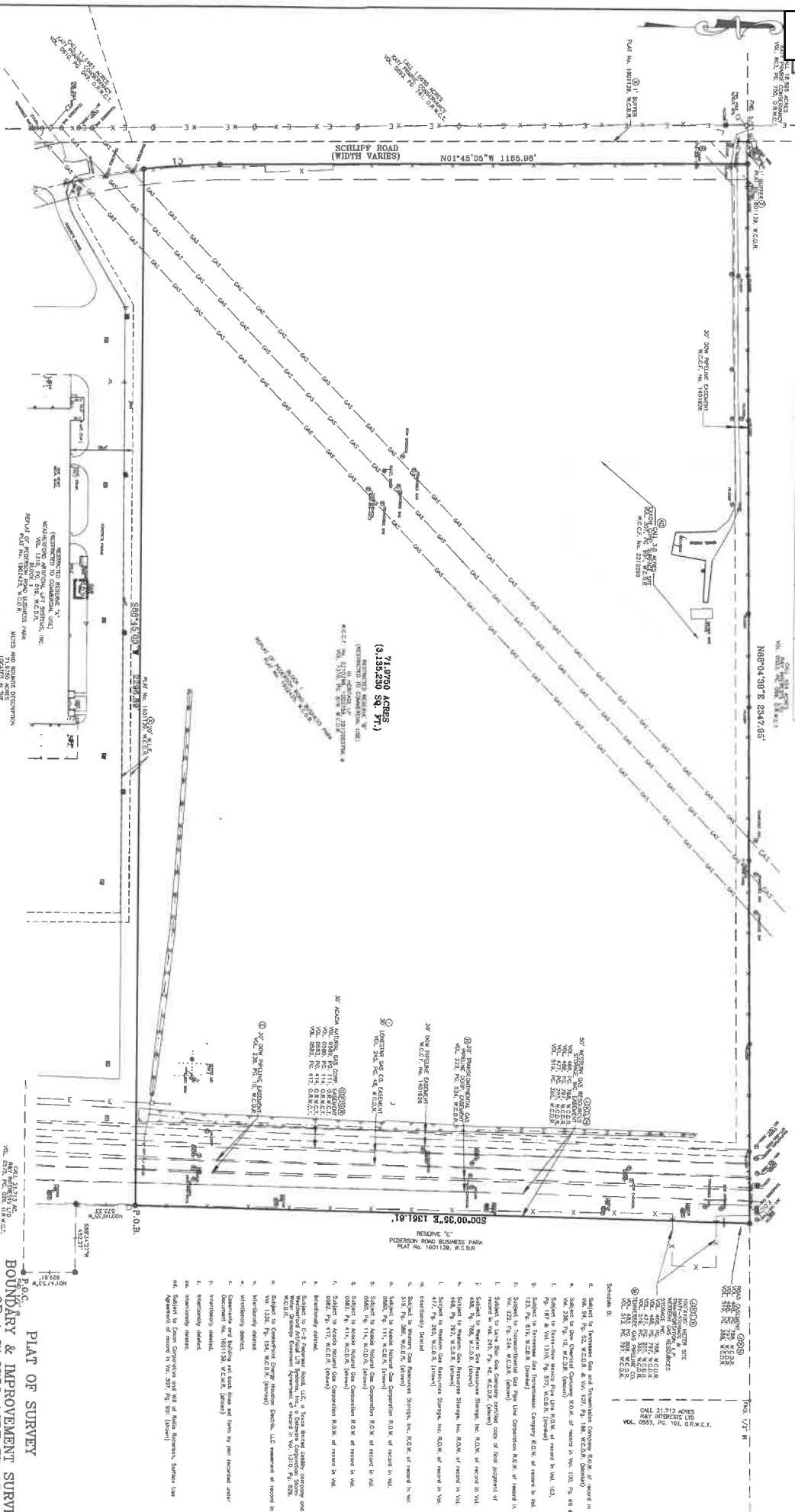
ATTEST



Debbie Hollan
County Clerk



Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	1450.00'	168.23'	6°38'51"	168.13'	N05°04'30" W

[illegible]

found a total of 100 fish, of which 57 were female and 43 were male. The mean length of the females was 17.8 (SD 0.9) cm and of the males 17.5 (SD 0.9) cm. The mean weight of the females was 11.6 (SD 2.0) g and of the males 11.2 (SD 2.0) g. The mean length of the females was 17.8 (SD 0.9) cm and of the males 17.5 (SD 0.9) cm. The mean weight of the females was 11.6 (SD 2.0) g and of the males 11.2 (SD 2.0) g. The mean length of the females was 17.8 (SD 0.9) cm and of the males 17.5 (SD 0.9) cm. The mean weight of the females was 11.6 (SD 2.0) g and of the males 11.2 (SD 2.0) g.

[illegible]

RESTRICTED RESERVE "B"
REPLAT PEDESON ROAD BUSINESS
PARK PLAT No. 1601139, W.C.D.F.
LOCATED IN THE
T.S. REESE SURVEY, ABSTRACT 333
AND THE H.&T.C. RAILROAD COMPAN-
Y SURVEY SECTION 107, A-170
WALLER COUNTY, TEXAS

Guller Sweezy, LLC

PROFESSIONAL LAND SURVEYING
1844 N. DOUGLASS AVE. SUITE 200
CHICAGO, IL 60642-1098
TEL: 312/329-8800
FAX: 312/329-8801
WWW: WWW.PLSA.ORG

1424 N. FOST. AVE., STE. 200
HOUSTON, TEXAS 77066

FIELD BOOK: 2111

 $\text{Dm}^2, \text{N.O.}, \text{S}=\text{C}$

1

ELECTED OFFICIALS POSTED SALARIES
2025
2026
INC/(Item 46.

Criminal District Attorney	Salary Supplement	\$	25,000.00	\$	25,000.00	\$	-
506th District Judge	Salary Supplement	\$	19,000.00	\$	19,000.00	\$	-
	Juvenile Board Salary	\$	1,200.00	\$	1,200.00	\$	-
County Court at Law #1	Salary	\$	234,000.00	\$	234,000.00	\$	-
	Longevity	\$	364.00	\$	416.00	\$	52.00
	Cell Phone Allowance	\$	960.00	\$	1,200.00	\$	240.00
County Court at Law #2	Salary	\$	234,000.00	\$	234,000.00	\$	-
	Longevity	\$	104.00	\$	156.00	\$	52.00
	Cell Phone Allowance			\$	-	\$	-
Sheriff	Salary	\$	113,300.00	\$	116,699.00	\$	3,399.00
	Longevity	\$	260.00	\$	312.00	\$	52.00
County Judge	Salary	\$	130,000.00	\$	133,900.00	\$	3,900.00
	Longevity	\$	572.00	\$	624.00	\$	52.00
	Juvenile Board Salary	\$	1,200.00	\$	1,200.00	\$	-
County Clerk	Salary	\$	93,426.00	\$	96,229.00	\$	2,803.00
	Longevity	\$	3,000.00	\$	3,000.00	\$	-
	Travel Allowance	\$	1,000.00	\$	1,000.00	\$	-
	Cell Phone Allowance	\$	960.00	\$	960.00	\$	-
District Clerk	Salary	\$	93,426.00	\$	96,229.00	\$	2,803.00
	Longevity	\$	2,228.00	\$	2,528.00	\$	300.00
	Travel Allowance	\$	600.00	\$	600.00	\$	-
Treasurer	Salary	\$	93,426.00	\$	96,229.00	\$	2,803.00
	Longevity	\$	3,000.00	\$	3,000.00	\$	-
	Travel Allowance	\$	1,000.00	\$	1,000.00	\$	-
Tax Assessor Collector	Salary	\$	93,426.00	\$	96,229.00	\$	2,803.00
	Longevity			\$	104.00	\$	104.00
	Travel Allowance	\$	800.00	\$	1,560.00	\$	760.00
Commissioner, Pct. 1	Salary	\$	90,640.00	\$	93,360.00	\$	2,720.00
	Longevity	\$	676.00	\$	728.00	\$	52.00
	Travel Allowance	\$	7,800.00	\$	7,800.00	\$	-
Commissioner, Pct. 2	Salary	\$	90,640.00	\$	93,360.00	\$	2,720.00
	Longevity	\$	364.00	\$	416.00	\$	52.00
	Travel Allowance	\$	7,800.00	\$	7,800.00	\$	-
Commissioner, Pct. 3	Salary	\$	90,640.00	\$	93,360.00	\$	2,720.00
	Longevity	\$	260.00	\$	312.00	\$	52.00
	Travel Allowance	\$	7,800.00	\$	7,800.00	\$	-
Commissioner, Pct. 4	Salary	\$	90,640.00	\$	93,360.00	\$	2,720.00
	Longevity	\$	572.00	\$	624.00	\$	52.00
Constable, Pct. 1	Salary	\$	63,849.00	\$	65,765.00	\$	1,916.00
	Longevity	\$	364.00	\$	416.00	\$	52.00
Constable, Pct. 2	Salary	\$	63,849.00	\$	65,765.00	\$	1,916.00
	Longevity			\$	104.00	\$	104.00

ELECTED OFFICIALS POSTED SALARIES

2025

2026

INC/(Item 46.)

Constable, Pct. 3	Salary	\$	63,849.00	\$	65,765.00	\$	1,916.00
	Longevity	\$	676.00	\$	728.00	\$	52.00
	Cell Phone Allowance	\$	960.00	\$	1,200.00	\$	240.00
Constable, Pct. 4	Salary	\$	63,849.00	\$	65,768.00	\$	1,919.00
	Longevity	\$	3,000.00	\$	3,000.00	\$	-
	Cell Phone Allowance	\$	960.00	\$	1,200.00	\$	240.00
Justice of Peace, Pct. 1	Salary	\$	87,591.00	\$	90,219.00	\$	2,628.00
	Longevity	\$	3,000.00	\$	3,000.00	\$	-
	Travel Allowance	\$	5,000.00	\$	5,000.00	\$	-
	Cell Phone Allowance	\$	960.00	\$	1,200.00	\$	240.00
Justice of Peace, Pct. 2	Salary	\$	87,591.00	\$	90,219.00	\$	2,628.00
	Longevity	\$	364.00	\$	416.00	\$	52.00
	Cell Phone Allowance	\$	960.00	\$	1,200.00	\$	240.00
Justice of Peace, Pct. 3	Salary	\$	87,591.00	\$	90,219.00	\$	2,628.00
	Longevity	\$	828.00	\$	928.00	\$	100.00
	Travel Allowance	\$	5,000.00	\$	5,000.00	\$	-
	Cell Phone Allowance	\$	960.00	\$	1,200.00	\$	240.00
Justice of Peace, Pct. 4	Salary	\$	87,591.00	\$	90,219.00	\$	2,628.00
	Longevity	\$	1,828.00	\$	2,028.00	\$	200.00
	Travel Allowance	\$	5,000.00	\$	5,000.00	\$	-
	Cell Phone Allowance	\$	960.00	\$	1,200.00	\$	240.00

ELECTED OFFICIALS POSTED SALARIES
2024
2025
INC/(Item 46.

Criminal District Attorney	Salary Supplement	\$	18,000.00	\$	18,000.00	\$	-
506th District Judge	Salary Supplement	\$	12,000.00	\$	12,000.00	\$	-
	Juvenile Board Salary	\$	1,200.00	\$	1,200.00	\$	-
County Court at Law #1	Salary	\$	193,400.00	\$	193,400.00	\$	-
	Longevity	\$	312.00	\$	364.00	\$	52.00
	Cell Phone Allowance	\$	960.00	\$	960.00	\$	-
County Court at Law #2	Salary	\$	193,400.00	\$	193,400.00	\$	-
	Longevity	\$	-	\$	104.00	\$	104.00
	Cell Phone Allowance	\$	960.00	\$	-	\$	(960.00)
Sheriff	Salary	\$	110,000.00	\$	110,000.00	\$	-
	Longevity	\$	208.00	\$	260.00	\$	52.00
County Judge	Salary	\$	130,000.00	\$	130,000.00	\$	-
	Longevity	\$	520.00	\$	572.00	\$	52.00
	Juvenile Board Salary	\$	1,200.00	\$	1,200.00	\$	-
County Clerk	Salary	\$	90,705.00	\$	90,705.00	\$	-
	Longevity	\$	3,000.00	\$	3,000.00	\$	-
	Travel Allowance	\$	1,000.00	\$	1,000.00	\$	-
	Cell Phone Allowance	\$	960.00	\$	960.00	\$	-
District Clerk	Salary	\$	90,705.00	\$	90,705.00	\$	-
	Longevity	\$	2,028.00	\$	2,228.00	\$	200.00
	Travel Allowance	\$	600.00	\$	600.00	\$	-
Treasurer	Salary	\$	90,705.00	\$	90,705.00	\$	-
	Longevity	\$	3,000.00	\$	3,000.00	\$	-
	Travel Allowance	\$	1,000.00	\$	1,000.00	\$	-
Tax Assessor Collector	Salary	\$	90,705.00	\$	90,705.00	\$	-
	Longevity	\$	3,000.00	\$	-	\$	(3,000.00)
	Travel Allowance	\$	800.00	\$	800.00	\$	-
	Cell Phone Allowance	\$	960.00	\$	-	\$	(960.00)
Commissioner, Pct. 1	Salary	\$	88,000.00	\$	88,000.00	\$	-
	Longevity	\$	624.00	\$	676.00	\$	52.00
	Travel Allowance	\$	7,800.00	\$	7,800.00	\$	-
Commissioner, Pct. 2	Salary	\$	88,000.00	\$	88,000.00	\$	-
	Longevity	\$	312.00	\$	364.00	\$	52.00
	Travel Allowance	\$	7,800.00	\$	7,800.00	\$	-
Commissioner, Pct. 3	Salary	\$	88,000.00	\$	88,000.00	\$	-
	Longevity	\$	208.00	\$	260.00	\$	52.00
	Travel Allowance	\$	7,800.00	\$	7,800.00	\$	-
Commissioner, Pct. 4	Salary	\$	88,000.00	\$	88,000.00	\$	-
	Longevity	\$	520.00	\$	572.00	\$	52.00
	Travel Allowance	\$	3,900.00	\$	-	\$	(3,900.00)
Constable, Pct. 1	Salary	\$	61,989.00	\$	61,989.00	\$	-
	Longevity	\$	1,428.00	\$	364.00	\$	(1,064.00)

ELECTED OFFICIALS POSTED SALARIES
2024
2025
INC/(Item 46.

Constable, Pct. 2	Salary	\$	61,989.00	\$	61,989.00	\$	-
	Longevity	\$	3,000.00	\$	-	\$	(3,000.00)
Constable, Pct. 3	Salary	\$	61,989.00	\$	61,989.00	\$	-
	Longevity	\$	624.00	\$	676.00	\$	52.00
	Cell Phone Allowance	\$	960.00	\$	960.00	\$	-
Constable, Pct. 4	Salary	\$	61,989.00	\$	61,989.00	\$	-
	Longevity	\$	3,000.00	\$	3,000.00	\$	-
	Cell Phone Allowance	\$	960.00	\$	960.00	\$	-
Justice of Peace, Pct. 1	Salary	\$	85,040.00	\$	85,040.00	\$	-
	Longevity	\$	2,828.00	\$	3,000.00	\$	172.00
	Travel Allowance	\$	5,000.00	\$	5,000.00	\$	-
	Cell Phone Allowance	\$	960.00	\$	960.00	\$	-
Justice of Peace, Pct. 2	Salary	\$	85,040.00	\$	85,040.00	\$	-
	Longevity	\$	312.00	\$	364.00	\$	52.00
	Travel Allowance	\$	2,500.00	\$	-	\$	(2,500.00)
	Cell Phone Allowance	\$	960.00	\$	960.00	\$	-
Justice of Peace, Pct. 3	Salary	\$	85,040.00	\$	85,040.00	\$	-
	Longevity	\$	728.00	\$	828.00	\$	100.00
	Travel Allowance	\$	5,000.00	\$	5,000.00	\$	-
	Cell Phone Allowance	\$	960.00	\$	960.00	\$	-
Justice of Peace, Pct. 4	Salary	\$	85,040.00	\$	85,040.00	\$	-
	Longevity	\$	1,628.00	\$	1,828.00	\$	200.00
	Travel Allowance	\$	5,000.00	\$	5,000.00	\$	-
	Cell Phone Allowance	\$	960.00	\$	960.00	\$	-

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

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

1. Current Fiscal Year Taxes: \$ ____1,698.63____
2. Estimated Taxes under Proposal Budget: \$ ____1,904.67____
3. Estimated Taxes under No-New Revenue Rate: \$ ____1,671.83____

**WALLER COUNTY, TEXAS
PROPOSED BUDGET
FISCAL YEAR 2026**

WALLER COUNTY, TEXAS

PROPOSED BUDGET

FISCAL YEAR 2026

This budget will raise more revenue from property taxes than last year's budget by an amount of \$12,227,599, which is a 19.44 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$5,838,261.00.

The members of the governing body voted on the budget as follows:

PASSED and APPROVED on this 30 day September, 2025.

Court Members Voting Aye:

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

Court Members Voting Nay:

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

Property Tax Rate Comparison

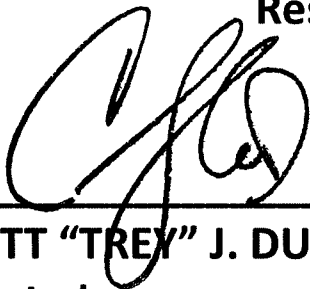
	2025-2026	2024-2025
Property Tax Rate:	\$0.542239/100	\$0.496021/100
No New Revenue Tax Rate:	\$0.488194/100	\$0.492082/100
No New Revenue Maintenance & Operations Tax:	\$0.433920/100	\$0.437020/100
Voter Approval Tax Rate:	\$0.556187/100	\$0.511316/100
Debt Rate:	\$0.093133/100	\$0.059001/100

Total debt obligation for Waller County secured by property taxes: \$15,905,456

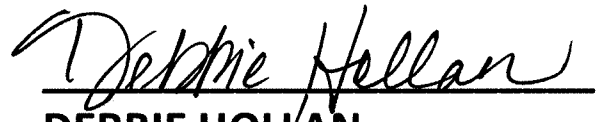
WALLER COUNTY, TEXAS PROPOSED BUDGET FISCAL YEAR 2026

**Filed in the Office of the County Clerk
On the 30th day of August, 2025**

Respectfully submitted,



**CARBETT "TREY" J. DUHON III
County Judge**



**DEBBIE HOLLAN
County Clerk**

COUNTY COMMISSIONERS

John A. Amsler,	Precinct 1
Walter E. Smith,	Precinct 2
Kendric D. Jones,	Precinct 3
Justin Beckendorff,	Precinct 4

FUND 110
ROAD AND BRIDGE

FUND 125
GENERAL FUND



Waller County, TX

Budget Comparison Report

Account Detail

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget Increase / (Decrease)	%
				2025 Certified	2026 Proposed Budget		
Fund: 110 - ROAD & BRIDGE							
Department: 524 - ROAD & BRIDGE ADMIN							
110-524-510002	Appointed Official Salary	158,024.41	174,596.80	111,883.20	179,151.00	184,517.00	3.00%
110-524-510003	Staff Salary	533,065.78	780,340.41	638,623.83	1,098,420.00	1,431,707.00	30.34%
110-524-510004	Part Time	10,540.00	0.00	0.00	26,000.00	0.00	-100.00%
110-524-510085	Flood Plain Supplement	3,589.20	0.00	0.00	0.00	0.00	0.00%
110-524-520000	Longevity	2,772.67	2,860.00	0.00	4,048.00	5,024.00	24.11%
110-524-520100	Social Security	51,824.03	71,708.21	56,178.58	100,025.00	124,026.00	24.00%
110-524-520201	Retirement TCDRS	79,945.88	108,288.70	84,530.74	147,620.00	182,877.00	23.88%
110-524-530500	Office & Drafting Supplies	18,375.34	25,587.15	10,930.65	20,000.00	25,000.00	25.00%
110-524-531400	Postage	2,778.47	68.00	420.54	1,500.00	2,500.00	66.67%
110-524-536000	Building Maintenance & Suppli	2,007.55	20,182.12	24,583.49	50,000.00	25,000.00	-25,000.00
110-524-542500	Telephone/Communications	0.00	0.00	0.00	0.00	20,000.00	0.00%
110-524-542600	Utilities	44,243.76	47,488.92	28,136.02	50,000.00	30,000.00	-20,000.00
110-524-544900	Service Contracts/Repairs Leas	18,307.02	23,685.63	5,288.98	0.00	30,000.00	30,000.00
110-524-560500	Bond Premium	153.00	0.00	53.00	250.00	250.00	0.00
110-524-561005	Janitorial Supplies	0.00	0.00	78.79	500.00	500.00	0.00
110-524-562301	Dues and Licenses	2,364.38	815.00	3,467.97	4,000.00	7,000.00	3,000.00
110-524-563000	Training & Conference Expensi	4,651.70	4,664.70	3,795.94	10,000.00	25,000.00	15,000.00
110-524-568400	Miscellaneous	1,256.66	0.00	0.00	2,000.00	2,500.00	500.00
110-524-568426	Office Security	1,952.50	2,130.00	1,420.00	2,500.00	3,000.00	500.00
110-524-581700	Flood Gages	3,500.00	20,242.23	3,500.00	10,000.00	6,000.00	-4,000.00
110-524-581800	Furniture & Equipment	4,226.66	7,979.01	2,559.78	5,000.00	25,000.00	20,000.00
110-524-581813	Copier/Printer	9,163.04	3,872.46	2,253.45	11,000.00	13,000.00	2,000.00
110-524-587525	911 Address Signs	0.00	0.00	15,517.96	28,000.00	12,000.00	-16,000.00
Total Department: 524 - ROAD & BRIDGE ADMIN:		952,742.05	1,294,509.34	993,222.92	1,750,014.00	2,154,901.00	404,887.00
							23.14%

Budget Comparison Report

Account Number		2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Parent Budget		Increase / Budget (Decrease)	%
					2025 Certified	2026 Proposed Budget		
Department: 530 - R&B MAINT & CONSTRUCTION								
110-530-510012	Staff Salary	2,300,326.31	2,426,072.24	1,500,931.39	2,510,990.00	2,564,293.00	53,303.00	2.12%
110-530-520000	Longevity	18,586.33	21,133.66	0.00	24,164.00	26,260.00	2,096.00	8.67%
110-530-520100	Social Security	170,557.48	180,205.65	110,652.68	193,948.00	198,178.00	4,230.00	2.18%
110-530-520201	Retirement TCDRS	261,899.93	275,740.42	169,825.45	286,231.00	292,215.00	5,984.00	2.09%
110-530-537400	Shop & Vehicle Maintenance	0.00	0.00	0.00	0.00	50,000.00	50,000.00	0.00%
110-530-537501	Fuel	361,566.30	325,509.31	196,237.96	360,000.00	360,000.00	0.00	0.00%
110-530-537507	Telephone/Communications	470.00	0.00	0.00	0.00	0.00	0.00	0.00%
110-530-545800	Prof Consult/Flood Plain Mgmt	496,607.43	301,179.67	399,421.05	1,000,000.00	1,000,000.00	0.00	0.00%
110-530-547518	Engineering Expenses	9,442.81	98,496.36	0.00	10,000.00	10,000.00	0.00	0.00%
110-530-547522	Health, Safety & Hazard	23,774.73	18,180.36	12,569.85	40,000.00	40,000.00	0.00	0.00%
110-530-568455	Fleet Operations	348,012.05	530,895.59	311,726.17	393,750.00	450,000.00	56,250.00	14.29%
110-530-569311	DR-4781 Texas Severe Storm	0.00	557,629.27	0.00	0.00	0.00	0.00	0.00%
110-530-569921	Dumpster Fees	36,300.53	10,293.19	10,149.00	20,000.00	30,000.00	10,000.00	50.00%
110-530-569922	Diesel Fuel Tax	7,488.20	8,959.80	0.00	1,500.00	0.00	-1,500.00	-100.00%
110-530-581100	Construction Equipment	1,496,784.12	666,085.32	29,432.26	200,000.00	100,000.00	-100,000.00	-50.00%
110-530-581700	Equipment	24,681.70	0.00	0.00	0.00	0.00	0.00	0.00%
110-530-581815	Equipment Rental	103,457.61	84,921.65	56,578.79	125,000.00	100,000.00	-25,000.00	-20.00%
110-530-586000	Right Of Way	2,273.50	684.57	0.00	25,000.00	25,000.00	0.00	0.00%
110-530-587400	Mowing & Spraying	321,903.00	306,975.45	173,431.00	350,000.00	400,000.00	50,000.00	14.29%
110-530-587411	Sign & Striping Materials	211,784.97	203,550.28	65,394.80	200,000.00	250,000.00	50,000.00	25.00%
110-530-587500	Road Material & Contracts	0.00	0.00	868,748.71	2,100,000.00	2,500,000.00	400,000.00	19.05%
110-530-587501	Driveway Materials	30,870.00	6,900.70	0.00	0.00	0.00	0.00	0.00%
110-530-587505	Road Materials	1,439,886.67	3,192,737.07	2,712,619.27	3,950,000.00	4,500,000.00	550,000.00	13.92%
110-530-587506	Road Materials/Goyens Rd	0.00	0.00	-169.80	0.00	0.00	0.00	0.00%
110-530-587513	Concrete Pipe	13,502.60	0.00	0.00	0.00	0.00	0.00	0.00%
110-530-587515	Sign Materials	0.00	0.00	-2,704.00	0.00	0.00	0.00	0.00%
110-530-587516	Bridge Maintenance & Repairs	7,450.00	63,472.30	10,000.00	25,000.00	25,000.00	0.00	0.00%
110-530-587517	Field Supplies	6,252.76	5,449.09	5,490.94	7,500.00	10,000.00	2,500.00	33.33%
110-530-587523	Fleet Management Lease Payn	149,355.18	176,070.42	89,733.49	162,000.00	162,000.00	0.00	0.00%
110-530-587524	Sterling Road Interlocal	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
110-530-587525	911 Address Signs	0.00	284.25	0.00	0.00	0.00	0.00	0.00%
110-530-590000	Bridge Replacement	25,683.00	15,095.00	60,000.00	1,100,000.00	1,000,000.00	-100,000.00	-9.09%
Total Department: 530 - R&B MAINT & CONSTRUCTION:		7,868,917.21	9,476,521.62	6,780,069.01	13,085,083.00	14,092,946.00	1,007,863.00	7.70%

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget	
				2025 Certified	2026 Proposed Budget	Increase / (Decrease)	%
Department: 685 - EMPLOYEE BENEFITS							
110-685-520303 Health Insurance	764,528.30	852,055.54	595,070.02	980,277.00	1,078,305.00	98,028.00	10.00%
110-685-520400 Workers' Compensation	33,092.60	35,707.80	31,902.20	30,588.00	33,647.00	3,059.00	10.00%
110-685-520500 Unemployment	6,034.96	783.45	2,344.95	3,900.00	4,290.00	390.00	10.00%
Total Department: 685 - EMPLOYEE BENEFITS:	803,655.86	888,546.79	629,317.17	1,014,765.00	1,116,242.00	101,477.00	10.00%
Total Fund: 110 - ROAD & BRIDGE:							
	9,625,315.12	11,659,577.75	8,402,609.10	15,849,862.00	17,364,089.00	1,514,227.00	9.55%
Fund: 125 - GENERAL FUND							
Department: 401 - COMMISSIONERS COURT							
125-401-510001 Elected Official Salary	295,312.48	339,420.00	223,129.06	362,560.00	373,440.00	10,880.00	3.00%
125-401-510011 Comm Crt Adm Assistant Salar	1,987.94	2,039.41	1,318.08	2,150.00	2,150.00	0.00	0.00%
125-401-510040 Salary Director of Policy & Adn	110,148.28	114,420.67	73,323.92	117,409.00	124,007.00	6,598.00	5.62%
125-401-510106 Part Time Clerical/Comm 3	0.00	28,400.00	14,900.00	25,000.00	25,000.00	0.00	0.00%
125-401-510107 Part Time Clerical/Comm 4	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
125-401-520000 Longevity	1,456.00	1,768.00	0.00	2,028.00	2,288.00	260.00	12.82%
125-401-520100 Social Security	32,448.07	37,848.32	24,132.59	40,740.00	42,097.00	1,357.00	3.33%
125-401-520201 Retirement TCDRS	49,938.05	57,931.39	36,954.42	60,125.00	62,073.00	1,948.00	3.24%
125-401-520600 Travel Allowance	33,125.00	27,300.00	15,600.00	23,400.00	23,400.00	0.00	0.00%
125-401-531001 Misc. Supplies/Comm.#1	0.00	0.00	0.00	500.00	500.00	0.00	0.00%
125-401-531002 Misc. Supplies/Comm.#2	0.00	39.99	0.00	500.00	500.00	0.00	0.00%
125-401-531003 Misc. Supplies/Comm.#3	0.00	143.74	0.00	500.00	500.00	0.00	0.00%
125-401-531004 Misc. Supplies/Comm#4	0.00	189.99	0.00	500.00	500.00	0.00	0.00%
125-401-531005 Misc Supplies/Director Policy &	0.00	216.67	78.43	250.00	250.00	0.00	0.00%
125-401-540900 Prof Consultant Services	367,463.00	95,598.60	38,144.80	200,000.00	200,000.00	0.00	0.00%
125-401-544100 Bid Notices and Printing	18,279.93	10,103.80	1,151.00	15,000.00	15,000.00	0.00	0.00%
125-401-545510 Equip Rent/Lease	42,443.00	0.00	0.00	0.00	0.00	0.00	0.00%
125-401-560100 Bond Premiums	200.00	200.00	200.00	400.00	400.00	0.00	0.00%
125-401-560800 Equipment & Supplies	1,914.46	41,372.75	50.64	3,000.00	3,000.00	0.00	0.00%
125-401-563000 Training & Con. Exp/Comm 1	831.58	727.38	944.64	2,125.00	2,125.00	0.00	0.00%
125-401-563020 Training & Conf. Exp/Comm. 2	250.00	250.00	250.00	2,125.00	2,125.00	0.00	0.00%
125-401-563030 Training & Conf. Exp/Comm. 3	959.79	0.00	788.62	2,125.00	2,125.00	0.00	0.00%
125-401-563040 Training & Conf. Exp/Comm 4	1,208.10	2,218.81	970.14	2,125.00	2,125.00	0.00	0.00%
125-401-563055 Train & Conf/Director Policy &	4,709.50	5,374.88	5,058.49	8,000.00	8,000.00	0.00	0.00%
125-401-581813 Copier/Printer	2,998.79	2,471.40	1,295.13	3,000.00	3,000.00	0.00	0.00%
125-401-581816 Air Card/Wireless	1,823.52	1,823.52	1,063.72	1,920.00	1,920.00	0.00	0.00%
125-401-587523 Fleet Management Lease Payn	7,918.80	10,651.52	7,183.51	11,000.00	11,000.00	0.00	0.00%
Total Department: 401 - COMMISSIONERS COURT:	975,416.29	780,510.84	446,537.19	886,482.00	907,525.00	21,043.00	2.37%

Budget Comparison Report

Account Number		2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget		%
					2025 Certified	2026 Proposed Budget	Increase / (Decrease)		
Department: 403 - COUNTY CLERK									
<u>125-403-510001</u>	Elected Official Salary	77,705.39	90,705.00	58,346.50	93,426.00	96,229.00	2,803.00	3.00%	
<u>125-403-510007</u>	Staff Salary	407,627.18	377,930.49	247,173.21	438,590.00	466,146.00	27,556.00	6.28%	
<u>125-403-510101</u>	PartTime	0.00	0.00	0.00	0.00	25,000.00	25,000.00	0.00%	
<u>125-403-520000</u>	Longevity	9,742.67	10,008.00	0.00	10,568.00	11,128.00	560.00	5.30%	
<u>125-403-520100</u>	Social Security	35,420.61	34,329.32	21,744.11	41,658.00	45,936.00	4,278.00	10.27%	
<u>125-403-520201</u>	Retirement TCDRS	56,102.87	54,308.55	34,585.30	61,480.00	67,733.00	6,253.00	10.17%	
<u>125-403-520600</u>	Travel Allowance	1,000.00	1,000.00	666.72	1,000.00	1,000.00	0.00	0.00%	
<u>125-403-520700</u>	Cell Phone Allowance	960.00	960.00	640.00	960.00	960.00	0.00	0.00%	
<u>125-403-530200</u>	Supplies and Stationary	6,090.13	7,228.19	3,395.09	10,000.00	8,000.00	-2,000.00	-20.00%	
<u>125-403-560100</u>	Bond Premiums	1,271.00	1,271.00	116.00	1,300.00	1,300.00	0.00	0.00%	
<u>125-403-563000</u>	Training & Conference Expense	2,502.14	2,717.27	1,995.27	3,500.00	3,000.00	-500.00	-14.29%	
<u>125-403-568400</u>	Miscellaneous	125.00	160.00	150.00	200.00	200.00	0.00	0.00%	
<u>125-403-581800</u>	Furniture & Equipment	447.00	0.00	0.00	3,000.00	2,000.00	-1,000.00	-33.33%	
<u>125-403-581813</u>	Copier/Printer	11,517.29	12,423.19	7,538.56	12,000.00	12,500.00	500.00	4.17%	
<u>125-403-581816</u>	Air Card/Wireless	100.49	0.00	0.00	500.00	0.00	-500.00	-100.00%	
Total Department: 403 - COUNTY CLERK:		610,611.77	593,041.01	376,350.76	678,182.00	741,132.00	62,950.00	9.28%	

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget		%
				Parent Budget 2025 Certified	2026 Proposed Budget	2025 Certified	Increase / (Decrease)	
Department: 405 - VETERANS SERVICES								
125-405-510004	34,360.86	40,671.36	25,841.68	38,706.00	42,676.00	3,970.00	10.26%	
125-405-520100	2,629.98	3,102.02	1,984.85	2,962.00	3,265.00	303.00	10.23%	
125-405-520201	3,881.39	4,577.76	2,929.36	4,370.00	4,814.00	444.00	10.16%	
125-405-530200	580.19	1,146.12	131.98	1,200.00	1,200.00	0.00	0.00%	
125-405-543500	0.00	978.87	659.40	2,000.00	2,000.00	0.00	0.00%	
125-405-563000	0.00	209.04	645.42	1,000.00	1,000.00	0.00	0.00%	
125-405-581813	246.95	897.57	600.37	1,000.00	1,000.00	0.00	0.00%	
125-405-581816	265.93	0.00	0.00	500.00	500.00	0.00	0.00%	
Total Department: 405 - VETERANS SERVICES:				51,738.00	56,455.00	4,717.00	9.12%	

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget Increase / (Decrease)	%
				Parent Budget 2025 Certified	2026 Proposed Budget		
Department: 408 - DISTRICT JUDGE 506TH							
125-408-510010	96,760.90	104,236.98	67,050.72	107,364.00	110,581.00	3,217.00	3.00%
125-408-510031	76,969.98	135,401.62	86,768.16	138,936.00	145,138.00	6,202.00	4.46%
125-408-510037	12,000.04	12,000.00	7,494.25	12,000.00	19,000.00	7,000.00	58.33%
125-408-510109	0.00	1,200.00	749.47	1,200.00	1,200.00	0.00	0.00%
125-408-520000	884.00	1,916.00	0.00	2,120.00	2,372.00	252.00	11.89%
125-408-520100	13,372.49	18,169.62	11,437.98	20,060.00	21,336.00	1,276.00	6.36%
125-408-520201	21,138.66	28,787.47	18,307.39	29,605.00	31,459.00	1,854.00	6.26%
125-408-520700	0.00	600.00	400.00	600.00	600.00	0.00	0.00%
125-408-530200	2,218.62	1,791.69	510.98	2,500.00	2,500.00	0.00	0.00%
125-408-531400	252.00	0.00	0.00	1,000.00	2,000.00	1,000.00	100.00%
125-408-543500	1,505.67	1,305.70	638.23	1,500.00	1,500.00	0.00	0.00%
125-408-563000	439.76	3,208.44	2,050.00	3,000.00	3,500.00	500.00	16.67%
125-408-568400	1,073.00	1,356.00	1,014.00	2,500.00	2,500.00	0.00	0.00%
125-408-581800	75.76	297.82	412.99	500.00	500.00	0.00	0.00%
125-408-581813	2,989.75	2,571.36	1,808.49	3,000.00	3,000.00	0.00	0.00%
Total Department: 408 - DISTRICT JUDGE 506TH:				325,885.00	347,186.00	21,301.00	6.54%

Budget Comparison Report

Account Number		2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Parent Budget		Increase / (Decrease)	%
					2025 Certified	2026 Proposed Budget		
Department: 411 - ALL OTHER								
125-411-510108	Bilingual Stipend	0.00	35,941.61	22,731.96	50,000.00	50,000.00	0.00	0.00%
125-411-520100	Social Security	0.00	2,571.11	1,622.58	3,825.00	3,825.00	0.00	0.00%
125-411-520201	Retirement TCDRS	0.00	4,057.89	2,566.64	5,645.00	5,645.00	0.00	0.00%
125-411-520500	Unemployment	0.00	0.00	6,978.71	0.00	0.00	0.00	0.00%
125-411-531400	Postage	25,154.37	25,105.70	15,903.41	26,000.00	26,000.00	0.00	0.00%
125-411-540300	Legal	100,563.63	163,983.89	57,289.50	125,000.00	125,000.00	0.00	0.00%
125-411-540400	Taxes/Recycle Center	7,030.70	6,991.78	0.00	8,000.00	8,000.00	0.00	0.00%
125-411-540600	Depository Charges	2,859.32	4,804.46	185,920.90	6,000.00	6,000.00	0.00	0.00%
125-411-540700	Audit	74,000.00	80,000.00	52,912.46	90,000.00	90,000.00	0.00	0.00%
125-411-540901	Actuarial Valuation/Prof Srv	5,950.00	0.00	5,950.00	7,000.00	7,000.00	0.00	0.00%
125-411-541001	AG/Ad Litem Attny	7,837.50	6,227.00	0.00	20,000.00	20,000.00	0.00	0.00%
125-411-542249	Fort Bend Children's Advocacy	12,500.00	0.00	0.00	12,500.00	12,500.00	0.00	0.00%
125-411-542250	Fort Bend Family Health Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
125-411-542254	Texana Ctr Behavioral Healthctr	35,933.00	35,933.00	35,933.00	35,933.00	70,000.00	34,067.00	94.81%
125-411-542255	HOUSTON FOOD BANK	0.00	0.00	0.00	0.00	20,000.00	20,000.00	0.00%
125-411-542256	HER WELL	0.00	0.00	0.00	0.00	10,000.00	10,000.00	0.00%
125-411-542501	Telephone/Equip & Svc	117,804.68	116,678.00	68,243.04	150,000.00	150,000.00	0.00	0.00%
125-411-542502	Internet Service	165,430.68	226,211.98	110,289.16	350,000.00	350,000.00	0.00	0.00%
125-411-542505	County Cell Phone	131,354.40	109,786.46	130,371.93	175,000.00	250,000.00	75,000.00	42.86%
125-411-542600	Utilities	476,199.84	453,564.84	252,474.83	525,000.00	600,000.00	75,000.00	14.29%
125-411-544800	Service & Repairs	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
125-411-545001	Maintenance Contracts	47,384.88	70,812.45	55,531.86	125,000.00	150,000.00	25,000.00	20.00%
125-411-545003	Incense	38,428.95	39,748.88	32,426.97	50,000.00	50,000.00	0.00	0.00%
125-411-545004	Odyssey	144,206.10	168,901.42	140,731.47	175,000.00	200,000.00	25,000.00	14.29%
125-411-545005	Orion	36,438.54	38,315.54	40,554.42	45,000.00	45,000.00	0.00	0.00%
125-411-545600	Foster Care	0.00	0.00	0.00	13,500.00	13,500.00	0.00	0.00%
125-411-545700	Foster Care/Ad Litem Atty.	43,418.00	79,055.00	9,452.14	50,000.00	50,000.00	0.00	0.00%
125-411-546100	Casa/Child Advocate	10,000.00	10,000.00	10,000.00	10,000.00	15,000.00	5,000.00	50.00%
125-411-547200	Economic Development	150,000.00	300,000.00	225,000.00	300,000.00	400,000.00	100,000.00	33.33%
125-411-547220	Waller Co Child Welfare Board	15,000.00	30,000.00	0.00	30,000.00	30,000.00	0.00	0.00%
125-411-547310	Focusing Families	15,000.00	15,000.00	0.00	15,000.00	20,000.00	5,000.00	33.33%
125-411-547311	Family Ties	0.00	15,000.00	15,000.00	15,000.00	20,000.00	5,000.00	33.33%
125-411-547315	Ft. Bend Seniors Meals on Wheels	40,000.00	40,000.00	0.00	40,000.00	70,000.00	30,000.00	75.00%
125-411-547320	Colorado Valley Transit	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	0.00	0.00%
125-411-547325	County Fair	0.00	0.00	0.00	20,000.00	20,000.00	0.00	0.00%
125-411-547330	Soil & Water Conserv	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	0.00	0.00%
125-411-547340	Melanee Smith Library	0.00	0.00	0.00	5,000.00	5,000.00	0.00	0.00%
125-411-560300	Ins Equip/Build/Pub Liab	326,566.46	567,611.42	653,554.50	1,000,000.00	2,000,000.00	1,000,000.00	100.00%

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Parent Budget		Comparison 1 Budget	Comparison 1 to Parent Budget Increase / (Decrease)	%
				2025 Certified	2026 Proposed Budget			
Healthy County Rewards	0.00	0.00	0.00	2,500.00	2,500.00		0.00	0.00%
Highway 36A Coalition	1,500.00	1,500.00	0.00	1,500.00	1,500.00		0.00	0.00%
Amazon 381 Agreement	455,456.00	0.00	346,904.19	500,000.00	500,000.00		0.00	0.00%
Medical/Commitment Fees	0.00	0.00	0.00	5,000.00	5,000.00		0.00	0.00%
Pauper Burial Expense	5,732.00	13,782.00	0.00	15,000.00	15,000.00		0.00	0.00%
County Organizational Dues	18,932.76	13,937.76	22,039.76	20,000.00	25,000.00		5,000.00	25.00%
In County Travel	1,634.32	1,547.12	348.53	3,000.00	3,000.00		0.00	0.00%
Miscellaneous	6,396.93	9,457.14	675.00	10,000.00	15,000.00		5,000.00	50.00%
DR-4781 Texas Severe Storm	0.00	54,600.00	0.00	0.00	0.00		0.00	0.00%
Transfer To Debt Srv Fund	0.00	0.00	0.00	0.00	0.00		0.00	0.00%
Transfer To Other Funds	157,426.29	0.00	0.00	0.00	0.00		0.00	0.00%
Contingency	0.00	0.00	0.00	488,602.00	600,000.00		111,398.00	22.80%
Transfer To R&B Fund	0.00	0.00	0.00	0.00	0.00		0.00	0.00%
Transfer To Grant Fund	72,118.85	-10,432.54	0.00	300,000.00	300,000.00		0.00	0.00%
Total Department: 411 - ALL OTHER:	2,760,758.20	2,743,193.91	2,513,906.96	4,841,505.00	6,371,970.00		1,530,465.00	31.61%

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget Increase / (Decrease)	%
				2025 Certified	2026 Proposed Budget		
Department: 412 - COUNTY COURT AT LAW							
125-412-510001	174,247.69	193,400.00	120,782.35	193,400.00	234,000.00	40,600.00	20.99%
125-412-510025	95,760.93	103,237.00	66,425.76	106,363.00	109,558.00	3,195.00	3.00%
125-412-510031	75,970.06	133,389.44	85,516.34	136,932.00	143,029.00	6,097.00	4.45%
125-412-510105	14,999.92	0.00	0.00	0.00	0.00	0.00	0.00%
125-412-520000	4,316.00	5,208.00	0.00	5,512.00	5,816.00	304.00	5.52%
125-412-520100	26,250.33	31,018.94	21,180.14	35,433.00	39,291.00	3,858.00	10.89%
125-412-520201	41,395.28	49,209.21	30,825.65	50,034.00	55,679.00	5,645.00	11.28%
125-412-520700	960.00	960.00	640.00	960.00	1,200.00	240.00	25.00%
125-412-530200	3,846.64	1,431.29	112.71	1,500.00	1,500.00	0.00	0.00%
125-412-535000	0.00	0.00	0.00	500.00	500.00	0.00	0.00%
125-412-541050	11,336.60	0.00	13,590.98	20,000.00	20,000.00	0.00	0.00%
125-412-560100	400.00	400.00	400.00	400.00	400.00	0.00	0.00%
125-412-562310	390.00	355.00	378.00	800.00	800.00	0.00	0.00%
125-412-563000	823.00	2,309.13	470.00	3,000.00	3,000.00	0.00	0.00%
125-412-568400	1,600.00	3,004.59	0.00	1,000.00	1,000.00	0.00	0.00%
125-412-581800	2,135.79	759.25	724.00	10,000.00	10,000.00	0.00	0.00%
125-412-581813	2,829.02	2,869.44	1,601.97	3,500.00	3,500.00	0.00	0.00%
Total Department: 412 - COUNTY COURT AT LAW:				569,334.00	629,273.00	59,939.00	10.53%

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget		%
				Parent Budget 2025 Certified	2026 Proposed Budget	Increase / (Decrease)		
Department: 413 - DISTRICT COURT								
125-413-530200	116.97	438.01	204.37	1,000.00	2,500.00	1,500.00	150.00%	
125-413-566500	10,994.00	26,396.00	22,218.00	35,000.00	35,000.00	0.00	0.00%	
125-413-566800	7,260.00	9,096.00	8,996.00	15,000.00	15,000.00	0.00	0.00%	
125-413-581800	0.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00%	
Total Department: 413 - DISTRICT COURT:	18,370.97	35,930.01	31,418.37	52,000.00	53,500.00	1,500.00	2.88%	

Budget Comparison Report

Account Number

Department: 414 - COUNTY COURT

125-414-566500

Petit Jurors

Total Department: 414 - COUNTY COURT:

	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget Increase / (Decrease)	%
				Parent Budget 2025 Certified	2026 Proposed Budget		
	1,690.00	2,766.00	8,492.00	10,000.00	10,000.00	0.00	0.00%
	1,690.00	2,766.00	8,492.00	10,000.00	10,000.00	0.00	0.00%

Budget Comparison Report

Account Number

Department: 415 - JUSTICE COURT

125-415-566500

Petit Jurors

Total Department: 415 - JUSTICE COURT:

2023	2024	2025	2025	Comparison 1		Comparison 1	%
				Parent Budget	Budget	to Parent	
Total Activity	Total Activity	YTD Activity Through Aug	Certified	Proposed Budget	Increase / (Decrease)		
8,474.00	5,956.00	2,700.00	15,000.00	15,000.00	0.00	0.00%	
8,474.00	5,956.00	2,700.00	15,000.00	15,000.00	0.00	0.00%	

Budget Comparison Report

Account Number		2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget		%
					2025 Certified	2026 Proposed Budget	Increase / (Decrease)		
Department: 416 - CRIMINAL D.A.									
125-416-510005	Staff Salary	1,247,703.71	1,399,892.21	1,199,683.54	1,993,586.00	2,240,333.00	246,747.00	12.38%	
125-416-510013	Asst D.A Supplement	24,766.58	0.00	0.00	0.00	0.00	0.00	0.00%	
125-416-510022	D.A. Supplement	13,084.64	18,000.00	11,241.46	18,000.00	25,000.00	7,000.00	38.89%	
125-416-510026	Sal/Secretary/Supp	0.00	5,999.80	3,747.04	6,000.00	6,000.00	0.00	0.00%	
125-416-510028	Sal/Supp/VOCA Clerk	2,942.19	57.69	0.00	0.00	4,000.00	4,000.00	0.00%	
125-416-510030	VOCA Clerk Salary	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
125-416-510044	Part Time Assistant DA	0.00	0.00	0.00	0.00	30,000.00	30,000.00	0.00%	
125-416-510048	Sal/Investigate/Supp	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
125-416-510101	PartTime	13,410.00	12,950.00	11,587.50	15,000.00	15,000.00	0.00	0.00%	
125-416-520000	Longevity	3,476.00	3,970.67	17.33	4,968.00	6,104.00	1,136.00	22.87%	
125-416-520001	DA Longevity/Comptroller	12,320.00	13,340.00	14,020.00	13,040.00	19,400.00	6,360.00	48.77%	
125-416-520100	Social Security	98,445.62	109,042.25	92,576.97	156,871.00	179,457.00	22,586.00	14.40%	
125-416-520201	Retirement TCERS	148,746.94	164,444.73	139,507.46	231,513.00	264,611.00	33,098.00	14.30%	
125-416-530200	Supplies and Stationary	4,401.60	4,913.15	3,605.47	5,000.00	5,000.00	0.00	0.00%	
125-416-535000	Books, Etc	35,176.86	26,987.45	4,488.28	30,000.00	20,000.00	-10,000.00	-33.33%	
125-416-540925	Prof Consult/Witness Fee	19,350.00	14,779.74	25,825.24	30,000.00	50,000.00	20,000.00	66.67%	
125-416-560100	Bond Premiums	150.00	150.00	150.00	150.00	150.00	0.00	0.00%	
125-416-562310	Bar Dues	1,834.00	2,500.00	3,088.00	3,300.00	3,700.00	400.00	12.12%	
125-416-562311	TDCAA Dues	1,000.00	1,000.00	2,038.34	2,200.00	2,400.00	200.00	9.09%	
125-416-563000	Training & Conference Expense	6,379.39	10,000.00	11,819.03	18,000.00	20,000.00	2,000.00	11.11%	
125-416-568400	Miscellaneous	336.98	867.77	649.10	3,000.00	3,000.00	0.00	0.00%	
125-416-568426	Office Security	1,050.00	1,050.00	700.00	1,050.00	1,050.00	0.00	0.00%	
125-416-581800	Furniture & Equipment	8,375.28	5,922.52	1,334.13	4,000.00	4,000.00	0.00	0.00%	
125-416-581813	Copier/Printer	4,933.31	4,790.08	2,932.61	6,000.00	12,000.00	6,000.00	100.00%	
125-416-581900	Building Rental	52,966.57	52,911.66	38,601.38	55,000.00	55,000.00	0.00	0.00%	
125-416-587523	Fleet Management Lease Paym	6,188.05	6,193.06	2,229.55	19,000.00	6,200.00	-12,800.00	-67.37%	
Total Department: 416 - CRIMINAL D.A.:		1,707,037.72	1,859,762.78	1,569,842.43	2,615,678.00	2,972,405.00	356,727.00	13.64%	

Budget Comparison Report

Account Number		2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget		%
					Parent Budget 2025 Certified	2026 Proposed Budget	Increase / (Decrease)	Budget	
Department: 417 - DISTRICT CLERK									
125-417-510001	Elected Official Salary	77,704.99	90,705.00	58,346.50	93,426.00	96,229.00	2,803.00		3.00%
125-417-510007	Staff Salary	275,237.72	340,780.61	220,643.50	423,117.00	475,631.00	52,514.00		12.41%
125-417-510101	Part Time	0.00	1,683.50	4,228.00	18,000.00	18,000.00	0.00		0.00%
125-417-520000	Longevity	3,336.00	3,146.00	0.00	3,580.00	4,088.00	508.00		14.19%
125-417-520100	Social Security	25,227.92	31,212.57	20,380.88	41,213.00	45,483.00	4,270.00		10.36%
125-417-520201	Retirement TCDRS	40,851.27	49,277.16	31,987.51	60,822.00	67,066.00	6,244.00		10.27%
125-417-520600	Travel Allowance	600.00	600.00	400.00	600.00	600.00	0.00		0.00%
125-417-530200	Supplies and Stationary	12,382.05	9,564.36	4,380.76	13,000.00	13,000.00	0.00		0.00%
125-417-545510	Equip Rent/Lease	1,465.00	0.00	0.00	0.00	0.00	0.00		0.00%
125-417-560100	Bond Premiums	260.00	260.00	260.00	275.00	275.00	0.00		0.00%
125-417-563000	Training & Conference Expense	2,607.39	1,044.87	1,216.18	4,000.00	4,000.00	0.00		0.00%
125-417-568400	Miscellaneous	125.00	150.00	210.00	500.00	500.00	0.00		0.00%
125-417-581800	Furniture & Equipment	2,517.78	2,062.97	0.00	3,000.00	3,000.00	0.00		0.00%
125-417-581813	Copier/Printer	7,188.56	8,061.68	4,896.75	9,000.00	9,000.00	0.00		0.00%
Total Department: 417 - DISTRICT CLERK:		449,503.68	538,548.72	346,950.08	670,533.00	736,872.00	66,339.00		9.89%

Budget Comparison Report

Account Number	Through Aug			Budget		
Department: 418 - J.P., PCT. 1						
125-418-510001	Elected Official Salary	72,040.09	85,040.00	54,702.47	87,591.00	90,219.00
125-418-510026	Certification Pay	0.00	0.00	2,301.25	7,280.00	6,240.00
125-418-510027	Staff Salary	148,190.47	152,224.83	96,039.60	153,783.00	195,981.00
125-418-510101	Part Time	0.00	28,482.00	13,110.00	25,000.00	12,500.00
125-418-520000	Longevity	4,032.00	4,536.00	0.00	4,912.00	2,116.00
125-418-520100	Social Security	16,930.43	20,466.64	12,489.57	21,767.00	23,965.00
125-418-520201	Retirement TCDRS	26,044.37	31,154.41	19,167.76	32,123.00	35,336.00
125-418-520600	Travel Allowance	4,999.92	5,000.00	3,333.44	5,000.00	5,000.00
125-418-520700	Cell Phone Allowance	960.00	960.00	640.00	960.00	1,200.00
125-418-530200	Supplies and Stationary	2,124.40	3,468.45	237.93	3,500.00	3,500.00
125-418-531400	Postage	2,189.56	1,529.43	221.62	2,500.00	2,500.00
125-418-560100	Bond Premiums	150.00	150.00	150.00	200.00	200.00
125-418-563000	Training & Conference Expense	1,159.94	4,184.69	1,688.40	4,500.00	5,500.00
125-418-568400	Miscellaneous	114.95	70.00	0.00	1,500.00	1,500.00
125-418-568426	Office Security	2,410.00	2,290.00	1,600.00	7,830.00	7,830.48
125-418-581800	Furniture & Equipment	0.00	1,060.74	0.00	1,000.00	1,000.00
125-418-581813	Copier/Printer	1,170.00	936.00	702.00	1,800.00	1,800.00
125-418-581817	Technology Enhancements	6,428.42	2,549.02	0.00	5,000.00	5,000.00
Total Department: 418 - J.P., PCT. 1:		288,944.55	344,102.21	206,384.04	366,246.00	401,387.48
					35,141.48	9.60%

Budget Comparison Report

Account Number		2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Parent Budget		Comparison 1 Budget	Comparison 1 to Parent Budget Increase / (Decrease)	%	
					2025 Certified	2026 Proposed Budget				
Department: 419 - J.P., PCT. 2										
125-419-510001	Elected Official Salary	72,040.09	85,040.00	54,702.47	87,591.00	90,219.00		2,628.00	3.00%	
125-419-510026	Certification Pay	0.00	0.00	3,033.26	6,500.00	6,500.00		0.00	0.00%	
125-419-510027	Staff Salary	106,410.74	189,353.61	136,553.99	230,079.00	236,969.00		6,890.00	2.99%	
125-419-510101	Part Time	0.00	0.00	0.00	0.00	3,000.00		3,000.00	0.00%	
125-419-520000	Longevity	624.00	780.00	0.00	1,144.00	1,248.00		104.00	9.09%	
125-419-520100	Social Security	13,333.29	19,752.25	13,985.95	24,960.00	25,944.00		984.00	3.94%	
125-419-520201	Retirement TCDRS	20,993.99	31,209.74	21,991.88	36,837.00	38,255.00		1,418.00	3.85%	
125-419-520600	Travel Allowance	4,999.92	1,249.98	0.00	0.00	0.00		0.00	0.00%	
125-419-520700	Cell Phone Allowance	960.00	960.00	640.00	960.00	1,200.00		240.00	25.00%	
125-419-530200	Supplies and Stationary	1,670.47	1,697.42	840.93	1,750.00	1,750.00		0.00	0.00%	
125-419-531400	Postage	2,047.27	1,956.06	1,485.10	2,000.00	2,500.00		500.00	25.00%	
125-419-560100	Bond Premiums	254.06	250.00	200.00	300.00	300.00		0.00	0.00%	
125-419-563000	Training & Conference Expense	6,892.33	6,411.46	6,905.00	7,500.00	8,500.00		1,000.00	13.33%	
125-419-568400	Miscellaneous	1,025.44	962.68	582.11	2,500.00	2,500.00		0.00	0.00%	
125-419-568426	Office Security	2,664.00	3,052.00	1,776.00	2,664.00	2,664.00		0.00	0.00%	
125-419-581800	Furniture & Equipment	377.51	481.74	471.73	500.00	500.00		0.00	0.00%	
125-419-581817	Technology Enhancements	1,442.41	4,348.89	2,999.46	5,000.00	5,000.00		0.00	0.00%	
125-419-587523	Fleet Management Lease Payn	0.00	10,015.61	7,005.64	12,048.00	12,048.00		0.00	0.00%	
Total Department: 419 - J.P., PCT. 2:		235,735.52	357,521.44	253,173.52	422,333.00	439,097.00		16,764.00	3.97%	

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Parent Budget		Comparison 1 Budget		Comparison 1 to Parent Budget Increase / (Decrease)	%
				2025 Certified	2026 Proposed Budget				
Department: 420 - J.P., PCT. 3									
125-420-510001	72,040.09	85,040.00	54,702.47	87,591.00	90,219.00		2,628.00	3.00%	
125-420-510026	0.00	0.00	0.00	3,000.00	3,000.00		0.00	0.00%	
125-420-510027	101,156.41	140,200.57	90,724.64	152,697.00	157,270.00		4,573.00	2.99%	
125-420-510101	0.00	26,235.00	18,075.00	30,000.00	30,000.00		0.00	0.00%	
125-420-520000	988.00	1,196.00	182.00	1,504.00	1,240.00		-264.00	-17.55%	
125-420-520100	13,586.64	19,480.44	12,646.85	21,478.00	22,027.00		549.00	2.56%	
125-420-520201	20,399.05	29,169.59	18,878.44	31,697.00	32,479.00		782.00	2.47%	
125-420-520600	4,999.92	5,000.00	3,333.44	5,000.00	5,000.00		0.00	0.00%	
125-420-520700	960.00	960.00	640.00	960.00	1,200.00		240.00	25.00%	
125-420-530200	4,627.06	4,320.78	2,678.43	6,500.00	6,500.00		0.00	0.00%	
125-420-531400	1,902.59	1,375.88	350.00	2,000.00	2,000.00		0.00	0.00%	
125-420-531400	50.00	0.00	50.00	200.00	200.00		0.00	0.00%	
125-420-560100	6,341.15	6,211.82	6,399.44	7,000.00	7,500.00		500.00	7.14%	
125-420-563000	270.00	0.00	0.00	1,000.00	1,000.00		0.00	0.00%	
125-420-568400	3,480.00	3,702.00	2,320.00	4,000.00	4,000.00		0.00	0.00%	
125-420-568426	1,307.10	1,468.76	0.00	2,000.00	2,000.00		0.00	0.00%	
125-420-581800	0.00	2,843.17	1,279.13	3,000.00	3,000.00		0.00	0.00%	
125-420-581813	6,068.59	0.00	0.00	5,000.00	5,000.00		0.00	0.00%	
125-420-581817									
Technology Enhancements									
Total Department: 420 - J.P., PCT. 3:	238,176.60	327,204.01	212,259.84	364,627.00	373,635.00		9,008.00	2.47%	

Budget Comparison Report

Account Number	Through Aug			Budget				
Department: 421 - J.P., PCT. 4								
125-421-510001	Elected Official Salary	72,040.09	85,040.00	54,702.47	87,591.00	90,219.00	2,628.00	3.00%
125-421-510026	Certification Pay	0.00	0.00	4,235.89	8,664.00	8,664.00	0.00	0.00%
125-421-510027	Staff Salary	213,141.26	217,745.77	122,929.16	215,693.00	222,166.00	6,473.00	3.00%
125-421-520000	Longevity	6,576.00	7,328.00	1,342.34	8,180.00	6,304.00	-1,876.00	-22.93%
125-421-520100	Social Security	20,541.80	22,127.68	13,225.53	24,946.00	25,517.00	571.00	2.29%
125-421-520201	Retirement TCDRS	33,630.16	35,693.56	21,083.86	36,816.00	37,625.00	809.00	2.20%
125-421-520600	Travel Allowance	4,999.92	5,000.00	3,333.44	5,000.00	5,000.00	0.00	0.00%
125-421-520700	Cell Phone Allowance	960.00	960.00	753.97	960.00	1,200.00	240.00	25.00%
125-421-530200	Supplies and Stationary	4,193.23	3,820.49	2,996.75	5,000.00	5,000.00	0.00	0.00%
125-421-531400	Postage	4,000.00	4,000.00	0.00	4,000.00	4,500.00	500.00	12.50%
125-421-560100	Bond Premiums	196.00	196.00	196.00	222.00	222.00	0.00	0.00%
125-421-563000	Training & Conference Expense	2,632.82	3,049.29	2,172.39	6,500.00	6,500.00	0.00	0.00%
125-421-568400	Miscellaneous	1,112.25	1,953.21	696.57	3,000.00	3,000.00	0.00	0.00%
125-421-568426	Office Security	239.97	0.00	420.00	3,000.00	3,000.00	0.00	0.00%
125-421-581800	Furniture & Equipment	656.57	0.00	170.49	2,000.00	2,000.00	0.00	0.00%
125-421-581813	Copier/Printer	266.68	3,464.48	1,804.37	4,000.00	4,000.00	0.00	0.00%
125-421-581817	Technology Enhancements	8,738.30	3,719.91	288.72	7,000.00	7,000.00	0.00	0.00%
Total Department: 421 - J.P., PCT. 4:		373,925.05	394,098.39	230,351.95	422,572.00	431,917.00	9,345.00	2.21%

Budget Comparison Report

Account Number		2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget Increase / (Decrease)	%
					Parent Budget 2025 Certified	2026 Proposed Budget		
Department: 422 - COURT EXPENSE								
125-422-520100	Social Security	596.72	0.00	1,265.55	0.00	0.00	0.00	0.00%
125-422-541000	Attorney Ad Litem & Miscellan	520,778.00	546,694.50	666,538.98	1,105,000.00	1,170,000.00	65,000.00	5.88%
125-422-541600	Pro Rata Share Court Expense	12,102.65	9,615.26	6,048.64	15,000.00	15,000.00	0.00	0.00%
125-422-543800	Mileage & Crt Rpt Exp	10,790.75	2,621.75	9,326.00	10,000.00	10,000.00	0.00	0.00%
125-422-543802	Visiting Court Reporters	0.00	0.00	16,565.20	25,000.00	25,000.00	0.00	0.00%
125-422-566505	Interpreter Services	14,562.27	21,600.68	29,817.23	50,000.00	50,000.00	0.00	0.00%
125-422-567100	Miscellaneous Court Costs	64,594.83	47,396.64	30,361.90	50,000.00	50,000.00	0.00	0.00%
125-422-567101	Capital Murder Cases	0.00	0.00	0.00	30,000.00	30,000.00	0.00	0.00%
125-422-567102	Regional Capital Defense	22,461.00	21,237.00	21,237.00	23,000.00	23,000.00	0.00	0.00%
125-422-567103	Indigent Def. Investigations	36,851.41	25,472.82	13,626.62	45,000.00	45,000.00	0.00	0.00%
125-422-567104	Mental Health/Competency	54,785.00	36,450.00	23,624.00	35,000.00	35,000.00	0.00	0.00%
125-422-567105	Expert Witness	13,886.33	22,310.00	29,179.83	25,000.00	25,000.00	0.00	0.00%
125-422-567110	SCRAM/Monitoring	37,792.00	30,913.12	14,402.00	30,000.00	30,000.00	0.00	0.00%
125-422-567111	Sober-Link	4,416.00	2,878.00	1,524.00	10,000.00	10,000.00	0.00	0.00%
125-422-567112	Drug Testing	8,333.00	4,885.00	2,390.00	20,000.00	20,000.00	0.00	0.00%
Total Department: 422 - COURT EXPENSE:		801,949.96	772,074.77	865,906.95	1,473,000.00	1,538,000.00	65,000.00	4.41%

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget		%
				Parent Budget 2025 Certified	2026 Proposed Budget	Increase / (Decrease)		
Department: 423 - JUDICIAL OTHER								
Autopsy	105,000.00	83,487.00	37,250.00	120,000.00	120,000.00	0.00	0.00%	
Transport To Morgue	38,560.00	36,010.00	22,380.00	60,000.00	60,000.00	0.00	0.00%	
Total Department: 423 - JUDICIAL OTHER:	143,560.00	119,497.00	59,630.00	180,000.00	180,000.00	0.00	0.00%	

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget		%
				2025 Certified	2026 Proposed Budget	Increase / (Decrease)		
Department: 430 - COUNTY COURT AT LAW II								
125-430-510001	63,970.76	193,400.02	120,782.35	193,400.00	234,000.00	40,600.00		20.99%
125-430-510025	21,637.15	103,236.98	66,425.76	106,363.00	109,558.00	3,195.00		3.00%
125-430-510031	41,824.53	133,407.99	85,497.28	136,932.00	143,029.00	6,097.00		4.45%
125-430-520000	1,084.00	1,236.00	0.00	1,596.00	1,952.00	256.00		16.04%
125-430-520100	10,353.01	31,054.35	18,827.33	33,989.00	37,825.00	3,836.00		11.29%
125-430-520201	13,611.36	48,290.92	32,087.78	49,484.00	55,096.00	5,612.00		11.34%
125-430-520700	0.00	0.00	0.00	0.00	0.00	0.00		0.00%
125-430-530200	563.57	1,145.97	678.18	500.00	500.00	0.00		0.00%
125-430-535000	0.00	940.40	86.56	500.00	500.00	0.00		0.00%
125-430-541050	0.00	0.00	550.00	6,000.00	6,000.00	0.00		0.00%
125-430-560100	651.00	0.00	450.00	750.00	750.00	0.00		0.00%
125-430-562310	0.00	0.00	263.00	500.00	500.00	0.00		0.00%
125-430-563000	160.00	725.00	0.00	4,000.00	4,000.00	0.00		0.00%
125-430-568400	3,703.68	391.60	0.00	1,500.00	1,500.00	0.00		0.00%
125-430-581800	25,000.00	114.73	0.00	5,000.00	2,000.00	-3,000.00		-60.00%
125-430-581813	14.93	2,277.25	1,552.89	3,000.00	3,000.00	0.00		0.00%
Total Department: 430 - COUNTY COURT AT LAW II:								
	182,573.99	516,221.21	327,201.13	543,514.00	600,110.00	56,596.00		10.41%

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget	%
				Parent Budget 2025 Certified	2026 Proposed Budget		
Department: 432 - PROCUREMENT DIRECTOR							
125-432-510003	0.00	0.00	0.00	0.00	70,011.00	70,011.00	0.00%
125-432-510075	0.00	0.00	0.00	0.00	164,800.00	164,800.00	0.00%
125-432-520100	0.00	0.00	0.00	0.00	17,964.00	17,964.00	0.00%
125-432-520201	0.00	0.00	0.00	0.00	26,487.00	26,487.00	0.00%
125-432-530200	0.00	0.00	0.00	0.00	100.00	100.00	0.00%
125-432-563000	0.00	0.00	0.00	0.00	4,000.00	4,000.00	0.00%
125-432-568400	0.00	0.00	0.00	0.00	240.00	240.00	0.00%
Total Department: 432 - PROCUREMENT DIRECTOR:				0.00	0.00	283,602.00	0.00%

Budget Comparison Report

Account Number		2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget		%
					2025 Certified	2026 Proposed Budget	Increase / (Decrease)		
Department: 434 - ELECTION ADMINISTRATION									
125-434-510004	Administrator Salary	77,704.96	80,109.12	51,338.48	82,205.00	84,669.00	2,464.00	3.00%	
125-434-510046	Election Workers Salary	72,044.13	202,865.20	25,468.13	125,000.00	125,000.00	0.00	0.00%	
125-434-510062	Staff Salary	158,153.23	115,240.87	69,188.77	165,204.00	170,152.00	4,948.00	3.00%	
125-434-510080	Overtime	7,633.98	27,605.80	3,169.78	10,000.00	12,000.00	2,000.00	20.00%	
125-434-520000	Longevity	1,508.00	1,235.00	0.00	1,352.00	1,508.00	156.00	11.54%	
125-434-520100	Social Security	22,923.16	31,521.15	10,747.83	29,527.00	30,258.00	731.00	2.48%	
125-434-520201	Retirement TCDRS	27,914.07	25,565.90	14,106.94	29,463.00	30,516.00	1,053.00	3.57%	
125-434-520600	Travel Allowance	2,200.00	2,200.00	1,466.72	2,200.00	2,200.00	0.00	0.00%	
125-434-530200	Supplies and Stationary	3,580.57	8,505.48	170.88	10,000.00	10,000.00	0.00	0.00%	
125-434-531400	Postage	16,142.94	14,710.62	11,739.00	25,000.00	25,000.00	0.00	0.00%	
125-434-532000	Election Expense - County	26,684.77	29,255.71	23,903.39	31,000.00	40,000.00	9,000.00	29.03%	
125-434-532005	Stock Printing	4,371.31	19,263.01	1,268.75	20,000.00	24,000.00	4,000.00	20.00%	
125-434-544200	Legal Publication	681.58	2,754.00	0.00	1,500.00	500.00	-1,000.00	-66.67%	
125-434-545100	Licensing & Software	79,336.10	78,165.68	88,067.39	86,000.00	96,000.00	10,000.00	11.63%	
125-434-563000	Training & Conference Expenses	0.00	350.00	0.00	6,500.00	5,000.00	-1,500.00	-23.08%	
125-434-568400	Miscellaneous	50.00	1,922.39	50.00	3,000.00	3,000.00	0.00	0.00%	
125-434-568426	Office Security	2,330.00	3,579.00	2,160.00	3,100.00	3,600.00	500.00	16.13%	
125-434-581800	Furniture & Equipment	375.58	917.39	58.79	1,100.00	10,000.00	8,900.00	809.09%	
125-434-581813	Copier/Printer	3,447.65	6,386.35	2,050.24	6,500.00	6,800.00	300.00	4.62%	
125-434-581816	Air Card/Wireless	6,860.70	5,699.13	3,419.24	7,000.00	7,200.00	200.00	2.86%	
125-434-581826	Truck Rental Equipment	2,641.38	5,925.14	4,180.00	7,500.00	9,000.00	1,500.00	20.00%	
125-434-581900	Building Rental	15,125.00	16,500.00	12,375.00	19,000.00	19,000.00	0.00	0.00%	
Total Department: 434 - ELECTION ADMINISTRATION:		531,709.11	680,276.94	324,929.33	672,151.00	715,403.00	43,252.00	6.43%	

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget		%
				Parent Budget 2025 Certified	2026 Proposed Budget	Increase / (Decrease)		
Department: 435 - COUNTY AUDITOR								
125-435-510002	Appointed Official Salary	120,965.08	124,913.00	78,010.82	124,913.00	128,660.00	3,747.00	3.00%
125-435-510005	Staff Salary	252,026.58	250,121.07	178,720.45	310,340.00	445,348.00	135,008.00	43.50%
125-435-510101	Salary Part Time/Clerical	10,039.50	4,887.00	0.00	0.00	7,000.00	7,000.00	0.00%
125-435-520000	Longevity	2,648.00	2,730.67	0.00	2,952.00	3,360.00	408.00	13.82%
125-435-520100	Social Security	27,939.11	27,956.74	18,577.00	33,670.00	44,852.00	11,182.00	33.21%
125-435-520201	Retirement TCDRS	42,633.72	42,891.70	29,081.25	49,691.00	66,134.00	16,443.00	33.09%
125-435-520700	Cell Phone Allowance	1,920.00	1,920.00	1,280.00	1,920.00	2,400.00	480.00	25.00%
125-435-530200	Supplies and Stationary	3,356.28	3,210.99	1,336.82	3,200.00	3,200.00	0.00	0.00%
125-435-543500	Mileage	0.00	45.29	0.00	0.00	0.00	0.00	0.00%
125-435-560100	Bond Premiums	193.00	100.00	193.00	200.00	200.00	0.00	0.00%
125-435-563000	Training & Conference Expense	5,339.04	6,020.03	2,450.24	14,000.00	14,000.00	0.00	0.00%
125-435-568400	Miscellaneous	601.48	1,038.64	547.99	2,500.00	2,500.00	0.00	0.00%
125-435-568400	Furniture & Equipment	454.64	0.00	0.00	2,000.00	2,000.00	0.00	0.00%
125-435-581800	Copier/Printer	2,301.44	2,413.74	1,376.09	2,500.00	2,500.00	0.00	0.00%
Total Department: 435 - COUNTY AUDITOR:		470,417.87	468,248.87	311,573.66	547,886.00	722,154.00	174,268.00	31.81%

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget		%
				Parent Budget 2025 Certified	2026 Proposed Budget	Increase / (Decrease)		
Department: 436 - COUNTY TREASURER								
125-436-510001	77,704.99	90,705.00	58,346.50	93,426.00	96,229.00	2,803.00	3.00%	
125-436-510006	200,678.32	285,242.93	176,363.75	309,319.00	329,904.00	20,585.00	6.65%	
125-436-520000	3,988.00	4,144.00	0.00	4,404.00	4,768.00	364.00	8.27%	
125-436-520100	20,692.52	27,909.90	17,170.70	31,224.00	33,041.00	1,817.00	5.82%	
125-436-520201	32,008.79	43,037.05	26,533.40	46,081.00	48,719.00	2,638.00	5.72%	
125-436-520600	1,000.00	1,000.00	666.72	1,000.00	1,000.00	0.00	0.00%	
125-436-530200	3,001.14	3,178.98	1,316.00	3,200.00	3,200.00	0.00	0.00%	
125-436-560100	2,100.00	2,100.00	2,100.00	2,500.00	3,000.00	500.00	20.00%	
125-436-563000	2,697.55	4,253.41	3,963.90	5,000.00	5,000.00	0.00	0.00%	
125-436-568400	215.00	215.00	215.00	215.00	250.00	35.00	16.28%	
125-436-581800	4,967.65	1,230.69	0.00	1,000.00	1,000.00	0.00	0.00%	
125-436-581813	2,027.63	2,300.00	1,344.77	2,350.00	2,350.00	0.00	0.00%	
Total Department: 436 - COUNTY TREASURER:				499,719.00	528,461.00	28,742.00	5.75%	

Budget Comparison Report

Account Number

Department: 437 - CENTRAL APPRAISAL DISTRICT

125-437-540500 Tax Appraisal District

Total Department: 437 - CENTRAL APPRAISAL DISTRICT:

2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Parent Budget		Comparison 1 Budget 2026 Proposed Budget	Comparison 1 to Parent Budget Increase / (Decrease)	%
			2025 Certified	2026 Proposed Budget			
604,405.25	673,536.32	602,255.32	834,428.00	907,977.00	73,549.00	8.81%	
604,405.25	673,536.32	602,255.32	834,428.00	907,977.00	73,549.00	8.81%	

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget		%
				Parent Budget 2025 Certified	2026 Proposed Budget	Increase / (Decrease)		
Department: 438 - TAX ASSESSOR COLLECTOR								
125-438-510001	77,704.99	90,705.00	58,346.50	93,426.00	96,229.00	2,803.00	3.00%	
125-438-510007	379,255.91	404,124.88	277,832.52	476,194.00	526,681.00	50,487.00	10.60%	
125-438-510026	16,544.00	4,192.00	0.00	0.00	0.00	0.00	0.00%	
125-438-510101	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	
125-438-520000	9,484.00	9,888.00	221.00	7,500.00	6,724.00	-776.00	-10.35%	
125-438-520100	35,954.62	37,917.05	24,712.40	44,211.00	48,287.00	4,076.00	9.22%	
125-438-520201	54,738.26	57,671.94	37,994.42	65,248.00	71,199.00	5,951.00	9.12%	
125-438-520600	800.00	800.00	533.44	800.00	1,560.00	760.00	95.00%	
125-438-520700	960.00	960.00	0.00	0.00	0.00	0.00	0.00%	
125-438-530200	11,764.60	11,932.95	8,416.93	15,000.00	17,250.00	2,250.00	15.00%	
125-438-531400	20,916.84	22,813.01	10,923.05	23,000.00	27,600.00	4,600.00	20.00%	
125-438-545406	2,190.50	2,278.12	1,577.16	2,300.00	2,530.00	230.00	10.00%	
125-438-560100	1,830.00	1,830.00	1,830.00	1,851.00	2,040.00	189.00	10.21%	
125-438-563000	2,827.00	5,010.38	2,150.64	3,000.00	6,000.00	3,000.00	100.00%	
125-438-568426	4,440.00	4,235.00	3,305.00	4,300.00	2,400.00	-1,900.00	-44.19%	
125-438-581800	2,710.63	660.00	0.00	3,000.00	6,500.00	3,500.00	116.67%	
125-438-581813	550.73	1,455.09	1,457.35	2,000.00	2,200.00	200.00	10.00%	
Total Department: 438 - TAX ASSESSOR COLLECTOR:				741,830.00	817,200.00	75,370.00	10.16%	

Budget Comparison Report

Account Number		2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget		%
					2025 Certified	2026 Proposed Budget	Increase / (Decrease)		
Department: 440 - COUNTY JUDGE									
125-440-510001	Elected Official Salary	94,276.60	130,000.00	81,187.69	130,000.00	133,900.00	3,900.00	3.00%	
125-440-510003	Staff Salary	104,447.12	113,914.36	132,146.98	236,888.00	118,975.00	-117,913.00	-49.78%	
125-440-510008	State Supplement	25,200.00	25,200.00	15,150.00	25,200.00	37,800.00	12,600.00	50.00%	
125-440-510076	Emer Mgmt Salary	14,999.92	15,000.00	15,325.60	25,000.00	30,000.00	5,000.00	20.00%	
125-440-510109	Juvenile Board	0.00	1,200.00	749.47	1,200.00	1,200.00	0.00	0.00%	
125-440-520000	Longevity	1,504.00	1,708.00	0.00	1,912.00	1,352.00	-560.00	-29.29%	
125-440-520100	Social Security	17,405.52	21,189.62	17,730.34	32,600.00	24,727.00	-7,873.00	-24.15%	
125-440-520201	Retirement TCDRS	27,217.15	32,487.30	27,399.65	48,111.00	36,461.00	-11,650.00	-24.21%	
125-440-520600	Travel Allowance	0.00	0.00	1,800.00	5,940.00	0.00	-5,940.00	-100.00%	
125-440-530200	Supplies and Stationary	599.82	842.80	1,093.53	2,250.00	2,250.00	0.00	0.00%	
125-440-530202	Emer Mgmt/Supplies & Station	1,474.50	1,209.40	192.50	1,500.00	1,500.00	0.00	0.00%	
125-440-560100	Bond Premiums	509.38	750.00	843.00	750.00	750.00	0.00	0.00%	
125-440-563000	Training & Conference Expense	11,027.47	8,691.03	3,145.25	11,000.00	11,000.00	0.00	0.00%	
125-440-568400	Miscellaneous	104.06	100.00	187.62	500.00	500.00	0.00	0.00%	
125-440-581800	Furniture & Equipment	573.70	1,049.76	169.99	3,000.00	3,000.00	0.00	0.00%	
125-440-581816	Air Card/Wireless	455.88	455.88	265.93	912.00	912.00	0.00	0.00%	
125-440-587523	Fleet Management Lease Paym	8,217.89	11,319.13	7,217.85	11,000.00	11,000.00	0.00	0.00%	
Total Department: 440 - COUNTY JUDGE:		308,013.01	365,117.28	304,605.40	537,763.00	415,327.00	-122,436.00	-22.77%	

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget		%
				Parent Budget 2025 Certified	2026 Proposed Budget	Increase / (Decrease)		
Department: 441 - INFORMATION TECHNOLOGY								
125-441-530200	0.00	0.00	0.00	350.00	0.00	-350.00	-100.00%	
125-441-540900	151,648.11	149,918.44	209,520.00	346,980.00	381,500.00	34,520.00	9.95%	
125-441-540905	54,300.00	54,300.00	45,240.00	69,560.00	98,400.00	28,840.00	41.46%	
125-441-562302	48,290.55	13,925.04	17,394.72	62,000.00	76,450.00	14,450.00	23.31%	
125-441-581700	114,328.44	629,730.31	100,117.34	115,000.00	226,000.00	111,000.00	96.52%	
125-441-581816	1,560.60	1,678.89	914.20	2,100.00	2,100.00	0.00	0.00%	
Total Department: 441 - INFORMATION TECHNOLOGY:								
	370,127.70	849,552.68	373,186.26	595,990.00	784,450.00	188,460.00	31.62%	

Budget Comparison Report

Account Number		Through Aug		Budget	
Department: 442 - MAINTENANCE OF BUILDINGS					
125-442-510012	Staff Salary	375,289.31	395,182.41	288,251.44	618,201.00
125-442-510016	Maintenance Supervisor Salary	67,168.74	68,817.00	44,993.00	74,438.00
125-442-510075	Salary Construction Manager	117,539.68	122,259.66	78,344.32	129,206.00
125-442-510080	Overtime	0.00	5,646.94	1,362.40	0.00
125-442-510101	Part Time	11,148.76	18,013.76	4,064.08	20,000.00
125-442-520000	Longevity	3,672.00	4,218.67	0.00	5,872.00
125-442-520100	Social Security	41,882.15	44,954.92	30,392.12	65,218.00
125-442-520201	Retirement TCDRS	66,698.51	68,638.31	47,342.88	96,164.00
125-442-520605	Construction Manager/Travel	4,800.00	4,800.00	3,200.00	4,800.00
125-442-530100	Supplies	131,141.30	173,872.75	99,041.90	180,000.00
125-442-530217	Construction Manager/Supplies	2,200.71	802.29	1,493.25	1,500.00
125-442-544400	Facility Renovations	16,607.17	1,311.68	19,979.00	120,000.00
125-442-544600	Asbestos Abatement/Renovati	0.00	0.00	0.00	0.00
125-442-544700	Repair & Replacement	142,799.75	159,272.18	146,648.99	140,000.00
125-442-544910	Service/Mechanical Equipmen	903.91	1,928.10	7,200.00	0.00
125-442-545400	Contract Labor	134,169.48	116,038.67	52,928.04	200,000.00
125-442-563000	Training & Conference Expen	0.00	0.00	0.00	15,000.00
125-442-563002	Construction Manager/Travel	0.00	0.00	0.00	0.00
125-442-568400	Miscellaneous	5,631.76	12,876.63	37,322.63	20,000.00
125-442-580801	Construction Manager/Furnitu	0.00	179.99	0.00	1,000.00
125-442-581400	Vehicle	0.00	127,420.24	75,304.20	0.00
125-442-581700	Equipment	0.00	30,475.85	14,304.73	30,000.00
125-442-583000	A/C Repair/Replacement	0.00	0.00	0.00	100,000.00
Total Department: 442 - MAINTENANCE OF BUILDINGS:		1,121,653.23	1,356,710.05	952,172.98	1,821,399.00
				1,640,165.00	181,234.00
					11.05%

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget Increase / (Decrease)	%
				Parent Budget 2025 Certified	2026 Proposed Budget		
Department: 443 - ENVIRONMENTAL							
125-443-510002	67,471.63	69,272.78	44,388.16	71,076.00	73,206.00	2,130.00	3.00%
125-443-510005	273,154.07	375,458.44	203,038.13	380,688.00	446,545.00	65,857.00	17.30%
125-443-520000	1,265.33	1,438.67	0.00	2,288.00	1,924.00	-364.00	-15.91%
125-443-520100	24,884.10	32,697.23	17,971.36	34,736.00	39,909.00	5,173.00	14.89%
125-443-520201	37,812.85	51,230.73	27,897.56	51,262.00	58,845.00	7,583.00	14.79%
125-443-530200	1,902.94	1,593.31	64.78	6,000.00	6,000.00	0.00	0.00%
125-443-530500	2,098.89	2,082.60	1,752.50	2,500.00	4,000.00	1,500.00	60.00%
125-443-531400	5,231.26	6,013.65	5,106.60	6,500.00	8,000.00	1,500.00	23.08%
125-443-537100	0.00	63,534.99	0.00	70,000.00	70,000.00	0.00	0.00%
125-443-544900	737.51	800.27	1,464.32	7,500.00	7,500.00	0.00	0.00%
125-443-547522	0.00	0.00	0.00	0.00	7,000.00	7,000.00	0.00%
125-443-562320	796.75	404.00	111.00	1,000.00	1,000.00	0.00	0.00%
125-443-563000	1,295.00	4,348.54	3,333.05	11,000.00	10,000.00	-1,000.00	-9.09%
125-443-568400	0.00	0.00	71.00	0.00	4,800.00	4,800.00	0.00%
125-443-581800	6,063.53	7,873.02	288.00	18,000.00	17,000.00	-1,000.00	-5.56%
125-443-581813	4,723.18	2,128.83	720.48	3,000.00	5,000.00	2,000.00	66.67%
125-443-587523	7,469.38	7,444.38	8,979.45	40,000.00	40,000.00	0.00	0.00%
125-443-587525	20,120.00	6,101.44	0.00	0.00	0.00	0.00	0.00%
Total Department: 443 - ENVIRONMENTAL:				705,550.00	800,729.00	95,179.00	13.49%

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget	%
				Parent Budget 2025 Certified	2026 Proposed Budget		
Department: 505 - SHERIFF JAIL							
125-505-510019 Staff Salary	2,024,207.81	2,477,629.69	1,724,252.05	2,882,465.00	3,094,917.00	212,452.00	7.37%
125-505-510026 Certification Pay	0.00	0.00	22,879.80	37,800.00	61,200.00	23,400.00	61.90%
125-505-520000 Longevity	5,449.00	6,618.33	125.67	10,428.00	10,520.00	92.00	0.88%
125-505-520100 Social Security	149,204.26	183,579.75	128,686.22	221,111.00	242,248.00	21,137.00	9.56%
125-505-520201 Retirement TCDRS	229,599.98	281,089.05	196,418.95	327,123.00	357,197.00	30,074.00	9.19%
125-505-530200 Supplies and Stationary	16,916.25	12,277.52	3,842.65	20,000.00	20,000.00	0.00	0.00%
125-505-542254 Correctional Behavior Health	24,600.00	24,600.00	6,150.00	28,800.00	28,800.00	0.00	0.00%
125-505-544920 Building Maintenance/Jail	1,777.75	717.62	632.40	3,000.00	10,000.00	7,000.00	233.33%
125-505-546410 Medical Services/Jail	93,916.69	161,000.04	107,183.36	161,000.00	161,000.00	0.00	0.00%
125-505-563000 Training & Conference Expenses	10,485.28	1,506.17	0.00	0.00	12,000.00	12,000.00	0.00%
125-505-563800 Groceries	240,513.67	280,741.78	181,576.86	250,000.00	300,000.00	50,000.00	20.00%
125-505-563900 Uniforms	15,182.81	31,665.68	4,366.27	10,000.00	6,000.00	-4,000.00	-40.00%
125-505-564300 Disinfectant and Soap	53,580.63	51,396.19	10,120.10	10,197.00	65,000.00	54,803.00	537.44%
125-505-564500 Bedding and Blankets	5,978.30	5,864.84	0.00	0.00	15,000.00	15,000.00	0.00%
125-505-564600 Inmate Clothing	15,254.79	16,943.14	0.00	0.00	15,000.00	15,000.00	0.00%
125-505-568400 Miscellaneous	16,162.35	32,106.55	2,390.22	4,663.00	31,000.00	26,337.00	564.81%
125-505-581800 Furniture & Equipment	19,357.23	10,410.56	9,398.31	9,398.00	36,805.00	27,407.00	291.63%
125-505-581813 Copier/Printer	8,915.63	8,236.47	6,136.28	7,000.00	8,300.00	1,300.00	18.57%
Total Department: 505 - SHERIFF JAIL:	2,931,102.43	3,586,383.38	2,404,159.14	3,982,985.00	4,474,987.00	492,002.00	12.35%

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget Increase / (Decrease)	%
				2025 Certified	2026 Proposed Budget		
Department: 506 - JUVENILE PROBATION							
125-506-510004 Administrator Salary	67,535.08	71,775.01	46,722.32	74,814.00	78,342.00	3,528.00	4.72%
125-506-510026 Certification Pay	0.00	0.00	6,286.28	10,800.00	12,600.00	1,800.00	16.67%
125-506-510027 Staff Salary	168,525.58	230,318.89	160,815.90	275,670.00	303,599.00	27,929.00	10.13%
125-506-520000 Longevity	1,496.00	1,856.00	65.00	2,268.00	1,792.00	-476.00	-20.99%
125-506-520100 Social Security	17,631.82	22,722.87	15,795.03	28,044.00	30,626.00	2,582.00	9.21%
125-506-520201 Retirement TCDRS	27,164.59	34,622.72	24,329.99	41,386.00	45,158.00	3,772.00	9.11%
125-506-520600 Travel Allowance	4,000.00	4,000.00	2,666.88	4,000.00	4,000.00	0.00	0.00%
125-506-530800 Supplies Postage Equipment	637.04	79.00	0.00	750.00	750.00	0.00	0.00%
125-506-542500 Telephone	1,671.56	1,823.54	946.13	1,700.00	1,700.00	0.00	0.00%
125-506-545300 Training	3,733.41	3,489.56	3,603.16	4,000.00	4,000.00	0.00	0.00%
125-506-545310 Staff Training	6,275.68	7,292.72	5,859.65	10,000.00	10,000.00	0.00	0.00%
125-506-560100 Bond Premiums	100.00	100.00	100.00	100.00	100.00	0.00	0.00%
125-506-568400 Miscellaneous	513.85	270.27	919.91	250.00	250.00	0.00	0.00%
125-506-581800 Furniture & Equipment	2,261.73	1,292.27	1,064.92	1,400.00	1,400.00	0.00	0.00%
125-506-581813 Copier/Printer	392.89	614.34	180.00	2,615.00	2,615.00	0.00	0.00%
125-506-587523 Fleet Management Lease Payn	18,066.72	18,066.72	10,451.00	20,000.00	20,000.00	0.00	0.00%
Total Department: 506 - JUVENILE PROBATION:	320,005.95	398,323.91	279,806.17	477,797.00	516,932.00	39,135.00	8.19%

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget	
				Parent Budget	2026 Proposed Budget	Increase / (Decrease)	%
Department: 507 - JUVENILE DETENTION							
125-507-547500	20,015.98	23,700.00	11,541.50	25,000.00	25,000.00	0.00	0.00%
125-507-547505	7,010.00	4,300.00	2,875.00	5,500.00	0.00	-5,500.00	-100.00%
125-507-563800	1,998.97	1,468.06	764.32	2,000.00	2,000.00	0.00	0.00%
125-507-564001	18,268.29	4,530.40	4,165.85	6,100.00	6,100.00	0.00	0.00%
125-507-564300	400.00	400.00	146.38	400.00	400.00	0.00	0.00%
125-507-565000	98,618.54	100,000.00	91,999.12	130,000.00	130,000.00	0.00	0.00%
125-507-565500	40,205.40	54,785.00	60,499.95	60,500.00	110,000.00	49,500.00	81.82%
125-507-565510	43,094.70	75,075.00	32,971.50	74,312.00	0.00	-74,312.00	-100.00%
125-507-568400	1,800.50	19,206.62	6,309.31	20,500.00	20,500.00	0.00	0.00%
Total Department: 507 - JUVENILE DETENTION:				324,312.00	294,000.00	-30,312.00	-9.35%

Budget Comparison Report

Account Number		2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget Increase / (Decrease)	%
					2025 Certified	2026 Proposed Budget		
Department: 509 - FIRE/BLDG CODE INSPECTOR								
125-509-510002	Salary Appointed Official	78,918.40	81,387.68	55,929.04	89,095.00	91,768.00	2,673.00	3.00%
125-509-510012	Salary Other	306,804.63	282,074.56	192,231.45	355,220.00	414,074.00	58,854.00	16.57%
125-509-510026	Certification Pay	0.00	0.00	2,400.00	3,600.00	3,600.00	0.00	0.00%
125-509-510103	Part Time (Plan Reviewer)	17,688.00	48,279.00	29,997.00	50,000.00	50,000.00	0.00	0.00%
125-509-510104	Part Time (Investigator/Inspec	0.00	5,300.00	6,850.00	10,000.00	10,000.00	0.00	0.00%
125-509-520000	Longevity	1,904.00	2,364.00	0.00	2,772.00	3,180.00	408.00	14.72%
125-509-520100	Social Security	29,349.46	31,033.96	20,945.52	39,069.00	43,806.00	4,737.00	12.12%
125-509-520201	Retirement TCDRS	45,672.82	47,386.08	32,413.94	57,658.00	64,592.00	6,934.00	12.03%
125-509-530100	Supplies	1,153.15	1,292.04	1,296.28	1,800.00	2,000.00	200.00	11.11%
125-509-531400	Postage	55.07	63.39	0.00	100.00	100.00	0.00	0.00%
125-509-533202	Training/Lease	0.00	0.00	0.00	3,506.00	0.00	-3,506.00	-100.00%
125-509-536710	Cash Donations	8,794.48	20,644.37	7,241.99	15,757.00	0.00	-15,757.00	-100.00%
125-509-560100	Bond Premiums	185.00	0.00	185.00	185.00	0.00	-185.00	-100.00%
125-509-562305	Dues and Subscription	1,604.13	1,883.21	2,052.51	11,870.00	11,870.00	0.00	0.00%
125-509-563000	Training & Conference Expen	3,394.57	5,417.79	2,996.28	8,000.00	10,000.00	2,000.00	25.00%
125-509-563900	Uniforms	2,759.26	4,380.87	1,423.41	4,000.00	6,000.00	2,000.00	50.00%
125-509-581800	Furniture & Equipment	7,189.55	5,524.81	1,030.30	6,000.00	21,000.00	15,000.00	250.00%
125-509-581801	Equipment Donations	31,332.00	18,016.00	117,200.00	117,200.00	0.00	-117,200.00	-100.00%
125-509-581813	Copier/Printer	1,841.24	2,371.62	1,139.97	2,300.00	2,300.00	0.00	0.00%
125-509-581816	Air Card/Wireless/Software	1,135.59	1,446.94	1,080.93	3,000.00	3,000.00	0.00	0.00%
125-509-587523	Fleet Management Lease Paym	19,174.00	64,879.95	34,124.54	55,000.00	75,000.00	20,000.00	36.36%
Total Department: 509 - FIRE/BLDG CODE INSPECTOR:		558,955.35	623,746.27	510,538.16	836,132.00	812,290.00	-23,842.00	-2.85%

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Parent Budget		Comparison 1 Budget		Comparison 1 to Parent Budget	%
				2025 Certified	2026 Proposed Budget	2025 Certified	2026 Proposed Budget		
Department: 510 - COURTHOUSE SECURITY									
125-510-510026	0.00	0.00	13,972.60	22,200.00	46,200.00	22,200.00	46,200.00	24,000.00	108.11%
125-510-510049	290,454.76	299,364.54	415,828.89	691,128.00	929,876.00	691,128.00	929,876.00	238,748.00	34.54%
125-510-520000	2,504.00	2,860.00	0.00	4,360.00	4,868.00	4,360.00	4,868.00	508.00	11.65%
125-510-520100	21,895.79	22,447.70	31,383.74	54,892.00	75,043.00	54,892.00	75,043.00	20,151.00	36.71%
125-510-520201	33,081.29	34,515.70	48,114.54	81,010.00	110,651.00	81,010.00	110,651.00	29,641.00	36.59%
125-510-530200	0.00	0.00	0.00	0.00	1,750.00	0.00	1,750.00	1,750.00	0.00%
125-510-563000	0.00	0.00	0.00	0.00	400.00	0.00	400.00	400.00	0.00%
125-510-563900	0.00	0.00	0.00	0.00	9,000.00	0.00	9,000.00	9,000.00	0.00%
125-510-581700	0.00	0.00	0.00	0.00	28,600.00	0.00	28,600.00	28,600.00	0.00%
125-510-581800	0.00	0.00	0.00	0.00	1,000.00	0.00	1,000.00	1,000.00	0.00%
Total Department: 510 - COURTHOUSE SECURITY:				853,590.00	1,207,388.00	853,590.00	1,207,388.00	353,798.00	41.45%

Budget Comparison Report

Account Number		2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget	
					2025 Certified	2026 Proposed Budget	Increase / (Decrease)	%
Department: 511 - CONSTABLE PRECINCT #1								
125-511-510001	Elected Official Salary	58,988.88	61,989.00	39,875.02	63,849.00	65,765.00	1,916.00	3.00%
125-511-510003	Staff Salary	48,960.00	52,869.60	37,731.96	60,511.00	62,327.00	1,816.00	3.00%
125-511-510026	Certification Pay	0.00	0.00	0.00	0.00	6,000.00	6,000.00	0.00%
125-511-510100	Part Time	0.00	0.00	7,270.50	20,000.00	50,000.00	30,000.00	150.00%
125-511-520000	Longevity	1,228.00	1,428.00	0.00	1,428.00	572.00	-856.00	-59.94%
125-511-520100	Social Security	8,237.88	8,828.95	6,379.65	11,153.00	14,127.00	2,974.00	26.67%
125-511-520201	Retirement TCDRS	12,331.84	13,131.21	9,572.58	16,460.00	20,831.00	4,371.00	26.56%
125-511-530200	Supplies and Stationary	664.20	0.00	281.90	250.00	1,500.00	1,250.00	500.00%
125-511-531400	Postage	0.00	0.00	0.00	200.00	500.00	300.00	150.00%
125-511-533202	Training/Lease	0.00	1,322.07	2,040.37	7,248.00	0.00	-7,248.00	-100.00%
125-511-533205	Law Enforcement Purpose/For	-202.00	0.00	0.00	0.00	0.00	0.00	0.00%
125-511-560100	Bond Premiums	50.00	50.00	50.00	50.00	200.00	150.00	300.00%
125-511-562310	Annual Fee/TCLEDDS	0.00	0.00	145.56	350.00	395.00	45.00	12.86%
125-511-563000	Training & Conference Expenses	0.00	0.00	0.00	0.00	4,000.00	4,000.00	0.00%
125-511-563900	Uniforms	0.00	0.00	0.00	0.00	5,000.00	5,000.00	0.00%
125-511-581400	Vehicle	0.00	0.00	0.00	0.00	75,000.00	75,000.00	0.00%
125-511-581810	Equipment	3,830.56	0.00	3,686.03	5,000.00	40,000.00	35,000.00	700.00%
125-511-581816	Air Card/Wireless	0.00	0.00	0.00	2,400.00	3,226.00	826.00	34.42%
125-511-587523	Fleet Management Lease Payn	12,215.54	339.31	638.57	13,000.00	600.00	-12,400.00	-95.38%
Total Department: 511 - CONSTABLE PRECINCT #1:		146,304.90	139,958.14	107,672.14	201,899.00	350,043.00	148,144.00	73.38%

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget Increase / (Decrease)	%
				2025 Certified	2026 Proposed Budget		
Department: 512 - CONSTABLE PRECINCT #2							
125-512-510001 Elected Official Salary	58,988.88	61,989.00	39,875.02	63,849.00	65,765.00	1,916.00	3.00%
125-512-510003 Staff Salary	54,036.00	51,733.08	36,872.64	59,133.00	60,907.00	1,774.00	3.00%
125-512-510026 Certification Pay	0.00	0.00	0.00	0.00	6,000.00	6,000.00	0.00%
125-512-510100 Part Time	0.00	0.00	10,975.14	20,000.00	50,000.00	30,000.00	150.00%
125-512-520000 Longevity	3,000.00	3,000.00	0.00	0.00	208.00	208.00	0.00%
125-512-520100 Social Security	8,450.52	8,266.57	6,636.71	10,939.00	13,991.00	3,052.00	27.90%
125-512-520201 Retirement TCDRS	13,091.23	13,154.78	9,895.17	16,143.00	20,629.00	4,486.00	27.79%
125-512-530200 Supplies and Stationary	815.17	941.21	397.79	1,500.00	1,500.00	0.00	0.00%
125-512-531400 Postage	0.00	0.00	0.00	50.00	0.00	-50.00	-100.00%
125-512-560100 Bond Premiums	50.00	50.00	100.00	50.00	200.00	150.00	300.00%
125-512-562310 Annual Fee/TCLEDDS	0.00	0.00	70.00	395.00	395.00	0.00	0.00%
125-512-563000 Training & Conference Expense	0.00	0.00	3,313.36	4,000.00	4,000.00	0.00	0.00%
125-512-563900 Uniforms	0.00	0.00	0.00	0.00	5,000.00	5,000.00	0.00%
125-512-568400 Miscellaneous	2,876.81	3,860.26	904.78	3,500.00	3,500.00	0.00	0.00%
125-512-568426 Office Security	1,800.00	1,800.00	1,875.00	1,875.00	1,800.00	-75.00	-4.00%
125-512-568436 Gregory/Martin/Donation	0.00	0.00	0.00	3,728.00	0.00	-3,728.00	-100.00%
125-512-568438 Tobacco Enforcement	0.00	0.00	336.51	1,812.00	0.00	-1,812.00	-100.00%
125-512-581400 Vehicle	0.00	0.00	108,343.80	112,700.00	0.00	-112,700.00	-100.00%
125-512-581810 Equipment	2,180.14	5,988.64	3,242.85	22,829.00	10,000.00	-12,829.00	-56.20%
125-512-581816 Air Card/Wireless	2,362.90	2,200.15	1,199.76	3,256.00	3,226.00	-30.00	-0.92%
125-512-587523 Fleet Management Lease Paym	12,721.32	9,868.75	175.00	300.00	300.00	0.00	0.00%
Total Department: 512 - CONSTABLE PRECINCT #2:				326,059.00	247,421.00	-78,638.00	-24.12%

Budget Comparison Report

Account Number		2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget		%
					Parent Budget 2025 Certified	2026 Proposed Budget	Increase / (Decrease)	Budget	
Department: 513 - CONSTABLE PRECINCT #3									
<u>125-513-510001</u>	Elected Official Salary	58,988.88	61,989.00	39,875.02	63,849.00	65,765.00	1,916.00	3.00%	
<u>125-513-510003</u>	Staff Salary	49,303.68	49,820.40	37,078.50	59,508.00	61,304.00	1,796.00	3.02%	
<u>125-513-510026</u>	Certification Pay	0.00	0.00	0.00	0.00	6,000.00	6,000.00	0.00%	
<u>125-513-510100</u>	Part Time	0.00	0.00	18,370.50	20,000.00	50,000.00	30,000.00	150.00%	
<u>125-513-520000</u>	Longevity	572.00	624.00	0.00	676.00	832.00	156.00	23.08%	
<u>125-513-520100</u>	Social Security	7,279.66	8,554.72	6,863.95	11,092.00	14,161.00	3,069.00	27.67%	
<u>125-513-520201</u>	Retirement TCDRS	12,293.99	12,912.52	10,825.14	16,370.00	20,880.00	4,510.00	27.55%	
<u>125-513-520700</u>	Cell Phone Allowance	960.00	960.00	640.00	960.00	1,200.00	240.00	25.00%	
<u>125-513-530200</u>	Supplies and Stationary	2,041.11	2,603.73	-519.34	2,500.00	2,500.00	0.00	0.00%	
<u>125-513-531400</u>	Postage	0.00	0.00	0.00	300.00	400.00	100.00	33.33%	
<u>125-513-533202</u>	Training/Lease	0.00	0.00	0.00	2,404.00	0.00	-2,404.00	-100.00%	
<u>125-513-560100</u>	Bond Premiums	50.00	50.00	50.00	50.00	200.00	150.00	300.00%	
<u>125-513-562310</u>	Annual Fee/TCLEDDS	0.00	0.00	0.00	795.00	500.00	-295.00	-37.11%	
<u>125-513-563000</u>	Training & Conference Expenses	1,802.52	1,899.87	0.00	2,500.00	4,000.00	1,500.00	60.00%	
<u>125-513-563900</u>	Uniforms	0.00	0.00	0.00	0.00	5,000.00	5,000.00	0.00%	
<u>125-513-568400</u>	Miscellaneous	130.00	10,591.94	3,109.39	3,000.00	3,500.00	500.00	16.67%	
<u>125-513-581400</u>	Vehicle	0.00	21.50	0.00	0.00	0.00	0.00	0.00%	
<u>125-513-581700</u>	Equipment	2,539.71	3,815.94	36,750.62	40,760.00	10,000.00	-30,760.00	-75.47%	
<u>125-513-581800</u>	Furniture & Equipment	2,160.67	1,200.00	887.76	1,200.00	500.00	-700.00	-58.33%	
<u>125-513-581813</u>	Copier/Printer	0.00	0.00	0.00	0.00	1,206.00	1,206.00	0.00%	
<u>125-513-581816</u>	Air Card/Wireless	0.00	0.00	0.00	1,000.00	3,226.00	2,226.00	222.60%	
<u>125-513-587523</u>	Fleet Management Lease Paym	10,529.94	7,228.69	175.00	300.00	300.00	0.00	0.00%	
Total Department: 513 - CONSTABLE PRECINCT #3:		148,652.16	162,272.31	154,106.54	227,264.00	251,474.00	24,210.00	10.65%	

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget	
				Parent Budget 2025 Certified	2026 Proposed Budget	Budget Increase / (Decrease)	%
Department: 514 - CONSTABLE PRECINCT #4							
125-514-510001	58,988.88	61,989.00	39,875.02	63,849.00	65,765.00	1,916.00	3.00%
125-514-510003	53,417.60	54,412.16	37,769.79	61,409.00	63,246.00	1,837.00	2.99%
125-514-510026	0.00	0.00	0.00	0.00	6,000.00	6,000.00	0.00%
125-514-510100	0.00	0.00	2,636.25	20,000.00	50,000.00	30,000.00	150.00%
125-514-520000	3,000.00	3,104.00	43.33	3,156.00	3,000.00	-156.00	-4.94%
125-514-520100	8,543.64	8,916.21	5,917.32	11,428.00	14,475.00	3,047.00	26.66%
125-514-520100	13,087.82	13,609.37	9,121.94	16,865.00	21,344.00	4,479.00	26.56%
125-514-520201	960.00	960.00	640.00	960.00	1,200.00	240.00	25.00%
125-514-520700	533.89	0.00	0.00	1,000.00	1,500.00	500.00	50.00%
125-514-530200	249.48	0.00	0.00	300.00	500.00	200.00	66.67%
125-514-531400	0.00	1,786.90	0.00	10,304.00	0.00	-10,304.00	-100.00%
125-514-533202	0.00	0.00	0.00	0.00	200.00	200.00	0.00%
125-514-560100	0.00	0.00	0.00	0.00	500.00	500.00	0.00%
125-514-562310	0.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00%
125-514-563000	0.00	0.00	0.00	0.00	5,000.00	5,000.00	0.00%
125-514-563900	1,219.00	70.00	70.00	70.00	5,000.00	4,930.00	7,042.86%
125-514-568400	0.00	0.00	13,712.38	16,430.00	0.00	-16,430.00	-100.00%
125-514-581400	6,353.46	1,090.14	0.00	0.00	11,500.00	11,500.00	0.00%
125-514-581810	28,144.94	13,724.23	6,875.38	25,000.00	20,000.00	-5,000.00	-20.00%
125-514-587523	174,498.71	159,662.01	116,661.41	231,771.00	270,230.00	38,459.00	16.59%
Total Department: 514 - CONSTABLE PRECINCT #4:							

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget	%
				2025 Certified	2026 Proposed Budget		
Department: 515 - ANIMAL CONTROL							
125-515-510023 Staff Salary	136,518.77	139,528.31	122,269.30	196,064.00	210,139.00	14,075.00	7.18%
125-515-520000 Longevity	572.00	0.00	0.00	104.00	468.00	364.00	350.00%
125-515-520100 Social Security	9,830.00	10,570.15	9,268.43	15,007.00	16,112.00	1,105.00	7.36%
125-515-520201 Retirement	15,479.42	15,785.70	13,766.39	22,148.00	23,757.00	1,609.00	7.26%
125-515-530200 Supplies and Stationary	2,513.20	1,162.10	67.13	42.00	2,500.00	2,458.00	5,852.38%
125-515-536700 Donation/Animal Control	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
125-515-545300 Training	225.00	1,566.00	0.00	0.00	1,000.00	1,000.00	0.00%
125-515-545910 Animal Housing/Care	54,954.30	63,439.92	32,836.67	50,000.00	65,000.00	15,000.00	30.00%
125-515-562305 Dues and Subscription	0.00	0.00	0.00	0.00	500.00	500.00	0.00%
125-515-563900 Uniforms	934.34	2,461.31	0.00	0.00	2,500.00	2,500.00	0.00%
125-515-568400 Miscellaneous	1,932.83	228.02	367.50	368.00	2,000.00	1,632.00	443.48%
125-515-581700 Equipment	1,853.03	1,873.50	2,574.69	2,443.00	10,500.00	8,057.00	329.80%
125-515-581800 Furniture & Equipment	0.00	0.00	0.00	0.00	500.00	500.00	0.00%
125-515-583510 Air Card/Time	1,356.14	1,282.50	1,186.38	2,050.00	2,700.00	650.00	31.71%
125-515-587523 Fleet Management Lease Paym	7,598.76	7,128.26	1,163.36	8,000.00	8,000.00	0.00	0.00%
Total Department: 515 - ANIMAL CONTROL:				296,226.00	345,676.00	49,450.00	16.69%

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget		%
				2025 Certified	2026 Proposed Budget	Increase / (Decrease)	Budget / (Decrease)	
Department: 516 - SHERIFF ADMINISTRATION								
125-516-510001	87,454.99	110,000.00	70,758.30	113,300.00	116,699.00	3,399.00	3.00%	
125-516-510003	3,515,328.39	3,675,586.73	2,781,269.61	4,480,886.00	5,672,967.00	1,192,081.00	26.60%	
125-516-510026	171,279.78	181,694.17	92,002.23	147,400.00	228,600.00	81,200.00	55.09%	
125-516-510080	2,151.78	-1,828.35	-1,952.47	0.00	0.00	0.00	0.00%	
125-516-520000	16,145.01	17,841.99	541.67	15,384.00	22,084.00	6,700.00	43.55%	
125-516-520100	280,572.67	295,470.24	219,259.12	367,238.00	462,087.00	94,849.00	25.83%	
125-516-520201	430,767.78	454,587.39	335,785.22	542,306.00	681,352.00	139,046.00	25.64%	
125-516-530200	19,967.38	27,609.00	19,389.75	20,000.00	28,250.00	8,250.00	41.25%	
125-516-530204	6,691.17	7,089.80	2,603.51	7,632.00	13,120.00	5,488.00	71.91%	
125-516-531400	9,334.43	1,552.21	1,128.88	10,000.00	10,000.00	0.00	0.00%	
125-516-533000	525,128.80	511,794.63	332,250.08	500,000.00	608,000.00	108,000.00	21.60%	
125-516-533202	1,652.00	495.00	1,860.00	16,352.00	0.00	-16,352.00	-100.00%	
125-516-543600	47,756.06	33,078.00	12,703.59	40,000.00	40,000.00	0.00	0.00%	
125-516-543610	0.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00%	
125-516-545006	48,930.00	51,276.00	49,970.00	50,000.00	94,000.00	44,000.00	88.00%	
125-516-545515	300.00	1,370.00	1,573.25	0.00	15,000.00	15,000.00	0.00%	
125-516-545911	4,873.32	6,533.54	2,824.27	3,000.00	10,000.00	7,000.00	233.33%	
125-516-560100	1,077.00	50.00	1,228.00	2,500.00	2,500.00	0.00	0.00%	
125-516-562323	9,264.12	14,235.32	8,100.51	11,463.00	99,000.00	87,537.00	763.65%	
125-516-563000	42,123.78	56,804.05	12,399.90	25,000.00	39,000.00	14,000.00	56.00%	
125-516-563350	5,047.52	3,774.37	2,719.91	5,000.00	86,100.00	81,100.00	1,622.00%	
125-516-563351	0.00	0.00	4,012.45	5,000.00	18,869.00	13,869.00	277.38%	
125-516-563900	52,471.52	79,083.71	36,641.52	50,000.00	89,500.00	39,500.00	79.00%	
125-516-568400	11,952.59	16,443.99	13,030.69	18,950.00	35,000.00	16,050.00	84.70%	
125-516-568410	0.00	0.00	0.00	1,300.00	0.00	-1,300.00	-100.00%	
125-516-581700	262,277.46	226,346.67	329,524.32	475,775.00	657,179.00	181,404.00	38.13%	
125-516-581800	3,055.63	1,093.73	0.00	0.00	4,000.00	4,000.00	0.00%	
125-516-581805	0.00	0.00	0.00	0.00	750.00	750.00	0.00%	
125-516-581813	14,212.10	14,153.73	6,843.94	15,000.00	15,000.00	0.00	0.00%	
125-516-581816	31,252.32	30,842.24	17,393.38	30,000.00	32,950.00	2,950.00	9.83%	
125-516-581830	500.00	0.00	0.00	0.00	0.00	0.00	0.00%	
125-516-587523	573,519.61	660,977.77	373,785.72	650,000.00	650,000.00	0.00	0.00%	
Total Department: 516 - SHERIFF ADMINISTRATION:				7,604,486.00	9,733,007.00	2,128,521.00	27.99%	

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Parent Budget		Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2025 Certified	2026 Proposed Budget			
Department: 517 - SHERIFF COMMUNICATIONS								
125-517-510017	661,404.32	711,213.64	429,389.16	769,850.00	1,135,560.00	365,710.00		47.50%
125-517-510026	0.00	0.00	4,194.99	6,600.00	28,800.00	22,200.00		336.36%
125-517-510080	0.00	518.67	0.00	0.00	0.00	0.00		0.00%
125-517-520000	1,820.00	2,223.33	52.00	3,008.00	2,236.00	-772.00		-25.66%
125-517-520100	47,325.70	52,531.89	30,926.60	59,458.00	89,245.00	29,787.00		50.10%
125-517-520201	74,893.31	81,187.23	48,340.34	87,750.00	131,593.00	43,843.00		49.96%
125-517-530200	9,957.09	2,504.85	1,666.76	10,000.00	10,000.00	0.00		0.00%
125-517-530200	78,728.44	131,875.57	87,258.61	100,000.00	110,000.00	10,000.00		10.00%
125-517-545515	3,492.25	3,398.10	287.00	287.00	5,000.00	4,713.00		1,642.16%
125-517-563000	509.96	2,803.43	0.00	0.00	5,891.00	5,891.00		0.00%
125-517-563900	1,025.00	2,416.12	1,481.68	1,482.00	2,000.00	518.00		34.95%
125-517-568400	0.00	0.00	0.00	0.00	75,000.00	75,000.00		0.00%
125-517-581700	645.98	63.99	0.00	0.00	8,000.00	8,000.00		0.00%
125-517-581800	4,486.17	4,069.06	2,799.49	4,500.00	4,500.00	0.00		0.00%
125-517-581813	0.00	0.00	0.00	0.00	1,000.00	1,000.00		0.00%
125-517-581816								
125-517-581824	61,497.00	0.00	43,375.00	238,503.00	0.00	-238,503.00		-100.00%
Total Department: 517 - SHERIFF COMMUNICATIONS:				1,281,438.00	1,608,825.00	327,387.00		25.55%

Budget Comparison Report

Account Number	Through Aug			Budget		
Department: 518 - LAW ENFORCEMENT VEHICLE M						
<u>125-518-510019</u>	0.00	31,323.28	95,563.12	176,499.00	181,804.00	5,305.00
Staff Salary	0.00					3.01%
Longevity	0.00	364.00	0.00	416.00	468.00	52.00
						12.50%
125-518-520100	0.00	2,397.52	7,090.77	13,534.00	13,944.00	410.00
Social Security	0.00					3.03%
125-518-520201	0.00	3,586.71	10,779.99	19,974.00	20,561.00	587.00
Retirement TCDRS	0.00					2.94%
125-518-530200	0.00	0.00	0.00	0.00	2,500.00	2,500.00
Supplies and Stationary	0.00					0.00%
125-518-536400	257,764.26	328,068.73	265,719.08	420,000.00	381,000.00	-39,000.00
Parts and Repairs						-9.29%
125-518-536402	-6,227.70	0.00	0.00	0.00	0.00	0.00
Const. 2 Parts & Repairs						0.00%
125-518-562323	0.00	0.00	0.00	0.00	1,700.00	1,700.00
Dues and Subscription						0.00%
125-518-563900	0.00	0.00	0.00	0.00	720.00	720.00
Uniforms						0.00%
125-518-568400	0.00	0.00	0.00	0.00	1,500.00	1,500.00
Miscellaneous						0.00%
125-518-581700	0.00	0.00	23,395.80	225,270.00	773,500.00	548,230.00
Furniture & Equipment						243.37%
125-518-581800	0.00	0.00	0.00	0.00	2,500.00	2,500.00
Furniture & Equipment						0.00%
125-518-581813	0.00	0.00	0.00	0.00	4,500.00	4,500.00
Copier/Printer						0.00%
Total Department: 518 - LAW ENFORCEMENT VEHICLE M:						
	251,536.56	365,740.24	402,548.76	855,693.00	1,384,697.00	529,004.00
						61.82%

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget Increase / (Decrease)	%
				Parent Budget 2025 Certified	2026 Proposed Budget		
Department: 519 - COMMUNITY SUPERVISION COR							
125-519-530100 Supplies	6,568.60	7,002.36	0.00	4,500.00	4,500.00	0.00	0.00%
125-519-542501 Telephone/Equip & Svc	738.04	4,332.78	2,583.14	0.00	4,430.00	4,430.00	0.00%
125-519-581800 Furniture & Equipment	385.00	858.22	0.00	1,500.00	1,500.00	0.00	0.00%
125-519-581813 Copier/Printer	3,555.80	3,070.22	2,275.18	7,000.00	7,000.00	0.00	0.00%
Total Department: 519 - COMMUNITY SUPERVISION COR:	11,247.44	15,263.58	4,858.32	13,000.00	17,430.00	4,430.00	34.08%

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	2025 Certified	2026 Proposed Budget	Increase / (Decrease)
Department: 520 - JUVENILE BOARD						
125-520-510001 Elected Official Salary	3,599.70	0.00	0.00	0.00	0.00	0.00%
125-520-520100 Social Security	114.03	2.62	0.00	0.00	0.00	0.00%
125-520-520201 Retirement TCDRS	402.45	3.92	0.00	0.00	0.00	0.00%
Total Department: 520 - JUVENILE BOARD:	4,116.18	6.54	0.00	0.00	0.00	0.00%

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Parent Budget		Comparison 1 Budget	Comparison 1 to Parent Budget	Increase / (Decrease)	%
				2025 Certified	2026 Proposed Budget				
Department: 521 - DEPT OF PUBLIC SAFETY	521.32	1,176.15	0.00	2,000.00	2,000.00			0.00	0.00%
125-521-530100 Supplies	521.32	1,176.15	0.00	2,000.00	2,000.00			0.00	0.00%
Total Department: 521 - DEPT OF PUBLIC SAFETY:									

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget	%
				Parent Budget 2025 Certified	2026 Proposed Budget		
Department: 525 - INDIGENT HEALTH							
125-525-546000	4,167.18	5,270.60	0.00	100,000.00	100,000.00	0.00	0.00%
125-525-546200	1,098.10	2,686.13	0.00	75,000.00	75,000.00	0.00	0.00%
125-525-546400	1,212.71	210.55	76.37	50,000.00	50,000.00	0.00	0.00%
125-525-546410	151,834.62	121,190.70	40,326.55	145,000.00	145,000.00	0.00	0.00%
125-525-546412	158.91	0.00	0.00	25,000.00	25,000.00	0.00	0.00%
125-525-546415	0.00	0.00	0.00	10,000.00	10,000.00	0.00	0.00%
125-525-546600	445.37	1,548.47	419.73	65,000.00	62,000.00	-3,000.00	-4.62%
125-525-546900	30,000.00	30,000.00	22,500.00	30,000.00	33,000.00	3,000.00	10.00%
Total Department: 525 - INDIGENT HEALTH:				188,916.89	160,906.45	63,322.65	0.00

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget Increase / (Decrease)	%
				2025 Certified	2026 Proposed Budget		
Department: 527 - RECYCLE CENTER							
125-527-510024 Staff Salary	131,147.75	125,960.89	90,891.64	144,762.00	149,126.00	4,364.00	3.01%
125-527-510102 Part Time	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
125-527-520000 Longevity	520.00	381.33	0.00	520.00	728.00	208.00	40.00%
125-527-520100 Social Security	9,859.66	9,504.07	6,772.45	11,115.00	11,464.00	349.00	3.14%
125-527-520100 Retirement	14,887.15	14,329.57	10,189.20	16,403.00	16,904.00	501.00	3.05%
125-527-520201 Supplies and Stationary	547.35	421.42	0.00	950.00	950.00	0.00	0.00%
125-527-530200 Mileage	599.98	599.65	392.70	800.00	800.00	0.00	0.00%
125-527-543500 Tire & Oil/Disposal	2,136.86	896.28	420.64	6,000.00	4,000.00	-2,000.00	-33.33%
125-527-544805 Electronic Recycling	0.00	521.93	1,334.35	12,000.00	6,000.00	-6,000.00	-50.00%
125-527-544806 Bond Premiums	100.00	0.00	0.00	100.00	100.00	0.00	0.00%
125-527-560100 Training & Conference Expense	0.00	0.00	0.00	500.00	500.00	0.00	0.00%
125-527-563000 Miscellaneous	0.00	0.00	30.28	0.00	0.00	0.00	0.00%
125-527-568400 Office Security	0.00	0.00	455.00	800.00	800.00	0.00	0.00%
125-527-568426 Dumpster Fees	3,765.78	3,931.83	2,315.52	4,200.00	4,800.00	600.00	14.29%
125-527-569921 Equipment	41,686.54	3,438.13	2,706.12	10,000.00	8,000.00	-2,000.00	-20.00%
125-527-581700							
Total Department: 527 - RECYCLE CENTER:	205,251.07	159,985.10	115,507.90	208,150.00	204,172.00	-3,978.00	-1.91%

Budget Comparison Report

Account Number		2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget Increase / (Decrease)	%
					2025 Certified	2026 Proposed Budget		
Department: 537 - COUNTY LIBRARY								
125-537-510004	Administrator Salary	63,894.03	65,499.99	50,895.12	81,495.00	83,938.00	2,443.00	3.00%
125-537-510005	Staff Salary	254,644.54	257,451.78	192,579.87	314,059.00	323,456.00	9,397.00	2.99%
125-537-510101	Part Time	35,502.50	34,980.00	21,638.50	35,000.00	35,000.00	0.00	0.00%
125-537-520000	Longevity	5,596.00	6,208.00	0.00	6,740.00	7,300.00	560.00	8.31%
125-537-520100	Social Security	26,088.53	26,455.75	18,999.97	33,545.00	34,494.00	949.00	2.83%
125-537-520201	Retirement TCDRS	40,751.03	41,311.79	29,929.36	49,506.00	50,861.00	1,355.00	2.74%
125-537-520600	Travel Allowance	1,200.00	1,200.00	800.00	1,200.00	1,200.00	0.00	0.00%
125-537-530200	Supplies and Stationary	5,995.46	5,757.88	3,875.53	6,000.00	6,000.00	0.00	0.00%
125-537-531400	Postage	462.00	438.00	0.00	500.00	500.00	0.00	0.00%
125-537-535000	Books, Etc	36,115.34	34,498.95	28,487.02	50,000.00	55,000.00	5,000.00	10.00%
125-537-535500	Book & Memorial/Hemp/Misc	139.49	107.34	10.00	420.00	0.00	-420.00	-100.00%
125-537-536500	Book & Mem/Brooksh/Patt/M	0.00	0.00	0.00	4.00	0.00	-4.00	-100.00%
125-537-536600	Donations/Library	0.00	1,578.28	0.00	566.00	0.00	-566.00	-100.00%
125-537-536601	Grant	631.01	114.74	0.00	2,000.00	0.00	-2,000.00	-100.00%
125-537-544100	Programming	4,794.92	4,989.76	4,444.82	6,500.00	6,500.00	0.00	0.00%
125-537-544810	Software/UpDates	4,328.70	4,354.70	2,564.70	7,000.00	7,000.00	0.00	0.00%
125-537-560100	Bond Premiums	100.00	100.00	100.00	200.00	300.00	100.00	50.00%
125-537-563000	Training & Conference Expense	4,482.52	4,071.58	4,243.37	6,000.00	6,500.00	500.00	8.33%
125-537-568400	Miscellaneous	796.48	833.39	253.50	1,000.00	1,000.00	0.00	0.00%
125-537-568426	Office Security	3,910.00	3,780.00	2,520.00	4,000.00	4,000.00	0.00	0.00%
125-537-581800	Furniture & Equipment	1,446.55	5,842.64	815.06	6,000.00	6,000.00	0.00	0.00%
Total Department: 537 - COUNTY LIBRARY:		490,879.10	499,574.57	362,156.82	611,735.00	629,049.00	17,314.00	2.83%

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Parent Budget		Comparison 1 Budget	Comparison 1 to Parent Budget	Increase / (Decrease)	%
				2025 Certified	2026 Proposed Budget				
Department: 538 - WALLER COUNTY HISTORICAL	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00			0.00	0.00%
125-538-568400 Miscellaneous	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00			0.00	0.00%
Total Department: 538 - WALLER COUNTY HISTORICAL:									

Budget Comparison Report

Account Number

Department: 539 - COUNTY MUSEUM

125-539-547326

County Museum

Total Department: 539 - COUNTY MUSEUM:

	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Parent Budget		Comparison 1 Budget		Comparison 1 to Parent Increase / (Decrease)	%
				2025 Certified	2026 Proposed Budget				
	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00			0.00	0.00%
	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00			0.00	0.00%

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Parent Budget		Increase / (Decrease)	%
				2025 Certified	2026 Proposed Budget		
Department: 540 - EXTENSION SERVICE							
125-540-510004 Administrator Salary	78,982.96	74,235.97	54,561.47	86,496.00	89,089.57	2,593.57	3.00%
125-540-510027 Staff Salary	66,548.11	90,881.36	57,340.82	92,687.00	95,464.00	2,777.00	3.00%
125-540-520000 Longevity	828.00	928.00	0.00	1,132.00	1,284.00	152.00	13.43%
125-540-520100 Social Security	11,273.30	12,886.86	8,706.91	14,452.00	14,875.00	423.00	2.93%
125-540-520201 Retirement TCDRS	7,650.90	10,307.29	6,527.15	21,329.00	21,933.00	604.00	2.83%
125-540-520600 Travel Allowance	8,147.89	7,570.72	5,733.44	8,600.00	8,600.00	0.00	0.00%
125-540-530200 Supplies and Stationary	6,788.07	3,157.77	1,839.82	5,500.00	5,500.00	0.00	0.00%
125-540-530300 Supplies Educational	55.36	101.89	387.70	500.00	500.00	0.00	0.00%
125-540-563000 Training & Conference Expense	14,807.22	13,880.71	11,120.15	15,000.00	16,000.00	1,000.00	6.67%
125-540-568400 Miscellaneous	558.75	260.00	424.00	500.00	500.00	0.00	0.00%
125-540-581700 Equipment	0.00	0.00	0.00	0.00	4,500.00	4,500.00	0.00%
125-540-581800 Furniture & Equipment	5,694.16	4,090.63	0.00	4,500.00	0.00	-4,500.00	-100.00%
125-540-581813 Copier/Printer	1,980.98	2,223.38	1,762.03	2,500.00	2,750.00	250.00	10.00%
Total Department: 540 - EXTENSION SERVICE:	203,315.70	220,524.58	148,403.49	253,196.00	260,995.57	7,799.57	3.08%

Budget Comparison Report

Account Number	2023 Total Activity	2024 Total Activity	2025 YTD Activity Through Aug	Comparison 1 Budget		Comparison 1 to Parent Budget		%
				2025 Certified	2026 Proposed Budget	Increase / (Decrease)		
Department: 600 - CAPITAL OUTLAY								
125-600-545402	0.00	16,875.00	40,126.30	0.00	5,000,000.00	5,000,000.00	0.00%	
125-600-545403	0.00	24,829.59	31,124.61	0.00	5,000,000.00	5,000,000.00	0.00%	
125-600-571500	43,042.88	22,733.21	10,902.50	0.00	0.00	0.00	0.00%	
125-600-581400	0.00	601,296.48	39,798.75	39,810.00	0.00	-39,810.00	-100.00%	
125-600-581520	0.00	0.00	162,720.00	0.00	0.00	0.00	0.00%	
125-600-581618	0.00	0.00	0.00	11,000,000.00	0.00	-11,000,000.00	-100.00%	
125-600-581620	0.00	359,626.81	2,344,582.17	0.00	0.00	0.00	0.00%	
125-600-581901	915,045.10	3,500.00	21,635.12	4,000,000.00	7,000,000.00	3,000,000.00	75.00%	
125-600-583500	0.00	-31,503.38	-9,125.85	0.00	0.00	0.00	0.00%	
Total Department: 600 - CAPITAL OUTLAY:				15,039,810.00	17,000,000.00	1,960,190.00	13.03%	

Budget Comparison Report

Account Number	Through Aug			Budget			
Department: 685 - EMPLOYEE BENEFITS							
125-685-520303	Health Insurance	3,650,076.64	4,248,791.25	3,103,888.35	5,424,634.00	6,567,097.00	21.06%
125-685-520400	Workers' Compensation	130,835.99	148,222.53	127,608.80	169,412.00	186,355.00	10.00%
125-685-520500	Unemployment	401.35	6,328.36	11,785.01	21,600.00	23,760.00	10.00%
Total Department: 685 - EMPLOYEE BENEFITS:		3,781,313.98	4,403,342.14	3,243,282.16	5,615,646.00	6,777,212.00	20.68%
Total Fund: 125 - GENERAL FUND:							
		32,864,808.88	36,882,576.55	29,021,911.65	61,042,300.00	71,524,995.05	17.17%
Report Total:		42,490,124.00	48,542,154.30	37,424,520.75	76,892,162.00	88,889,084.05	15.60%

ORDER NO. _____

**AN ORDER RATIFYING THE AD VALOREM PROPERTY TAX
INCREASE REFLECTED IN THE 2026 BUDGET AS REQUIRED
BY §111.008(c) LOCAL GOVERNMENT CODE OF TEXAS;
CONTAINING REPEALING AND SEVERABILITY CLAUSES;
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Commissioners Court for Waller County, Texas (the “County”) has adopted a budget for its 2026 calendar year that will require raising more revenues from property taxes than in calendar year 2025.

WHEREAS, §111.008(c), Local Government Code of Texas, requires that a separate vote of the Commissioners Court for the County to ratify the property tax increase reflected in the 2026 budget.

WHEREAS, the ratification of the property tax increase reflected in the 2026 budget was made in a separate vote of the Commissioners Court than the vote for the County to adopt the 2026 budget or the vote to set the 2025 tax rate as required by Chapter 26, Tax Code.

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

The property tax rate of \$.556187 as reflected in the 2026 budget of the County is ratified by a vote of:

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

The foregoing vote of the Commissioners Court to ratify the property tax increase reflected in the 2026 budget is separate and apart from the Commissioners Court’s adoption of the 2026 budget or the vote by the Commissioners Court to adopt the 2024 tax rate required by Chapter 26, Tax Code.

Effective Date and Publication. This Order and the ratification of the property tax increase as reflected in the 2026 budget is effective immediately upon adoption of this Order.

PASSED, APPROVED and ADOPTED this 17th day of September, 2025.

Carbett “Trey” J. Duhon III, County Judge
Waller County, Texas

ATTEST:

Debbie Hollan, County Clerk

THE STATE OF TEXAS
COUNTY OF WALLER

IN THE COMMISSIONERS' COURT
OF WALLER COUNTY, TEXAS

BE IT REMEMBERED that on this the 17th day of September, 2025, the Commissioners' Court of Waller County, Texas met in Regular Session at its regular meeting place in the Waller County Courthouse in Hempstead, Texas with the following members of said Court Present:

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

And the Court being duly opened, Commissioner _____, made a motion that the total tax rate of \$.556187 be adopted as the 2025 Tax Rate.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THIS TAX RATE WILL EFFECTIVELY BE RAISED BY 12.13 PERCENT AND WILL INCREASE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 BY APPROXIMATELY \$26.03.

This total tax rate shall be levied as follows:

There shall be levied and collected upon all taxable property in Waller County for the year 2025, for the use of the County, except the first Three Thousand (\$3,000.00) value of residential homestead, an ad valorem tax for maintenance and operations of \$.023591 on each \$100.00 worth of taxable property so assessed to be credited to the Farm-to-Market Roads of Waller County, Texas.

There shall be levied and collected upon all taxable property in Waller County for the year 2025, for the use of the County, an ad valorem tax for maintenance and operations of \$.439463 on each \$100.00 worth of taxable property so assessed to be credited to the General Fund of Waller County, Texas.

There shall be levied and collected upon all taxable property in Waller County for the year 2025, for the use of the County, an ad valorem tax for interest and sinking of \$.093133 on

each \$100.00 worth of taxable property so assessed to be credited to the Debt Fund of Waller County, Texas.

It shall be noted that Waller County grants a \$25,000.00 homestead exemption to persons who are sixty-five (65) year of age or older or who are disabled persons as has been previously allowed.

It shall be noted that Waller County grants an exemption of twenty percent (20%) of the appraised value of the residence homestead of Waller County residents in accordance with Tax Code Sec. 11.13(n), as amended. If this percentage produces an exemption of less than \$5,000.00 when applied to a particular residence homestead, the individual is entitled to an exemption of \$5,000.00 of the appraised value.

Upon the question being duly and timely put by the Presiding Judge,

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

Whereupon the Presiding Judge declared the Motion passed, approved and adopted as an Order of this Court.

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

ATTEST:

Debbie Hollan, County Clerk



TEXAS
JUVENILE JUSTICE
DEPARTMENT

September 4, 2025

Charleston Hardy
Chief Juvenile Probation Officer
Hidalgo County Juvenile Probation Department

RE: Community - Grant Award Notice

Chief Hardy,

This letter serves as notice that your department is being awarded grant funds as detailed below:

Grant Funding Source: Community Resources

Funding Purpose: Community Program

Amount of Funds: \$34,200

Beginning Date: 9/1/25

This grant in the funding amounts included in your original grant application will renew for up to six years, depending on your continued eligibility under the grants contract requirements. Under the terms of the state aid and general grant requirements contract, this notice is incorporated by reference into the contract and acceptance of these funds binds your department to applicable conditions set forth in the contract.

The grants department is available to assist you in any matters related to the use of these or other grant funds. If you have questions or need additional information, please contact me directly at ashley.kintzer@tjjd.texas.gov.

Respectfully,

A handwritten signature in cursive script that reads "Ashley Kintzer".

Ashley Kintzer
Manager of Regionalization



RE: FY 2026 SAVNS Grant Contract

Contract Number: C-02769

Grantee: Waller County

Amount: \$10,482.03

Executed:

Term: September 1, 2025 – August 31, 2026

Budget Coding:

ORG	PCA	Agy Obj
B310000	11300	76125137

SAVNS MAINTENANCE GRANT CONTRACT

OAG Contract No. C-02769

This contract (“Grant Contract”) is executed between the Office of the Attorney General (OAG) and Waller County (GRANTEE). The OAG and GRANTEE may be referred to in this Grant Contract individually as “Party” or collectively as “Parties.”

SECTION 1. PURPOSES OF THIS GRANT CONTRACT

The purpose of the OAG Statewide Automated Victim Notification Service (SAVNS) grant program is to assist Texas counties and other entities in maintaining a statewide system that will provide relevant offender release information, notification of relevant court settings or events to crime victims and other interested individuals, promote public safety, and support the rights of victims of crime. To ensure a standard statewide service to a variety of political subdivisions of the State of Texas, including counties, county Sheriffs, clerks and attorneys, district attorneys, and courts (“Participating Entities”), including GRANTEE, the OAG makes Grant Funds available for eligible expenses related to SAVNS services delivered to GRANTEE by the vendor selected by the OAG to provide victim notification services.

The OAG entered into a contract with a single vendor to provide statewide automated victim notification services (“SAVNS Services”). The initial term of the OAG SAVNS Services Contract is from September 1, 2025, to August 31, 2026 (“Initial Term”). The SAVNS vendor selected by the OAG to provide victim notification services is SylogistGov, Inc. using their Integrated Victim Services Suite (IVSS) solution.

SECTION 2. TERM OF THIS GRANT CONTRACT

This Grant Contract shall begin on September 1, 2025, and shall terminate August 31, 2026, unless it is terminated earlier in accordance with another provision of this Grant Contract.

SECTION 3. GRANTEE’S CONTRACTUAL SERVICES

3.1. Grantee Participating Entity Services Agreement. GRANTEE shall execute a service agreement with the OAG’s SAVNS vendor to provide services consistent with, and subject to the limitations contained in, the OAG SAVNS Services Contract and documents incorporated therein. Specifically, the Participating Entity Services Agreement attached hereto as Exhibit B shall be used by GRANTEE in entering into a contractual relationship with the OAG’s SAVNS vendor. All Grant Funds provided under this Grant Contract shall be conditioned on the GRANTEE’s use of the exemplar Participating Entity Services Agreement, as attached hereto, and in addition to any

requisite amendment, renewal, or extensions made or otherwise exercised by GRANTEE pursuant to Section 1 therein. GRANTEE further acknowledges and agrees that no changes or modifications may be made to the Participating Entity Services Agreement, or to any executed Participating Entity Services Agreement between GRANTEE and the OAG's SAVNS vendor, except as specifically authorized within this Grant Contract in section 3.1.1 below, as otherwise separately authorized by the OAG in writing, or to accomplish an amendment, renewal, or extension made or otherwise exercised by GRANTEE pursuant to Section 1 therein. Notwithstanding the foregoing, GRANTEE is encouraged to negotiate and include additional terms and conditions individually tailored to meet the GRANTEE's unique needs related to the SAVNS program, only to the extent any such additional terms and conditions do not limit or otherwise conflict with the exemplar Participating Entity Services Agreement attached hereto as Exhibit B.

3.1.1 Executed Copy of Financial Participating Entity Services Agreement Required.

GRANTEE is hereby placed on immediate financial hold, consistent with section 9.2 of this Grant Contract, and will remain on financial hold until OAG receives an executed copy of the Participating Entity Services Agreement along with any requisite amendment, renewal, or extensions made or otherwise exercised by GRANTEE pursuant to Section 2 therein in accordance with and as required by this section. To the extent the executed Participating Entity Services Agreement includes any additional terms or conditions that limit or otherwise conflict with the exemplar Participating Entity Services Agreement, attached here as Exhibit B, the GRANTEE will continue to remain on financial hold until GRANTEE provides OAG an executed Participating Entity Services Agreement in accordance with and as required by this section and consistent with the exemplar Participating Entity Services Agreement attached here as Exhibit B.

3.2 GRANTEE Maintenance Plan. GRANTEE agrees to establish and follow a "Maintenance Plan." The Maintenance Plan, at a minimum, will be designed to accomplish the following: make available offender information that is timely, accurate, and relevant to support the SAVNS Services; verify the OAG's SAVNS vendor's performance according to the Participating Entity Services Agreement; satisfactorily discharge GRANTEE's obligations as described in the Participating Entity Services Agreement; and identify and dedicate GRANTEE staff, resources, and equipment necessary to maintain the SAVNS services in the Participating Entity Services Agreement.

3.3 GRANTEE Service Levels. In addition to other service levels that the GRANTEE may impose, GRANTEE will inspect, monitor, and verify the performances required of the OAG's SAVNS vendor as provided in the Participating Entity Services Agreement as well as this Grant Contract. GRANTEE will execute a Participating Entity Services Agreement with the OAG's SAVNS vendor for the term of this Grant Contract. GRANTEE will verify that offender data (the jail and court data elements used by the SAVNS system) is entered accurately and on a timely basis in accordance with established business processes.

GRANTEE will allow on-site monitoring visits to be conducted by the OAG or the OAG's authorized representative(s).

3.4 Cooperation with Statewide Stakeholders. GRANTEE will reasonably cooperate with and participate in Statewide Stakeholder meetings and efforts to monitor and improve the SAVNS services on a statewide basis. GRANTEE may reasonably agree to designate third-parties to assist the OAG, GRANTEE, and the other Statewide Stakeholders in the overall monitoring, inspection, and verification of the OAG's SAVNS vendor's performances.

3.5 Scope of Services. For the purpose of this Grant Contract, the requirements, duties, and obligations contained in section 3 of this Grant Contract are collectively referred to as the "Scope of Services." As a condition of reimbursement, GRANTEE agrees to faithfully, timely, and in a good and workman-like manner implement and maintain the services in compliance with the Scope of Services. GRANTEE shall bear full and sole responsibility for the integrity of the fiscal and programmatic management of its SAVNS program.

3.6 Special Conditions. The OAG may, in its sole discretion, impose additional requirements not specifically provided for in this Grant Contract based on a need for information, ("Special Conditions") on GRANTEE, without notice and without amending this Grant Contract. The OAG, at its sole discretion, may also supplement, amend, or adjust any Special Conditions imposed on GRANTEE. The imposition of any Special Conditions places GRANTEE on immediate financial hold, consistent with section 9.2 of this Grant Contract, without further notice, until all Special Conditions are satisfied.

3.7 SylogistGov, Inc., Integrated Victim Services Suite (IVSS) Training. GRANTEE shall complete IVSS training via self-paced training materials to ensure jail and court staff can enter offender data when the automated data transfer connections are inoperable. GRANTEE will ensure staff are knowledgeable of the IVSS capabilities and seek assistance from the OAG SAVNS vendor or the OAG's Crime Victim Services Division, when required, to troubleshoot outages, audit data, or confirm reporting tools.

3.8 Integrated Victim Services Suite Enrollment. The OAG's SAVNS vendor uses the Integrated Victim Services Suite (IVSS) system as the database for victim notifications in Texas. GRANTEE must register applicable staff in the online notification system as elevated access persons using organizational email addresses. There must be at least one individual registered as an administrator and an Emergency Operations Person (EOP) to contact in case of outages or other issues. The EOP can be changed and/or updated by contacting the OAG SAVNS vendor or the OAG's Crime Victim Services Division.

3.9 IVSS Review and Monitoring. GRANTEE must review offender information in the IVSS system quarterly to ensure information in the system is accurate and current. If GRANTEE also has their district or county court enrolled in the SAVNS program, cases uploaded to IVSS must also be reviewed quarterly to verify that prohibited case information is not visible to registered victims. GRANTEE must work with the OAG SAVNS vendor to remove inaccurate or prohibited information in a timely manner after initial discovery. If requested by the OAG, GRANTEE must show documentation that the check has been conducted, and if issues were discovered, documentation of resolution of issues with the SAVNS vendor.

SECTION 4. GRANTEE'S OBLIGATIONS AND REQUIRED REPORTS

4.1 General Matters

4.1.1 Required Reports; Form of Reports; Filings with the OAG. GRANTEE shall provide to the OAG all applicable reports and forms as specified by the OAG. GRANTEE shall ensure that it provides each document or form required by the OAG in an accurate and timely manner. Unless filing dates are given herein, all other reports and documents that GRANTEE is required to provide to the OAG shall be promptly sent. The OAG may require additional information from GRANTEE upon request.

4.1.2 Cooperation; Additional Information. GRANTEE shall cooperate fully with the OAG. In addition to the information contained in the required reports, other information may be required as requested by the OAG.

4.1.3 Notification of Changes in Organization, Changes in Authorized Official; or GRANTEE Contact. GRANTEE must submit written notice to the OAG of any change in the following: GRANTEE's name; contact information; key personnel, officer, director or partner; organizational structure; legal standing or authority under applicable law. Such notice must be provided, when possible, in advance of such change, but in no event later than ten (10) business days after the effective date of such change; provided, however, that such notice concerning a new address or main telephone number must be provided at least thirty (30) calendar days in advance of any such change.

To change an Authorized Official, GRANTEE must submit a written request on GRANTEE's letterhead, with an original signature of someone with legal authority to act on behalf of GRANTEE. To change the Grant Program contact, GRANTEE must submit a written request on GRANTEE's letterhead signed by an Authorized Official.

4.1.4 Standards for Financial and Programmatic Management. GRANTEE and its governing body shall bear full and sole responsibility for the integrity of the fiscal and programmatic management of the organization including financial and programmatic policies and procedures to ensure the integrity of the fiscal and programmatic management of the organization.

Such fiscal and programmatic management shall include, without limitation: accountability for all funds and materials received from the OAG; compliance with OAG rules, policies and procedures; compliance with applicable federal and state laws and other applicable requirements; and correction of fiscal and program deficiencies identified through self-evaluation and/or the OAG's monitoring processes. Ignorance of any terms, provisions, or other requirements referenced in this Grant Contract shall not constitute a defense or basis for waiving or failing to comply with such terms, provisions, or requirements.

GRANTEE shall develop, implement, and maintain appropriate financial management and control systems. The systems must include, without limitation: budgets that adequately reflect all

functions and resources necessary to carry out authorized activities and the adequate determination of costs; accurate and complete payroll, accounting, and financial reporting records; cost source documentation; effective internal and budgetary controls; allocation of costs; and timely and appropriate audits and resolution of any findings and applicable annual financial statements, including statements of financial position, activities, and cash flows, prepared on an accrual basis in accordance with Generally Accepted Accounting Principles (GAAP) or other recognized accounting principle.

4.1.5 Security and Confidentiality of Records. GRANTEE shall establish a method to secure the confidentiality of records required to be kept confidential by applicable federal or state law, rules, regulations, or other applicable requirements. This provision shall not be construed as limiting the OAG's access to such records and other information.

4.1.6 Texas Public Information Act. Information, documentation, and other material in connection with this Grant Contract or the underlying Grant Program may be subject to public disclosure pursuant to Chapter 552 of the Texas Government Code (the "Texas Public Information Act"). In accordance with Section 2252.907 of the Texas Government Code, GRANTEE is required to make any information created or exchanged with the OAG, the State of Texas, or any other State agency pursuant to this Grant Contract, and not otherwise excepted from disclosure under the Texas Public Information Act, available in a format that is accessible by the public at no additional charge to the OAG, the State of Texas, or any other State agency.

4.2 Programmatic Reports

4.2.1 Service Reports. GRANTEE shall submit service delivery reports, programmatic performance reports and other reports to the extent requested by OAG, in a format and on a timely basis, as established by the OAG. GRANTEE will submit other reports as requested by the OAG.

4.2.2 Written Explanation of Variance. GRANTEE shall provide a written explanation to the OAG on a quarterly basis to the extent that the performance of the SAVNS system, the OAG's SAVNS vendor, or the GRANTEE varies from the projected performance thereof as provided in the Maintenance Plan required by section 3.2 above. In addition to the written explanation, GRANTEE must promptly answer any questions from the OAG, whether in writing or otherwise, in connection with the quarterly and annual reports presented to the OAG.

4.2.3 Other Program Reports. GRANTEE shall cooperate fully in any social studies, fiscal or programmatic monitoring, auditing, evaluating, and other reviews pertaining to services rendered by GRANTEE, which may be conducted by the OAG or its Designees.

GRANTEE shall submit service delivery reports required by this Grant Contract or self-evaluations of performance and other reports requested by the OAG in an appropriate format, and on a timely basis, and make available at reasonable times and for reasonable periods client records and other programmatic or financial records, books, reports, and supporting documents for reviewing and copying by the OAG or its Designees.

4.2.4 “Problem Log.” GRANTEE shall establish a “Problem Log” that records all problems noted with the SAVNS system, including, but not limited to, system down time, system outages, and equipment failure. The Problem Log will provide when the problem was identified, to whom the problem was referred, steps taken to resolve the problem, and when the problem was resolved. GRANTEE shall provide the OAG with any and all Problem Logs at the OAG’s request.

4.3 Financial Matters

4.3.1 Grant Budget. With regard to the use of funds pursuant to this Grant Contract, GRANTEE will immediately review the budget for the State fiscal year and the allowable expenditures, as shown on Exhibit A.

4.3.2 Requests for Reimbursement. OAG Grant Funds will be paid on a cost-reimbursement basis no more frequently than quarterly pursuant to the process below. The OAG shall only reimburse actual and allowable allocable costs incurred and paid by GRANTEE during the term of this Grant Contract. The OAG is not obligated to reimburse expenses that were incurred prior to the commencement or after the termination or expiration of this Grant Contract. Any payments made by the OAG shall not exceed the actual and allowable allocable costs of GRANTEE to obtain services from the OAG’s SAVNS vendor for services within the “Scope of Services” of this Grant Contract. GRANTEE will submit to the OAG requests for reimbursement for the actual and allowable allocable costs incurred by GRANTEE to obtain services from the OAG’s SAVNS vendor for services within the “Scope of Services” of this Grant Contract. GRANTEE is responsible for submitting its invoices to the OAG in an accurate and timely manner. The requests for reimbursement must be accompanied by supporting documentation as required by the OAG. The OAG may from time to time require different or additional supporting documentation.

a. GRANTEE shall submit a request for reimbursement to the OAG for the prior billing period by the twentieth day (20th) of the next month following the end of the billing period. The four quarters for each State fiscal year covered by the term of this Grant Contract end respectively on November 30, February 28, May 31, and August 31. The two biannual periods for each State fiscal year covered by the term of this Grant Contract end respectively on February 28 and August 31.

b. GRANTEE shall include a verification with its request for reimbursement stating that the GRANTEE received the services from the OAG’s SAVNS vendor during the preceding billing period and incurred the actual and allowable allocable costs for which GRANTEE seeks reimbursement.

c. If GRANTEE does not submit the required request for reimbursement and verification to the OAG within twenty (20) days of the next month following the end of any billing period, the OAG will determine what steps will be taken next, including placing the Grant Contract on financial hold or terminating the Grant Contract. If an OAG Grant Contract is placed on financial hold or terminated, the GRANTEE remains responsible for any contractual obligation it has with OAG’s SAVNS vendor. The OAG will not be responsible for collection efforts on behalf of the OAG’s SAVNS vendor.

4.3.3 Limited Pre-Reimbursement Funding to GRANTEE. Notwithstanding section 4.3.2 above, the OAG, may, in its sole discretion, provide limited pre-reimbursement funding for reimbursable expenses to GRANTEE. This limited funding is not preferred and may be allowed upon submission of the following written documentation supporting the request:

- a. A fully executed Participating Entity Services Agreement with the OAG's SAVNS vendor for the time period covered by this Grant Contract;
- b. An invoice from the OAG's SAVNS vendor which includes the dates covered under this Grant Contract;
- c. A completed OAG form "Verification of Continuing Production Record" which shall be provided by the OAG upon request;
- d. An invoice to the OAG that complies with the requirements of the OAG; and
- e. A written justification, signed by the Authorized Official or the Authorized Official's designee, explaining the need for pre-reimbursement funding.

4.3.4 Fiscal Year End Required Reports. GRANTEE must submit fiscal year-end required reports to the OAG on or before September 20 of each year covered by the term of this Grant Contract. The year-end reports shall include the following:

- a. **Record of Reimbursement.** GRANTEE will submit a reconciled record of its expenses for the prior State fiscal year.
- b. **Equipment Inventory Report.** To the extent the purchase of equipment is authorized under this Grant Contract and GRANTEE purchases equipment with Grant Funds, GRANTEE will submit a report which provides a record of the current inventory of items purchased, disposed of, replaced or transferred for any equipment that was purchased with Grant Funds ("Equipment Inventory Report").

4.3.5 Annual Independent Financial Audit Report. GRANTEES that are required to undergo a Single Audit must complete and submit the Single Audit of the complete program and/or organization and management letter of the audit findings within nine (9) months of the end of the GRANTEE's fiscal year. The audit will meet Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards 2 CFR Part 200, and Texas Grant Management Standards (TxGMS) requirements. GRANTEES whose expenditures require the completion of a Single Audit, must submit a Single Audit to the OAG, an Annual Independent Financial Audit will not satisfy the audit requirement. GRANTEES that are required to undergo an Annual Independent Financial Audit by statute, regulation, or organizational policy must submit the Annual Financial Audit of the complete program and/or organization and management letter of the audit findings if requested by the OAG. GRANTEES who do not meet the expenditure threshold of the Single Audit and are not required by statute, regulation, or organizational policy to complete an Annual Audit, are not required to submit an Annual Audit to the OAG.

4.3.6 Close Out Invoice. GRANTEE must submit a final invoice no later than twenty (20) days

after the earlier of (1) the termination of this Grant Contract; or (2) the end of each State fiscal year covered by the term of this Grant Contract.

4.3.7 Refunds and Deductions. If the OAG determines that an overpayment of Grant Funds under this Grant Contract has occurred, such as payments made inadvertently, pre-reimbursement payments that were not expended, or payments made but later determined not to be actual and allowable allocable costs, then the OAG may seek a refund from GRANTEE and/or the OAG's SAVNS vendor. The OAG, in its sole discretion, may offset and deduct the amount of the overpayment from any amount owed as a reimbursement under this Grant Contract, or may require a payment directly from GRANTEE and/or the OAG's SAVNS vendor rather than offset and deduct any amount. GRANTEE and/or the OAG's SAVNS vendor must promptly refund any overpayment to the OAG within thirty (30) calendar days of the receipt of the notice of the overpayment from the OAG unless an alternate payment plan is specified by the OAG.

4.3.8 Purchase of Equipment; Maintenance and Repair; and Title upon Termination. GRANTEE shall not give any security interest, lien or otherwise encumber any item of equipment purchased with Grant Funds. GRANTEE shall permanently identify all equipment purchased under this Grant Contract by appropriate tags or labels affixed to the equipment. GRANTEE shall maintain a current inventory of all equipment, which shall be available to the OAG at all times upon request (in addition to the Equipment Inventory Report called for in section 4.3.4(b) above); however, as between the OAG and GRANTEE, title for equipment will remain with GRANTEE.

GRANTEE will maintain, repair, and protect all equipment purchased in whole or in part with Grant Funds under this Grant Contract to ensure the full availability and usefulness of such equipment. In the event GRANTEE is indemnified, reimbursed, or otherwise compensated for any loss or destruction of, or damage to, the equipment purchased under this Grant Contract, it must use the proceeds to repair or replace said equipment.

4.3.9 Direct Deposit. GRANTEE may make a written request to the OAG to be placed on Direct Deposit status by completing and submitting to the OAG the State Comptroller's Direct Deposit Authorization Form. After the direct deposit request is approved by the OAG, and the setup is completed on the Texas Identification Number System by the State Comptroller's Office, payment will be remitted by direct deposit and the OAG will discontinue providing GRANTEE with copies of reimbursement vouchers.

4.3.10 Debts and Delinquencies. GRANTEE agrees that any payments due under this Grant Contract shall be applied towards any debt or delinquency that is owed to the State of Texas.

4.4 Notification of Change in Jail Management System and/or Court Management System. GRANTEE shall submit written notice to the OAG of any change in the following: Jail Management System and/or Court Management System Vendor; Jail Management System and/or Court Management System software or version of software; or any change in the hardware supporting these systems (router, hard drive, etc.) that may impact the transference of data to the SAVNS Vendor. Such notice for change in management vendors or software shall be provided at

least sixty (60) days in advance of such change. Notice of change in hardware supporting the systems must occur as soon as possible after the issue occurred that caused the need for replacement but prior to replacement.

4.5 Compromising Matters

4.5.1 Reporting of Suspected Fraud, Waste, or Abuse to the OAG. GRANTEE must have a policy in place to prevent, detect, and remedy incidences of fraud, waste, or abuse and provide a copy of the policy to the OAG upon request. In the event of any actual, attempted, or suspected fraud, waste, or abuse of Grant Funds the GRANTEE discovers, the GRANTEE shall notify the OAG within five (5) business days of discovery.

For purposes of this Grant Contract: (i) fraud includes, without limitation, the deliberate misuse or misapplication of Grant Funds; (ii) waste includes, without limitation, the extravagant, careless, or needless expenditure of Grant Funds; and (iii) abuse includes, without limitation, the misuse of one's title, position, or authority to obtain a personal benefit or to attempt to damage another individual. GRANTEE understands that the failure to notify the OAG within the required timeframe of actual, attempted, or suspected fraud, waste, or abuse may result in the termination of this Grant Contract. GRANTEE also agrees to report any actual, attempted, or suspected fraud, waste, or abuse of Grant Funds to the State Auditor's Office pursuant to section 7.5 of this Grant Contract.

4.5.2 Reporting of Phishing, Hacking, or Compromised Computer Systems. GRANTEE agrees to notify the OAG of any Phishing, Hacking, or any other related activity that resulted in loss of funds, or compromised banking information, within five (5) business days of discovery. Failure to report in the required timeframe may result in termination of this Grant Contract.

4.5.3 Reporting of Data Security Incidents. GRANTEE agrees to notify the OAG of any data security incident that has or may impact GRANTEE's ability to complete the services and deliverables, or otherwise fully perform its responsibilities under this Grant Contract within five (5) business days of discovery. Failure to report in the required timeframe may result in termination of this Grant Contract.

For purposes of this Grant Contract, a data security incident is an event or action that could or does jeopardize the confidentiality, integrity, or availability of information relevant to GRANTEE's participation in the Grant Program.

4.5.4 Conduct Unbecoming. GRANTEE warrants that during the term of this Grant Contract, and in relation to GRANTEE's participation in the Grant Program, neither GRANTEE nor GRANTEE's agents will take any act or make any representation that would constitute an actual or potential conflict of interest with the OAG, reasonably create the appearance of impropriety, bring discredit to the OAG, or be against the interest of the State of Texas. GRANTEE acknowledges that violation of this section may result in termination of this Grant Contract. GRANTEE agrees that exhibiting a lack of good character (for example, without limitation,

dishonesty, falsifying records, theft, fraud, abuse of authority, malfeasance, or failure to report unethical or illegal behavior) is prejudicial to the proper use of public funds. GRANTEE certifies that GRANTEE and GRANTEE's agents will perform the duties called for by this Grant Contract in a professional manner, and with the highest degree of integrity, consistent with the purposes of the Grant Program.

4.5.5 Criminal or Civil Indictment, Charges, or Convictions. GRANTEE warrants that neither its principals, agents, nor any other individual involved with the daily operations or oversight of GRANTEE and/or the Grant Funds or services provided under the Grant Program are (a) presently under indictment or otherwise criminally or civilly charged by any governmental entity (federal, state, local, or international) for crimes or offenses related to fraud, embezzlement, theft, forgery, bribery, falsification or destruction of records, perjury or making other criminally or civilly liable false statements, receiving stolen property, deceptive trade practices, antitrust violations, data security or privacy violations, or any crime or violation of any kind whatsoever in connection with obtaining, attempting to obtain, or performing a publicly funded transaction or contract (whether by grant, appropriation, or any other funding source at any level of federal, state, or local government), or (b) have been convicted, indicted, or charged with any such offenses, crimes, or violations with the three (3) calendar years preceding the effective date of this Grant Contract. GRANTEE represents and warrants that it will notify the OAG in writing within five (5) business days of any changes to the representations or warranties in this section and understands that failure to so timely update the OAG would be a material breach of this Grant Contract and grounds for termination. Pursuant to sections 4.3.7 and 9.2 of this Grant Contract, any Grant Funds that GRANTEE obtained improperly must be refunded to the OAG (or may be offset by the OAG in its sole discretion), and the OAG may place GRANTEE on a financial hold pending review of any change in circumstances under this section.

SECTION 5. OBLIGATIONS OF THE OAG

5.1 Monitoring. The OAG will monitor GRANTEE to ensure the effective and efficient use of Grant Funds to accomplish the purposes of this Grant Contract.

5.2 Maximum Liability of OAG. The maximum liability of the OAG is contained in the attached Exhibit A. Any change to the maximum liability is void unless supported by a written amendment to this Grant Contract executed between the OAG and GRANTEE.

5.3 Payment of Authorized Costs. The OAG shall be obligated to reimburse GRANTEE for all actual and allowable allocable costs incurred by GRANTEE pursuant to this Grant Contract up to the maximum liability set forth in Exhibit A. The OAG is not obligated to pay unauthorized costs. Prior written approval from the OAG is required if GRANTEE anticipates altering the scope of the grant, adding funds to previously un-awarded budget categories, changing funds in any awarded budget category by more than ten percent (10%) of the annual budget, and/or adding new line items to any awarded budget category.

Notwithstanding the foregoing, should GRANTEE wish to alter the scope of the grant or change the goals of the grant by adding or eliminating goals which were included in the GRANTEE's final "Scope of Services" included in section 3 above, such alteration or change may only be achieved by a written, duly executed amendment to this Grant Contract.

5.4 Contract Not Entitlement or Right. Reimbursement with Grant Funds is not an entitlement or right. Reimbursement depends, among other things, upon strict compliance with all terms, conditions, and provisions of this Grant Contract. The OAG and GRANTEE agree that any act, action, or representation by either Party, including their agents or employees, that purports to increase the maximum liability of the OAG is void, unless a written amendment to this Grant Contract is first executed. GRANTEE agrees that nothing in this Grant Contract will be interpreted to create an obligation or liability of the OAG in excess of the funds delineated in this Grant Contract.

5.5 Funding Limitation. GRANTEE agrees that funding for this Grant Contract is subject to the actual receipt by the OAG of Grant Funds (state and/or federal) awarded and/or appropriated to the OAG. GRANTEE agrees that, for the purpose of this Grant Contract, the Grant Funds, if any, received from the OAG are limited by the term of each State fiscal biennium and by specific appropriation authority to, and the spending authority of, the OAG. **GRANTEE agrees that notwithstanding any other provision of this Grant Contract, if the OAG is not awarded or appropriated the Grant Funds, or if the OAG does not receive the awarded or appropriated funds for this Grant Program, or if the funds awarded or appropriated to the OAG for this Grant Program are required to be reallocated to fund other State programs or purposes, the OAG is not liable to pay GRANTEE any remaining balance on this Grant Contract.**

SECTION 6. TERMINATION

6.1 Termination for Convenience. Either Party may, in its sole discretion, terminate this Grant Contract, without recourse, liability, or penalty, upon providing written notice to the other Party at least thirty (30) calendar days before the effective date of such termination.

6.2 Termination for Cause. In the event that GRANTEE fails to perform or comply with an obligation of the terms, conditions, and provisions of this Grant Contract, or if the OAG receives financial reporting which indicates high financial risk, the OAG may, upon written notice to GRANTEE, immediately terminate all or any part of this Grant Contract.

6.2.1 Termination for Failure to Maintain Financial Viability. The OAG may terminate this Grant Contract if, in its sole discretion, the OAG has a good faith belief that GRANTEE no longer maintains the financial viability required to complete the services and deliverables, or otherwise fully perform its responsibilities, under this Grant Contract.

6.3 Termination Not Exclusive Remedy; Survival of Terms and Conditions. Termination is not an exclusive remedy and is in addition to any other rights and remedies provided in equity,

by law, or under this Grant Contract.

Termination, for any reason, or expiration, of this Grant Contract shall not release the Parties from any liability or obligation set forth in this Grant Contract that is expressly stated to survive any such termination or expiration, or by its nature would be intended to be applicable following any such termination or expiration. The following terms and conditions, (in addition to any others that could reasonably be interpreted to survive but are not specifically identified), survive the termination or expiration of this Grant Contract: Sections 4 (Obligations of GRANTEE), 5 (Obligations of the OAG), 7 (Audit Rights; Records Retention), 11 (Special Terms and Conditions), and 12 (Construction of Grant Contract and Amendments).

6.4 Refunds to OAG by GRANTEE. If the GRANTEE terminates for convenience under Section 6.1, or if the OAG terminates under Sections 6.1 or 6.2 before the purpose of this Grant Contract is accomplished, then the OAG may require the GRANTEE and/or the OAG's SAVNS vendor to refund all or some of the Grant Funds paid under this Grant Contract. Such funds include those funds representing the number of months of SAVNS services that were previously invoiced and paid by the OAG under this Grant Contract.

6.5 Notices to OAG's SAVNS vendor. Any termination of this Grant Contract will also be forwarded by the terminating Party to the OAG's SAVNS vendor.

SECTION 7. AUDIT RIGHTS; RECORDS RETENTION

7.1 Duty to Maintain Records. GRANTEE shall maintain adequate records that enable the OAG to verify all reporting measures and requests for reimbursements related to this Grant Contract. GRANTEE shall also maintain any records deemed necessary by the OAG, the OAG's auditor, the State Auditor's Office, or other auditors of the State of Texas, the federal government, or such other persons or entities designated by the OAG, to ensure proper accounting for all costs and performances related to this Grant Contract.

7.2 Records Retention. GRANTEE shall maintain and retain records for a period of seven (7) years after this Grant Contract is completed or expires, or all issues that arise from any litigation, claim, negotiation, audit, open records request, administrative review, or other action involving this Grant Contract or documents are resolved. The records include, but may not be limited to, the Grant Contract, any contract solicitation documents, any documents that are necessary to fully disclose the extent of services provided under this Grant Contract, any daily activity reports and time distribution and attendance records, and other records that may show the basis of the charges made or performances delivered. The OAG may, in its discretion, direct GRANTEE to retain documents for a longer period of time or transfer certain records to the OAG's custody when it is determined the records possess longer term retention value. GRANTEE must include the substance of this clause in all subcontracts related to the Grant Program.

7.3 Audit Trails. GRANTEE shall maintain appropriate audit trails to provide accountability

for all reporting measures and requests for reimbursement. Audit trails maintained by GRANTEE will, at a minimum, identify the supporting documentation prepared by GRANTEE to permit an audit of its systems. GRANTEE's automated systems, if any, must provide the means whereby authorized personnel have the ability to audit, verify contractually required performances, and establish individual accountability for any action that could potentially cause the generation or modification of, or access to, confidential information.

7.4 Access and Audit. At the request of the OAG, GRANTEE shall grant access to, and make available, all paper and electronic records, books, documents, accounting procedures, practices, and any other items relevant to the performance of this Grant Contract, compliance with applicable state or federal laws and regulations, and the operation and management of GRANTEE to the OAG or its Designees for the purposes of inspecting, auditing, or copying such items. GRANTEE will direct any other entity, person, or contractor receiving funds directly under this Grant Contract or through a subcontract under this Grant Contract to likewise permit access to, inspection of, and reproduction of all books, records, and other relevant information of the entity, person, or contractor(s) that pertain to this Grant Contract. All records, books, documents, accounting procedures, practices, and any other items, in whatever form, relevant to the performance of this Grant Contract, shall be subject to examination or audit. Whenever practical as determined at the sole discretion of the OAG, the OAG shall provide GRANTEE with up to five (5) business days' notice of any such examination or audit.

7.5 State Auditor. In addition to, and without limitation on, the other audit provisions of this Grant Contract, pursuant to Section 2262.154 of the Texas Government Code, the State Auditor's Office ("SAO") may conduct an audit or investigation of GRANTEE or any other entity or person receiving funds from the State directly under this Grant Contract or indirectly through a subcontract under this Grant Contract. The acceptance of funds by GRANTEE or any other entity or person directly under this Grant Contract or indirectly through a subcontract under this Grant Contract acts as acceptance of the authority of the SAO, under the direction of the Legislative Audit Committee, to conduct an audit or investigation in connection with those funds. Under the direction of the Legislative Audit Committee, GRANTEE or another entity that is the subject of an audit or investigation by the SAO must provide the SAO with access to any information it considers relevant to the investigation or audit. GRANTEE further agrees to cooperate fully with the SAO in the conduct of the audit or investigation, including providing all records requested. GRANTEE shall ensure that this paragraph concerning the authority to audit funds received indirectly by subcontractors through GRANTEE and the requirement to cooperate is included in any subcontract it awards. The SAO shall at any time have access to and the right to examine, audit, excerpt, and transcribe any pertinent books, documents, working papers, and records of GRANTEE related to this Grant Contract. GRANTEE also represents and warrants that it will comply with Section 321.022 of the Texas Government Code, which requires that suspected fraud and unlawful conduct be reported to the SAO.

7.6 Location. Any audit of records shall be conducted at GRANTEE's principal place of business and/or the location(s) of GRANTEE's operations during GRANTEE's normal business hours. GRANTEE shall provide to the OAG or its Designees, on GRANTEE's premises (or if the

audit is being performed of a subcontractor, the subcontractor's premises if necessary) private space, office furnishings (including lockable cabinets), telephone and facsimile services, utilities, and office-related equipment and duplicating services as the OAG or its Designees may reasonably require to perform the audits described in this Grant Contract.

SECTION 8. SUBMISSION OF INFORMATION TO THE OAG

The OAG will designate the proper methods for the delivery of information to the OAG by GRANTEE. The OAG generally requires submission of information via email. Some reporting requirements must occur via the internet and/or a web-based data collection method. Accordingly, all reports required under this Grant Contract including, without limitation, semi-annual statistical reports, annual performance reports, financial status reports, requests for reimbursement, Annual Compiled Financial Statement Report, and any other reports, notices, or information must be submitted in the manner directed by the OAG. The manner of delivery may be subject to change during the term of this Grant Contract, in the sole discretion of the OAG.

SECTION 9. CORRECTIVE ACTION PLANS AND SANCTIONS

The Parties agree to make a good faith effort to identify, communicate, and resolve problems found by either the OAG or GRANTEE.

9.1 Corrective Action Plans. If the OAG finds deficiencies in GRANTEE's performance under this Grant Contract, the OAG, in its sole discretion, may impose one or more of the following remedies as part of a corrective action plan: increase in monitoring visits; require additional or more detailed financial and/or programmatic reports be submitted; require prior approval for expenditures; require additional technical or management assistance and/or make modifications in business practices; reduce this Grant Contract amount; and/or terminate this Grant Contract. The foregoing are not exclusive remedies, and the OAG may impose other requirements that the OAG determines are in the best interest of the State of Texas.

9.2 Financial Hold. The OAG may, in its sole discretion, place GRANTEE on a financial hold, immediately and without first requiring a corrective action plan, in the event of any of the following circumstances: failure to comply with submission deadlines for required reports, invoices, or other requested information, indicators of financial risk; conflict(s) or suspected conflict(s) of interest; a change in the circumstances detailed in sections 4.5.4 or 4.5.5 of this Grant Contract; or potential or actual fraud, waste, and abuse. No reimbursements will be processed until all information requested by the OAG is submitted and approved by the OAG. If GRANTEE is placed on financial hold, the OAG, in its sole discretion, may deny reimbursement requests associated with expenses incurred during the time GRANTEE was placed on financial hold.

9.3 Sanctions. In addition to any financial hold, the OAG, in its sole discretion and with no obligation to require a corrective action plan first, may impose sanctions, including, without

limitation, one or more of the following: withholding or suspending funding; offsetting previous reimbursements; requiring repayment; disallowing claims for reimbursement; reducing funding; terminating this Grant Contract; and/or any other appropriate sanction.

9.4 No Waiver. Notwithstanding the imposition of corrective actions, financial hold, and/or sanctions, GRANTEE remains responsible for complying with this Grant Contract's terms and conditions. Corrective action plans, financial holds, and/or sanctions do not excuse or operate as a waiver of any prior failure to comply with this Grant Contract. GRANTEE is charged with full knowledge of all terms, conditions, and other requirements of this Grant Contract and all documents incorporated herein, and ignorance of any terms, conditions, or other requirements referenced in this Grant Contract and all documents incorporated herein shall not constitute a defense or basis for waiving or failing to comply with such provisions or requirements.

SECTION 10. GENERAL TERMS AND CONDITIONS

10.1 Federal and State Laws, Rules and Regulations, Directives, Guidelines, Code of Federal Regulations (CFR) and Other Relevant Authorities. GRANTEE agrees to comply with all applicable federal and state laws, rules, regulations, directives, guidelines, including 2 CFR Part 200, and any other authorities relevant to the performance of GRANTEE under this Grant Contract. In instances where multiple requirements apply to GRANTEE, the more restrictive requirement controls.

10.2 Uniform Grant Management Act, TxGMS and Applicable Standard Federal and State Certifications and Assurances. GRANTEE agrees to comply with applicable laws, executive orders, regulations and policies including Texas Government Code, Chapter 783, and the Texas Grant Management Standards (TxGMS), and any other applicable federal or state grant management standards or requirements. Further, GRANTEE agrees to comply with the applicable OAG Certifications and Assurances, which are incorporated herein by reference, including, but not limited to, the equal employment opportunity program certification, disclosure and certification regarding lobbying, non-procurement debarment certification, drug-free workplace certification, annual single audit certification, compliance with annual independent financial audit filing requirement, compliance with TxGMS and the applicable 2 CFR Part 200, return of grant funds in the event of loss or misuse, and conflict of interest.

10.3 Generally Accepted Accounting Principles or Other Recognized Accounting Principles. GRANTEE shall adhere to Generally Accepted Accounting Principles promulgated by the American Institute of Certified Public Accountants, unless other recognized accounting principles are required by GRANTEE. GRANTEE shall also follow OAG fiscal management policies and procedures in processing and submitting requests for reimbursement and maintaining financial records related to this Grant Contract.

10.4 Dealings with Public Servants; Disclosure of Conflicts. GRANTEE has not given, or offered to give, nor does GRANTEE intend to give at any time hereafter, any economic

opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant or employee of the OAG, at any time during the negotiation of this Grant Contract or in connection with this Grant Contract, except as allowed under relevant state or federal law. Further, GRANTEE represents and warrants that in the administration of the Grant Funds, it will comply with all conflict of interest prohibitions and disclosure requirements required by any applicable laws, rules, and policies, including Chapter 176 of the Texas Local Government Code. If circumstances change during the course of this Grant Contract or GRANTEE's participation in the Grant Program, GRANTEE shall promptly notify the OAG. GRANTEE will establish safeguards to prohibit its principals, employees, and other agents from using their positions for a purpose that constitutes or presents the appearance of, a personal or organizational conflict of interest or personal gain. GRANTEE will operate with complete independence and objectivity without an actual, potential or apparent conflict of interest with respect to its performance under this Grant Contract. GRANTEE must disclose, in writing, within fifteen (15) calendar days of discovery, any existing or potential conflicts of interest relative to its performance under this Grant Contract or other change in circumstances relevant to this section 10.4.

10.5 Does Not Boycott Israel. To the extent required by Texas Government Code Section 2271.002, GRANTEE represents and warrants, that neither GRANTEE, nor any subcontractor, assignee, or sub-recipient of GRANTEE, currently boycotts Israel, or will boycott Israel during the term of this Grant Contract. GRANTEE agrees to take all necessary steps to ensure this certification remains true for any future subcontractor or assignee (if allowable). For purposes of this provision, "Boycott Israel" shall have the meaning assigned by Texas Government Code, Section 808.001(1).

10.6 Law Enforcement Funding. To the extent applicable, GRANTEE acknowledges that, under article IX, section 4.01, of the General Appropriations Act for the term covered by this Grant Contract, funds may only be expended under this Grant Contract if GRANTEE is in compliance with all rules developed by the Commission on Law Enforcement or if the Commission on Law Enforcement has certified that GRANTEE is in the process of achieving compliance.

10.7 Restriction on Abortion Funding. GRANTEE acknowledges that, under article IX, section 6.24, of the General Appropriations Act for the term covered by this Grant Contract, and except as provided by that Act, funds may not be distributed under this Grant Contract to any individual or entity that: (1) performs an abortion procedure that is not reimbursable under the State's Medicaid program; (2) is commonly owned, managed, or controlled by an entity that performs an abortion procedure that is not reimbursable under the State's Medicaid program; or (3) is a franchise or affiliate of an entity that performs an abortion procedure that is not reimbursable under the State's Medicaid program.

10.8 Compliance with Regulatory and Licensing Bodies. GRANTEE agrees that it has obtained all licenses, certifications, permits, and authorizations necessary to perform the responsibilities of this Grant Contract and currently is, and will remain, in good standing with all regulatory agencies that regulate any or all aspects of GRANTEE's business or operations. GRANTEE agrees to remain in good standing with the Texas Secretary of State, the Texas

Comptroller of Public Accounts, and federal governmental bodies related to GRANTEE's right to operate and/or conduct business in Texas. GRANTEE agrees to comply with all applicable licenses, legal certifications, inspections, and any other applicable local ordinances or state or federal laws.

10.9 Restriction on Immigration Services. GRANTEE shall not use any Grant Funds for the provision of assistance with immigration related services (including, without limitation, any time spent by employees that is invoiced to the OAG for reimbursement under this Grant Contract). GRANTEE represents and warrants that the OAG's payments to GRANTEE and GRANTEE's receipt of Grant Funds under this Grant Contract, or other awarded or appropriated funds related to the Grant Program, shall not be used for immigration related services. Failure to comply with this section 10.9 would be a material breach of this Grant Contract and grounds for termination. Pursuant to section 4.3.7 of this Grant Contract, any Grant Funds that GRANTEE obtained improperly must be refunded to the OAG (or may be offset by the OAG in its sole discretion).

10.10 No Agency Status Between the Parties. Neither GRANTEE nor GRANTEE's employees are agent(s) or representative(s) of the OAG or the Attorney General of Texas by virtue of this Grant Contract. The OAG and its employees are not agents of GRANTEE, and will not act on behalf of GRANTEE, pursuant to this Grant Contract. As such, neither GRANTEE nor the OAG will represent itself or its employees as an agent of the other Party to its employees or to third parties. All persons furnished, used, retained, or hired by or on behalf of GRANTEE or, if applicable, any of GRANTEE's contractors/subcontractors shall be considered solely the employees or agents of GRANTEE or GRANTEE's contractors/subcontractors. GRANTEE is not a partner of, or part of any joint venture, or joint enterprise with, the OAG or the State of Texas by virtue of this Grant Contract or their performance hereunder

SECTION 11. SPECIAL TERMS AND CONDITIONS

11.1 Indemnification.

GRANTEE and/or its contractors or subcontractors, as applicable, are responsible for all types of claims whatsoever due to actions or performance under this Grant Contract, including, without limitation, the use of automobiles or other transportation by its owners, incorporators, officers, directors, employees, volunteers or any third parties. TO THE EXTENT PERMISSIBLE UNDER THE TEXAS CONSTITUTION AND LAWS PROMULGATED THEREUNDER, GRANTEE SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OAG AND THE STATE OF TEXAS, AND/OR THEIR OFFICERS, AGENTS, EMPLOYEES, REPRESENTATIVES, CONTRACTORS, ASSIGNEES, AND/OR DESIGNEES FROM ANY AND ALL LIABILITY, ACTIONS, CLAIMS, DEMANDS, OR SUITS, AND ALL RELATED COSTS, ATTORNEYS' FEES, AND EXPENSES ARISING OUT OF, OR RESULTING FROM ANY ACTS OR OMISSIONS OF GRANTEE OR ITS AGENTS, EMPLOYEES, SUBCONTRACTORS, ORDER FULFILLERS, OR SUPPLIERS OF SUBCONTRACTORS IN THE

EXECUTION OR PERFORMANCE OF THIS GRANT CONTRACT AND ANY PURCHASE ORDERS ISSUED UNDER THIS GRANT CONTRACT. THE DEFENSE SHALL BE COORDINATED BY GRANTEE WITH THE OAG WHEN TEXAS STATE AGENCIES ARE NAMED DEFENDANTS IN ANY LAWSUIT AND GRANTEE MAY NOT AGREE TO ANY SETTLEMENT WITHOUT FIRST OBTAINING CONCURRENCE FROM THE OAG. THE OAG AND GRANTEE AGREE TO FURNISH TIMELY WRITTEN NOTICE TO EACH OTHER OF ANY SUCH CLAIM.

11.2 Publicity. GRANTEE shall not use the OAG's name or refer to the OAG or the Attorney General of the State of Texas, directly or indirectly, nor may GRANTEE authorize anyone else to do so, in any media release, social media posting, public service announcement, or public service disclosure relating to this Grant Contract or any acquisition pursuant hereto, including in any promotional or marketing materials, without first obtaining written consent from the OAG. This section is not intended to and does not limit GRANTEE's ability to comply with its obligations and duties under the Texas Open Meetings Act and/or the Texas Public Information Act (Texas Government Code Chapters 551 and 552, respectively).

11.3 Intellectual Property. GRANTEE understands and agrees that GRANTEE may copyright any original books, manuals, films, or other original material and intellectual property developed or produced, wholly or partially, out of funds obtained under this Grant Contract, subject to a royalty-free, non-exclusive, and irrevocable license which is hereby reserved by the OAG and granted by GRANTEE to the OAG or, where applicable, the State of Texas, or if federal funds are expended, the United States Government. GRANTEE hereby grants the OAG an unrestricted, royalty-free, non-exclusive, and irrevocable license to use, copy, modify, reproduce, publish, or otherwise use, and authorize others to use (in whole or in part, including in connection with derivative works), at no additional cost to the OAG, in any manner the OAG deems appropriate in the exercise of its sole discretion, any component of such intellectual property.

GRANTEE shall obtain from subrecipients, contractors, and subcontractors (if any are authorized by the OAG) all rights and data necessary to fulfill the GRANTEE's obligations to the OAG under this Grant Contract. If a proposed subrecipient, contractor, or subcontractor refuses to accept terms affording the OAG such rights, GRANTEE shall promptly bring such refusal to the attention of the OAG Program Manager for this Grant Contract and not proceed with the agreement in question without further authorization from the OAG Grants Administration Division.

11.4 Program Income. Gross income directly generated from Grant Funds through a project or activity performed under this Grant Contract is considered "Program Income." Unless otherwise required under the terms of this Grant Contract, any Program Income shall be used by GRANTEE to further the program objectives of the project or activity funded by this Grant Contract, and the Program Income shall be spent on the same project or activity in which it was generated. GRANTEE shall identify and report Program Income in accordance with the OAG's reporting instructions. GRANTEE must expend Program Income during the Contract Term, and any Program Income not expended during the Contract Term must be refunded to the OAG.

11.5 No Supplanting. GRANTEE shall not supplant or otherwise use funds from this Grant Contract to replace or substitute existing funding from other sources that also support the activities that are the subject of this Grant Contract.

11.6 No Solicitation or Receipt of Funds on Behalf of the OAG. It is expressly agreed that any solicitation for, or receipt of, funds of any type by GRANTEE is for the sole benefit of GRANTEE and is not a solicitation for, or receipt of, funds on behalf of the OAG or the Attorney General of the State of Texas.

11.7 No Subcontracting, Assignment, or Delegation Without Prior Written Approval of OAG; and GRANTEE's Oversight Responsibilities. GRANTEE may not subcontract, assign any of its rights, or delegate any of its duties under this Grant Contract without the prior written approval of the OAG. The OAG shall maintain complete and sole discretion to approve or deny any request to subcontract, assign any right, or delegate any duty under this Grant Contract, and the OAG may withhold its approval for any reason or no reason. Any attempted subcontracting, assignment, or delegation in violation of this provision will be void and without effect.

In the event the OAG approves subcontracting, assignment, or delegation by GRANTEE, GRANTEE will ensure that its contracts with others shall require compliance with the provisions of this Grant Contract. GRANTEE, in subcontracting for any performances specified herein, expressly understands and agrees that it is not relieved of its responsibilities for ensuring that all performance is in compliance with this Grant Contract and that the OAG shall not be liable in any manner to GRANTEE's contractor(s)/subcontractor(s). GRANTEE represents and warrants that it will maintain oversight to ensure that its contractor(s)/subcontractor(s) perform in accordance with the terms, conditions, and specifications of their contracts, subcontracts, or purchase orders.

11.8 No Grants to Certain Organizations. GRANTEE confirms by executing this Grant Contract that it does not make contributions to campaigns for elective office or endorse candidates.

11.9 No Waiver of Sovereign Immunity. The Parties expressly agree that no provision of this Grant Contract is in any way intended to constitute a waiver by the OAG or the State of Texas of any immunities from suit or from liability that the OAG or the State of Texas may have by operation of law.

11.10 Governing Law; Venue. This Grant Contract shall be governed by and construed in accordance with the laws of the State of Texas, without regard to the conflicts of law provisions. The venue of any suit arising under this Grant Contract is fixed in any court of competent jurisdiction of Travis County, Texas, unless the specific venue is otherwise identified in a statute that directly names or otherwise identifies its applicability to the OAG.

GRANTEE hereby waives and agrees not to assert by way of motion, as a defense, or otherwise, in any suit, action or proceeding, any claim that GRANTEE is not personally subject to the jurisdiction of the above-named courts; the suit, action or proceeding is brought in an inconvenient forum; and/or the venue of the suit, action or proceeding is improper.

11.11 U.S. Department of Homeland Security's E-Verify System. GRANTEE will ensure that it utilizes the U.S. Department of Homeland Security's E-Verify system to determine the eligibility of any new employee hired after the effective date of this Grant Contract who will be working on any matter covered by this Grant Contract.

11.12 No Use of Grant Money for Lobbying. GRANTEE shall not use any Grant Funds provided by the OAG to GRANTEE to influence the passage or defeat of any legislative measure or election of any candidate for public office. GRANTEE represents and warrants that the OAG'S payments to GRANTEE and GRANTEE'S receipt of appropriated or other funds under this Grant Contract or Grant Program are not prohibited by Sections 403.1067 or 556.0055 of the Texas Government Code which restrict lobbying expenditures.

11.13 Dispute Resolution Process. The dispute resolution process provided for in Chapter 2009 of the Texas Government Code shall be used to resolve any dispute arising under this Grant Contract including specifically any alleged breach of this Grant Contract by the OAG.

11.14 Child Support Obligation Affirmation. Under Section 231.006 of the Texas Family Code, GRANTEE certifies that it is not ineligible to receive the specified Grant Funds and hereby acknowledges that this Grant Contract may be terminated and payment withheld if this certification is inaccurate. GRANTEE represents and warrants that it will include the following clause in the award documents for every subaward and subcontract and will require subrecipients and contractors to certify accordingly: "Under Section 231.006 of the Family Code, the vendor or applicant certifies that the individual or business entity named in this contract, bid or application is not ineligible to receive the specified grant, loan, or payment and acknowledges that this contract may be terminated and payment may be withheld if this certification is inaccurate. A bid or an application for a contract, grant, or loan paid from state funds must include the name and social security number of the individual or sole proprietor and each partner, shareholder, or owner with an ownership interest of at least twenty-five percent (25%) of the business entity submitting the bid or application."

11.15 Excluded Parties. GRANTEE certifies that it is not listed in the prohibited vendors list authorized by Executive Order No. 13224, "Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism", published by the United States Department of the Treasury, Office of Foreign Assets Control.

11.16 Executive Head of a State Agency Affirmation. In accordance with Section 669.003 of the Texas Government Code, relating to contracting with an executive head of a State agency, GRANTEE certifies that it is not (1) the executive head of the OAG, (2) a person who at any time during the four (4) years before the date of this Grant Contract was the executive head of the OAG, or (3) a person who employs a current or former executive head of the OAG.

11.17 Political Polling Prohibition. GRANTEE represents and warrants that it does not perform political polling and acknowledges that appropriated funds may not be granted to, or expended by,

any entity which performs political polling.

11.18 Financial Participation Prohibited Affirmation. Under Section 2155.004(b) of the Texas Government Code, GRANTEE certifies that the individual or business entity named in this Grant Contract is not ineligible to receive the specified contract or Grant Funds and acknowledges that the contract may be terminated and all payments withheld if this certification is inaccurate.

11.19 Prior Disaster Relief Contract Violation. Under Sections 2155.006 and 2261.053 of the Texas Government Code, the GRANTEE certifies that the individual or business entity named in this Grant Contract is not ineligible to receive this Grant Contract or Grant Funds and acknowledges that this Grant Contract may be terminated and all payments withheld if this certification is inaccurate.

11.20 Cybersecurity Training Program. All GRANTEES must complete a cybersecurity training. If GRANTEE is a local unit of government, GRANTEE represents and warrants its compliance with Section 2054.5191 of the Texas Government Code relating to the cybersecurity training program for local government employees who have access to a local government computer system or database. If the GRANTEE has access to any State computer system or database, GRANTEE shall complete cybersecurity training and verify completion of the training program to the OAG pursuant to and in accordance with Section 2054.5192 of the Texas Government Code.

11.21 Debarment and Suspension. GRANTEE certifies that it and its principals are not suspended or debarred from doing business with the State or federal government as listed on the *State of Texas Debarred Vendor List* maintained by the Texas Comptroller of Public Accounts and the *System for Award Management (SAM)* maintained by the General Services Administration.

11.22 Disclosure Protections for Certain Charitable Organizations, Charitable Trusts, and Private Foundations. GRANTEE represents and warrants that it will comply with Section 2252.906 of the Texas Government Code relating to disclosure protections for certain charitable organizations, charitable trusts, and private foundations.

11.23 Legal Authority. GRANTEE represents that it possesses legal authority to enter into this Grant Contract. A resolution, motion, or similar action has been duly adopted or passed as an official act of the GRANTEE'S governing body, authorizing the execution of this Grant Contract, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative, or the designee of GRANTEE to act in connection with the Grant Contract and to provide such additional information as may be required.

11.24 Limitations on Grants to Units of Local Government. GRANTEE acknowledges and agrees that appropriated funds may not be expended in the form of a grant to, or contract with, a unit of local government unless the terms of the grant or contract require that the funds received under the grant or contract will be expended subject to the limitations and reporting requirements similar to those provided by the following:

- a. Parts 2 and 3 of the Texas General Appropriations Act, article IX, except there is no requirement for increased salaries for local government employees;
- b. Sections 556.004, 556.005, and 556.006 of the Texas Government Code; and
- c. Sections 2113.012 and 2113.101 of the Texas Government Code

11.25 Open Meetings. If the GRANTEE is a governmental entity, GRANTEE represents and warrants its compliance with Chapter 551 of the Texas Government Code which requires all regular, special, or called meetings of a governmental body to be open to the public, except as otherwise provided by law.

11.26 Public Camping Ban. GRANTEE certifies that it has not received a final judicial determination finding it intentionally adopted or enforced a policy that prohibited or discouraged the enforcement of a public camping ban in an action brought by the Attorney General under Local Government Code Section 364.003. If GRANTEE is currently being sued under the provisions of Local Government Code Section 364.003, or is sued under that Section at any point during the duration of this Grant Contract, GRANTEE must immediately disclose the lawsuit and its current posture to the OAG.

11.27 Disaster Recovery Plan. Upon request of OAG, GRANTEE shall provide the descriptions of its business continuity and disaster recovery plans.

11.28 Discrimination Prohibited. To the extent applicable, in accordance with Section 2105.004 of the Texas Government Code, GRANTEE represents and warrants that it will not use block grant funds in a manner that discriminates on the basis of race, color, national origin, sex, or religion.

11.29 Force Majeure. Neither GRANTEE nor the OAG shall be liable to the other for any delay in, or failure of performance of, any requirement included in this Grant Contract caused by force majeure. The existence of such causes of delay or failure shall extend the period of performance until after the causes of delay or failure have been removed provided the non-performing Party exercises all reasonable due diligence to perform. Force majeure is defined as acts of God, war, fires, explosions, hurricanes, floods, failure of transportation, epidemics or pandemics, or other causes that are beyond the reasonable control of either Party and that by exercise of due foresight such Party could not reasonably have been expected to avoid, and which, by the exercise of all reasonable due diligence, such Party is unable to overcome.

11.30 Executive Order GA-55 Prohibiting All Forms of Race Discrimination. GRANTEE certifies that it will comply with the color-blind guarantee of both the Texas and United States Constitutions by ensuring, without limitation, that all GRANTEE rules, policies, employment practices, communications, curricula, services provided, use of Grant Funds, participation in the Grant Program, and any other organizational actions, treat people equally, regardless of race.

11.31 Former Agency Employees. GRANTEE represents and warrants that none of its employees including, but not limited to, those authorized to provide services under this Grant

Contract, were former employees of the OAG during the twelve (12) month period immediately prior to the date of execution of this Grant Contract.

11.32 Restrictions and Certifications Regarding Non-Disclosure Agreements and Related Matters. In accepting Grant Funds, the GRANTEE:

- a. represents and warrants that GRANTEE neither requires nor has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described herein; and
- b. certifies that if GRANTEE discovers or is notified that it is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse, it will immediately stop any further obligations of award funds, will provide prompt written notification to the OAG, and will resume (or permit resumption of) such obligations only if expressly authorized to do so OAG.

11.33 Disclosure of Prior State Employment. In accordance with Section 2254.033 of the Texas Government Code, relating to consulting services, GRANTEE certifies that it does not employ an individual who has been employed by the OAG or another agency at any time during the two (2) years preceding the submission of the Grant Application or, in the alternative, GRANTEE has disclosed in its Grant Application the following: (i) the nature of the previous employment with the OAG or the other agency; (ii) the date the employment was terminated; and (iii) the annual rate of compensation for the employment at the time of its termination.

SECTION 12. CONSTRUCTION OF GRANT CONTRACT AND AMENDMENTS

12.1 Construction of the Grant Contract. The provisions of section 1 above are intended to be a general introduction to this Grant Contract. To the extent the terms and conditions of this Grant Contract do not address a particular circumstance or are otherwise unclear or ambiguous, such terms and conditions are to be construed consistent with the general objectives, expectations and purposes of this Grant Contract.

12.2 Entire Agreement, including All Exhibits, and Order of Precedence. This Grant Contract, including all exhibits (if any) and documents incorporated by reference, reflects the entire agreement between the Parties with respect to the subject matter therein described, and there are no other representations (verbal or written), directives, guidance, assistance, understandings or agreements between the Parties related to such subject matter. By executing this Grant Contract, GRANTEE agrees to strictly comply with the requirements and obligations of this Grant Contract, including all exhibits (if any) and documents incorporated by reference. In the event of a conflict between the provisions of this Grant Contract document and any Exhibits, or other documents incorporated herein by reference, the following order of precedence applies: (1) the OAG SAVNS Services Contract; (2) Exhibit B, Participating Entity Services Agreement (Service Agreement);

(3) this Grant Contract and Exhibit A.

12.3 Amendment. This Grant Contract shall not be modified or amended except in writing, signed by authorized representatives of both Parties. Any properly executed amendment of this Grant Contract shall be binding upon the Parties and presumed to be supported by adequate consideration.

12.4 Severability and Partial Invalidity. If any term or provision of this Grant Contract is found to be illegal or unenforceable, such construction shall not affect the legality or validity of any of its other provisions. It is the intent and agreement of the Parties to this Grant Contract that the resulting Grant Contract shall be deemed amended by modifying such provision to the extent necessary to render it valid, legal, and enforceable while preserving its intent or, if such modification is not possible, by substituting another provision that is valid, legal and enforceable and that achieves the same objective. All other provisions of this Grant Contract will continue in full force and effect.

12.5 No Implied Waiver. The failure of any Party to insist upon strict performance of any of the terms or conditions herein, irrespective of the length of time of such failure, shall not be a waiver of that Party's right to demand strict compliance in the future. No consent or waiver, express or implied, to or of any breach or default in the performance of any obligation under this Grant Contract shall constitute a consent or waiver to or of any breach or default in the performance of the same or any other obligation of this Grant Contract.

12.6 Official Capacity. The Parties stipulate and agree that the signatories hereto are executing and performing this Grant Contract only in their official capacities.

12.7 Signature Authority. The undersigned Parties represent and warrant that the individuals submitting this document are authorized to sign such documents on behalf of the respective Parties.

12.8 False Statements. GRANTEE agrees and acknowledges that if GRANTEE signs the Grant Contract with a false statement or it is subsequently determined that GRANTEE has violated any of the representations, warranties, guarantees, certifications, or affirmations included in this Grant Contract, or any documents submitted in connection with this Grant Contract, then GRANTEE will have breached this Grant Contract and the OAG may exercise any of its rights associated with such circumstances including, without limitation, termination of this Grant Contract for cause.

IN WITNESS HEREOF, THE PARTIES HAVE SIGNED AND EXECUTED THIS GRANT CONTRACT.

**OFFICE OF THE ATTORNEY
GENERAL**

Waller County

Printed Name: _____
Office of the Attorney General

Printed Name: Carbett Duhon III
Authorized Official

SAVNS MAINTENANCE GRANT CONTRACT

OAG Contract No. C-02769

EXHIBIT A

Population Size: 64,391 **Pricing Tier:** 7

The total liability of the OAG for any type of liability, directly or indirectly, arising out of this Grant Contract and in consideration of GRANTEE'S full, satisfactory, and timely performance of all its duties, responsibilities, obligations, liability, and for reimbursement by the OAG for expenses, if any, as set forth in this Grant Contract or arising out of any performance herein shall not exceed the following:

Annual Cost for Jail	Annual Cost for District Court	Annual Cost for County Court	MAXIMUM REIMBURSABLE COSTS
\$8,393.58	\$2,088.45		\$10,482.03

The annual costs listed above will be billed by the Vendor on a quarterly basis pursuant to the terms of Participating Entity Service Agreement (Exhibit B). The OAG is not obligated to pay for services prior to the commencement or after the termination of this Grant Contract.

EXHIBIT B
PARTICIPATING ENTITY SERVICES AGREEMENT FOR THE STATEWIDE
AUTOMATED VICTIM NOTIFICATION SERVICE (SAVNS)

CONTRACT NUMBER: 52025-SYZ- [County/Entity Name]

The Office of the Attorney General (OAG) is the Texas State agency tasked with providing a Statewide Automated Victim Notification Service (SAVNS) to a variety of political subdivisions of the State of Texas, including counties, county Sheriffs, Community Supervision Departments, courts, clerks, district attorneys, county attorneys, and others that are participating in the SAVNS (“Participating Entities”). The OAG conducted a competitive solicitation and contracted with SylogistGov, Inc. as the statewide vendor to provide SAVNS to each of the Participating Entities.

This Agreement is entered into by and between the [Insert County] (“Named Entity”), and SylogistGov, Inc. (“Contractor”), (collectively, “the Parties”).

1. Purpose of the Agreement.

This Participating Entities Services Agreement (“Agreement”) is issued in order for Contractor to provide all of the SAVNS services to (“Named Entity”) as described in the Contract Documents referenced in Section 5 of this Agreement which are fully incorporated herein by reference.

2. Contract Term.

This Agreement shall be effective upon execution and the subscription term for the SAVNS solution shall begin on May 1, 2025 when modification and access to the Integrated Victim Services System (IVSS) is initiated. The agreement shall end on August 31, 2026. The Agreement may be renewed for two (2) optional, two (2) year renewal terms, only to the extent the OAG Contract No. C-02213 for SAVNS remains in effect and is renewed. Any such renewals shall be subject to the requirements of this Agreement and all of the Contract Documents referenced in Section 5 of this Agreement. For clarity, all of the terms regarding Termination shall apply to this Agreement as set out in the OAG Contract No. C-02213 for SAVNS referenced in Section 5 of this Agreement and incorporated herein, and the Named Entity/Participating Entity has all of the same requirements, rights, and remedies as the OAG as set out in the Termination sections of that Contract.

3. Compensation and Invoicing.

The Parties stipulate and agree that the total amount to be paid to Contractor in consideration of full and satisfactory performance of all Contractor’s duties, services, and obligations as set forth in this Agreement shall be billed on a recurring bi-annual basis, in accordance with Form B – SAVNS Pricing, and not to exceed the bi-annual fee per calendar year, in accordance with the Contract Documents referenced in Section 5 of this Agreement which are incorporated herein. The SAVNS services shall be performed for the bi-annual fee, which will be billed and invoiced in accordance with Form B – SAVNS Pricing and pursuant to the terms of this Agreement.

Invoices will contain all pertinent information such as this Agreement's contract number, the dates of services rendered, and outages or performance issues, if any, all in accordance with the Contract Documents referenced in Section 5 of this Agreement.

4. Appropriated Funds.

Payments are subject to the availability of appropriated funds. Whereas OAG provides grant funds to the Participating Entities as a reimbursement of the bi-annual fees due hereunder, Contractor acknowledges and agrees that payments for Participating Entity Services provided are contingent upon OAG's receipt of funds appropriated by the Texas Legislature.

5. Contract Documents and Order of Precedence.

This Agreement consists of the following documents in order of precedence:

- a. This Agreement;
- b. OAG Contract C-02213 for SAVNS;
- c. SAVNS RFP dated February 14, 2025; and
- d. Contractor's response to SAVNS RFP dated March, 7 2025.

Each of the above-referenced documents, together with all their attachments and supporting documents, are hereby incorporated into this Agreement by reference.

6. Entire Agreement.

The Parties acknowledge that this Agreement constitutes the entire understanding between them with respect to the SAVNS. No other agreements or understandings, whether written or oral, that are not contained in this Agreement and its supporting Contract Documents shall be binding or valid.

[County/Entity Name]

SylogistGov, Inc.

Name & Title

Nathan Branscome
Senior Director VSS

Date

Date

Certificate Of Completion

Envelope Id: FD5B7626-557B-4BB5-BB9A-8252C5A41F2D

Status: Sent

Subject: Please DocuSign SAVNS Award Contract

Template ID:

Template ID Usage Tracking:

Division Designed Templates:

Template ID Usage Tracking - List 2:

Division Designed Templates - List 2:

Source Envelope:

Document Pages: 29

Certificate Pages: 6

AutoNav: Enabled

Envelopeld Stamping: Disabled

Time Zone: (UTC-06:00) Central Time (US & Canada)

Signatures: 0

Initials: 0

Envelope Originator:

Sarah Cook

PO Box 12548

Austin, TX 78711-2548

Sarah.Cook@oag.texas.gov

IP Address: 75.27.137.97

Record Tracking

Status: Original

Holder: Sarah Cook

Location: DocuSign

9/5/2025 5:18:53 PM

Sarah.Cook@oag.texas.gov

Signer Events	Signature	Timestamp
Carbett Duhon III t.duhon@wallercounty.us County Judge Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 9/8/2025 10:23:12 AM ID: 6fddc7b0-29b9-4764-95a2-418525210851		Sent: 9/5/2025 5:18:56 PM Viewed: 9/8/2025 10:23:12 AM
Grants Administration Division Chief Signing Group: Grants Administration Division Chief Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via Docusign		
Crime Victim Services - Director Signing Group: Crime Victim Services - Director Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via Docusign		
GCD Attorneys Signing Group: GCD Attorneys Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via Docusign		
Budget Analysts (Non-CS) Signing Group: Budget Analysts (Non-CS) Security Level: Email, Account Authentication (None)		

Signer Events	Signature	Timestamp	Item 53.
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Electronic Record and Signature Disclosure: Not Offered via DocuSign			
Deputy Attorney General for Criminal Justice			
Signing Group: Deputy Attorney General for Criminal Justice Security Level: Email, Account Authentication (None)			
Electronic Record and Signature Disclosure: Not Offered via DocuSign			

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp

Accounting - DocuSign Contracts		
ACC_DocuSign_Contracts@oag.texas.gov		
Victoria Ojeda		
Victoria.Ojeda@oag.texas.gov		
Signing Group: Accounting - DocuSign Contracts		
Inbox		
Security Level: Email, Account Authentication (None)		
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
General Counsel Division - Contracts		
GCDContracts@oag.texas.gov		
Security Level: Email, Account Authentication (None)		
Electronic Record and Signature Disclosure: Accepted: 2/14/2024 9:28:00 AM ID: eecf43d8-1763-44c6-85c7-b376774aebfc		
GAD Contract Box		
gadcontracts@oag.texas.gov		
Security Level: Email, Account Authentication (None)		
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/5/2025 5:18:56 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

CONSUMER DISCLOSURE

From time to time, Office of the Attorney General (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign, Inc. (DocuSign) electronic signing system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

Electronic signature

An electronic signature is an electronic identifier, created by a computer, attached to or logically associated with an electronic record, executed or adopted by a person with the intent and with the actual authority to sign the record. Your electronic signature has the same legal force and effect as a manual signature. Your electronic signature constitutes your signature, acceptance, and agreement as if you signed in writing.

Security standards

DocuSign provides security assurance with enterprise-wide ISO 27001:2013 certification, xDTM compliance, as well as SSAE 16, SOC 1 Type 2, SOC 2 Type 2 reports. DocuSign delivers data confidentiality with application level AES 256 bit encryption.

Sending information to and receiving information from us

The Public Information Act, chapter 552 of the Texas Government Code, applies to all information we send and receive. The Public Information Act protects information from public disclosure if it is confidential by any law or rule. If we receive a written request for information, the Public Information Act requires us to publicly disclose requested information that is not confidential by law or rule or otherwise excepted from public disclosure. If you receive any information from us in error, you are not authorized to read, print, retain, copy, or disseminate the information. Any information you receive in error may be confidential information that cannot be disclosed without violating the criminal provisions of the Public Information Act or Texas Penal Code section 39.06. If you receive information in error, please immediately send an e-mail to servicedesk@oag.texas.gov to notify us of the error and delete all copies of the information you received.

Getting paper copies

At any time, you may request from us a paper copy of any record we provided or made available electronically to you through the DocuSign system. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after signing session and, if you elect to create a DocuSign signer account, you may access them for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign ‘Withdraw Consent’ form on the signing page of a DocuSign envelope instead of signing it. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Office of the Attorney General

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: servicedesk@oag.texas.gov

To advise Office of the Attorney General of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at servicedesk@oag.texas.gov and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address.

In addition, you must notify DocuSign, Inc. to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in the DocuSign system.

To request paper copies from Office of the Attorney General

To request delivery from us of paper copies of the notices and disclosures we previously provided to you electronically, you must send us an e-mail to servicedesk@oag.texas.gov and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Office of the Attorney General

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to servicedesk@oag.texas.gov and in the body of such request you must state your e-mail, full name, US Postal Address, and telephone number. We do not need any other information from you to withdraw consent. The consequences of your withdrawing consent for online documents will be that transactions may take longer time to process.

Required hardware and software

Supported Browsers:	DocuSign supports the latest stable release (except where noted) of the following browsers: Chrome, Firefox, Safari, Internet Explorer 11+, Windows Edge
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	1024 x 768 minimum (for desktops and laptops)
Enabled Security Settings:	Allow per session cookies. Users accessing the Internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection. Firewall settings must allow access to the following server: https://docucdn-a.akamaihd.net . DocuSign leverages Akamai as a content delivery service to enhance our application's performance.

****** These minimum requirements are subject to change. If these requirements change, you will be asked to re-accept the disclosure. Pre-release (e.g. beta) versions of operating systems and browsers are not supported.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I agree' box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC CONSUMER DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify Office of the Attorney General as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made

available to me by Office of the Attorney General during the course of my relationship with you.

STATE OF TEXAS
COUNTY OF WALLER

AGREEMENT BETWEEN WALLER COUNTY, TEXAS AND REDI-CARPET, INC. FOR FLOORING AND INSTALLATION SERVICES

This Agreement for flooring and installation 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 Redi-Carpet, Inc. (“Contractor”), a Texas corporation, with its principal place of business at 10101 Fountaingate Dr., Stafford, Texas 77477 (each referred to individually as “Party” and collectively as “Parties”).

WHEREAS, County is a political subdivision of the State of Texas seeking certain goods and services;

WHEREAS, Contractor is a provider of certain goods and services;

WHEREAS, the County desires to purchase, and the Contractor desires to sell certain goods and services; and

WHEREAS, the County and Contractor have the intent to comply with all applicable laws relative to the purchase;

WHEREAS, the County and Contractor desire to enter into this Contract to clarify and make explicit the rights, duties, and responsibilities between the Parties;

NOW, THEREFORE, the Parties agree that the foregoing is true and correct, and further agree as follows:

SECTION 1. AGREEMENT

1.1 Goods to be Provided: The goods and services to be provided are contained 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 Terms and Conditions: The terms and conditions in this Agreement apply to this Agreement, and are controlling over any other Contract Document. The terms and

conditions contained in the Proposal are hereby stricken, and replaced by the terms and conditions of this Agreement.

SECTION 2. DESIGNATED REPRESENTATIVES

- 2.1 County's Designated Representatives: The County designates the Facilities Director as the Designated Representative with regard to the services performed under this Agreement.
- 2.2 Contractor's Designated Representatives: Contractor designates **Chris Dollinger** as its Designated Representative with regard to the services performed 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 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 in accordance with the terms and conditions of this Agreement.
- 3.2 Conference and Cooperation: Contractor shall confer with the County on an as needed basis to ensure the goods 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.
- 3.3 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 required by this Agreement.
- 3.4 Performance Warranty: Contractor represents and warrants to County that it has the skill and knowledge ordinarily possessed by well-informed members of its trade or profession, and will perform the services and deliver the goods in accordance with the highest professional standards. Contractor warrants to the County that the goods will be free from material defects, and will materially conform to all requirements and specifications contained in Exhibit A. All services will comply with applicable industry standards.
- 3.5 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.
- 3.6 Quality of Goods: All goods supplied by Contractor must be new and in first class condition, and, if shipped, must be in containers suitable for damage-free shipment and storage. The goods must be warranted in the same manner and to the same extent as normally provided to other customers of Contractor and the product's manufacturer. "Factory seconds," "refurbished," or otherwise inferior items are not acceptable.
- 3.7 Condition of Goods: Goods supplied under this Agreement must be delivered in the best possible condition, covered by the product warranties provided by Contractor or the product manufacturer, and are subject to inspection, testing, and approval by the County. In the event that a good fails to meet the requirements of the item's specifications, or the

terms and conditions of this Agreement, Contractor must replace the defective good without charge for the replacement. The County may dispose of defective products that are not picked up by the Contractor without cost or penalty. Goods damaged in shipping are considered defective. Latent defects discovered after delivery and acceptance of any goods may result in revocation of the acceptance of such products.

- 3.8 Delivery of Goods: The place of delivery for the goods is the Waller County maintenance building located at 425 Business Highway 290, Hempstead, Texas 77445. Contractor must pay for all freight, delivery, handling, and other charges incurred transporting and delivering goods to the County. The Contractor must notify the County immediately of an anticipated or actual delay in the delivery of the goods.
- 3.9 Title and Risk of Loss: Title to and risk of loss for goods to be provided hereunder shall pass to the County only when the County receives and accepts the goods.
- 3.10 Time is of the Essence: Time is of the essence in Contractor's performance of its obligations.

SECTION 4. CONTRACT PRICE

- 4.1 Total Fee: 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 the amount of twelve thousand three hundred and sixty-two dollars and ten cents (\$12,362.10).
- 4.2 Payment: The County agrees to pay Contractor for goods and services in the amount identified in Section 4.1 upon delivery and acceptance, 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.

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 immediately stop work upon receiving notice of termination, unless the County provides written instruction otherwise.

- 5.6 Notice of Termination: The terminating Party shall provide 30 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 thirty (30) calendar days thereafter. The cure, if made, shall be to the terminating Party's satisfaction. If no cure is made, the Agreement will terminate on the date specified in the written termination notice, or if no date is specified, on the thirtieth (30th) calendar day after the date of receipt of the notice, unless otherwise agreed 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.
- 5.9 Prorated Refund: In the event that the County terminates the Contract prior to automatic termination, Contractor shall refund to the County a prorated portion of the Total Fee.

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: Excluding any proprietary information, 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 services to be performed 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 Site 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 performance of the 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, GRANTEEES, 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 TOTAL LIABILITY OF THE CONTRACTOR UNDER THIS INDEMNITY SHALL NOT EXCEED THE CONTRACT VALUE.
- 13.2 THE COUNTY WILL NOT ACCEPT LIABILITY FOR INJURIES THAT ARE THE RESULT OF THE NEGLIGENCE, MALFEASANCE, ACTION, OR OMMISION OF CONTRACTOR, THE COUNTY SHALL NOT BE LIABLE FOR INDIRECT, INCIDENTAL, OR PUNITIVE DAMAGES. CONTRACTOR AGREES TO ACCEPT LIABILITY FOR INJURIES BY ITS OWN TO ITSELF OR OTHERS CAUSED BY ITS OWN NEGLIGENCE, MALFEASANCE, ACTION, OR OMMISION. 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. **CONTRACTOR SHALL NOT BE LIABLE FOR INDIRECT, INCIDENTAL, OR PUNITIVE DAMAGES.**

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 SHALL HAVE THE RIGHT TO APPROVE DEFENSE COUNSEL FOR CLAIMS ATTRIBUTABLE TO THE CONTRACTOR'S NEGLIGENCE OR MISCONDUCT. 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 Redi-Carpet, Inc., 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 thirty (30) 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 thirty (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 thirty (30) days prior to the effective date of the assignment; b) the assignee must explicitly accept all of Contractor's obligations under this Agreement; c) Contractor must retain its obligations to the County under this Agreement until the assignment is effective; d) the Assignment must be executed by both Contractor and the assignee; e) Contractor must provide the County a fully executed assignment agreement not later than five (5) business days after the assignment is signed, and f) the County provides a signed, written consent to the assignment.

SECTION 16. MISCELLANEOUS PROVISIONS

- 16.1 Recitals: The Recitals 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. 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: Excluding any proprietary information, 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 three (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
425 FM 1488
Hempstead, Texas 77445

To Contractor:

Attn: Chris Dollinger
10101 Fountaingate Dr.
Stafford, Texas 77477

COUNTY

Carbett "Trey" Duhon, III
Waller County Judge

Date: _____

CONTRACTOR

Vee Broussard _____

Vee Broussard
Sr. Contract Admin

Date: 09/02/2025 _____

EXHIBIT A

Item 56.

REDICARPET
 Powered By HD Supply®

 Houston
 10101 Fountaingate Drive
 Stafford, TX 77477
 Phone: (281) 240-2500
 Fax: (281) 240-3229

CUSTOMER INFORMATION

 Account Manager: Dollinger, Chris
 Cell: 346.452.1226
 E-Mail: Chris.Dollinger@redicarpet.com

 Date: August 26, 2025
 Submitted To: WALLER COUNTY
 Job Name: STANDARD
 Unit #:
 Ship-to Address: 425 BUSINESS US-290
 HEMPSTEAD TX 77445
 Telephone:
 Fax:
 Email:

MATERIAL

VENDOR	MATERIAL	STYLE/COLOR
C&C WHOLESALE DISTRIBUTORS	56993	AH440 HENRY COVEBASSE ADH 4G
PROFESSIONAL FLOORING SUPPLY	52276	4" COVEBASE OUTSIDE CORNERS 193 BLK/BRWN
PROFESSIONAL FLOORING SUPPLY	9862	UZIN NC886 FLOOR PREP 10LB 160/P
SHAW	HS	ANCHOR POINT 20MIL VE430

LABOR

 PLANK CLICK AND LOCK LABOR
 COVEBASE LABOR 4" & 2 1/2
 FLOOR PREP

SUBTOTAL		\$12,362.10
SALES TAX	0.000%	\$0.00
TOTAL ESTIMATED PRICE		\$12,362.10

SCOPE OF WORK, TERMS, AND CONDITIONS

Payment terms: COD Deposit: Balance Due:

Agreement: The customer hereby agrees to purchase the material and/or installation at the price, terms, and conditions provided herein. Fifty percent down payment is required for cash and credit card customers before ordering the specified material. Payment in full is due upon delivery of material and prior to installation. If paying by credit card, the remaining fifty percent balance due will be charged the day prior to delivery and/or installation of material.

Warranty: It is understood that the manufacturer's warranty for the materials ordered herein is the sole warranty. Redi Carpet warrants labor for a period of one year from substantial completion of the installation. Except as previously provided, Redi Carpet specifically disclaims any and all other warranties, expressed or implied, including, without limitation: any warranty of suitability, fitness for a particular purpose, or merchantability.

Default: In the event of default or cancellation, including the failure of customer to make payment as required herein, customer's deposit shall be forfeited. Customer shall be liable for the maximum amount of interest allowed by law on all amounts past due to Redi Carpet. All additional costs, expenses, and fees incurred in the collection of this account will be added to the account balance and become customer's responsibility to pay.

Casualty: The customer is responsible for any risk or loss due to fire, theft, or other casualty upon delivery of materials.

Modification: This order is not subject to modification. Customer agrees to pay for any additional material and labor resulting from required changes to this scope of work.

Floor Preparation: Customer agrees to pay for additional labor and/or materials required to prepare the floor for proper installation of floor covering materials.

Exception: Redi Carpet does not perform plumbing, electrical, carpentry or painting work.

* This proposal may be withdrawn by Redi Carpet if not accepted by

Date

Acceptance of Proposal: The above prices, specifications, and conditions are satisfactory and are hereby accepted. Redi Carpet is authorized to order the specified material and complete the installation.

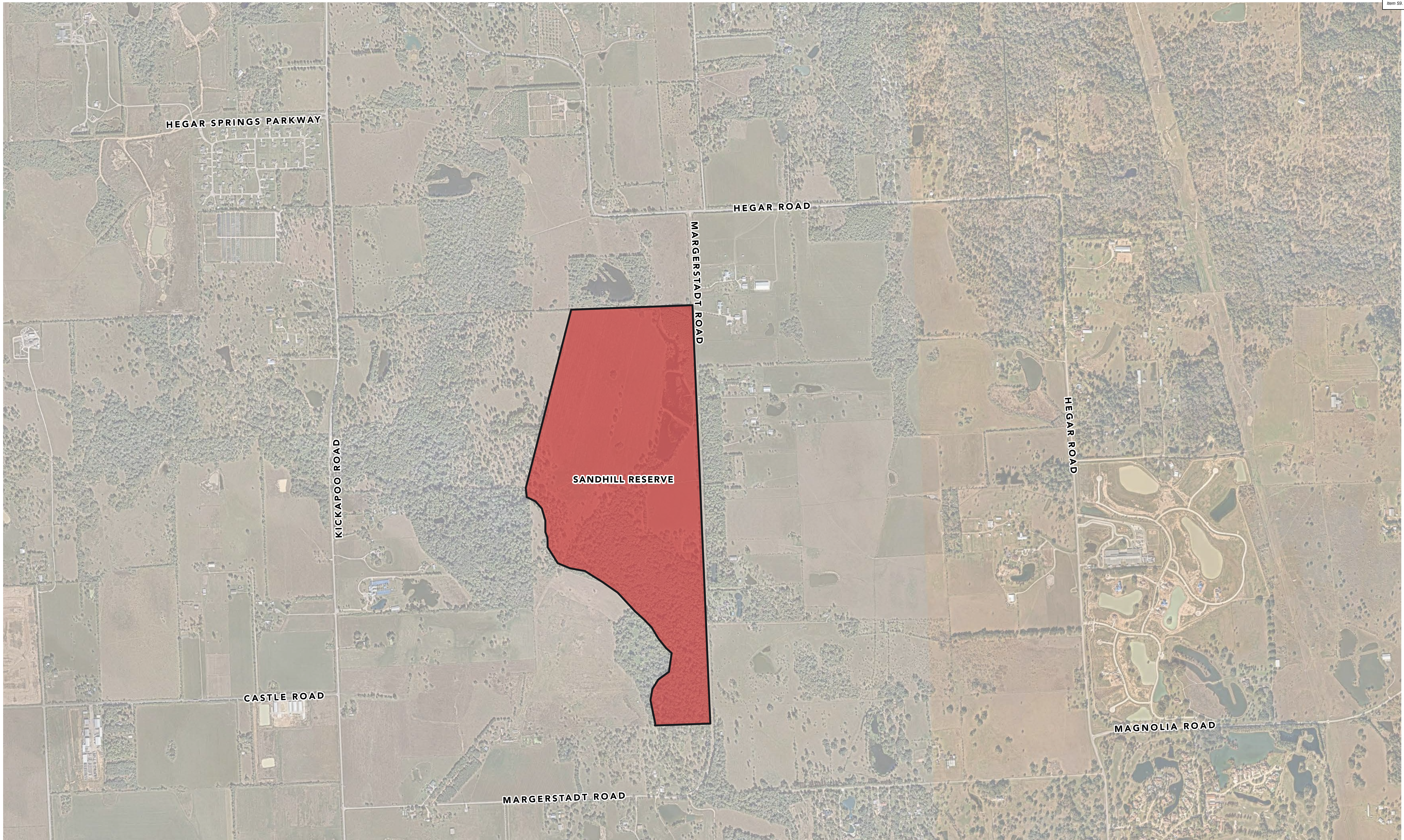
Disclaimer: All pricing is based on the current market conditions at the time of quotation and is exclusive of any tariffs, duties, or other government-imposed fees that may subsequently be enacted. The buyer shall be responsible for any such additional charges, if applicable.

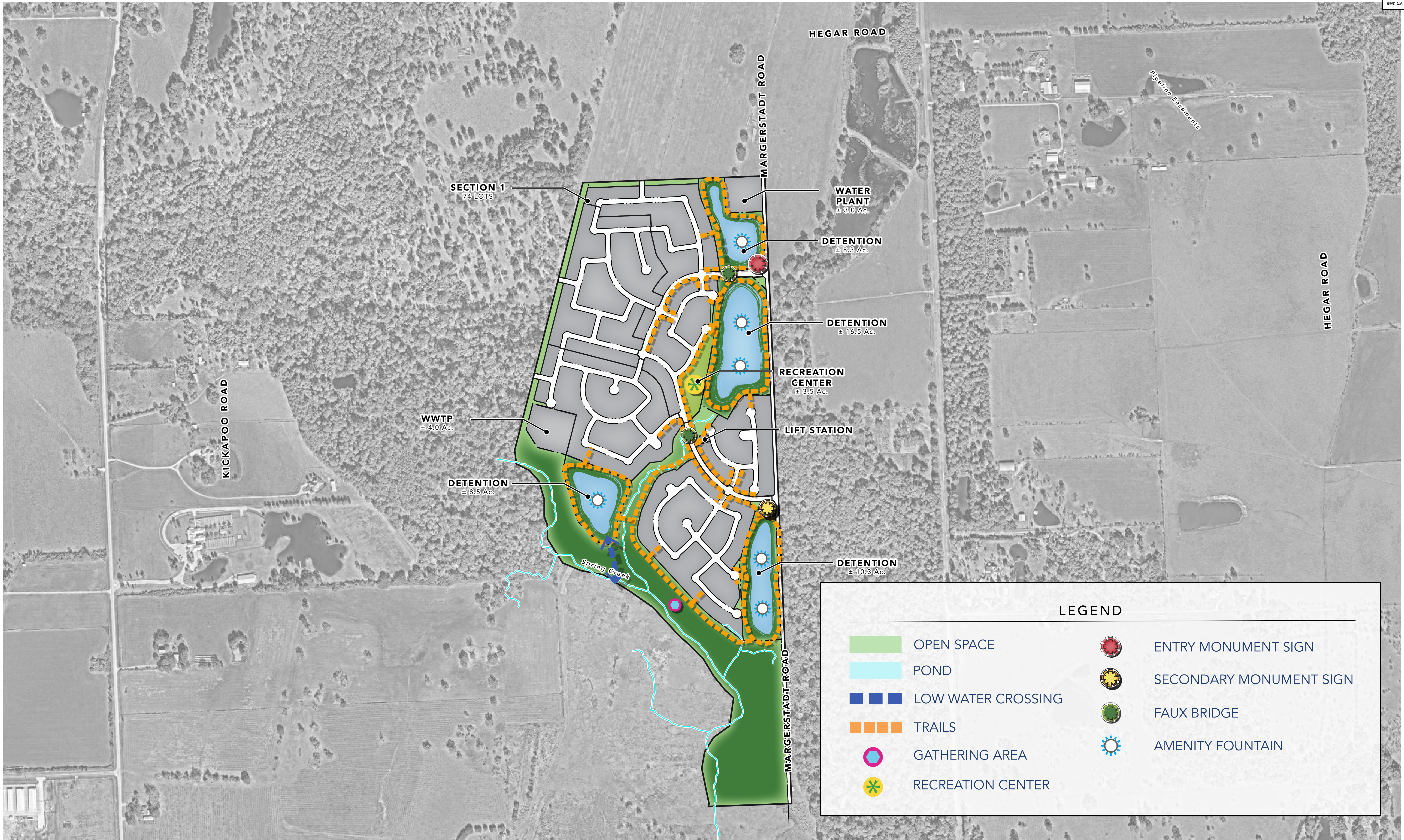
Customer Signature

Date

Customer Signature

Date









TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
 (936)756-7447 FAX (936)756-7448
 FIRM REGISTRATION No. 100834-00

METES AND BOUNDS DESCRIPTION
HARRIS-WALLER MUNICIPAL UTILITY DISTRICT NO. 13
254.416 ACRES
IN THE JESSE DENSON SURVEY, ABSTRACT NUMBER 23
WALLER COUNTY, TEXAS

BEING a 254.416 acre tract of land situated in the Jesse Denson Survey, Abstract Number 23, Waller County, Texas, being a portion of that same called 431.438 acre tract described in instrument to Aqu Hockley Project, LLC (Aqu tract), recorded under Clerk's File Number RP-2023-69973, of the Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.T.), said 254.416 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the southerly line of that certain called 151.68 acre tract described in instrument to The Ann Staacke Rivers Family Limited Partnership, recorded in Volume 633, Page 310, D.R.W.C.T., for the common northerly corner of said Aqu tract and that certain called 194.50 acre tract described as "Tract 3" in instrument to Raymond Phillips, recorded under Instrument Number 1608929, of the Official Public Records of Waller County, Texas (O.P.R.W.C.T.), being the northwesterly corner of the herein described 254.416 acre tract, said **POINT OF BEGINNING** having a Texas State Plane Coordinate value of **N: 13,970,068.42, E: 2,958,880.90**, Texas South Central Zone, (4204), grid measurements;

THENCE North 87°51'44" East, with the common line between said Aqu tract and said 151.68 acre tract, at a distance of 1792.76 feet, pass a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for reference in the westerly margin of Margerstadt Road, in all, a total distance of 1822.76 feet, to a calculated point in the approximate centerline of said Margerstadt Road, for the common easterly corner of said Aqu tract and said 151.68 acre tract, being the northeasterly corner of the herein described 254.416 acre tract;

THENCE with the approximate centerline of said Margerstadt Road, the easterly line of said Aqu tract, the following eleven (11) courses and distances:

1. South 02°22'50" East, 8.19 feet, to calculated point for corner;
2. South 02°18'03" East, 620.89 feet, to calculated point for corner;
3. South 02°29'54" East, 649.75 feet, to calculated point for corner;
4. South 02°32'58" East, 676.66 feet, to calculated point for corner;
5. South 02°27'19" East, 613.56 feet, to calculated point for corner;
6. South 02°19'38" East, 715.24 feet, to calculated point for corner;
7. South 02°33'02" East, 625.36 feet, to calculated point for corner;
8. South 02°27'29" East, 640.15 feet, to calculated point for corner;
9. South 02°22'01" East, 621.65 feet, to calculated point for corner;
10. South 02°25'57" East, 570.04 feet, to calculated point for corner;
11. South 02°32'21" East, 551.26 feet, to calculated point for the common easterly corner of said Aqu tract and that certain called 26.23 acre tract described in instrument to Neal C. Deshazo, III, recorded in Volume 540, Page 432, O.P.R.W.C.T., being the southeasterly corner of the herein described 254.416 acre tract;

THENCE South 87°59'48" West, with the common line between said Aqu tract and said 26.23 acre tract, at a distance of 42.22 feet, pass a fence corner post found for reference in the westerly margin of said Margerstadt Road, in all, a total distance of 832.31 feet, to a calculated point in the approximate centerline of Spring Creek, for the southerly southwest corner of the herein described 254.416 acre tract, from which a 1/2 inch iron rod found for reference, bears South 87°59'48" West, 196.29 feet;

THENCE with the approximate centerline of said Spring Creek, severing, over and across said Aqu tract, the following thirty-five (35) courses and distances:

1. North 07°28'13" East, 31.92 feet, to a calculated point for corner;
2. North 11°52'13" West, 160.43 feet, to a calculated point for corner;
3. North 11°25'27" West, 196.90 feet, to a calculated point for corner;
4. North 09°52'36" East, 97.88 feet, to a calculated point for corner;
5. North 09°56'46" East, 72.21 feet, to a calculated point for corner;
6. North 31°52'11" East, 165.98 feet, to a calculated point for corner;
7. North 54°03'44" East, 117.82 feet, to a calculated point for corner;
8. North 54°03'43" East, 81.08 feet, to a calculated point for corner;
9. North 08°15'10" East, 195.67 feet, to a calculated point for corner;
10. North 08°13'21" East, 88.89 feet, to a calculated point for corner;
11. North 48°15'44" West, 112.88 feet, to a calculated point for corner;
12. North 39°04'43" West, 181.63 feet, to a calculated point for corner;
13. North 31°04'35" West, 196.15 feet, to a calculated point for corner;
14. North 43°50'00" West, 164.97 feet, to a calculated point for corner;
15. North 47°48'43" West, 90.72 feet, to a calculated point for corner;
16. North 47°48'43" West, 89.45 feet, to a calculated point for corner;
17. North 42°49'43" West, 387.24 feet, to a calculated point for corner;
18. North 55°04'18" West, 275.96 feet, to a calculated point for corner;
19. North 57°56'11" West, 312.70 feet, to a calculated point for corner;
20. North 79°35'37" West, 226.98 feet, to a calculated point for corner;
21. North 67°27'25" West, 200.85 feet, to a calculated point for corner;
22. North 32°13'10" West, 169.87 feet, to a calculated point for corner;
23. North 32°11'03" West, 113.93 feet, to a calculated point for corner;
24. North 01°34'49" West, 73.63 feet, to a calculated point for corner;
25. North 01°34'48" West, 71.01 feet, to a calculated point for corner;
26. North 20°21'54" West, 44.37 feet, to a calculated point for corner;
27. North 20°21'54" West, 44.60 feet, to a calculated point for corner;
28. North 00°01'55" East, 54.34 feet, to a calculated point for corner;
29. North 00°01'55" East, 119.19 feet, to a calculated point for corner;
30. North 16°25'57" West, 188.09 feet, to a calculated point for corner;
31. North 41°38'31" West, 12.29 feet, to a calculated point for corner;
32. North 41°45'56" West, 129.24 feet, to a calculated point for corner;
33. North 63°12'25" West, 108.08 feet, to a calculated point for corner;
34. North 63°23'10" West, 23.72 feet, to a calculated point for corner;
35. North 69°13'11" West, 17.46 feet, to a calculated point for corner in the common line between said Aqu tract and that certain called 61.217 acre tract, described in instrument to Keith T. Grimm and Sherri K. Grimm, recorded in Volume 1226, Page 695, O.P.R.W.C.T., being the westerly southwest corner of the herein described 254.416 acre tract, from which a 1/2 inch iron rod found for reference, bears South 00°17'22" East, 21.13 feet;

THENCE with the common line between said Aqu tract and said 61.217 acre tract, the following two (2) courses and distances:

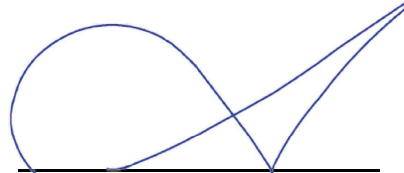
1. North 00°17'22" West, 26.27 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set for corner;
2. North 07°00'43" West, 110.28 feet, to a 1 inch iron pipe found for the common corner of said Aqu tract, said 61.217 acre tract, and said 194.50 acre tract, being an angle point in the westerly line of the herein described 254.416 acre tract;

THENCE North $14^{\circ}17'40''$ East, 2766.18 feet, with the common line between said Aqu tract and said 194.50 acre tract, to the **POINT OF BEGINNING** and containing a computed area of 254.416 acres of land within this Field Note Description.

This Description has been in connection with the district boundary map prepared from a survey performed on the ground on December 28, 2023, by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 29872.

All coordinates, bearings, distances, and areas shown hereon are grid measurements on GPS observations and referenced to the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, South Central Zone, U.S. Survey Feet.

September 11, 2024
Date



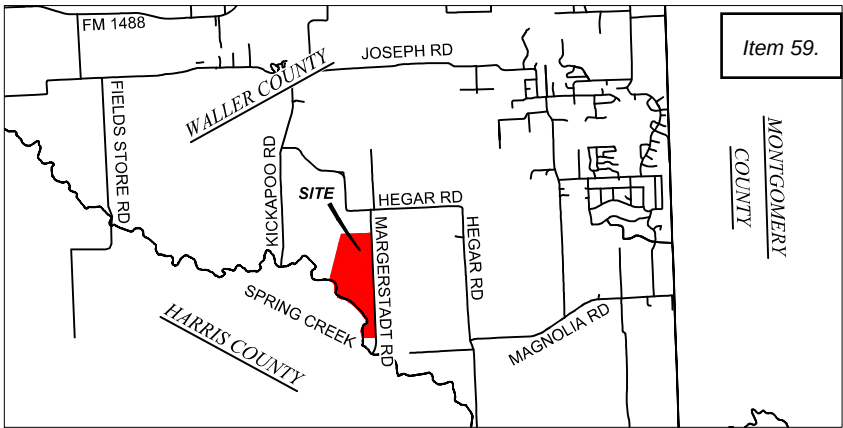
Thomas A. McIntyre
R.P.L.S. No. 6921



SCALE: 1" = 600'

SYMBOL LEGEND

- EDGE OF ASPHALT
- CALCULATED CORNER
- FOUND SURVEY MONUMENT
- SET SURVEY MONUMENT



Item 59.

JESSE DENSON SURVEY
ABSTRACT NO. 23

THE ANN STAAKE RIVERS
FAMILY LIMITED PARTNERSHIP
CALLED 151.68 ACRES
VOL. 633, PG. 310
D.R.W.C.T.

POB

FND 3/4" I.R.
N:13970068.42
E:2958880.90

N 87°51'44" E 1822.76'

@1792.76'
SET 1/2" I.R.
WTPS CAP

RAYMOND PHILLIPS
"TRACT 3"
CALLED 194.50 ACRES
INSTRUMENT NO. 1608929
O.P.R.W.C.T.

254.416 ACRES

PORTION OF
AQU HOCKLEY PROJECT, LLC
CALLED 431.438 ACRES
C.F. NO. RP-2023-69973
O.P.R.R.P.H.C.T.

N 14°17'40" E 2766.18'

SEE DETAIL

KEITH T. GRIMM AND
SHERRI K. GRIMM
CALLED 61.217 ACRES
VOL. 1226, PG. 695
O.P.R.W.C.T.

SPRING
CREEK

REMAINDER OF
AQU HOCKLEY PROJECT, LLC
CALLED 431.438 ACRES
C.F. NO. RP-2023-69973
O.P.R.R.P.H.C.T.

DETAIL
NOT TO SCALE

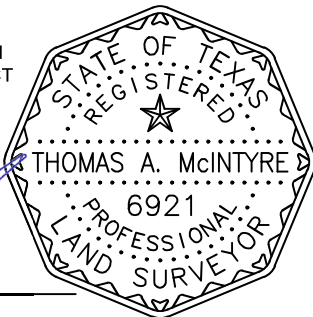
LINE	BEARING	DISTANCE
L1	S 02°22'50" E	8.19'
L2	S 02°18'03" E	620.89'
L3	S 02°29'54" E	649.75'
L4	S 02°32'58" E	676.66'
L5	S 02°27'19" E	613.56'
L6	S 02°19'38" E	715.24'
L7	S 02°33'02" E	625.36'
L8	S 02°27'29" E	640.15'
L9	S 02°22'01" E	621.65'
L10	S 02°25'57" E	570.04'
L11	S 02°32'21" E	551.26'
L12	S 87°59'48" W	832.31'
L13	S 87°59'48" W	196.29'
L14	N 07°28'13" E	31.92'
L15	N 11°52'13" W	160.43'
L16	N 11°25'27" W	196.90'
L17	N 09°52'36" E	97.88'
L18	N 09°56'46" E	72.21'
L19	N 31°52'11" E	165.98'
L20	N 54°03'44" E	117.82'
L21	N 54°03'43" E	81.08'
L22	N 08°15'10" E	195.67'
L23	N 08°13'21" E	88.89'
L24	N 48°15'44" W	112.88'
L25	N 39°04'43" W	181.63'
L26	N 31°04'35" W	196.15'
L27	N 43°50'00" W	164.97'
L28	N 47°48'43" W	90.72'
L29	N 47°48'43" W	89.45'
L30	N 42°49'43" W	387.24'
L31	N 55°04'18" W	275.96'
L32	N 57°56'11" W	312.70'
L33	N 79°35'37" W	226.98'
L34	N 67°27'25" W	200.85'
L35	N 32°13'10" W	169.87'
L36	N 32°11'03" W	113.93'
L37	N 01°34'49" W	73.63'
L38	N 01°34'48" W	71.01'
L39	N 20°21'54" W	44.37'
L40	N 20°21'54" W	44.60'
L41	N 00°01'55" E	54.34'
L42	N 00°01'55" E	119.19'
L43	N 16°25'57" W	188.09'
L44	N 41°38'31" W	12.29'
L45	N 41°45'56" W	129.24'
L46	N 63°12'25" W	108.08'
L47	N 63°23'10" W	23.72'
L48	N 69°13'11" W	17.46'
L49	S 00°17'22" E	21.13'
L50	N 00°17'22" W	26.27'
L51	N 07°00'43" W	110.28'

DISTRICT BOUNDARY MAP OF HARRIS-WALLER
COUNTY MUNICIPAL UTILITY DISTRICT NO. 13

BEING A 254.416 ACRE TRACT OF LAND SITUATED IN THE JESSE DENSON SURVEY, ABSTRACT NUMBER 23, WALLER COUNTY, TEXAS, BEING A PORTION OF THAT SAME CALLED 431.438 ACRE TRACT DESCRIBED IN INSTRUMENT TO AQU HOCKLEY PROJECT, LLC (AQU TRACT), RECORDED UNDER CLERK'S FILE NUMBER RP-2023-69973, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS (O.P.R.R.P.H.C.T.), SAID 254.416 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

NEAL C. DESHAZO, III
CALLED 26.23 ACRES
VOL. 540, PG. 432
O.P.R.W.C.T.

THIS EXHIBIT WAS CREATED FROM
NOTES AND OBSERVATIONS TAKEN
ON THE GROUND UNDER MY DIRECT
SUPERVISION, AND IS TRUE AND
CORRECT AT TIME OF SURVEY.



Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

PROJECT 29872 WALLER MUD
DATE 09-11-2024

TEXAS PROFESSIONAL SURVEYING
3032 N. Frazier, Conroe, Texas 77303
Ph: 936.756.7447 Fax: 936.756.7448
www.surveyingtexas.com
Firm No. 10083400

ALL COORDINATES, BEARINGS, DISTANCES,
AND AREAS SHOWN HEREON ARE GRID
MEASUREMENTS BASED ON GPS
OBSERVATIONS AND REFERENCED TO THE
NORTH AMERICAN DATUM OF 1983 (NAD83),
TEXAS STATE PLANE COORDINATE SYSTEM,
SOUTH CENTRAL ZONE, U.S. SURVEY FEET.

Exhibit B

Plan of Development

Sandhill Reserve Subdivision

Prepared for:

Aqu Hockley Project, LLC

Prepared by:



September 2025

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I. INTRODUCTION

Aqu Hockley Project, LLC (“Developer”) has purchased approximately 254.4 acres of real property located in Waller County, Texas, which will be developed into the Sandhill Reserve subdivision (“Sandhill Reserve”), which is more particularly described by metes and bounds in Exhibit A, (“Developer’s Property”).

The Sandhill Reserve subdivision is located in the northeast portion of Waller County and is bounded on the south by Spring Creek, east by Margerstadt Road, and to the north and west by undeveloped land. Sandhill Reserve is approximately 254.4 acres and will be developed as a master planned community for single-family residential use and will include a recreation center.

The purpose of this plan of development for the Sandhill Reserve Subdivision (“Plan of Development” or “PD”) is to encourage flexibility in the use and development of Developer’s Property, to promote flexible and efficient development practices, and to provide a high level of amenities subject to the development regulations herein, as coordinated with the necessary public services and facilities. This PD establishes development standards that vary from the requirements of certain of the provisions of the Waller County Subdivision and Development Regulations (“County S & D Regulations”) applicable to properties located within the boundary of the Sandhill Reserve development.

This PD sets out architectural design and engineering standards as aimed at:

- Providing a regulatory scheme that can respond to today’s market conditions and maintain the flexibility necessary to address changes in the future;
- Incorporating new amenities within the developments; and.
- Incorporating/revising the roadway alignments within Developer’s Property based on the most updated version of the County’s Major Thoroughfare Plan.

II. PROJECT DESCRIPTION

1. Single-Family Residential

The traditional single-family residential component that will be found throughout the Developer’s Property will be a collection of individual single-family residential sections that take their access from Margerstadt Road and an internal local street system that provides connections within the subdivisions and to the surrounding areas. The traditional single-family residential neighborhood will be developed with lots with a minimum of fifty feet.

2. Single-Family Residential Lot Distribution Table

Subdivision	Lot Size	Number of Lots*
Sandhill Reserve	50' wide lots (typical)	309
	60' wide lots (typical)	206
Gross Residential Total		515

**The number of lots per lot product is subject to change as subdivision layouts are finalized.*

Refer to Section III.2, of this document for applicable standards for the single-family residential lot product. The total number of lots may increase by up to 15%. The lot size listed above in the Single-Family Residential Lot Distribution Table reflect minimum lot width as described in Section III.2.

While the General Land Plan (Exhibit C) indicates the lot layout for Phase 1 of Sandhill Reserve, the lot counts are subject to change. The actual number of lots and the units per acre may vary as allowed by this Plan of Development.

III. DEVELOPMENT REGULATIONS

The property shall be developed and used in accordance with the County S & D Regulations, except as supplemented or modified by this Plan of Development (PD), which shall remain the governing document. When there is a conflict between the requirements in the County S & D Regulations (as may be amended) and this PD, this PD will govern. Interpretation as to what constitutes a conflict shall be made by the County designee. Any future amendments or changes to the County S & D Regulations will not apply to this PD unless implementing the amended regulations is imperative to protect the health and safety of people in Waller County. Development fees (including, without limitation, capital recovery fees, parkland dedication fees, building permit fees, and tree mitigation fees) are not established in the County S & D Regulations and therefore will be assessed at the rate in existence at the time that the relevant approval is sought for any development activity. All detention, or at a minimum, all detention necessary for each phase of development as established by an approved Drainage Impact Analysis (DIA) shall be in place prior to plat recordation of the development to be served by the detention facilities.

1. Street and Circulation System

The following shall apply to the street and circulation system within Developer's Property:

- a. Access to the Sandhill Reserve Subdivision
 - i. Two entry roads will provide access to the Sandhill Reserve development from Margerstadt Road along the eastern side of Developer's Property. Due to detention requirements, the spacing between the entry roads is approximately 2,200 feet.
- b. Points of Access for Sandhill Reserve Section 1
 - i. A maximum of 128 residential lots within Section 1 shall be allowed to have one point of access from Margerstadt Road. Any building permits for lots within Section 2 shall not be issued until the second point of access is platted and construction plans have been approved.
- c. Local Streets
 - i. Local streets shall have a right-of-way ("ROW") width of 50 feet, with a minimum centerline radius of 250 feet, and a minimum pavement width of 28 feet of back of curb-to-back of curb. Local street knuckles shall have a minimum centerline ROW radius of 50 feet.
- d. Cul-De-Sacs
 - i. The minimum ROW radius for cul-de-sacs shall be 60 feet and a minimum pavement radius of 50 feet to the back of curb.
- e. Block Length
 - i. The maximum block length for collectors and local streets shall be 1,800 feet. Crossings of creeks shall only be required by streets that are identified as major corridors on the County's Major Thoroughfare Plan.

2. Traditional Single-Family

All development standards for the proposed traditional single-family residential lots are subject to the development regulations below:

- a. Typical lot area: 6,000 square feet
- b. Typical lot width – 50' (measured at the front setback)
- c. Minimum front setback – 25'
- d. Minimum front setback for knuckles and cul-de-sacs – 20'
- e. Minimum side setback – 5'
- f. Minimum street side setback (corner lot along local streets) – 10'
- g. Minimum rear setback – 10'
- h. Minimum setback where garages face directly onto a street – 20'

IV. UTILITIES

The utilities provided within the Sandhill Reserve development shall be appropriately designed, sized, and constructed in conformance with established State and Local standards and sound Engineering practice in effect at the time of approval of this Plan of Development, unless otherwise agreed to in writing by the Developer and the County in an approved Utility Agreement.

V. SUPPLEMENTAL FIGURES

The following Supplemental Figures are provided to illustrate key aspects of the proposed development, including site location, design elements, and other relevant project details for reference.

Figure A – Area Location Map

Figure B – Conceptual Amenities and Open Space Map

Figure C – Fencing Plan

Exhibit D

Variances from Waller County

S & D Regulations

Sandhill Reserve Subdivision

Prepared for:

Aqu Hockley Project, LLC

Prepared by:



September 2025

APPROVED VARIANCES

1. On _____, 2025 the Waller County Commissioners Court approved the following variance for AQU HOCKLEY PROJECT, LLC for the Sandhill Reserve Subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A – 3.4.7, requiring minimum lot size of 50 feet in width at the right-of-way line (50 feet in width at building line for lots on cul-de-sacs).

Approved Variance: Lot widths shall be measured at the front building line for all types of lots.

2. On _____, 2025 the Waller County Commissioners Court approved the following variance for AQU HOCKLEY PROJECT, LLC for the Sandhill Reserve Subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A – 3.4.15, requiring front building lines to be twenty-five (25) feet. Side street building lines required to be fifteen (15) feet on local streets, twenty-five (25) feet on collector streets, and thirty-five (35) feet on arterial streets.

Approved Variance: The minimum front building line for lots along knuckles and cul-de-sacs shall be twenty (20) feet. Minimum side building lines for corner lots shall be ten (10) feet on local streets. In the case of a garage facing a side street to obtain access, the garage shall have a minimum setback of 20 feet.

3. On _____, 2025 the Waller County Commissioners Court approved the following variance for AQU HOCKLEY PROJECT, LLC for the Sandhill Reserve Subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A – 4.3.5, requiring a minimum design speed to be thirty-five (35) MPH for local streets and requiring a minimum centerline radius of six hundred and fifty (650) feet.

Approved Variance: Minimum centerline radius allowed shall be two hundred and fifty (250) feet for local street curves and 50 feet for knuckles.

4. On _____, 2025 the Waller County Commissioners Court approved the following variance for AQU HOCKLEY PROJECT, LLC for the Sandhill Reserve Subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A – 4.3.4, requiring cul-de-sacs to have a minimum right-of-way of seventy (70) feet radius with a minimum paving radius of fifty (50) feet.

Approved Variance: The minimum right-of-way radius for cul-de-sacs shall be sixty (60) feet with a minimum paving radius of fifty (50) feet to the back of curb.

5. On _____, 2025 the Waller County Commissioners Court approved the following variance for AQU HOCKLEY PROJECT, LLC for the Sandhill Reserve Subdivision:

Variance from: Waller County Subdivision and Development Regulations Appendix A – 4, requiring a minimum right-of-way of sixty (60) feet in urban (curb and gutter) developments.

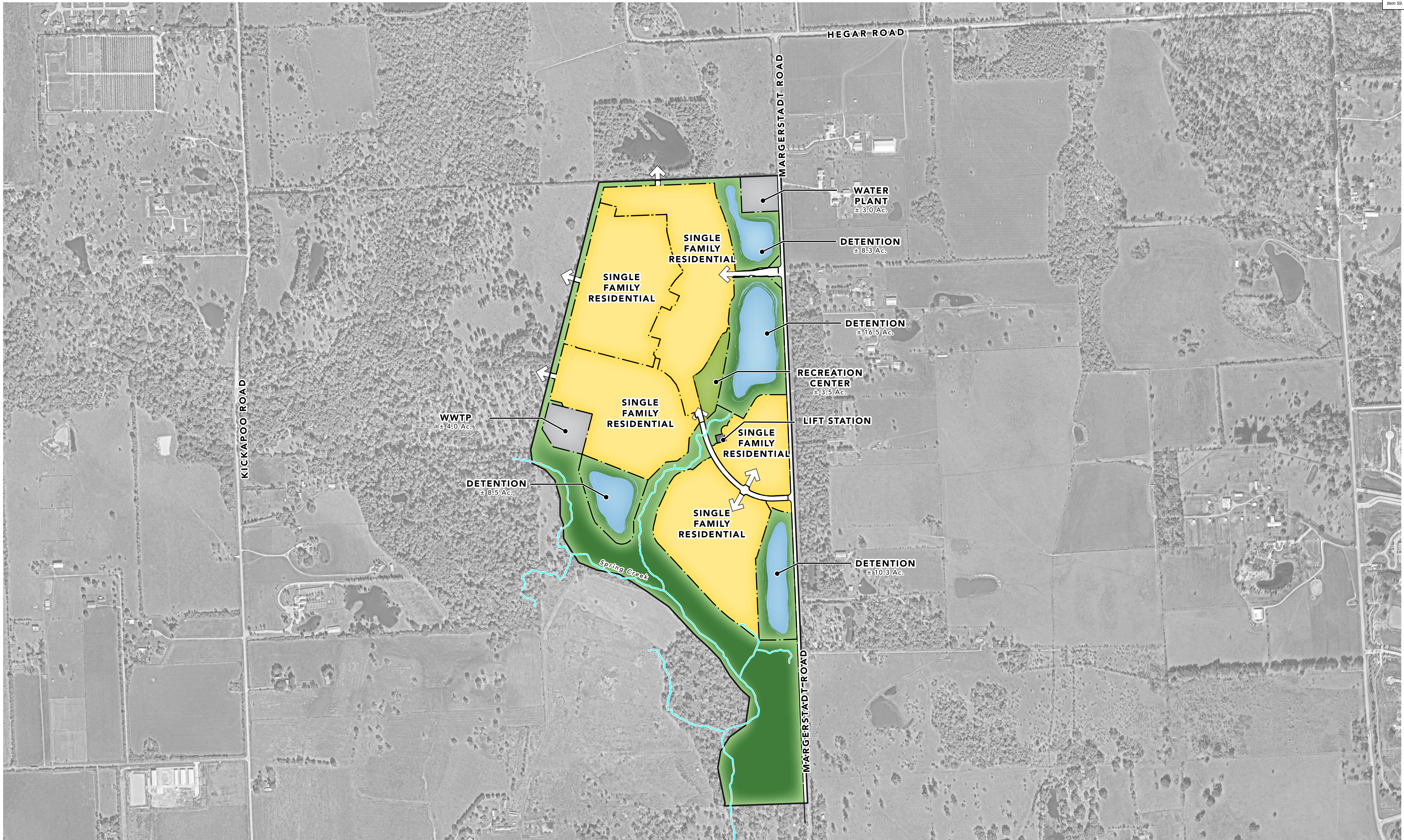
Item 59.

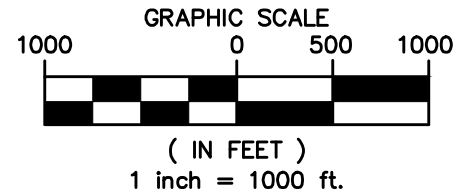
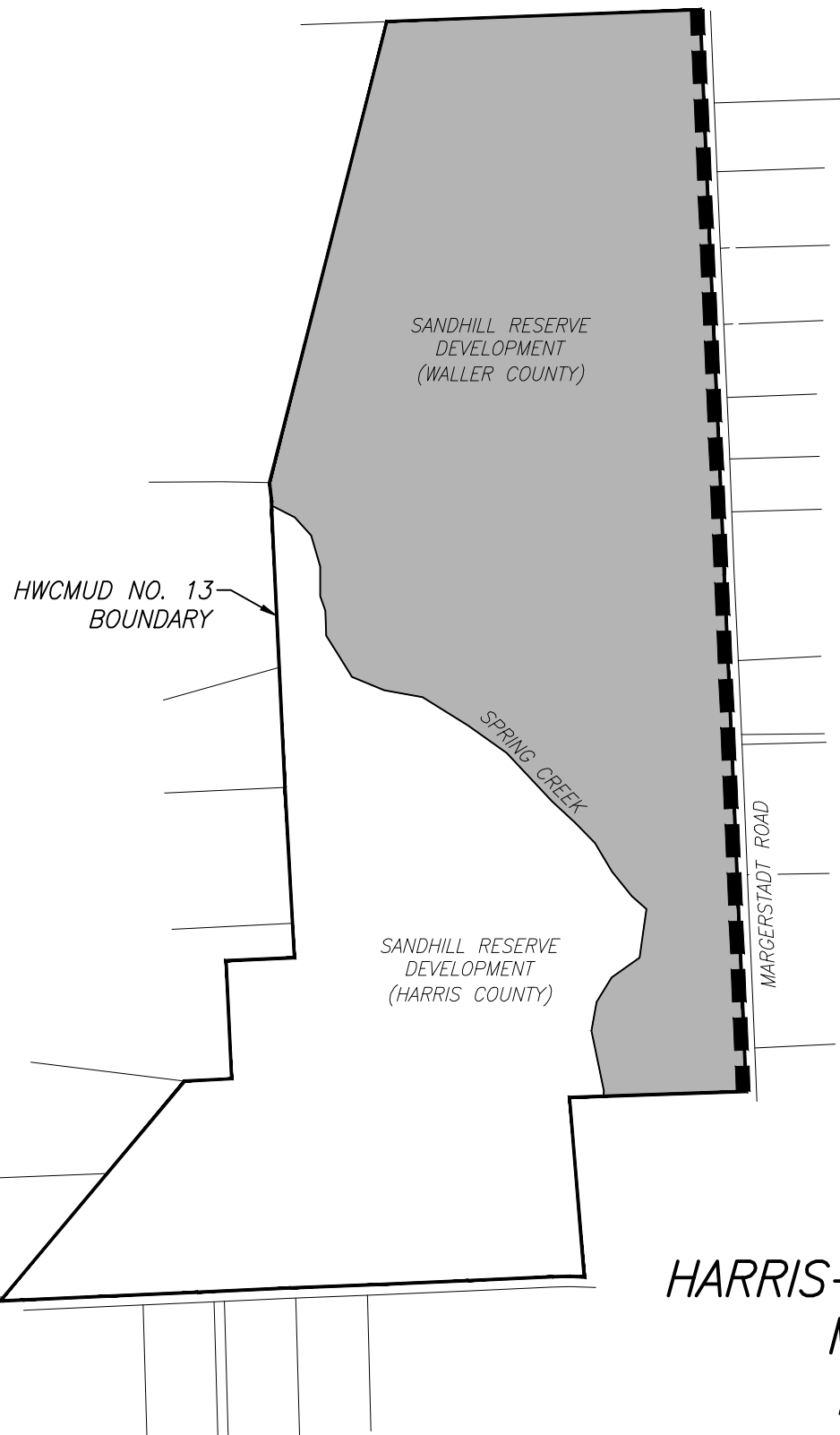
Approved Variance: The minimum right-of-way width shall be fifty (50) feet for local streets with 28 feet of pavement from the back-of-curb to the back-of-curb.

6. On _____, 2025 the Waller County Commissioners Court approved the following variance for Aqu Hockley Project, LLC for the Sandhill Reserve Subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A – 3.2, requiring a maximum block length of 1,500 feet.

Approved Variance: The maximum block length for collectors and local streets shall be 1,800 feet. The block length between the two access points from Margerstadt Road shall not exceed approximately 2,200 feet.



**LEGEND:**

-  PORTION OF MARGERSTADT ROAD SUBJECT TO ESCROW
-  SANDHILL RESERVE WITHIN WALLER COUNTY

NOTES:

DEVELOPER AND/OR HWCMUD NO. 13 SHALL FUND THE DESIGN AND ESCROW FUNDS WITH WALLER COUNTY FOR THE DEVELOPMENT'S SHARE (50%) OF THE ROADWAY COSTS FOR MARGERSTADT ROAD AT THE TIME OF THE FINAL PLAT RECORDATION FOR THE LAST SINGLE-FAMILY SECTION WITHIN THE PORTION OF SANDHILL RESERVE LOCATED IN WALLER COUNTY.

HARRIS-WALLER COUNTIES MUD NO. 13

MARGERSTADT ROAD

LJA Engineering, Inc.

1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

LJA

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

**SUBDIVISION DEVELOPMENT AGREEMENT
BETWEEN WALLER COUNTY, TEXAS AND
AQU HOCKLEY PROJECT, LLC
FOR SANDHILL RESERVE SUBDIVISION**

This Subdivision Development Agreement with attached exhibits (“Agreement”) is entered into by and between Waller County, Texas (“County”), a political subdivision of the State of Texas, and Aqu Hockley Project, LLC (“Developer”), a Texas limited liability company, registered with the Texas Secretary of State to conduct business in Texas, for the Sandhill Reserve Subdivision, and is effective as of _____, 2025. County and Developer are sometimes referred to herein collectively as “the Parties” and individually as “a Party”.

Recitals

WHEREAS, Developer has purchased approximately 254.4 acres of real property located in Waller County, Texas, which will be developed into the Sandhill Reserve subdivision (“Sandhill Reserve”), which is more particularly described by metes and bounds in Exhibit A, (“Developer’s Property”); and

WHEREAS, Developer desires to develop Developer’s Property in accordance with the uses, layout, configuration, lot sizes, lot widths, landscaping, and traffic circulation patterns detailed in the plan of development attached hereto as Exhibit B – Plan of Development (“Exhibit B” or “Plan of Development”), as well as the general land plan attached hereto as Exhibit C –General Land Plan (“Exhibit C” or “General Land Plan”), and in accordance with the variances approved by the County attached hereto as Exhibit D – Variances (“Exhibit D” or “Variances”); and

WHEREAS, County finds that subdivision development agreements are an appropriate

way of providing for the responsible construction of appropriate and necessary infrastructure, encouraging orderly growth, and promoting the welfare of residents in the County; and

WHEREAS, County desires that the project be developed on the Developer's Property and expects to receive a benefit from the development; and

WHEREAS, in exchange for the approval of certain variances needed to facilitate the development of Developer's Property, Developer agrees to complete the development subject to certain construction and development standards, which are more particularly described in the Plan of Development attached hereto and hereby incorporated.

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

1. **INTEGRATION OF RECITALS.** The Parties agree that the foregoing recitals are true and accurate and constitute matters agreed to herein, and that the recitals are made a part hereof for all purposes.
2. **PURPOSE.** The purpose of this Agreement is to provide for the responsible construction of the appropriate and necessary infrastructure for the Sandhill Reserve subdivision. The Parties shall coordinate the development of certain aspects of Developer's Property as detailed in Exhibits A, B, C, and D. Developer agrees to comply with the terms of this Agreement and its attached Exhibits with respect to the development of the Developer's Property.
3. **AUTHORITY.** The County is entering into this Agreement under the authority of the Constitution and laws of the State of Texas.
4. **ASSIGNMENT.** The Parties acknowledge that rights and obligations under this Agreement are intended to facilitate the development of Developer's Property

Contract ID# _____

in accordance with the terms of this Agreement and its Exhibits. While Developer and its affiliate entities will be the primary actor in grading and laying out the lots, this Agreement is not intended to prevent the construction of single-family homes and their appurtenant infrastructure by a variety of homebuilders who may purchase lots from Developer, as long as construction complies with the terms of this Agreement. Assignment of this Agreement to a different developer or other person or entity shall require the written agreement of County. For the purposes of this Agreement, the term "Affiliate" means (a) an entity that directly or indirectly controls, is controlled by or is under common control with Developer, or (b) an entity at least five percent of whose economic interest is owned by Developer or an entity that directly or indirectly controls, is controlled by or is under common control with Developer; and the term "control" means the power to direct the management of such entity through voting rights, ownership or contractual obligations.

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

Contract ID# _____

7. **VESTED DEVELOPMENT RIGHTS.** Upon the mutual execution of this Agreement, County and Developer agree that the covenants, agreements, and privileges regarding the development of Developer's Property between County and Developer as set forth in this Agreement and its Exhibits (the "Development Rights") shall be deemed to have vested, as provided by Texas Local Government Code Chapter 245, as of the Effective Date.
8. **VARIANCES.** County has granted the Variances set forth in Exhibit D prior to the execution and approval of this Agreement. As such, the granted Variances are included in the vested Development Rights regarding the development of the Developer's Property under this Agreement.
9. **MARGERSTADT ROAD DESIGN AND CONSTRUCTION COSTS.** Developer shall be responsible to prepare final design and construction documents that have been approved by the County for the improvement of Margerstadt Road to the condition of a collector road pursuant to County standards for the length of road set forth on the attached Exhibit G. Upon filing of the final plat for the last section of Sandhill Reserve within Waller County, Developer or District, as applicable, shall be required to pay the cost for one-half of the road improvements required for the improvement of Margerstadt Road pursuant to the design and construction documents described above based on the then current schedule of costs adopted by Waller County for the construction of collector roads. Such payment shall relieve Developer of all requirements set forth in the traffic impact analysis.
10. **LAW ENFORCEMENT.** Upon filing of the final plat for Sandhill Reserve, Developer shall undertake reasonable best efforts to cause the Board of Directors of the Harris-Waller County Municipal Utility District No. 13 (the "District") or cause any property owner's association created by the Developer (the "POA") to contract with the Waller County Sheriff's Department to provide supplemental law enforcement services for Developer's Property. The services described in this Section 10 shall be paid ninety percent (90%) by the District or HOA, as applicable, and ten percent (10%) by the County. The estimated costs are attached hereto as Exhibit E. The annual amount owed by the District or POA shall include the costs under the heading "Sheriff's Administration", "Insurance", and

Contract ID# _____

“Employee Benefits”. The costs under the heading “Law Enforcement Vehicle Maintenance” and “Expenses” shall be one time expenses for which the cost structure shall be paid over five (5) years based on the then current schedule of expenses at the time of filing of the final plat for Sandhill Reserve; provided however that the costs of fuel and oil for the patrol vehicle shall be considered annual costs owed.

11. **DEFAULT.** No Party shall be deemed in default of any provision of this Agreement until the expiration of thirty (30) days following the receipt of notice of default from the other Party, during which time the defaulting Party may cure the default. Absent *force majeure* or a written extension of the cure period signed by both Parties, if the default is not cured within the thirty-day cure period, the non-defaulting Party may pursue all available legal and equitable remedies, including specific performance. All remedies will be cumulative, and the pursuit of one remedy will not constitute an election of remedies or waiver of the right to pursue other available remedies. In addition to other remedies, County may withhold acceptance of roads within the Developer’s Property for County maintenance for non-compliance with this Agreement.
12. **TERMINATION FOR FAILURE TO BEGIN DEVELOPMENT.** Provided that County gives prior written notice, and Developer fails to cure within 90 days of receipt of the notice, County shall have the right to terminate this Development Agreement if on or before January 1, 2035, Developer (a) has not completed construction of 95% of the roads and streets, and (b) has not sold to builders at least 5% of the lots. Upon said termination by County, this Agreement shall have no further force and effect.
13. **NOTICES.** All notices for this Agreement shall be in writing and may be affected by sending notice by registered or certified mail, return receipt requested, to the addresses below. Notice shall be deemed given three (3) business days after deposited with the United States Postal Services with sufficient postage affixed. A party may change its address for notices by giving notice to the other Party in accordance with this section.

Notices mailed to County:

County Judge
425 FM 1488, Ste. 106

Contract ID# _____

Hempstead, Texas 77445

With a Copy to Attorney:

Randle Law Office
Attn: J. Grady Randle
820 Gessner, Suite 1570
Houston, Texas 77024

Notices mailed to Developer:

Aqu Hockley Project, LLC
Attn: Srini Gogineni
6464 Savoy Drive, Suite 865
Houston, Texas 77036

With a Copy to Attorney:

ABHR LLP
Attn: Sanjay Bapat
3200 Southwest Freeway
Houston, Texas 77027
sbapat@abhr.com

14. **AUTHORITY FOR EXECUTION.** The Waller County Commissioners Court is the contracting authority for County. The County hereby certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted in conformity with County ordinances and the laws of the State of Texas. The Developer hereby certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted in conformity with Developer's governing documents.
15. **TIME IS OF THE ESSENCE.** Time is of the essence with respect to all provisions of this Agreement and its Exhibits that specify a time for performance; provided, however, that this shall not be construed to limit or deprive a Party of the benefits that it may have pursuant to any lawful excuse for delay under this Agreement.
16. **FORCE MAJEURE.** In this Agreement, *force majeure* shall mean acts of God, strikes, riots, epidemics, fires, hurricanes, natural disasters, or other causes not reasonably within the control of the Parties that impact a Party's ability to perform in a timely manner with the provisions of this Agreement. If a Party is wholly or partially unable to perform its obligations under this Agreement due to *force majeure*, then such Party shall give written notice to the other Party within ten (10) days of the occurrence of a *force majeure* event. While a *force majeure* event may delay or postpone a Party's obligations during the continuance of an inability to perform, a *force majeure* event will not waive or alter the substance of a Party's obligations under this Agreement. The Party claiming *force majeure* shall make reasonable efforts to remove or overcome its inability to perform and resume its obligations as soon as practicable.
17. **SEVERABILITY.** If any court of competent jurisdiction determines that any provision of this Agreement is invalid or unenforceable, that provision shall be fully severable. This Agreement shall be construed and enforced as if the invalid or unenforceable provision had never been part of the Agreement, and the remaining provisions of this

Contract ID# _____

Agreement shall remain in full force and effect. Any provision deemed invalid or unenforceable shall be automatically replaced with a provision as similar as possible to the original provision in terms that make the provision valid and enforceable.

18. **JURISDICTION, VENUE, AND GOVERNING LAW.** This Agreement shall be governed by the laws of the State of Texas, without regard to its conflict of laws provisions. Jurisdiction and venue for disputes over this Agreement shall lie exclusively in Waller County, Texas for state claims and the Southern District of Texas for federal claims.

19. **NO JOINT VENTURE.** This Agreement does not create a joint venture or partnership between the Parties. County and its past, present, and future officers, employees, agents, and officials do not assume any responsibilities or liabilities to any third party in connection with the development of Developer's Property.

20. **NO THIRD-PARTY BENEFICIARIES.** This Agreement does not benefit any third parties and does not create any third-party beneficiary rights in any person or entity who is not a Party to this Agreement.

21. **GOVERNMENTAL VERIFICATIONS.** Developer hereby verifies, in compliance with Section 2270.002 of the Texas Government Code, that it does not boycott Israel and that it will not boycott Israel during the term of this Agreement. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action make for ordinary business purposes.

Developer hereby verifies, in compliance with Section 2274.002 of the Texas Government Code, that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not

discriminate against a firearm entity or firearm trade association during the term of this Agreement. “Discriminate against a firearm entity or firearm trade association” means refusing to engage in the trade or any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association; refraining from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or terminating an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association.

Developer hereby verifies, in compliance with Section 2276.002 of the Texas Government Code, that it does not boycott energy companies and will not boycott energy companies during the term of this Agreement. “Boycott energy company” means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company engages in the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law, or does business with such a company.

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

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

Contract ID# _____

4) Exhibit B, then 5) Exhibit C.

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

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

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

Contract ID# _____

WALLER COUNTY

 Carbett “Trey” J. Duhon III
 County Judge

 Date

STATE OF TEXAS §
 §
 COUNTY OF WALLER §

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

 Notary Public, State of Texas

Contract ID# _____

AQU HOCKLEY PROJECT, LLC,
a Texas limited liability company

By: _____

[name]

[title]

Date

STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____,
2025_ by _____, _____ [title] _____ of _[company name] _____,
on behalf of _____, a _____
company.

Notary Public

Contract ID# _____

EXHIBITS

Exhibit A – Real Property Description

Exhibit B – Plan of Development

Exhibit C – General Land Plan

Exhibit D – Variances

Exhibit E – Memorandum of
Agreement

Exhibit F – Estimated Costs for
Contract Deputy

Exhibit G – Margerstadt Road

Contract ID# _____

Exhibit A

Real Property Description

Contract ID# _____

Exhibit B

Plan of Development

Contract ID# _____

Exhibit C

General Land Plan

Contract ID# _____

Exhibit D

Approved Variances

Contract ID# _____

Exhibit E

Memorandum of Agreement

Contract ID# _____

MEMORANDUM OF AGREEMENT

This is a Memorandum of Agreement of the Subdivision Development Agreement Between Waller County, Texas and Aqu Hockley Project, LLC for Sandhill Reserve and Falcon Manor Subdivisions (“Agreement”). The Agreement, dated effective _____, 2025, is identified as Contract ID # _____ in the Official Public Records of Waller County, Texas. Notice is hereby given that the real property described in Exhibit A-1 and Exhibit A-2 attached hereto and incorporated herein by this reference is subject to the Agreement. A copy of the Agreement may be obtained from the Waller County Clerk’s Office.

[The remainder of this page is intentionally blank. Signatures follow on next pages]

Contract ID# _____

WALLER COUNTY

Carbett "Trey" J. Duhon III
County Judge

Date

STATE OF TEXAS §
 §
COUNTY OF WALLER §

This instrument was acknowledged before me on the _____ day of _____,
202____ by Carbett "Trey" J. Duhon III, Waller County Judge, on behalf of Waller County, Texas,
a political subdivision of the State of Texas.

Notary Public, State of Texas

Contract ID# _____

Aqu Hockley Project, LLC

A Texas limited liability company

By: _____

[name]

[title]

Date

STATE OF TEXAS §
 §
 COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____,
 202____ by _____ [title] _____ of Aqu Hockley Project, LLC, on
 behalf of Aqu Hockley Project, LLC, a Texas limited liability company.

Notary Public

Contract ID# _____

Exhibit F**Estimated Costs for Sherrif's Deputy Contract**

		90% (Car 100%)	10%
		PERCENTAGE	
516 - Sheriff's Administration	TOTAL CONTRACT	CONTRACT PAY	WC & WCSO PAY
510019 - Staff Salary	\$68,821.00	\$61,938.90	\$6,882.10
510026 - Certification Pay	\$3,600.00	\$3,240.00	\$360.00
520000 - Longevity	\$0.00	\$0.00	\$0.00
520100 - Social Security	\$5,540.00	\$4,986.00	\$554.00
520201 - TCDRS	\$8,169.00	\$7,352.10	\$816.90
	\$86,130.00	\$77,517.00	\$8,613.00
516- Expenses			
530204 - K9 Dog Supplies	\$0.00	\$0.00	\$0.00
533000 - Fuel and Oil	\$12,000.00	\$10,800.00	\$1,200.00
563000 - Training and Conference	\$1,000.00	\$900.00	\$100.00
563900 - Uniforms	\$5,400.00	\$4,860.00	\$540.00
581700 - Equipment	\$10,500.00	\$9,450.00	\$1,050.00
581816 - AirCard/Wireless	\$90.00	\$81.00	\$9.00
	\$28,990.00	\$26,091.00	\$2,899.00
Department 411 - Insurance			
125-411-560300 - Liability Ins	\$800.00	\$720.00	\$80.00
	\$800.00	\$720.00	\$80.00
Department 685 - Employee Benefits			
125-685-520303 - Health Insurance	\$23,493.60	\$21,144.24	\$2,349.36
125-685-520400 - Worker's Compensation	\$1,038.89	\$935.00	\$103.89
125-685-520500 - Unemployment	\$72.42	\$65.18	\$7.24
	\$24,604.91	\$22,144.42	\$2,460.49
518 - Law Enforcement Vehicle Maint			
		100%	
536400- Part and Repairs	\$9,000.00	\$9,000.00	\$0.00
581700 - Equipment	\$140,000.00	\$140,000.00	\$0.00
	\$149,000.00	\$149,000.00	\$0.00
TOTAL	\$289,524.91	\$275,472.42	\$14,052.49

Contract ID# _____

Exhibit G

Margerstradt Road Exhibit

**SUBDIVISION DEVELOPMENT AGREEMENT BETWEEN
WALLER COUNTY, TEXAS,
TPG AG EHC III (EMP) MULTI STATE 1, LLC AND
JBZ SLM KATY LAND, LLC
FOR FIELDSTONE LANDING SUBDIVISION**

This Subdivision Development Agreement with attached exhibits (“Agreement”) is entered into by and between Waller County, Texas (“County”), a political subdivision of the State of Texas, TPG AG EHC III (EMP) Multi State 1, LLC, a Delaware limited liability company (“TPG”), and JBZ SLM Katy Land, LLC, a Texas limited liability company (“JBZ”, and, together with TPG, the “Developers”), both of which LLC’s are registered with the Texas Secretary of State to conduct business in Texas, for the subdivision, and is effective as of _____, 2025. County and Developers are sometimes referred to herein collectively as the “Parties” and individually as a “Party.”

Recitals

WHEREAS, JBZ has purchased approximately 151.497 acres of real property located in Waller County, Texas (“Developer’s Property”), which is more particularly described by metes and bounds in the legal description found in Exhibit A – Real Property Description (“Exhibit A”), and which will be developed into the Fieldstone Landing subdivision (“Fieldstone Landing”); and

WHEREAS, JBZ has filed a petition for the creation of Waller County MUD No. 68 (the “District”) with the Texas Commission on Environmental Quality (the “TCEQ”); and

WHEREAS, Developers desire to develop Developer’s Property in accordance with the uses, layout, configuration, lot sizes, lot widths, landscaping, and traffic circulation patterns detailed in the plan of development attached hereto as Exhibit B – Plan of Development (“Exhibit B” or “Plan of Development”), as well as the general land plan attached hereto as

Exhibit C – General Land Plan (“Exhibit C” or “General Land Plan”), in accordance with the variances approved by the County attached hereto as Exhibit D – Variances (“Exhibit D” or “Variances”), and with the memorandum of agreement attached hereto as Exhibit E – Memorandum of Agreement (“Exhibit E” or “MOU”); and

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

WHEREAS, County desires that the project be developed on the Developer’s Property and expects to receive a benefit from the development; and

WHEREAS, in exchange for the approval of certain variances needed to facilitate the development of Developer’s Property, Developers agree to complete the development subject to certain construction and development standards, which are more particularly described in the Plan of Development attached hereto and hereby incorporated.

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

1. **INTEGRATION OF RECITALS.** The Parties agree that the foregoing recitals are true and accurate and constitute matters agreed to herein, and that the recitals are made a part hereof for all purposes.
2. **PURPOSE.** The purpose of this Agreement is to provide for the responsible construction of the appropriate and necessary infrastructure for Fieldstone Landing subdivision. The Parties shall coordinate the development of certain aspects of Developer’s Property as detailed in Exhibits A, B, C, D, and E. Developers agree to comply with the terms of this Agreement and its attached Exhibits while developing Developer’s Property.

3. **AUTHORITY.** The County is entering into this Agreement under the authority of the Constitution and laws of the State of Texas.
4. **ASSIGNMENT.** The Parties acknowledge that rights and obligations under this Agreement are intended to facilitate the development of Developer's Property in accordance with the terms of this Agreement and its Exhibits. While Developers and their affiliate entities will be the primary actors 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 Developers, as long as construction complies with the terms of this Agreement. Assignment of this Agreement to a different developer or other person or entity shall require the written agreement of County. For the purposes of this Agreement, the term "Affiliate" means (a) an entity that directly or indirectly controls, is controlled by or is under common control with either or both of the Developers, or (b) an entity at least five percent of whose economic interest is owned by either or both Developers or an entity that directly or indirectly controls, is controlled by, or is under common control with either or both Developers; and the term "control" means the power to direct the management of such entity through voting rights, ownership or contractual obligations.
5. **AMENDMENTS AND WAIVERS.** Amendments to this Agreement, including to any Exhibits, must be in writing and signed by both Parties. Verbal amendments or deviations from the requirements herein are not effective or binding. Any failure by a Party to insist upon strict performance by the other Party of any provision of this Agreement will not, regardless of length of time during which that failure continues, be deemed a waiver of that Party's right to insist upon strict compliance with all terms of this Agreement. Any enforceable waiver of a provision of this Agreement must be in writing and signed by all Parties, and such waiver shall only be effective as to the specific default and the specific time period set forth in the waiver. A written waiver will not constitute a waiver of any subsequent default or right to require performance of the same or any other provision of this Agreement in the future.

6. **COVENANT RUNNING WITH THE LAND.** This Agreement shall constitute a covenant that runs with the land and is binding on future owners of Developer's Property. A copy of this Agreement shall be recorded in the Official Public Records of Waller County, Texas.
7. **VESTED DEVELOPMENT RIGHTS.** Upon the mutual execution of this Agreement, County and Developers agree that the covenants, agreements, and privileges regarding the development of Developer's Property between County and Developers as set forth in this Agreement and its Exhibits (the "Development Rights") shall be deemed to have vested, as provided by Texas Local Government Code Chapter 245, as of the Effective Date.
8. **VARIANCES.** County has granted the Variances set forth in Exhibit D prior to the execution and approval of this Agreement. As such, the granted Variances are included in the vested Development Rights regarding the development of the Developer's Property under this Agreement.
9. **RESTRICTIVE COVENANTS.** The restrictive covenants applicable to Developer's Property shall require that each home constructed within Developer's Property shall have a minimum of 4 feet of masonry on the front and side elevations of each home.
10. **LAW ENFORCEMENT.** Upon 100% build-out within Waller County Municipal Utility District No. 68 (the "District"), Developers shall undertake reasonable best efforts to cause the Board of Directors of the District or cause any property owner's association created by either Developer (the "POA") to enter into a partial contract with the Waller County Sheriff's Department to provide supplemental law enforcement services for Developer's Property.
11. **DEFAULT.** No Party shall be deemed in default of any provision of this Agreement until the expiration of thirty (30) days following the receipt of notice of default from another Party, during which time the defaulting Party may cure the default. Absent *force majeure* or a written extension of the cure period signed by all Parties, if the default is

not cured within the thirty-day cure period, the non-defaulting Party or Parties may pursue all available legal and equitable remedies, including specific performance. All remedies will be cumulative, and the pursuit of one remedy will not constitute an election of remedies or waiver of the right to pursue other available remedies. In addition to other remedies, County may withhold acceptance of roads within Developer's Property for County maintenance for non-compliance with this Agreement.

12. TERMINATION FOR FAILURE TO BEGIN DEVELOPMENT. Provided that County gives prior written notice, and Developers fail to cure within 90 days of receipt of the notice, County shall have the right to terminate this Development Agreement if on or before December 31, 2030 Developers have not sold to builders at least 5% of the lots. Upon said termination by County, this Agreement shall have no further force and effect.

13. NOTICES. All notices for this Agreement shall be in writing and may be affected by sending notice by registered or certified mail, return receipt requested, to the addresses below. Notice shall be deemed given three (3) business days after deposited with the United States Postal Services with sufficient postage affixed. A party may change its address for notices by giving notice to the other Party or Parties in accordance with this section.

Notices mailed to County:

County Judge
425 FM 1488, Ste. 106
Hempstead, Texas 77445

With a Copy to Attorney:

Randle Law Office
Attn: J. Grady Randle
820 Gessner, Suite 1570
Houston, Texas 77024

Notices mailed to Developers:
JBZ:

JBZ SLM Katy Land, LLC
Attn: Chett Wignall
7906 North Sam Houston Parkway,
Suite 102
Houston, Texas 77064
Email: chett.wignall@historymaker.com

TPG:

TPG AG EHC III (EMP) MULTI STATE
1, LLC
Attn: Weston Koerper
10235 West Little York, Suite 300
Houston, Texas 77040
Email: wkorper@empirecommunities.com

with a copy to:

Allen Boone Humphries Robinson LLP
Attn: Sanjay Bapat
3200 Southwest Freeway, Suite 2600
Houston, Texas 77027
Email: sbapat@abhr.com

14. AUTHORITY FOR EXECUTION. The Waller County Commissioners Court is the contracting authority for County. The County hereby certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted in conformity with County ordinances and the laws of the State of Texas. The Developers hereby certify, represent, and warrant that the execution of this Agreement is duly authorized and adopted in conformity with Developers' governing documents.

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

16. FORCE MAJEURE. In this Agreement, *force majeure* shall mean acts of God, strikes, riots, epidemics, fires, hurricanes, natural disasters, or other causes not reasonably

within the control of the Parties that impact a Party's ability to perform in a timely manner with the provisions of this Agreement. If a Party is wholly or partially unable to perform its obligations under this Agreement due to *force majeure*, then such Party shall give written notice to the other Parties within ten (10) days of the occurrence of a *force majeure* event. While a *force majeure* event may delay or postpone a Party's obligations during the continuance of an inability to perform, a *force majeure* event will not waive or alter the substance of a Party's obligations under this Agreement. The Party claiming *force majeure* shall make reasonable efforts to remove or overcome its inability to perform and resume its obligations as soon as practicable.

17. **SEVERABILITY.** If any court of competent jurisdiction determines that any provision of this Agreement is invalid or unenforceable, that provision shall be fully severable. This Agreement shall be construed and enforced as if the invalid or unenforceable provision had never been part of the Agreement, and the remaining provisions of this Agreement shall remain in full force and effect. Any provision deemed invalid or unenforceable shall be automatically replaced with a provision as similar as possible to the original provision in terms that make the provision valid and enforceable.

18. **JURISDICTION, VENUE, AND GOVERNING LAW.** This Agreement shall be governed by the laws of the State of Texas, without regard to its conflict of laws provisions. Jurisdiction and venue for disputes over this Agreement shall lie exclusively in Waller County, Texas for state claims and the Southern District of Texas for federal claims.

19. **NO JOINT VENTURE.** This Agreement does not create a joint venture or partnership between the Parties. County and its past, present, and future officers, employees, agents, and officials do not assume any responsibilities or liabilities to any third party in connection with the development of Developer's Property.

20. **NO THIRD-PARTY BENEFICIARIES.** This Agreement does not benefit any third parties and does not create any third-party beneficiary rights in any person or entity who

is not a Party to this Agreement.

21. **GOVERNMENTAL VERIFICATIONS.** Developers hereby verify, in compliance with Section 2270.002 of the Texas Government Code, that they do not boycott Israel and that neither JBZ nor TPG will boycott Israel during the term of this Agreement. “Boycott Israel” means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action make for ordinary business purposes.

Developers hereby verify, in compliance with Section 2274.002 of the Texas Government Code, that neither JBZ nor TPG has a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and that neither JBZ nor TPG will discriminate against a firearm entity or firearm trade association during the term of this Agreement. “Discriminate against a firearm entity or firearm trade association” means refusing to engage in the trade or any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association; refraining from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or terminating an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association.

Developers hereby verify, in compliance with Section 2276.002 of the Texas Government Code, that neither JBZ nor TPG boycotts energy companies and that neither JBZ nor TPG will boycott energy companies during the term of this Agreement. “Boycott energy company” means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company engages in the exploration, production, utilization, transportation, sale, or manufacture of

fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law, or does business with such a company.

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

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

23. DISCLOSURE OF INTERESTED PARTIES. Developers hereby affirm that both JBZ and TPG are required to electronically file Form 1295 with the Texas Comptroller, a disclosure of interested parties, prior to the execution and approval of this Agreement.

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

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

WALLER COUNTY

Carbett “Trey” J. Duhon III
County Judge

Date

STATE OF TEXAS §
 §
COUNTY OF WALLER §

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

Notary Public, State of Texas

JBZ SLM KATY LAND, LLC,
a Texas limited liability company

By: _____

Date

STATE OF _____ §
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____,
2025 by _____, _____ of JBZ SLM KATY LAND, LLC, on behalf of
JBZ SLM KATY LAND, LLC, a Texas limited liability company.

Notary Public

TPG AG EHC III (EMP) MULTI STATE 1, LLC

A Delaware limited liability company

By: Essential Houston Asset
Management, LLC, an
Arizona limited liability
company, its Authorized
Agent

By: _____

Name: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2025 by _____ of _____, on behalf of Essential Housing Asset Management, LLC, an Arizona limited liability company and Authorized Agent of TPG AG EHC III (EMP) Multi State 1, LLC, a Delaware limited liability company, on behalf of said limited liability company.

Notary Public, State of Texas

EXHIBITS

Exhibit A – Real Property Description

Exhibit B – Plan of Development

Exhibit C – General Land Plan

Exhibit D – Approved Variances

Exhibit E – Memorandum of Agreement

Exhibit A

Real Property Description

METES AND BOUNDS DESCRIPTION FOR
PROPOSED WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 68

A 151.497 acre, or 6,599,198 square feet more or less, tract of land, being all of that called 131.503-acre tract conveyed to Holigan Farm and Ranch LLC and described in Clerk's File Number (C.F. NO.) 2110235 of the Official Public Records of Waller County (O.P.R.W.C.) and all of that called 20.00-acre tract of land conveyed to Kim N. Bach. and described in a deed recorded in C.F. NO. 11103418 O.P.R.W.C., Texas, situated in the Fred Eule Survey, Abstract 375, Waller County, Texas. Said 151.497-acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

BEGINNING: At a 1 inch iron rod found for the northwest corner of the said 131.503-acre tract, the southwest corner of a called 2.00-acre tract of land conveyed to Jacqueline S. Vaglienty, et al as described in a deed recorded in Clerk's File No. 1005600 in the Official Public Records of Waller County, and in the east line of a called 12.370-acre tract of land conveyed to JR Evergreen, LLC as described in a deed recorded in Clerk's File No. 1807971 in the Official Public Record of Waller County, Texas;

THENCE: N 88°00'03" E, along and with the common line between said 131.503-acre tract and said 2.00-acre tract, passing at a distance of 499.00 feet, a found 5/8 inch iron rod, continuing for a total distance of 529.42 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" to be set for the southwest corner of said 20.00 acre tract;

THENCE: N 01°59'16" W, along and with the east line of the following tracts; a called 2.00 acre tract conveyed to Jacqueline S. Vaglienty, et al in C.F. No. 1005600 O.P.R.W.C., a called 11.940 acre tract (tract 2) and a called 5.0 acre tract (tract 1) conveyed to Karyn M. Johnson in C.F. No. 011825 O.P.R.W.C., a called 15.033 acre tract conveyed to NSR Katy Investments, LLC in C.F. No. 1807223 O.P.R.W.C., the west line of said 20.000 acre tract, passing at a distance of 2586.29 feet, a found 1 inch iron pipe, continuing for a total distance of 2626.29 feet to a 1 inch iron rod found for the northwest corner of said 20.000 acre tract, the northeast corner of said 15.033 acre tract and in the centerline of said Beckendorff Road;

THENCE: N 88°00'01" E, along and with the north line of said 20.00-acre tract and the centerline of Beckendorff Road, a distance of 331.62 feet to a ½ inch iron rod found for the northeast corner of said 20.00-acre tract, the northwest corner of a called remainder of a 5.450 acre tract of land conveyed to Genaro Caballero in Clerk's File No. 1002670 O.P.R.W.C.;

THENCE: S 01°59'16" E, along and with the west lines of the following tracts: the remainder of a said 5.450 acre tract, a called 1.500 acres conveyed to Espiridion Gonzalez Hernandez, et ux in C.F. No. 2004829 O.P.R.W.C., a called 1.500 acres conveyed to Alberto Guzman Flores, et ux in C.F. No. 2004830 O.P.R.W.C the remainder of a called 5.000 acre tract conveyed to Miguel Pedraza Morelos, et ux in C.F. No. 2002557

September 24, 2024

K:\survey\Survey24\49126-24\Word\2135-24_SEED.docx September 18, 2015

O.P.R.W.C., a called 1.5 acre tract conveyed to Miguel Angel Pedaza Morelos, et ux in C.F. No. 2401862 O.P.R.W.C., a called 5.000 acre tract conveyed to Manuel Abarca, et al in C.F. No. 1204735 O.P.R.W.C., a called 5.000 acre tract conveyed to Ana Laura Soto Torres, et al in C.F. No. 1704995 O.P.R.W.C., a called 4.999 acre tract (Tract 3) conveyed to Cecilla Bonilla in C.F. No. 2001539 O.P.R.W.C., a called 4.998 acre tract conveyed to Mark L Bing in C.F. No. 1805108 O.P.R.W.C., passing at a distance of 30.17, 1.66 feet right, a ½ inch iron rod found, continuing for a total distance of 2626.29 feet to a point for the southeast corner of the herein described tract, being the south common corner between said 20.000 acre tract and said 4.998 acre tract, and in the north line of a called 131.503 acre tract conveyed to Holigan Farm and Ranch LLC in C.F. No. 2110235 O.P.R.W.C., from which a ½ inch iron rod found bears S49°34'49"W a distance of 0.65 feet;

THENCE: N 88°00'03" E , along and with the common line between the following tracts: a called 4.998-acre tract of land conveyed to Mark L. Bing, Clerk's File No. 1805108, a called 4.502-acre tract of land conveyed to Cecilla Bonilla, Clerks File No. 2001539, a called 2.00-acre tract of land conveyed to Issac Cano, Clerk's File No. 1608488, and a called 4.000-acre tract of land conveyed to Rosalinda Ortega, Clerk's File No. 802246, all recorded in the Official Public Record of Waller County, Texas, a distance of 1813.80 feet to a 5/8-inch iron rod with cap stamped "Pape-Dawson" set for the northeast corner of said 131.503 acre tract,

THENCE: S 01°57'39" E, along and with the east line of said 131.503-acre tract, the west line of a called 655.54-acre tract of land conveyed to Astro Sunterra as described in a deed recorded in Clerk's File No. 2115246 in the Official Public Record of Waller County, Texas, a distance of 1397.15 feet to a 5/8-inch iron rod with cap stamped "Pape-Dawson" set for a southeast corner of said 131.503-acre tract, the northeast corner of a called 31.111-acre tract of land conveyed to Cypress Prairie Mitigation, LLC as described in a deed recorded in Clerk's File No. 2101670 in the Official Public Record of Waller County, Texas, and in the west line of said 655.54 acre tract;

THENCE: Departing a west line of said 655.54-acre tract, along and with the common line of said 131.503-acre tract and said 31.111-acre tract the following courses and distances:

S 86°20'48" W, a distance of 503.97 feet to a 5/8-inch iron rod with cap stamped "West Belt Surveying" found for corner,

S 49°47'33" W, a distance of 115.43 feet to a 5/8-inch iron rod found for corner,

S 19°50'19" W, a distance of 148.65 feet to a 5/8-inch iron rod found for corner,

S 01°43'11" E, a distance of 321.76 feet to a 5/8-inch iron rod with cap stamped "West Belt Surveying" found for corner,

S 88°16'49" W, a distance of 361.71 feet to a 5/8-inch iron rod with cap stamped "West Belt Surveying" found for corner,

September 24, 2024

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S 01°43'11" E, a distance of 169.04 feet to a 5/8-inch iron rod with cap stamped "West Belt Surveying" found for corner,

S 88°17'28" W, a distance of 118.54 feet to a 5/8-inch iron rod with cap stamped "West Belt Surveying" found for corner,

S 51°40'58" W, a distance of 271.71 feet to a 5/8-inch iron rod with cap stamped "West Belt Surveying" found for corner,

S 88°17'28" W, a distance of 349.55 feet to a 5/8-inch iron rod with cap stamped "West Belt Surveying" found for corner, and

S 04°19'00" E, a distance of 380.76 feet to a 5/8-inch iron rod with cap stamped "Pape-Dawson" set for a southeast corner of said 131.503-acre tract, the southwest corner of said 31.111-acre tract and a north line of the aforementioned 655.54-acre tract;

THENCE: S 88°17'28" W, along and with the south line of said 131.503-acre tract, and the north line of said 655.54-acre tract, a distance of 984.78 feet a 5/8-inch iron rod with cap stamped "Pape-Dawson" set for the southwest corner of said 131.503-acre tract, a northwest corner of said 655.54-acre tract and a southeast corner of a called 14.837-acre tract of land conveyed to Waller County Municipal Utility District No. 9B, as described in a deed recorded in Clerk's File No. 1802143 in the Office Public Records of Waller County, Texas;

THENCE: N 02°04'43" W, along and with the west line of said 131.503-acre tract, the east line of a said 14.837 acre tract, and the east line of said 12.370 acre tract, , a distance of 2644.12 feet to the POINT OF BEGINNING, and containing 151.497 acres in the City of Waller County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared under job number 49126-24 by Pape-Dawson Engineers, Inc.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF "AN ON THE GROUND SURVEY" AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

PREPARED BY: Pape-Dawson Engineers, Inc.
 DATE: 09/24/204
 JOB NO. 49126-24
 DOC. ID.



September 24, 2024

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Exhibit B

Plan of Development

EXHIBIT B**Plan of Development****Fieldstone Landing****(+/-151 Acres) in Waller County, Texas**

INTRODUCTION AND PROPERTY LOCATION

Fieldstone Landing Subdivision (“Fieldstone Landing” or “Subdivision”) is a single-family residential community consisting of approximately 151 acres located northwest of the intersection of Schlipf Road and Stockdick Road, and extending to Beckendorf Road to the north (the “Property”). The Property is wholly located within Waller County and is not subject to any city’s extraterritorial jurisdiction. Fieldstone Landing shall be located entirely within Waller County Municipal Utility District No. 68 (“MUD”).

JBZ SLM Katy Land, LLC (“JBZ”) and TPG AG EHC III (EMP) Multi State 1, LLC (“TPG”) (collectively “Developers”) desire to construct a single-family residential community with the associated drainage and detention facilities and small neighborhood parks.

This Plan of Development (“PD”), its descriptions, rules, and regulations shall apply to the entirety of the Property. The PD is subject to the Subdivision Development Agreement between Waller County, Texas, TPG AG EHC III (EMP) Multi State 1, LLC, and JBZ SLM Katy Land, LLC for the Fieldstone Landing Subdivision (“Development Agreement”). The area of the PD is depicted on Exhibit A – Real Property Description (“Exhibit A”) and Exhibit C—General Land Plan (“Exhibit C” or “General Land Plan”), each of which are attached as exhibits to the Development Agreement.

LAND USE**Single-Family Residential**

Fieldstone Landing will consist of +/-411 single-family residential lots. The General Land Plan, attached to the Development Agreement as Exhibit C, illustrates the proposed layout of residential lots, roadways, open space, and drainage areas.

Multifamily/Build-to-Rent Prohibition

Developer shall cause the restrictive covenants and conditions (“RCCs”) affecting the lots and running with the land to prohibit the construction of any multifamily buildings or build-to-rent homes within Fieldstone Landing.

Law Enforcement

Upon 100% build-out within the MUD, Developers shall undertake reasonable best efforts to cause the Board of Directors of the MUD or cause the POA, if applicable, to enter into a partial contract with the Waller County Sheriff’s Department to provide supplemental law enforcement services for Fieldstone Landing Subdivision.

Property Owners’ Association and Restrictions

Before either Developer sells or conveys by any means any of the lots in the Fieldstone Landing Subdivision, RCCs affecting the lots and running with the land shall be filed in the Waller County Real Property Records limiting the use of the land as described in the PD. The Developers may establish a property owners’ association (“POA”). The RCCs shall establish either the POA or the MUD as legally responsible for maintaining all common areas, recreation reserves, and community amenities not otherwise dedicated to the public. The RCCs shall also designate either the POA or the MUD as the body authorized and obliged to enforce the RCCs within Fieldstone Landing. All land and facilities dedicated to the MUD shall be maintained by the MUD.

DEVELOPMENT REGULATIONS

Fieldstone Landing Subdivision shall comply with all Waller County Subdivision and Development Regulations (“County S & D Regulations”) in effect at the time that the Development Agreement is approved, except as provided in Exhibit D to the Development Agreement (Variances) or if approved by a separate variance granted by the Waller County Commissioners Court.

Infrastructure and Utilities

Municipal Utility District (MUD)

Developer’s Property will be located within the MUD to support the financing and operation of public infrastructure and utility services.

Water and Sanitary Sewer

Water and sanitary sewer service will be owned and operated under the Certificate of Convenience and Necessity (“CCN”) of Quadvest, LP per the terms of the Agreement between JBZ and Quadvest, LP, attached to this PD as **Exhibit A**. The water distribution system will be designed and constructed per Title 30 Texas Administrative Code, Chapter

290 “Public Drinking Water”. The sanitary sewer system will be designed and constructed per Title 30 Texas Administrative Code, Chapter 217 “Design Criteria for Domestic Wastewater Systems”. Construction plans for the water and sanitary sewer system will be subject to review and approval by Waller County.

Associated Approved Variances (Exhibit D to the Development Agreement)

- No. 1 – No private water nor private septic will be provided for the subdivided lots.

Stormwater and Drainage

The Property is fully subject to the jurisdiction of the Brookshire Katy Drainage District (“BKDD”). Stormwater detention will be provided by a new pond within the Property. This pond will outfall to the BKDD channel on the Property’s eastern boundary. A floodplain fill mitigation pond will be excavated in the southwestern portion of the Property to mitigate BKDD-modelled floodplain along the Property boundary. Platted roadways will drain via storm sewer to the new onsite detention pond. Comprehensive details will be provided in the Drainage Impact Analysis and Construction Plans for Fieldstone Landing and are subject to review and approval by the County.

Access

Access will be provided via two existing roads:

Schlipf Road: Schlipf Road is a planned Waller County Major Thoroughfare that will have an ultimate 120’ right-of-way (“ROW”) and roadway section of two 24-foot travel-ways with a median. Per the Waller County Major Thoroughfare Plan, the roadway will align with the western boundary line of the Property. JBZ shall dedicate 60 feet of the ultimate 120-foot ROW and construct the eastern 24’ travel-way of the ultimate boulevard section, connecting Fieldstone Landing to the existing Schlipf Road/Stockdick Road intersection. The County and Developers acknowledge that when and if the County decides at a future date to obtain the remaining 60 feet of ROW from adjacent property to construct the western 24-foot travel-way, the construction thereof will require existing pipeline and existing drainage infrastructure consideration.

Beckendorf Road: Connection will be made to Beckendorf Road, an existing public road located on the north boundary of the Property, as depicted in the General Land Plan, attached to the Development Agreement as Exhibit C.

Roadway and Circulation Plan

Road Improvements

All internal roads will be constructed as public County ROWs and will comply with the County S & D Regulations applicable on the effective date of this Development Agreement, unless provided otherwise pursuant to a Variance granted herein, as described in Exhibit D attached to the Development Agreement, or pursuant to a separate variance approved by the County in writing.

Developers shall complete a traffic impact analysis (“TIA”) to detail road improvements required as a consequence of development of Developer’s Property. Developers shall pay 100% of the costs attributable to the design, engineering, and construction of any road improvements constructed pursuant to the TIA at the appropriate development milestone, which schedule shall be set forth in the TIA.

The eastern half of Schlipf Road described in the preceding “Access” section shall be constructed by the Developers.

Any roadway improvements required on the proposed Schlipf and Beckendorf Roads exceeding the requirements of the County S & D Regulations, such as traffic signals and turn lanes, shall be determined by the TIA and wholly subject to review and approval by the County. Developers shall pay 100% of the costs attributable to the design, engineering, and construction of any road improvements constructed pursuant to the TIA at the appropriate development milestone, which schedule shall be set forth in the TIA.

Future Traffic Signal at Stockdick Road and Schlipf Road Intersection

The County shall design and construct the traffic signal at the intersection of Stockdick Road and Schlipf Road (the “Traffic Signal”), as, if, and when required by the County’s Traffic Impact Analysis, and either the Developers or the District shall pay 33% (the “Developer’s Share”) of the costs attributable to the acquisition or construction of the Traffic Signal, including design costs, the costs of construction, acquisition, and installation; costs of acquiring necessary interests in real property and/or easements; costs of preparing plans and specifications and observing construction; costs related to storm water management, pollution control and wetlands mitigation; costs of acquiring necessary licenses or permits; costs of engineering and advertising services; costs of material and soil testing; change orders; fiscal, legal, administrative, advertising, and contingencies costs; platting; costs of legal proceedings or judgment; and all other times and expenses of a similar or different nature reasonably required for the construction or acquisition of the Traffic Signal, including contingencies (collectively, the “Construction Costs”). At least sixty (60) days prior to the approval by the County of the final plat within the current boundaries of Developer’s Property, the County shall provide an invoice to the Developers or the District, as applicable, setting forth Developer’s Share of the Construction Costs, to be due and payable by Developers or the District, as applicable,

to the County prior to the recordation of such final plat. It is understood and agreed that payment of Developer's Share shall not be due and payable by Developers or the District, as applicable, to the County prior to the recordation of the final plat within the current boundaries of Developer's Property, even if the Traffic Signal is constructed by the County prior to such date.

Thoroughfare Construction Costs

Upon 100% buildout within Waller County, Developers shall be required to pay a total cost equal to \$364,450.00 for road improvements required for Beckendorff Road and Stockdick Road as a result of the development of Developer's Property. Such payment shall not relieve Developer of requirements set forth in the TIA.

Associated Approved Variances (Exhibit D to the Development Agreement)

- No. 2) Maximum block lengths shall be lengthened along each Property boundary to accommodate unique site characteristics. Adjacent residential lots, wetlands, drainage channels, and drainage features, natural and proposed, prevent roadway extensions per County minimum block lengths.
- No. 3) Minimum side lot building lines shall be 10 feet on proposed local streets within the Property.
- No. 4) Schlipf Road shall be planned with an ultimate median width of 26 feet.
- No. 5) New Right-of-Way for local streets within the development shall be 50 feet.
- No. 6) New Right-of-Way for cul-de-sacs within the development shall have a radius of 60 feet.
- No. 7) New local streets within the development shall have a minimum centerline radius of 300 feet.

Public Improvements and Recreation Area

Contiguous Sidewalks

Developers agree to construct contiguous 5'-wide sidewalks along all new roads/internal streets and planned trails in Fieldstone Landing.

Improvements

Developers shall use reasonable best efforts to remove the culvert and road crossing located on the eastern edge of the Property that encroach on the drainage channel owned by the BKDD.

Trails shall be constructed and trees planted around the detention area described in the “Stormwater and Drainage” section above.

Perimeter fencing shall be constructed at locations generally depicted in **Exhibit B** attached to the PD. The fence shall not be wooden. The use of concrete panels, such as “Fencecrete”, is acceptable to the County. The minimum perimeter fence height shall be 7’.

Recreation Area

A +/- 1.9-acre public recreation area will be included within Fieldstone Landing. The recreation area will be a covered pavilion, restrooms, pickleball courts, and play areas. Construction of these amenities will be complete by the end of 2027.

Architectural Standards

The Developers will develop the lots in Fieldstone Landing according to the following architectural standards. These standards shall be included in the RCCs described in the “Property Owners’ Association and Restrictions” section above and shall be binding on all residential lots in Fieldstone Landing pursuant to the same.

Landscaping

Developers agree to design the lots in Fieldstone Landing so that all front yards are landscaped. Developers agree there shall be at least one tree planted in the front yard of each lot in Fieldstone Landing with a minimum caliper diameter of 3".

Façades

New homes within Fieldstone Landing shall incorporate masonry measuring a minimum of 4’ in height. Masonry shall be included on an additional two sides of each home.

The planned home elevations vary in architectural features; including but not limited to second story front balconies, various cedar finishes, and varying heightened roof features for added visual depth from the street. The subject homes are subject to applicable Waller County review and approval prior to permit release.

PHASING AND DEVELOPMENT ENTITY

The Property will be developed jointly by Developers with coordination on infrastructure and common elements. JBZ and TPG, however, will each be fully responsible for adherence to the terms of the Development Agreement as if each was the sole Developer of Fieldstone Landing.

The detention facilities described in the “Development Regulations” section above, serving all of Fieldstone Landing, will be placed in the initial phase of construction, which will begin in the fourth quarter of 2025.

The Property will be platted in three Sections, as depicted in the General Land Plan attached to the Development Agreement as Exhibit C. Construction of the public utilities and platted roadways is scheduled to be complete by the end of 2026.

VARIANCES

A list of approved variances from the County S & D Regulations is attached to the Development Agreement as Exhibit D. These variances accommodate site-specific conditions and design efficiency and have been reviewed and approved by the County.

Exhibit A to PD
Quadvest Agreement

**CONTRACT FOR THE DEVELOPMENT AND PURCHASE OF PUBLIC DRINKING
WATER AND SANITARY SEWER FACILITIES AND TRANSFER OF
GROUNDWATER INTERESTS IN WALLER COUNTY, TEXAS**

JBZ SLM Katy Land, LLC, a Texas limited liability company (“**Developer**”), and Quadvest, LP, a Texas limited partnership (“**Quadvest**”), enter into the following agreement (“**Contract**”) for Providing Water and Sewer Service to Developer’s proposed ±151.497 Acre single family home development at the intersection of Schlipf Road and Stockdick School Road in Waller County, Texas (the “**Development**”). Quadvest and Developer are each sometimes referred to herein as a “**Party**” or “**party**” and sometimes collectively as the “**Parties**” or “**parties**”.

WITNESSED:

WHEREAS, Developer requires a state certified retail public water and sewer utility and related facilities and improvements (hereinafter referred to as the “**Utility System**”) to serve the Development, planned to be comprised of approximately 440 single family residential homes to be developed within the real property described in **Exhibit A** attached hereto and made a part hereof (the “**Property**”);

WHEREAS, the Utility System will include: (i) water production facilities and related improvements, (“**Production Facilities**”) and wastewater treatment plant(s) and related improvements, including Waller County Municipal Utility District No. 9A Freeman Ranch Wastewater Treatment Plant (“**Wastewater Treatment Facilities**”) (the Production Facilities and Wastewater Treatment Facilities being collectively referred to as the “**Plants**”), both as further described on **Exhibit B-1** attached hereto and incorporated herein by reference and as may be expanded from time to time pursuant to the terms of this Contract, and (ii) water mains and sanitary sewer mains, lift stations and related improvements, located both onsite and offsite of the Property, as further described on **Exhibit B-2** attached hereto and incorporated herein by reference (the “**Utility System Mains**”); and

WHEREAS, Quadvest is a state-certificated water and sewer utility with many years of experience operating state-approved public utility systems in this region of the state and has adequate financing to complete the Utility System and perform its obligations hereunder; and

WHEREAS, Developer represents that it has adequate financing to complete the development and marketing of the Development; and

WHEREAS, Developer has caused the Property to opt out of the City of Houston extra-territorial jurisdiction (“**ETJ**”); and

WHEREAS, Developer is in the process of creating Waller County Municipal Utility District No. 68 (the “**District**”) for the purposes of, among other things, constructing, financing, and owning the Utility System Mains until such time as the District’s bonds issued to finance the acquisition and construction of the Utility System Mains (the “**District Bonds**”) have been discharged; and

WHEREAS, after the District Bonds have been discharged, Developer desires to convey, or cause to be conveyed, to Quadvest, in accordance with the terms hereof, certain real property rights and easements for the purpose of locating and operating the Plants (the “**Water Plant Site**”) and the lift stations (the “**Lift Station Sites**”), to be located at a mutually agreeable location on acreage within the Property, as generally shown on the general plan for the Development as set forth in **Exhibit C** (the “**General Plan**”); and

WHEREAS, Developer desires to sell and convey to Quadvest all of Developer’s right, title and interest in and to the groundwater in, on and under the Property (the “**Groundwater**”), and Developer represents to its knowledge based on reviewing a Commitment for Owner’s Policy of Title Insurance issued by Old Republic National Title Insurance Company on January 23, 2025, a copy of which Developer has provided to Quadvest, that the Groundwater has not previously been severed from the fee estate of the Property and Developer has made no prior conveyance of the Groundwater to any other party; and Developer represents that the Groundwater has not previously been severed from the fee estate of the Property and that Developer has made no prior conveyance of the Groundwater to any other party; and

WHEREAS, Quadvest has agreed to construct the Water Plant pursuant to the terms, provisions and conditions of this Contract and for consideration less profitable than Quadvest would charge other third parties in consideration for the conveyance of the Water Plant Site and Lift Station Sites to Quadvest and conditioned upon Developer’s agreement to (i) give the exclusive right to use the Utility System Mains to Quadvest during the time that the District Bonds are outstanding, then convey the Utility System Mains to Quadvest once the District Bonds have been discharged; (ii) transfer the Groundwater on the terms, provisions and conditions provided herein; and (iii) fund the Contribution Payment as further described herein; and

WHEREAS, under the provisions of Chapter 13 of the Texas Water Code, the holder of a certificate of convenience and necessity (“**CCN**”) may operate the Utility System for compensation and serve the consuming public with retail public utility services (water and sewer) through those facilities under the terms and conditions of a state-approved tariff(s); and

WHEREAS, after construction Developer, or the District upon assignment by Developer to the District, will own the Utility System Mains, but shall not have a CCN and approved water and sewer utility tariffs to operate same for the Development, and Quadvest will serve as the retail water and sewer provider for customers within the Development; and

WHEREAS, Quadvest owns and operates a state-certified retail public water utility/public drinking system (CCN #11612) and a state-permitted retail public sewer utility (CCN #20952) and desires to acquire the exclusive right to use the Utility System Mains during the time the District Bonds are outstanding, then purchase or otherwise acquire the Utility System Mains once the District Bonds have been discharged, and amend its CCNs to include the entirety of the Property with the support of Developer as set forth herein; and

WHEREAS, Developer and Quadvest enter into this Contract wherein Developer will, (i) give the exclusive right to Quadvest to use the Utility System Mains during the time the District Bonds are outstanding, then sell or otherwise convey the Utility System Mains to Quadvest once the District Bonds have been discharged, and (ii) sell or otherwise convey the Water Plant Site,

Lift Station Sites, and Groundwater to Quadvest subject to such approvals and contingencies as are recited herein; and

WHEREAS, it is the intent of this Contract for the Developer to assign all of its rights, title, obligation, and responsibilities other than payment obligations to the District; and

WHEREAS, Developer and Quadvest desire to enter into this Contract to establish the terms, conditions, and procedures under which Quadvest will be the exclusive retail water and wastewater service provider to the Development.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES AND COVENANTS HEREIN CONTAINED, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, THE PARTIES COVENANT, STIPULATE AND DECLARE AS FOLLOWS:

ARTICLE 1 UTILITY SYSTEM MAINS AND UTILITY SYSTEM

(1) Developer has engaged Pape-Dawson Consulting Engineers, LLC (the “**Engineer**”) to design the Utility Systems Mains, which shall include all lines and connections sufficient to connect to the Plants, in a manner that meets Texas State regulations and is consistent with the sound engineering principles and Quadvest’s construction and operational requirements. The Engineer will provide a final draft of all associated drawings, designs, and computations (the “**Planning Documents**”) on a section-by-section basis to Quadvest for its review and approval in accordance with this Contract prior to the Engineer submitting same to public authorities for their required approvals. Quadvest shall have ten (10) business days from the date of written notice of completion of the Planning Documents by Developer to review the Planning Documents and propose modifications to them, which Developer shall incorporate to the extent reasonable for the long-term use and operation of the Utility System Mains. Should Quadvest not provide comments within such ten (10) business day period, the Planning Documents shall be deemed approved by Quadvest. Quadvest acknowledges that if Quadvest requests any modifications after Quadvest has accepted and approved the Planning Documents for a specific section and after the bid package for the section has been advertised for public bid, then any additional costs incurred by the Developer for such changes shall be paid for by Quadvest within thirty (30) business days of the change order being approved by the Developer or District, as applicable.

(2) Developer’s obligations pursuant to Paragraph (1) of this Article 1 include the obligation for designing, engineering, and connecting off-site lines to existing lines owned and operated by Quadvest as defined below and identified on Exhibit B-2, reflecting the understanding of the parties that:

- a. Initially up to 100 equivalent single family connections (ESFCs) will be served by an existing water line from the Freeman Ranch Water Plant and will be connected at a location identified on Exhibit B-2.
- b. Wastewater Treatment will be provided by the existing Waller County Municipal Utility District No. 9A Freeman Ranch Wastewater Treatment Plant owned and

operated by Quadvest. The Developer will install a force main from the Lift Station to a point of connection to the existing Quadvest force main at a location identified on Exhibit B-2.

(3) Developer agrees to cause all of the work to be performed for the construction and installation of the Utility System Mains (including any Lift Stations not otherwise located within the boundaries of a Lift Station Site) to be situated on either the Property or Lift Station Sites. Developer shall use the most current methods in constructing the Utility System Mains consistent with sound civil engineering design and construction standards, long-term durability, and minimization of future repair and maintenance costs. Developer shall perform all work in conformance with the Planning Documents as approved by all applicable governmental authorities. Upon the completion of the Utility System Mains (or, as applicable, upon completion of each phase of the Utility System Mains), Developer shall conduct hydrostatic testing on the water lines and force mains and Mandrel testing and leakage testing on the sanitary sewer lines and present the results of those tests to Quadvest.

(4) The Utility System Mains as installed shall be subject to Quadvest's approval, which approval shall not be unreasonably withheld.

(5) The Parties understand that the District will issue bonds from time to time, for purposes of purchasing and constructing or otherwise acquiring the Utility System Mains and all related appurtenances and providing for developer interest, any necessary capitalized interest, and any necessary costs of issuance. The District Bonds shall be secured solely by revenues collected from an ad valorem tax levied by the District and shall not contain any pledge of revenues from the operations of the Utility System. The District shall own the Utility System Mains, subject to this Contract, while the District Bonds are outstanding. At the earlier of the date the District Bonds have been discharged or the date of a separate written agreement between the Parties, the District shall convey the Water Plant Site and Lift Station Sites to Quadvest pursuant to the Deed (as defined below) and the Utility System Mains to Quadvest pursuant to a bill of sale in substantially the same form as set forth in **Exhibit D**, free and clear of any liens.

(6) During the time the District Bonds are outstanding and the District owns the Utility System Mains, the Developer shall provide that the District grants to Quadvest the exclusive right to use the Utility System Mains to serve customers within the District and the boundaries of the Quadvest water and sewer CCNs. This right granted to Quadvest does not relieve Quadvest of its regulatory obligation to provide safe, continuous, and adequate water and sewer service to customers within the Development.

(7) Developer shall file, or cause to be filed, a final plat or final plats for each phase of the Development generally consistent with the General Plan (each, a "**Final Plat**"), and such Final Plat(s) shall establish the following:

- (a) the Water Plant Site;
- (b) the Lift Station Sites;
- (c) non-exclusive public utility easements for the construction, installation and

operation of the Utility System Mains, including the water transmission and distribution lines and sewer collection and transmission lines, with a minimum width of ten feet (10') providing access from those lines to an adjacent public roads right-of-way and for the safe and efficient operation of the Utility System being in substantially the same form as **Exhibit E** attached hereto and incorporated herein by reference (the “**Utility Easements**”);

(d) an easement allowing Quadvest exclusive use for the Water Plant Site until the deed is provided per Article 1(5).

(e) At all points of ingress and egress to the Development, where the Development’s internal roads intersect with an existing public right of way, said internal roads shall have platted Utility Easements that intersect with the existing public right of way. Within thirty (30) days following Quadvest’s notice to Developer, Developer shall grant to Quadvest non-exclusive access easements in form and substance reasonably acceptable to Quadvest to allow Quadvest to provide retail or wholesale water service from the Plants to properties outside of the Property if and as Quadvest reaches agreement to provide service to those other properties, subject to the terms of Article 3, Paragraph 5 below;

(f) a public water well sanitary control easement for each water supply well for the Utility System providing no less than one hundred fifty feet (150') radius measured from the center of the well bore and otherwise meeting all requirements of the Public Drinking Water System Water Hygiene Rules of the Texas Commission on Environmental Quality (TCEQ) (together with the Public Utility Commission of Texas (PUCT), the “**Agency**”), being in substantially the same form as **Exhibit F** attached hereto and incorporated herein by reference (the “**Sanitary Control Easements**”); and

(8) Unless otherwise provided for by platted public roads in the Final Plat, Developer shall provide that the Water Plant Site, Lift Station Sites, and other above ground facilities for the Utility System have access via recorded right-of-way easements or ground leases suitable for the construction, use, and maintenance of a twenty-foot (20') wide all-weather access road or driveway to each such site as shown on the Final Plat in compliance with the requirements of all applicable governmental authorities (the “**Access Easements**”).

(9) Developer shall be responsible for the construction of an all-weather access road or driveway consistent with the specifications set forth in **Exhibit G** and in compliance with the requirements of all applicable governmental authorities from the point of public access to the location at or within the Water Plant Site and Lift Station Site determined by Quadvest (the “**Permanent Access Road**”). Developer shall also provide three-phase, 460-volt electric utility service, including the transformer, to the location at or within the Water Plant Site and Lift Station Site as determined by Quadvest. Developer shall provide the electric utility service and the Permanent Access Road, or provide and maintain such temporary access road satisfactory to Quadvest, in a timeframe that avoids any delay in Quadvest’s provision of service pursuant to this Contract. Quadvest shall be responsible for maintaining the Permanent Access Road, subject to Developer’s reasonable cooperation.

(10) In the event that Developer fails to provide all necessary three-phase, 460-volt

electric utility service, including the transformer, in time for Quadvest to provide water or sewer service, Quadvest may, in its sole discretion, provide for the necessary electrical power to the Water Plant Site and Lift Station Sites using a portable generator sufficient for that purpose. If Quadvest elects to use a portable generator for that purpose, Developer shall be solely responsible for all costs associated with the use of the generator, including, but not limited to, all administrative costs, rental fees, fuel costs, and operation and maintenance costs, until electric utility service is operational at the Water Plant Site and Lift Station Sites.

(11) Developer shall clear and root rake, drain, fill, and level the Water Plant Site and Lift Station Sites to, at a minimum, the grade of the Development. In no event shall the grade be less than one foot (1') above the 100-year flood plain or the requirement of the relevant permitting authority, whichever is greater. Developer shall also perform all construction staking for the Water Plant Site and Lift Station Sites. Developer shall perform such work in a timeframe that avoids any delay in Quadvest's construction on the Water Plant Site and Lift Station Sites, and such work shall be performed in a manner that is satisfactory to Quadvest.

(12) The Deed or other restrictions created by the Developer shall not be incompatible with the construction, operation and maintenance of the Utility System.

ARTICLE 2 PROPERTY TO BE CONVEYED

(1) The property to be conveyed by Developer to Quadvest under this Contract consists of:

(a) Pursuant to special warranty deed in the form set forth in **Exhibit H** (the "**Deed**"), the real property upon which the Water Plant Site and Lift Station Sites will be located, to be reasonably agreed between the Parties, with the Water Plant Site being at least 1.5 acres in size.

(b) The exclusive right to use the Utility System Mains, to be fully completed and functioning in accordance with all applicable laws, to provide utility service to end users within the Development and the Quadvest CCNs, until such time as the District Bonds have been fully discharged, at which time the Utility System Mains shall be conveyed to Quadvest.

(c) All of Developer's right, title and interest in and to the Groundwater. In the event of termination of this Contract, Quadvest's interest in the groundwater underlying the Development shall immediately and without further required action revert to Developer or Developer's successors, as may be applicable, and Quadvest shall no longer have any right under this Contract to drill for water within the Development. Quadvest shall be solely responsible for taking all necessary actions to effectuate such reversion.

(d) All other personal property owned by Developer, which is part of the Utility System Mains, including but not limited to, production equipment, chemical treatment equipment, pumps, tanks, distribution and transmission lines, meters, collection lines, lift stations, manholes, disposals pipes, valves and controls. Notwithstanding the foregoing,

any personal property owned by the District shall be exclusively owned by the District until such time as the District Bonds relating to such personal property have been fully discharged.

- (e) The Sanitary Control Easement(s).
- (f) The Access Easements.
- (g) The Utility Easements.

(2) Developer expressly warrants, inter alia, without limitation or waiver for failure of enumeration, that the Utility System Mains will be located within sites or easements which Quadvest can use to maintain and operate the Utility System Mains. Upon delivery to Quadvest and acceptance by Quadvest, which acceptance shall not be unreasonably withheld, of documentation confirming to Quadvest's reasonable satisfaction, in writing, that the Water Plant Site, Lift Stations, and Utility System Mains are located within such sites or easements provided in substantially the same form as the engineer's certificate attached hereto as **Exhibit I**, any liability of Developer that these items are not properly sited on the real property conveyed to Quadvest or on assigned/reserved utility easements shall expire.

(3) In the event multiple methods are used for the creation of the utility easements and/or access easements, such easement rights shall be interpreted so as to establish the greatest benefit to the beneficiary of the easement. All utility easements and/or access easements for the Utility System shall be in a form and width as stated in this Contract or as shown on the Final Plat or as otherwise mutually acceptable to Developer and Quadvest (with ten feet (10') being the minimum acceptable width).

ARTICLE 3 CONSTRUCTION OF THE PLANTS

(1) Quadvest shall be solely responsible for designing, financing, constructing, and owning the Plants for the Utility System, in a manner and upon a timeframe that meets or exceeds the anticipated retail public utility service demands of Developer's projected population of 440 single family residential homes, which service demands shall be the Agency minimum design criteria as well as fire flow capacity for the Development satisfying the minimum standards of the applicable governmental authority. The Parties agree that the Plants shall be designed and constructed pursuant to the standards specified by the Agency, and that any design or construction required pursuant to standards beyond those of the Agency shall be at the sole cost of Developer.

(2) The Parties agree that the Production Facilities, including the water plant and water well, will be functional by December 2026; provided, however, if by April 15, 2026 Developer determines that Developer is not at a pace to deliver 75 lots by June 2026, the Parties agree to revise this Article 3, Paragraph 2 to extend the date by which the Production Facilities will be operational.

(3) Quadvest agrees that it shall provide for emergency power, as that term is defined in 30 Tex. Admin. Code 290.38 (as revised or succeeded), for the Production Facilities, and that it

will provide for auxiliary power, as that term is described in 30 Tex. Admin. Code 317.4 (as revised or succeeded), for the Wastewater Treatment Facilities.

(4) The Parties recognize that Quadvest will construct the Plants in phases according to the real or projected growth and demand of the Development and otherwise as allowed under applicable Agency regulatory requirements.

(5) Quadvest shall be solely responsible for all costs for maintenance, repair, operation and rehabilitation of the Plants, Lift Stations, and Utility System Mains.

(6) Acknowledging that the Utility System Mains as funded and constructed by Developer pursuant to this Contract shall be designed solely to provide service to customers with the Development, the Parties recognize that the Utility System and the Plants may be used to provide water and sewer service not only to the Development, but also to additional properties outside of the Property if and as Quadvest reaches agreement with the owners of those additional properties; provided, however, (i) such water and sewer service shall not otherwise diminish or interfere with the obligations of Quadvest under this Contract; and (ii) Quadvest shall provide updates of such agreements following a reasonable request from Developer. Quadvest shall remain solely responsible for any expansion of the Plants and to the Utility System Mains (as applicable) to accommodate additional capacity requirements due to its commitment to serve additional properties, subject to the requirements and approval of the Agency, and subject to this Article 3, Paragraph 6.

(7) Quadvest shall be solely responsible for compliance with the Agency requirements as they relate to the construction, expansion, and ongoing operation of the Plants.

(8) Notwithstanding anything to the contrary in this Contract, Quadvest shall be solely responsible for acquiring any additional rights and interests in real property or personal property necessary for the expansion of the Plants or the acquisition of any easements necessary for the services contemplated by the Contract from persons or entities other than the Developer or the District, and shall take all necessary action to acquire such rights and interests in a manner that enables its compliance with the terms and conditions of this Contract, including this Article 3. In addition, Quadvest shall promptly grant to Developer any easements necessary for Developer's construction of any portion of the Utility System Mains on either the Water Plant Site or the Lift Station Sites to the extent such easements do not interfere with Quadvest's operations.

(9) Regarding the Wastewater Treatment Facilities, Quadvest will be utilizing its Waller County Municipal Utility District No. 9A Freeman Ranch Wastewater Treatment Plant, in which Quadvest has an allocated capacity of 250,000 gallons per day. Quadvest commits to having permitted discharge capacity. The Parties agree that this amount is of a sufficient volume to serve the Development based on the Parties' agreed assumption that the Development will be comprised of a cumulative total of 440 lots/ESFC, and that each lot will discharge not less than 250 gallons per day; provided, however, Quadvest shall have the right to apply to the Agency for a re-rating of the wastewater treatment system to a lower per connection criteria, and upon approval of the same, such revised criteria shall apply.

(10) Quadvest will commence construction of the Water Plants within a timeframe that

allows for the provision of utility service in an adequate amount for the then-existing phase of the Development provided, however, that Quadvest shall have until the later of (i) December 15, 2026, or (ii) a minimum of six (6) months after the date of Quadvest's written acceptance of Developer's completion of the preparation of the Water Plant Site and provision of access to the Water Plant Site pursuant to Article 1 of this Contract to substantially complete construction of the Production Facilities. Quadvest's obligations under this Paragraph 10 are subject to delay caused by one or more of the following:

(a) Developer's failure to satisfy one or more of its obligations under this Contract, including, without limitation, the provision of access and 3-phase power, including the transformer, to the Water Plant Site;

(b) Force Majeure as set forth in Article 13, Paragraph 1 of this Contract.

(11) If Developer requires wastewater service for the Development prior to the date the Utility System Mains are connected to the existing force main pursuant to Article 1, Paragraph 2, Quadvest will provide interim waste disposal service to the Development known as "Hold and Haul" service (the "**Hold & Haul**") at Developer's request, subject to the terms as set forth in this Paragraph 11, as follows:

(a) Developer shall be responsible for paying all of the cost of the Hold & Haul for the duration of such service, except to the extent the delay in the Wastewater Treatment Facilities becoming operational is due to Quadvest's breach of this Contract or due to Quadvest's negligence.

(b) Developer shall not conduct interim waste disposal service for the Development.

(c) Quadvest shall have no obligation to provide the Hold & Haul for longer than eighteen (18) months from the first provision of the Hold & Haul.

(d) Developer shall only provide and Quadvest shall only be obligated to accept domestic wastewater for the Hold & Haul that is compatible with the operation of the treatment system receiving the wastewater and the TCEQ permitted limits for water quality for that treatment system. Developer shall be responsible for any damage caused to the treatment system to the extent such damage arises as a result of the quality of the Developer's domestic wastewater provided for the Hold & Haul.

(12) Developer warrants that it has no actual knowledge of any restrictions or other agreements affecting the Development upon the Property that have not been disclosed to Quadvest that would prevent or interfere with Quadvest's construction, expansion (if any), and operation of the Plants and operation of the Utility System other than those stated herein. Developer further warrants that there are no deed restrictions or other restrictions created by the Developer that are incompatible with the construction, operations and maintenance of the Utility System.

(13) Developer agrees to cooperate with and assist Quadvest in obtaining all required governmental permits and approvals for the Plants, their design and their construction, and the

operation of the Utility System.

(14) Developer further agrees to provide Quadvest with temporary unrestricted access to the Utility System and Water Plant Site during construction of the Plants.

(15) To the fullest extent permitted by law, Developer shall indemnify, defend and hold Quadvest and its successors and assigns harmless from and against any and all claims, losses, costs and/or expenses, obligations or liabilities of any kind that may be incurred by Quadvest as a result of physical damage to the Plants, personal injury or death resulting from any negligent or wrongful activities on the Development by Developer, its employees or agents, or anyone else on the Development at the direction of the Developer. Quadvest shall indemnify, defend, and hold Developer and its successors and assigns harmless from and against any and all claims, losses, costs and/or expenses, obligations or liabilities of any kind that may be incurred by Developer as a result of physical damage to the Property, personal injury or death caused by Quadvest's negligent or wrongful activities during construction and/or expansion of the Plants.

(16) Quadvest shall be authorized and entitled to stage on the Water Plant Site equipment, materials and personnel related to Quadvest's installation and construction of the Plants.

(17) At all times while Quadvest is engaged in any activity in the Development, Quadvest shall pay for and maintain the insurance coverage described below, with deductibles for their own account, on policy forms and with insurance carriers acceptable to Developer and with limits not less than those shown below, all of which shall be provided at the sole cost of Quadvest:

- | | |
|---|-----------------------------------|
| • Workers' Compensation | Statutory |
| • Employer's Liability | \$100,000 |
| • Commercial General Liability
(Including Products/Completed Operations) | \$1,000,000 Per Occurrence |
| • Automobile Liability
(All Owned, Non-Owned and Hired) | \$1,000,000 Combined Single Limit |

(18) Quadvest shall furnish to Developer, within ten (10) days following Developer's written request, certificates evidencing that the required insurance is in force and reflecting the names of the owners of the respective Development and the lienholders, as additional insureds. The certificates shall provide that in the event of cancellation or material change, thirty (30) days' prior written notice shall be given to Developer. The policies of insurance shall be endorsed to waive subrogation.

ARTICLE 4 CONTRIBUTION IN AID OF CONSTRUCTION

(1) As part of the consideration under this Contract, Developer, on behalf of the District, shall pay to Quadvest ONE MILLION NINE HUNDRED NINETY-FIVE THOUSAND

DOLLARS and NO/100 (\$1,995,000.00) as a contribution in aid of construction for additional facilities in accordance with, among other applicable provisions of Texas law that may apply, Section 24.163(d) of the Texas Administrative Code and the Agency approved tariff for Quadvest's Plants ("**Contribution Payment**"), which payment shall be made in four installments as follows:

- (i) Installment # 1 \$498,750.00 No later than sixty (60) days of the Effective Date of this Contract
- (ii) Installment # 2 \$498,750.00 One Hundred Eighty (180) Days after Installment #1
- (iii) Installment # 3 \$498,750.00 One Hundred Eighty (180) Days after Installment #2
- (iv) Installment # 4 \$498,750.00 One Hundred Eighty (180) Days after Installment #3

(2) Quadvest shall provide reasonable support to the Developer and/or the District for TCEQ submittals, including bond applications, in connection with this Article 4 of the Contract, including, but not limited to, providing all information, documents and signatures required by the District related to any contractual interest in the capacity of the Plants provided under this Contract.

(3) Quadvest acknowledges and agrees that the Contribution Payment shall be a capitalized unit cost per connection and shall reserve for the Property (i) the right to capacity in the Water Production Facilities in a unit amount equal to 440 ESFCs and (ii) the right to capacity in the Wastewater Treatment Facilities in a unit amount equal to 440 ESFCs to serve the Property (the "**Capacity Interest**").

(4) The Parties acknowledge and agree that the Contribution Payment is a reasonable cost for the number of connections reserved in the Capacity Interest, as shown on the cost per connections chart on **Exhibit L** attached hereto.

(5) The Parties understand that the total amount of the Contribution Payment is equal to the cost of the Capacity Interest and the Capacity Interest is necessary to serve the needs of the Property and the District, pursuant to the water and sewer tariffs approved by the Agency.

(6) The Parties understand that the District will issue the District Bonds to reimburse the Developer for Contribution Payment for the Capacity Interest. The District Bonds shall be secured solely by revenues collected from an ad valorem tax levied by the District and shall not contain any pledge of revenues from the operations of the Water Production Facilities or Wastewater Treatment Facilities. The District shall have a contractual right to the Capacity Interest for the duration of the Contract.

(7) Quadvest's obligations to reserve the Capacity Interest under this Contract are not subordinated in any way to any other obligations or rights of any other person or entity.

ARTICLE 5

CHARGE OF RETAIL SERVICE

(1) The Parties agree that the water and sewer service will be provided by Quadvest to the customers/homeowners on a retail basis. The Parties recognize that as a retail water and sewer service provider, Quadvest is subject to Public Utility Commission of Texas regulations that impose upon Quadvest customer service protections relating to the provision of service, including the adequacy and continuity of service. Quadvest will charge the customers/homeowners water and sewer rates according to the water and sewer tariffs approved by the Agency and in effect at the time of service. The Parties recognize those tariffs include certain regulatory pass-through fees that will be charged to the customers/homeowners under the tariffs. The current Quadvest water and sewer tariffs are included in **Exhibit J** attached hereto.

ARTICLE 6 PROPERTY

(1) Not later than sixty (60) days following the Effective Date of this Contract, Developer shall cause a title company to deliver to Quadvest, in Quadvest's sole discretion, either a current title commitment or current title report covering the Water Plant Site, Lift Station Sites, and other aspects of the Utility System to be transferred to Quadvest on the timeframes set forth in this Contract, together with, in the case of a title commitment, good and legible copies of all documents constituting exceptions to Developer's title to such fee simple property and easements as reflected in the title commitment (the "**Title Review**").

(2) At such time as all of the real property rights relating to the Utility System, other than those shown on a Plat, for a section of the Development that are dedicated and/or granted, and at such time as the actual dimensions of the Water Plant Site and Lift Station Sites are agreed to and finalized by a surveyor, Developer shall, at Quadvest's discretion, cause an updated Title Review to be prepared and delivered to Quadvest. In the event Quadvest objects to any new exceptions therein, Quadvest will notify Developer thereof within ten (10) days and if Developer cannot cure same within ten (10) days thereafter, Quadvest may request an alternate location that is satisfactory to Quadvest, or in the event that an alternate location cannot be identified that is satisfactory to Quadvest, Quadvest may subsequently terminate this Contract after a twenty-one (21) day cure period.

(3) If Quadvest chooses to have title insurance coverage over any real property interests associated with this Contract, based on the Title Review or otherwise, Quadvest shall be responsible for obtaining the title insurance, including paying for the cost thereof.

(4) At such time as the Water Plant Site, Lift Station Sites, and Utility System Mains are conveyed (as applicable), Developer shall obtain, if requested by Quadvest, at Developer's sole cost and expense, and provide to Quadvest a current survey or plat of the fee simple portions and easements for the Water Plant Site, Lift Station Sites and Utility System Mains to be conveyed to Quadvest under this Contract, in a form that substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey. For purposes of the property description to be included in the Deed and other documents to be delivered pursuant to this Contract, the field notes prepared by the surveyor shall control any conflicts or inconsistencies with the legal description contained herein or in the Title Review, and

such field notes shall be incorporated herein by this reference upon completion and included as the property description in the Deed and any title policy.

(5) Upon request by Quadvest, Developer shall deliver to Quadvest copies of all documents prepared by third parties, without warranty or representation by Developer, to the extent such documents are in Developer's possession pertaining to the development, ownership, or operation of the Utility System and related properties, including but not limited to, any existing survey(s) of the well sites; soils reports; wetlands studies; feasibility studies; environmental reports, studies, tests, data, assessments and notices; any documentation regarding water, sanitary sewer, gas and other utilities serving the property; utility information pertaining to the property; engineering studies and plans; and ad valorem tax notices and receipts for the last two (2) calendar years prior to the request being made by Quadvest.

(6) Quadvest shall be entitled to enter upon the Property (while such Property is owned by the Developer or otherwise during development of the Utility System) at all reasonable times during the term of the Contract in order to conduct engineering studies, environmental studies, soil tests and any other inspections and/or tests that Quadvest may deem necessary or advisable to evaluate the Development and the Utility System; provided that in no event shall Quadvest interfere with the Developer's use and development of the Property or interfere with any approvals or permits required for Developer's Development and/or intended use of the Property. Quadvest shall indemnify and hold Developer harmless from and against any and all losses, costs and/or expenses that may be incurred by Developer as a result of physical damage to the Property, personal injury or death caused during or by any such inspections and/or tests, and Quadvest shall repair any damage caused by Quadvest, its agents or representatives.

(7) Quadvest shall also be authorized and entitled to stage on the Water Plant Site equipment, materials and personnel related to Quadvest's installation and construction of the Plants.

ARTICLE 7 AGENCY APPROVAL

Quadvest shall prepare and prosecute, at its expense, any application necessary for Agency approval of this transaction, including to amend Quadvest's water and sewer CCNs to include the Development. Developer shall provide reasonable support to Quadvest regarding Agency approval, including, but not limited to, providing all information, documents and signatures reasonably required by Quadvest and making its officers and employees available as witnesses in any contested hearings. Each party shall bear the cost of its own attorneys, engineers, accountants, consultants or other agents in obtaining such Agency approval. Quadvest shall provide reasonable support to the District for TCEQ submittals, including bond applications, including, but not limited to, providing all information, documents and signatures required by the District related to the Utility System, the Plants and the services contemplated by this Contract.

ARTICLE 8 TRANSFER

(1) Developer shall convey the Groundwater within sixty (60) days following the

Effective Date of this Agreement pursuant to conveyance documents in substantially the same form as set forth in **Exhibit K** attached hereto, conveying the Groundwater along with the right of Quadvest to pool any such Groundwater with other groundwater adjacent to the Property.

(2) The transfer of the Water Plant Site, Lift Station Sites, the Utility System Mains, and all other Utility System assets pursuant to this Contract (individually, a “**Utility System Asset**,” and collectively, the “**Utility System Assets**”) may occur at separate times and for separate portions, on mutually acceptable dates as soon as reasonably possible once the Transfer Conditions for the Utility System Asset or Utility System Assets (as defined in Article 9) for a portion are satisfied. The exact date(s) of the Transfer(s) may be scheduled by Quadvest upon ten (10) days’ prior notice to the Developer of the date of the Transfer. In the event that initial Transfer of all of the Utility System Assets does not occur on or before the date which is the sooner of: (a) thirty (30) days after the issuance of any and all of authorizations necessary for Quadvest to provide water and sewer utility service to the Property, including, but not limited to, Water and Sewer permits or permit amendments for the Development issued by the Agency in favor of Quadvest and the CCN amendments to Quadvest needed to serve Property; or (b) two (2) years after the date hereof, then this Contract shall terminate at Quadvest’s sole discretion on thirty (30) days’ notice to Developer, subject to the Parties’ mutual agreement to extend. In the event of such termination, (1) neither party shall have any further obligations hereunder except those that expressly survive termination of this Contract; and (2) Quadvest agrees within thirty (30) days of written request by Developer to provide any and all documents required by the Developer where Quadvest relinquishes any claim to all CCNs affecting the Development or consenting to a third party that the Development may be annexed into that entity’s utility system. For purposes of clarity, the Parties hereto acknowledge and agree that multiple Transfers may be agreed upon by the Parties in accordance with the Development timeline of the Developer.

(3) As part of the transfer of the Utility System Assets Developer shall furnish and deliver to Quadvest, at Developer’s sole cost, the following:

(a) such evidence or other documents as may be reasonably required by Quadvest or the title company evidencing the status and capacity of Developer and the authority of the person or persons who are executing the various documents on behalf of Developer in connection with the sale and conveyance of the Water Plant Site, Lift Station Sites, and related easements to Quadvest pursuant hereto;

(b) a non-withholding statement that will satisfy the requirements of Section 1445 of the Internal Revenue Code so that Quadvest is not required to withhold any portion of the Purchase Price for payment to the Internal Revenue Service; if Developer is a “foreign person” or if Developer fails to deliver the required certificate at the time of the Transfer, then in either such event Developer shall comply with the withholding provisions of the federal tax law.

(c) the Deed, in substantially the same form as set forth in **Exhibit H** conveying good and indefeasible title with respect to the Water Plant Site and the Lift Station Sites to be conveyed in fee simple title to Quadvest (following the final discharge of the District Bonds).

(d) a bill of sale, in substantially the same form as set forth in **Exhibit D** conveying to Quadvest the Utility System Mains (following the final discharge of the District Bonds) and any other portion of the Utility System owned by Developer that is considered personal property (including, without limitation, the lift stations) free and clear of any liens;

(e) utility easements in favor of Quadvest, in a form mutually agreed to by the Parties, for any portion of the Utility System Mains not situated on the Lift Station Sites and/or not already contained within a publicly dedicated easement or private easement;

(f) recorded easements suitable for the construction, use, and maintenance of an all-weather access road or driveway to the Lift Station Sites and other above ground facility for the Utility System Mains;

(g) any and all other documents and/or easements described herein needed by Quadvest to operate and maintain the Utility System in accordance with Agency regulations and requirements;

(h) such other documents as the title company issuing any title policy may reasonably require to consummate this transaction.

ARTICLE 9 TRANSFER CONDITIONS

Quadvest's obligation to complete the transfer of the Utility System Assets (the "**Transfer**") for a Portion of the Development is expressly conditioned upon the satisfaction of the following conditions (collectively, the "**Transfer Conditions**") on or before the Transfer of the identified Utility System Asset (such conditions are for the sole benefit of Quadvest and may only be waived by Quadvest in its sole discretion):

(1) Regarding the Utility System Mains, Developer shall have completed construction of the Utility System Mains as part of a state-certified retail public water/sewer utility system to serve the Development, in a manner that complies with all laws, rules and regulations regulating same, and conveyed such Utility System Mains to the District, and the District shall have confirmed in writing Quadvest's exclusive right to use such Utility System Mains to serve customers on the Development.

(2) Regarding the Utility System Mains, Quadvest shall have received any and all necessary governmental approvals for the ownership and operation of the Utility System Mains.

(3) Regarding the Utility System Mains, Quadvest shall have received an assignment of all assignable warranties and other similar commitments obtained by Developer relating to the construction and operation of the Utility System Mains.

(4) Regarding all of the Utility System Assets, Quadvest shall have received any and all necessary governmental approvals for the ownership and operation of the Plants, including, but not limited to, approval of the water and sewer permits in favor of Quadvest and amendment of Quadvest's CCNs to provide service to the Property.

(5) Regarding all of the Utility System Assets, all of Developer's representations and warranties made herein, including those set forth in the recitals, shall be true and correct as of the date of the Transfer in all material respects and Developer shall have fully complied with all of Developer's covenants contained herein in all material respects.

ARTICLE 10 TITLE REVIEW AND BROKERS

(1) Quadvest is hereby advised that it should have the abstract covering the herein described real estate examined by an attorney of its selection or be furnished with or obtain a policy of title insurance.

(2) Each party represents to the other that no broker or finder has been involved in this transaction. It is agreed that if any claims for brokerage commissions or fees are ever made against Quadvest or Developer in connection with this transaction, all such claims shall be handled and paid by the party whose actions or alleged commitments form the basis of such claim. It is further agreed that each party agrees to indemnify and hold harmless the other from and against any and all such claims or demands with respect to any person, entity, firm or corporation claiming through or under the indemnifying party in connection with this Contract or the transactions contemplated hereby.

ARTICLE 11 REMEDIES

The Parties acknowledge that full and faithful performance of this Contract is material to each respective party and their willingness to be bound by the same. The Parties further acknowledge that full and faithful compliance with all Agency or applicable governmental orders issued during any regulatory review and approval proceeding(s) arising therefrom is critical to the successful performance of this Contract. Accordingly, the Parties agree that the remedies for any breach hereunder shall be:

(1) If Quadvest fails to comply herewith, Quadvest shall be in default, and if such default continues for a period of ten (10) business days after Quadvest receives written notice of such default, Developer may, as its sole and exclusive remedy options:

- (a) enforce the Contract through judicially ordered specific performance; or
- (b) seek such other relief in equity or as may be provided by law; or
- (c) terminate this Contract with written notice if Quadvest's failure to comply is material to the transaction.

(2) If Developer fails to comply herewith, Developer shall be in default, and if such default continues for a period of ten (10) business days after Developer receives written notice of such default, Quadvest, may as its sole and exclusive remedy options:

- (a) enforce the Contract through judicially ordered specific performance; or

(b) seek such other relief in equity or as may be provided by law; provided that in no event shall Developer be liable for any punitive, speculative, or consequential damages, or damages for loss of opportunity or lost profit, in the event of Developer's default hereunder; or

(c) terminate this Contract with written notice if Developer's failure to comply is material to the transaction; however, this remedy shall only be available to Quadvest prior to any Transfer, and thereafter Quadvest's remedies shall be limited to a suit for specific performance or a suit for its actual (and not punitive or consequential) damages.

ARTICLE 12 FURTHER DEVELOPER COVENANTS

(1) In addition to the other obligations set forth in this Contract, Developer agrees that it has removed the Property from the ETJ of the City of Houston and that the City of Houston has no authority over the activities contemplated by this Contract.

(2) Developer further covenants and agrees that it shall create and enforce, by deed restrictions or other restrictive covenants for the Development, the following requirements restricting the use of the Property and the individual dwellings or other structures thereon (the "**Development Restrictions**"):

(i) the use of the Property shall not be incompatible with the construction, operation and maintenance of a state approved public water and sewer utility;

(ii) no private water or sewer supplies shall be allowed within the Development, including, without limitation, the use of private water supplies for irrigation of individual dwellings or Development common areas and the use of private septic systems;

(iii) all residential dwellings purchasing water service from Quadvest, its successors or assigns, shall be required to purchase sewer service from Quadvest, its successors or assigns, as long as they provide sewer service.

(2) Developer shall make all residential dwellings within the Property acquired and developed by Developer subject to the Development Restrictions pursuant to the filing of same in the public or deed records of Waller County, Texas prior to the first closing of a residential home in the Development by Developer.

(3) Any revision to the Development Restrictions concerning water and sewer services is prohibited without the written consent of Quadvest.

ARTICLE 13 MISCELLANEOUS

(1) Force Majeure. If any Party is rendered unable to carry out any of its obligations under this Contract by reason of force majeure, then the obligations of such Party, to the extent that due diligence is being used to resume performance at the earliest practicable time, shall be suspended during the continuance of such force majeure. The term "Force Majeure" shall include,

without limitation of the generality thereof, acts of God, floods, hurricanes, strikes, war, orders of governmental bodies having jurisdiction, a pandemic, an epidemic (other than an epidemic that exists on the Effective Date), national or state health crisis (other than exists on the Effective Date), unavailability of materials to the extent not within the reasonable control of the Parties, and other circumstances outside the reasonable control of the Party involving such right.

(2) Address and Notice. All notices and communications provided or permitted to be given under this Contract must be in writing and may be served by (i) depositing same in the United States mail, addressed to the Party to be notified, postage prepaid, by certified mail with return receipt requested; (ii) by delivering the same in person to such Party, (iii) by facsimile transmission, or (iv) by e-mail transmission. Notice given in any other manner shall be effective upon receipt at the address of the addressee. For purposes of notice, the addresses of the Parties shall be as follows:

If to Developer: JBZ SLM Katy Land, LLC
Attn: Chett Wignall
7906 North Sam Houston Parkway, Suite 102
Houston, Texas 77064
Email: chett.wignall@historymaker.com

With a copy to: Allen Boone Humphries Robinson LLP
Attn: Sanjay Bapat
3200 Southwest Freeway, Suite 2400
Houston, Texas 77027
Email: sbapat@abhr.com

If to Quadvest: Quadvest, L.P.
Attn: Simon Sequeira, President
26926 F.M. 2978
Magnolia, Texas 77354
Email: simon@quadvest.com

The Parties shall have the right at any time to change their respective addresses and each shall have the right to specify any other address upon fifteen (15) days written notice to all other Parties.

(3) Assignability. This Contract shall bind and benefit the respective Parties and their legal successors and permitted assigns. Quadvest shall have the right at all times to assign this Contract to another similarly licensed entity that will operate the Utility System and provide water and sewer utility services to the Development without the consent of Developer, provided such assignee assumes and agrees to perform all of the obligations of Quadvest in connection with such assignment and a copy of such assignment and assumption agreement is simultaneously provided to Developer. This Contract shall not be assignable, in whole or in part, by Developer without first obtaining the written consent of Quadvest, which consent shall not be unreasonably withheld. Notwithstanding the preceding, Developer shall be entitled to assign this Contract to the District. Upon such assignment by Developer, Developer shall provide written notice thereof to Quadvest and thereafter Quadvest shall look solely to the District for performance of all obligations of the

Developer hereunder.

(4) Regulatory Agencies and Cooperation. This Contract shall be subject to all present and future valid laws, orders, rules and regulations of the United States of America, the State of Texas, and of any regulatory body having jurisdiction. Recognizing that some provisions of this Contract may be subject to Agency action, the parties will cooperate to modify or waive such obligations, which modification or waiver shall not be unreasonably withheld, if the intent of the parties can still be achieved and the Utility System can be operated by Quadvest under the tariff approved by the Agency, which is consistent with industry standards and rates from time to time.

(5) No Additional Waiver Implied. The failure of any Party to insist on any one or more instances upon performance of any of the terms, covenants or conditions of this Contract, shall not be construed as a waiver or relinquishment of the future performance of any such term, covenant or condition by the other Party, but the obligations of such other Party with respect to such future performance shall continue in full force and effect.

(6) Modification. Except as otherwise provided herein, this Contract shall be subject to change, modification, or amendment, but only with the mutual consent of the Parties.

(7) Parties in Interest. This Contract shall be for the sole and exclusive benefit of the Parties hereto and their respective successors and permitted assigns and shall not be construed to confer any rights upon any third party.

(8) Severability. The provisions of this Contract are severable, and if any provision or part of this Contract or the application thereof to any person or circumstance shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Contract and the application of such provision or part of this Contract to other persons or circumstances shall not be affected thereby.

(9) Merger. This Contract embodies the entire understanding between the Parties and there are no prior effective representations, warranties or agreements between the Parties.

(10) Construction of Contract. The Parties agree that this Contract shall not be construed in favor of or against either Party on the basis that the Party did or did not author this Contract. Further, the Contract shall be construed in accordance with the laws of the State of Texas, with venue in Waller County, Texas.

(11) Indemnification. EACH PARTY AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE OTHER PARTY AND ITS EMPLOYEES, OFFICERS, DIRECTORS, AND TRUSTEES FROM AND AGAINST ANY AND ALL DAMAGES, LIABILITIES, AND COSTS ARISING FROM THE NEGLIGENT OR OTHERWISE WRONGFUL ACTS OF THE INDEMNIFYING PARTY TAKEN IN CONNECTION WITH THIS CONTRACT BY SUCH PARTY OR ITS EMPLOYEES OR AGENTS. HOWEVER, NO PARTY SHALL BE REQUIRED TO INDEMNIFY ANOTHER FOR THE OTHER PARTY'S OWN NEGLIGENCE OR INTENTIONAL MISCONDUCT.

(12) Authority. Each Party represents that (i) execution and delivery of this Contract by it has been duly authorized by its governing body or other persons whom such Party is legally bound to obtain authorization, (ii) that the consummation of the contemplated transactions will not result in a breach or violation of, or a default under, any agreement by which it or any of its properties is bound, or by any statute, rule, regulation, order or other law to which it is subject, and (iii) this Contract is a binding and enforceable agreement on its part.

(13) Dispute Resolution. Prior to the commencement of litigation, the parties agree to submit any dispute arising hereunder not resolved by mutual agreement to non-binding mediation, pursuant to Tex. Civ. Prac. & Rem. Code 154.023, before an impartial third party (“**Mediator**”) qualified under Tex. Civ. Prac. & Rem. Code 154.052. The Mediator shall be selected by mutual agreement of the parties or by court order absent such agreement.

(14) Remedies and Enforcement. The Parties agree that this Contract may be enforceable by specific performance as well as any other remedy available at law or in equity. By agreement of the parties, venue over any cause of action arising from this agreement shall lie in the courts of Waller County, Texas, and shall be subject to and interpreted by the laws of the State of Texas. Venue over any administrative cause of action shall lie in the Agency and the courts of Travis County, Texas. All parties agree that if any party(ies) should default on any of the conditions and covenants hereunder or threaten to do so, or should it be necessary for any reason for either to hire or retain an attorney to represent them in connection with this Contract, the party(ies) found to be responsible agrees to pay to the prevailing party(ies) a reasonable amount for costs and attorney’s fees.

(15) Statutory Verifications. Quadvest represents and warrants that at the time of this Agreement, neither Quadvest, nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Quadvest: (i) engages in business with Iran, Sudan, or any foreign terrorist organization pursuant to Subchapter F of Chapter 2252 of the Texas Government Code; or (ii) is a company listed by the Texas Comptroller pursuant to Section 2252.153 of the Texas Government Code. The term “foreign terrorist organization” has the meaning assigned to such term pursuant to Section 2252.151 of the Texas Government Code.

(a) By signing and entering into this Contract, Quadvest verifies that:

- (i) pursuant to Chapter 2271 and Chapter 2274 (as added by Senate Bill 13, 87th Legislature Regular Session) of the Government Code, it does not boycott Israel or boycott energy companies and will not boycott Israel or boycott energy companies during the term of this Agreement. “Boycott Israel” has the meaning assigned by Section 808.001, Government Code. “Boycott energy company” has the meaning assigned by Section 809.001, Government Code; and
- (ii) pursuant to Chapter 2274 (as added by Senate Bill 19, 87th Legislature Regular Session) of the Government Code, that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate during the term of this Contract against a firearm entity

or firearm trade association. “Discriminate against a firearm entity or firearm trade association” has the meaning assigned by Section 2274.001(3), Government Code.

- (ii) At the request of the District, Quadvest agrees to execute further written verifications or certifications as may be necessary or convenient for the District to establish compliance with Texas law.

(16) Contracting Information. Quadvest shall provide the District, upon the District’s request in response to a Public Information Act (Texas Government Code, Chapter 552) (the “PIA”), with copies of all records related to the operation, maintenance, and repair of the Utility System Mains that the District is required to produce pursuant to the PIA, provided that Quadvest shall not be required to maintain or produce any such records more than five (5) years from the creation of the record.

(17) Annual Meeting. At Developer’s request, Quadvest and Developer’s shall meet, not less than once annually, to discuss the projected Developer’s demand and the projected need for the facilities related to the Plants. This provision shall terminate upon the earlier of (i) full build out of the Development; or (ii) any assignment of this Contract pursuant to Article 13, Paragraph 3.

(18) Service Term. The provisions of this Contract shall be in full force and effect from the Effective Date until the earlier of (i) such time as the District Bonds have been fully discharged and the Utility System Mains have been conveyed; or (ii) such earlier time as determined mutual agreement of the Parties. The Parties acknowledge that pursuant to the CCNs which will overlay the Development, Quadvest shall have the obligation to provide water and sewer service to customers within the Development.

(19) Effective Date. The “**Effective Date**” of this Contract shall be the later date of the two signatures below.

(Signature page to follow.)

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement in multiple copies, each of equal dignity, as of the date and year set forth on the first page hereof.

JBZ SLM KATY LAND, LLC
a Texas limited liability company

By: _____

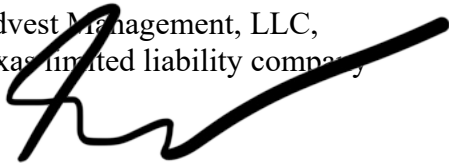
Name: Matt Wiggins

Title: CFO

Date: Aug. 5, 2025

QUADVEST, LP

By: Quadvest Management, LLC,
a Texas limited liability company

By: 

Name: Simon Sequeira

Title: President

Date: 8-5-2025

**CONTRACT FOR THE DEVELOPMENT AND PURCHASE OF PUBLIC DRINKING
WATER AND SANITARY SEWER FACILITIES AND TRANSFER OF
GROUNDWATER INTERESTS IN WALLER COUNTY, TEXAS**

List of Exhibits

Exhibit A	<u>DESCRIPTION OF THE PROPERTY</u>
Exhibit B-1	<u>DESCRIPTION OF THE PLANTS</u>
Exhibit B-2	<u>DESCRIPTION OF THE UTILITY SYSTEM MAINS</u>
Exhibit C	<u>GENERAL PLAN</u>
Exhibit D	<u>FORM BILL OF SALE</u>
Exhibit E	<u>UTILITY EASEMENTS</u>
Exhibit F	<u>SANITARY CONTROL EASEMENTS</u>
Exhibit G	<u>PERMANENT ACCESS ROAD SPECIFICATIONS</u>
Exhibit H	<u>SPECIAL WARRANTY DEED</u>
Exhibit I	<u>ENGINEER'S CERTIFICATE</u>
Exhibit J	<u>TARIFFS</u>
Exhibit K	<u>GROUNDWATER CONVEYANCE FORM DEED</u>
Exhibit L	<u>COST PER CONNECTION TABLE</u>

**CONTRACT FOR THE DEVELOPMENT AND PURCHASE OF PUBLIC DRINKING
WATER AND SANITARY SEWER FACILITIES AND TRANSFER OF
GROUNDWATER INTERESTS IN WALLER COUNTY, TEXAS**

EXHIBIT A

DESCRIPTION OF THE PROPERTY

METES AND BOUNDS DESCRIPTION FOR
PROPOSED WALLER COUNTY MUNICIPAL UTILITY DISTRICT NO. 68

A 151.497 acre, or 6,599,198 square feet more or less, tract of land, being all of that called 131.503-acre tract conveyed to Holigan Farm and Ranch LLC and described in Clerk's File Number (C.F. NO.) 2110235 of the Official Public Records of Waller County (O.P.R.W.C.) and all of that called 20.00-acre tract of land conveyed to Kim N. Bach. and described in a deed recorded in C.F. NO. 11103418 O.P.R.W.C., Texas, situated in the Fred Eule Survey, Abstract 375, Waller County, Texas. Said 151.497-acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 (NA2011) epoch 2010.00:

BEGINNING: At a 1 inch iron rod found for the northwest corner of the said 131.503-acre tract, the southwest corner of a called 2.00-acre tract of land conveyed to Jacqueline S. Vaglienty, et al as described in a deed recorded in Clerk's File No. 1005600 in the Official Public Records of Waller County, and in the east line of a called 12.370-acre tract of land conveyed to JR Evergreen, LLC as described in a deed recorded in Clerk's File No. 1807971 in the Official Public Record of Waller County, Texas;

THENCE: N 88°00'03" E, along and with the common line between said 131.503-acre tract and said 2.00-acre tract, passing at a distance of 499.00 feet, a found 5/8 inch iron rod, continuing for a total distance of 529.42 feet to a 5/8 inch iron rod with cap stamped "Pape-Dawson" to be set for the southwest corner of said 20.00 acre tract;

THENCE: N 01°59'16" W, along and with the east line of the following tracts; a called 2.00 acre tract conveyed to Jacqueline S. Vaglienty, et al in C.F. No. 1005600 O.P.R.W.C., a called 11.940 acre tract (tract 2) and a called 5.0 acre tract (tract 1) conveyed to Karyn M. Johnson in C.F. No. 011825 O.P.R.W.C., a called 15.033 acre tract conveyed to NSR Katy Investments, LLC in C.F. No. 1807223 O.P.R.W.C., the west line of said 20.000 acre tract, passing at a distance of 2586.29 feet, a found 1 inch iron pipe, continuing for a total distance of 2626.29 feet to a 1 inch iron rod found for the northwest corner of said 20.000 acre tract, the northeast corner of said 15.033 acre tract and in the centerline of said Beckendorff Road;

THENCE: N 88°00'01" E, along and with the north line of said 20.00-acre tract and the centerline of Beckendorff Road, a distance of 331.62 feet to a ½ inch iron rod found for the northeast corner of said 20.00-acre tract, the northwest corner of a called remainder of a 5.450 acre tract of land conveyed to Genaro Caballero in Clerk's File No. 1002670 O.P.R.W.C.;

THENCE: S 01°59'16" E, along and with the west lines of the following tracts: the remainder of a said 5.450 acre tract, a called 1.500 acres conveyed to Espiridion Gonzalez Hernandez, et ux in C.F. No. 2004829 O.P.R.W.C., a called 1.500 acres conveyed to Alberto Guzman Flores, et ux in C.F. No. 2004830 O.P.R.W.C the remainder of a called 5.000 acre tract conveyed to Miguel Pedraza Morelos, et ux in C.F. No. 2002557

September 24, 2024

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O.P.R.W.C., a called 1.5 acre tract conveyed to Miguel Angel Pedaza Morelos, et ux in C.F. No. 2401862 O.P.R.W.C., a called 5.000 acre tract conveyed to Manuel Abarca, et al in C.F. No. 1204735 O.P.R.W.C., a called 5.000 acre tract conveyed to Ana Laura Soto Torres, et al in C.F. No. 1704995 O.P.R.W.C., a called 4.999 acre tract (Tract 3) conveyed to Cecilla Bonilla in C.F. No. 2001539 O.P.R.W.C., a called 4.998 acre tract conveyed to Mark L Bing in C.F. No. 1805108 O.P.R.W.C., passing at a distance of 30.17, 1.66 feet right, a ½ inch iron rod found, continuing for a total distance of 2626.29 feet to a point for the southeast corner of the herein described tract, being the south common corner between said 20.000 acre tract and said 4.998 acre tract, and in the north line of a called 131.503 acre tract conveyed to Holigan Farm and Ranch LLC in C.F. No. 2110235 O.P.R.W.C., from which a ½ inch iron rod found bears S49°34'49"W a distance of 0.65 feet;

THENCE: N 88°00'03" E , along and with the common line between the following tracts: a called 4.998-acre tract of land conveyed to Mark L. Bing, Clerk's File No. 1805108, a called 4.502-acre tract of land conveyed to Cecilla Bonilla, Clerks File No. 2001539, a called 2.00-acre tract of land conveyed to Issac Cano, Clerk's File No. 1608488, and a called 4.000-acre tract of land conveyed to Rosalinda Ortega, Clerk's File No. 802246, all recorded in the Official Public Record of Waller County, Texas, a distance of 1813.80 feet to a 5/8-inch iron rod with cap stamped "Pape-Dawson" set for the northeast corner of said 131.503 acre tract,

THENCE: S 01°57'39" E, along and with the east line of said 131.503-acre tract, the west line of a called 655.54-acre tract of land conveyed to Astro Sunterra as described in a deed recorded in Clerk's File No. 2115246 in the Official Public Record of Waller County, Texas, a distance of 1397.15 feet to a 5/8-inch iron rod with cap stamped "Pape-Dawson" set for a southeast corner of said 131.503-acre tract, the northeast corner of a called 31.111-acre tract of land conveyed to Cypress Prairie Mitigation, LLC as described in a deed recorded in Clerk's File No. 2101670 in the Official Public Record of Waller County, Texas, and in the west line of said 655.54 acre tract;

THENCE: Departing a west line of said 655.54-acre tract, along and with the common line of said 131.503-acre tract and said 31.111-acre tract the following courses and distances:

S 86°20'48" W, a distance of 503.97 feet to a 5/8-inch iron rod with cap stamped "West Belt Surveying" found for corner,

S 49°47'33" W, a distance of 115.43 feet to a 5/8-inch iron rod found for corner,

S 19°50'19" W, a distance of 148.65 feet to a 5/8-inch iron rod found for corner,

S 01°43'11" E, a distance of 321.76 feet to a 5/8-inch iron rod with cap stamped "West Belt Surveying" found for corner,

S 88°16'49" W, a distance of 361.71 feet to a 5/8-inch iron rod with cap stamped "West Belt Surveying" found for corner,

September 24, 2024

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S 01°43'11" E, a distance of 169.04 feet to a 5/8-inch iron rod with cap stamped "West Belt Surveying" found for corner,

S 88°17'28" W, a distance of 118.54 feet to a 5/8-inch iron rod with cap stamped "West Belt Surveying" found for corner,

S 51°40'58" W, a distance of 271.71 feet to a 5/8-inch iron rod with cap stamped "West Belt Surveying" found for corner,

S 88°17'28" W, a distance of 349.55 feet to a 5/8-inch iron rod with cap stamped "West Belt Surveying" found for corner, and

S 04°19'00" E, a distance of 380.76 feet to a 5/8-inch iron rod with cap stamped "Pape-Dawson" set for a southeast corner of said 131.503-acre tract, the southwest corner of said 31.111-acre tract and a north line of the aforementioned 655.54-acre tract;

THENCE: S 88°17'28" W, along and with the south line of said 131.503-acre tract, and the north line of said 655.54-acre tract, a distance of 984.78 feet a 5/8-inch iron rod with cap stamped "Pape-Dawson" set for the southwest corner of said 131.503-acre tract, a northwest corner of said 655.54-acre tract and a southeast corner of a called 14.837-acre tract of land conveyed to Waller County Municipal Utility District No. 9B, as described in a deed recorded in Clerk's File No. 1802143 in the Office Public Records of Waller County, Texas;

THENCE: N 02°04'43" W, along and with the west line of said 131.503-acre tract, the east line of a said 14.837 acre tract, and the east line of said 12.370 acre tract, , a distance of 2644.12 feet to the POINT OF BEGINNING, and containing 151.497 acres in the City of Waller County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared under job number 49126-24 by Pape-Dawson Engineers, Inc.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF "AN ON THE GROUND SURVEY" AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED

PREPARED BY: Pape-Dawson Engineers, Inc.
 DATE: 09/24/204
 JOB NO. 49126-24
 DOC. ID.



September 24, 2024

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**CONTRACT FOR THE DEVELOPMENT AND PURCHASE OF PUBLIC DRINKING
WATER AND SANITARY SEWER FACILITIES AND TRANSFER OF
GROUNDWATER INTERESTS IN WALLER COUNTY, TEXAS**

EXHIBIT B-1

DESCRIPTION OF THE PLANTS

EXHIBIT F(1) - WATER PRODUCTION PLANT FACILITIES

Except as otherwise set forth in the Agreement, the groundwater production facilities shall generally consist of the components identified in the following schematic, subject to final as-built modifications.

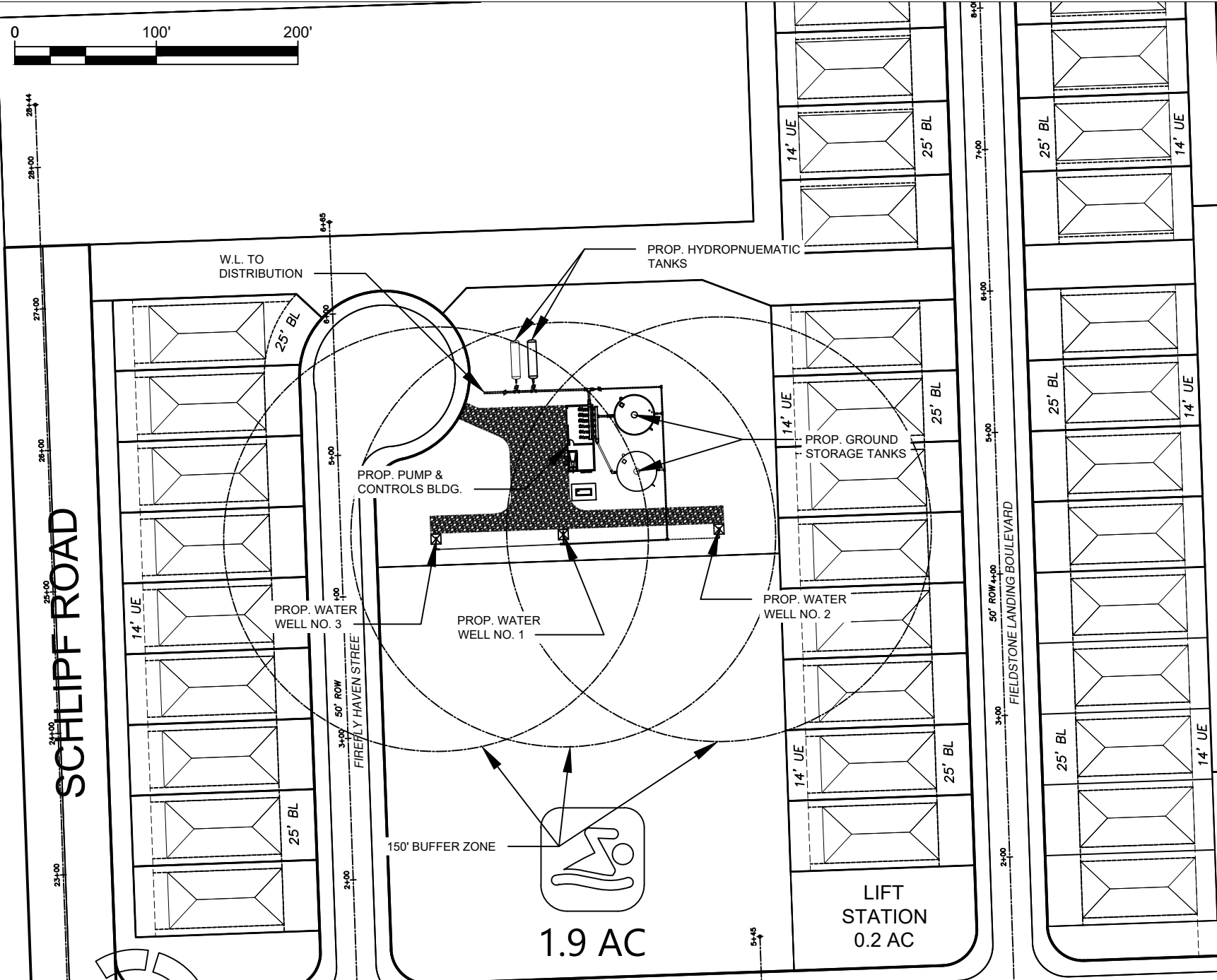


Item 60.

Customer Service Office (24 hrs):
281-356-5347
Fax: 281-356-5348
26026 FM 2978
Magnolia, TX 77354

QUADVEST L.P.
FIELDSTONE LANDING WATER PLANT
FIELDSTONE LANDING SUBDIVISION
WALLER COUNTY

Revisions:		
No.	Date	Description
1		
Graphic Scale		
Set Type	EXHIBIT	
Date Issued	07/22/2025	
Sheet Number	1 OF 1	



**CONTRACT FOR THE DEVELOPMENT AND PURCHASE OF PUBLIC DRINKING
WATER AND SANITARY SEWER FACILITIES AND TRANSFER OF
GROUNDWATER INTERESTS IN WALLER COUNTY, TEXAS**

EXHIBIT B-2

DESCRIPTION OF THE UTILITY SYSTEM MAINS

LEGEND:

- SANITARY SEWER
- WATER LINE
- FORCE MAIN

NOTE: UTILITY CONFIGURATION SHOWN IS CONCEPTUAL ONLY. EXACT LOCATIONS OF NEW INTERNAL UTILITIES WILL BE SHOWN ON CONSTRUCTION DOCUMENTS AND SUBJECT TO QUADVEST REVIEW.

SCHLIPF RD.

BECKENDORFF RD.

STOCKDICK RD.

EX 8" FORCE MAIN
(BY QUADVEST)

EX 8" WL
(BY QUADVEST)

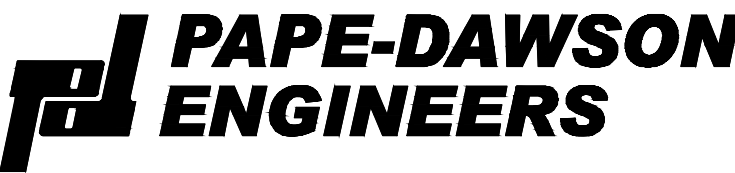
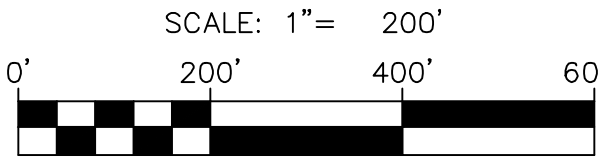
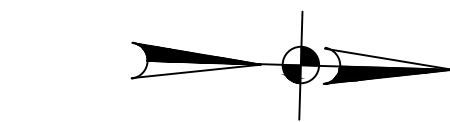
EX 8" FORCE MAIN
(BY QUADVEST)

PROP WATER PLANT
(BY QUADVEST)

PROP LIFT STATION

FIELDSTONE LANDING -
QUADVEST AGREEMENT

EX B2
WALLER COUNTY, TEXAS

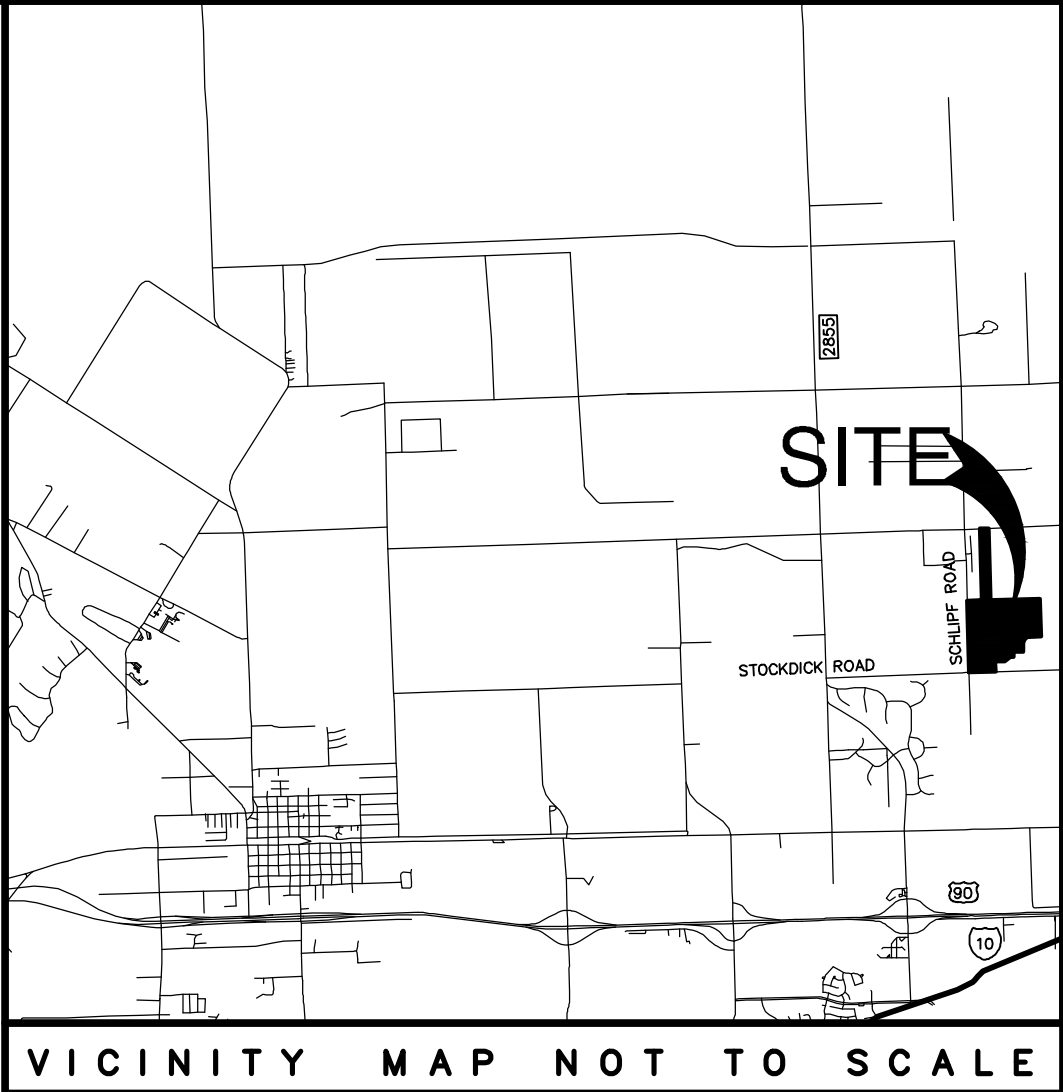
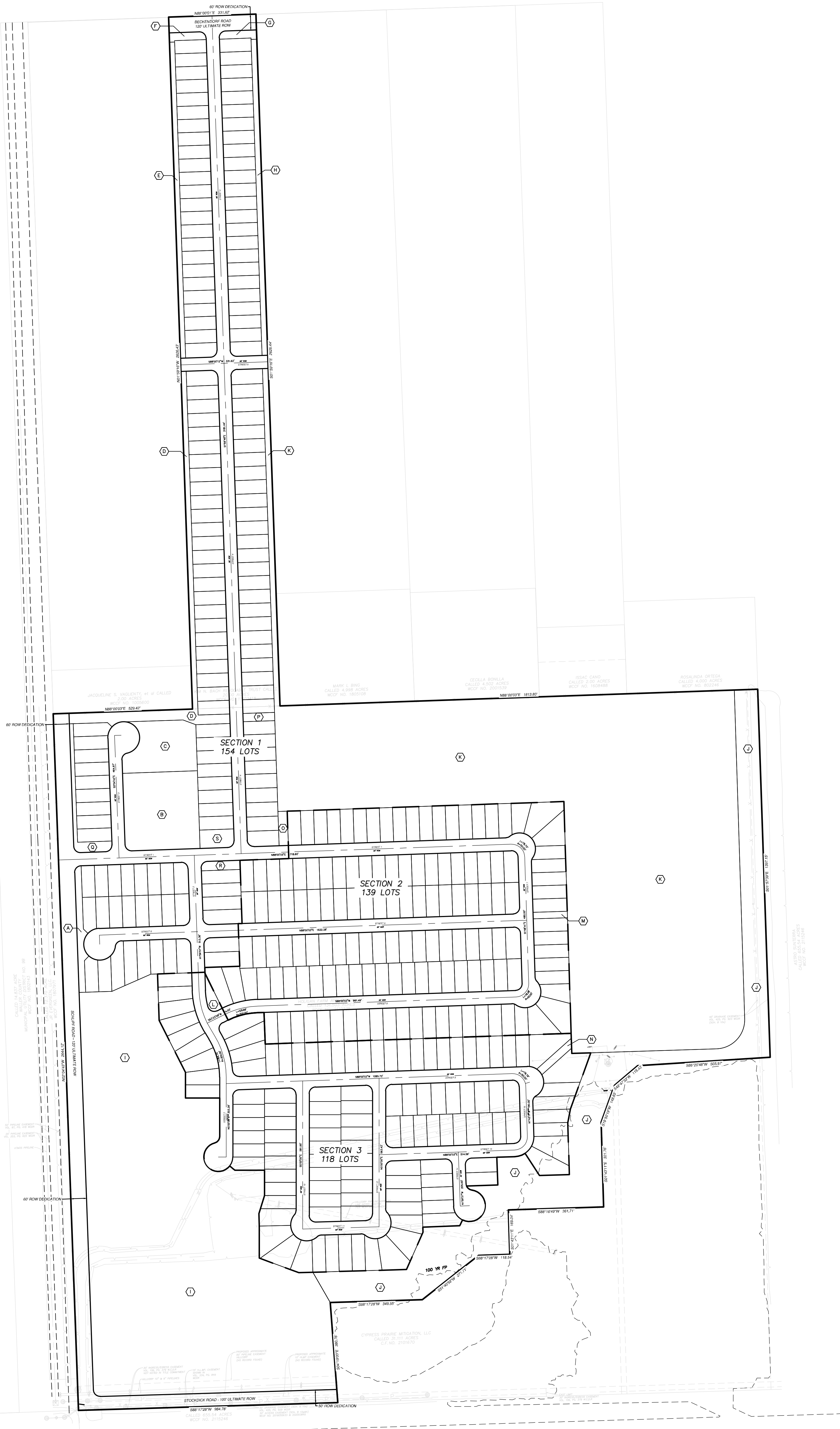


2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**CONTRACT FOR THE DEVELOPMENT AND PURCHASE OF PUBLIC DRINKING
WATER AND SANITARY SEWER FACILITIES AND TRANSFER OF
GROUNDWATER INTERESTS IN WALLER COUNTY, TEXAS**

EXHIBIT C

GENERAL PLAN



- (A) LANDSCAPE AND OPEN SPACE
- (B) (RESTRICTED TO RECREATION/AMENITY PURPOSES ONLY)
- (C) (RESTRICTED TO WATER PLANT PURPOSES ONLY)
- (D) DRAINAGE
- (E) DRAINAGE
- (F) LANDSCAPE AND OPEN SPACE
- (G) LANDSCAPE AND OPEN SPACE
- (H) DRAINAGE
- (I) DETENTION
- (J) DRAINAGE
- (K) DETENTION
- (L) LANDSCAPE AND OPEN SPACE
- (M) LANDSCAPE AND OPEN SPACE
- (N) LANDSCAPE AND OPEN SPACE
- (O) LANDSCAPE AND OPEN SPACE
- (P) LANDSCAPE AND OPEN SPACE
- (Q) LANDSCAPE AND OPEN SPACE
- (R) LANDSCAPE AND OPEN SPACE
- (S) (RESTRICTED TO LIFT STATION PURPOSES ONLY)

TYPICAL WIDTH	TYPICAL DEPTH	COUNT
50'	120'	411

FIELDSTONE LANDING GENERAL PLAN

A SUBDIVISION OF 151.498 ACRES SITUATED IN THE FRED EULE SURVEY, ABSTRACT NO.375 OF WALLER COUNTY, TEXAS AND IN THE H. & T. C. R. R. COMPANY SURVEY, SECTION 120, BLOCK 1, ABSTRACT 375, WALLER COUNTY, TEXAS

411 RESIDENTIAL LOTS 19 RESERVES 8 BLOCKS

DATE OF PREPARATION: MAY 22, 2025

OWNER/DEVELOPER:
HISTORY MAKER HOMES
7908 NORTH SAM HOUSTON PKWY W SUITE 102
HOUSTON, TX 77064
TEL: (832) 421-5512

OWNER/DEVELOPER:
EMPIRE COMMUNITIES
10235 WEST LITTLE YORK, SUITE 300
HOUSTON, TX 77040
TEL: (713) 896-8542

ENGINEER/PLANNER/SURVEYOR:
**PAPE-DAWSON
ENGINEERS**
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**CONTRACT FOR THE DEVELOPMENT AND PURCHASE OF PUBLIC DRINKING
WATER AND SANITARY SEWER FACILITIES AND TRANSFER OF
GROUNDWATER INTERESTS IN WALLER COUNTY, TEXAS**

EXHIBIT D

FORM BILL OF SALE

[] (“**Grantor**”), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, assign, transfer, convey, set over, and deliver to **Quadvest, L.P.** (“**Grantee**”), all right, title and interest in and to the personal property, goods, chattels, fixtures, and equipment described on Exhibit A attached hereto and incorporated by reference (the “Property”)

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns.

GRANTOR hereby covenants with Grantee that Grantor is the lawful owner of the Property and that Grantor has good right to sell the same as aforesaid, that the Property is free from all encumbrances, and that Grantor will warrant and defend the sale of the Property against the lawful claims and demands of all persons whomsoever.

This Bill of Sale shall be construed under and enforced in accordance with the laws of the State of Texas.

EXECUTED AND DELIVERED this ___ day of _____, 2025.

By: **Quadvest, L.P.**
Quadvest Management, L.L.C.,
a Texas limited liability company
its General Partner

[]
By: _____
Name: _____

By: _____
Simon Sequeira, President

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**CONTRACT FOR THE DEVELOPMENT AND PURCHASE OF PUBLIC DRINKING
WATER AND SANITARY SEWER FACILITIES AND TRANSFER OF
GROUNDWATER INTERESTS IN WALLER COUNTY, TEXAS**

EXHIBIT E

UTILITY EASEMENT AGREEMENT

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

UTILITY EASEMENT AGREEMENT

([SIZE] acres)

That _____ called "**Grantor**" (whether one or more), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, transfer, sell, assign and convey unto **QUADVEST, L.P.**, a Texas limited partnership, having an address of 26926 FM 2978, Magnolia, Texas 77354, and to its successors and/or assigns, hereinafter called "**Grantee**," a perpetual easement and right-of-way (the "**Easement**") along, over, under and across the following described property (the "**Property**"):

[INSERT PROPERTY DESCRIPTION]

The right-of-way, utility easement, and other rights and privileges herein granted shall include:

1. The right to place, construct, reconstruct, rephase, upgrade, expand the capability of, operate, maintain, repair, relocate within this Easement, rebuild, replace and remove thereon and/or in or upon the Property, the overhead and/or underground utility lines, including but not limited to water and sewer lines, equipment, and all other necessary or desirable appurtenances, including, but not limited to valves and manholes as deemed necessary by the Grantee to support the lines and equipment within the Easement; and
2. The right to any additional temporary working space owned by Grantor and adjacent to the Easement as may be reasonably necessary, together with the right of pedestrian and/or vehicular ingress and egress over the Property and any adjoining land of Grantor to or from said utility easement as may be necessary for the purposes of placing, constructing, reconstructing, rephasing, patrolling, inspecting, upgrading, expanding the capability of, operating, repairing, maintaining, relocating within this Easement, replacing, and/or removing said utility facilities, equipment and systems and appurtenances pertaining thereto; and
3. The right to clear the Property of all obstructions, to cut, trim or remove trees and/or shrubbery located on, over or within the Easement and/or Property through any means deemed reasonable and appropriate by Grantee, including the use of machinery and the application of herbicides, and including any control of the growth of other vegetation in or about the Easement which may incidentally and necessarily result from the means of control employed; and
4. The right of free access to the Easement at all reasonable hours to perform the aforementioned activities, and at any time to restore service or during an emergency.

EXHIBIT E

Page 1

5. This Easement is perpetual, provided, however, if Grantee ceases operating within the Easement for a period of six (6) months and Grantee's cessation of use is not due to a natural disaster, crime or property theft, acts of God, pandemic, labor strikes or acts of terrorism, then this Easement shall be terminated and the Property shall revert to Grantor or its successor and assigns. Venue for any disputes shall be in county in which the Property is located.

The rights hereby granted to Grantee may be dedicated, assigned (and/or licensed) by Grantee in whole or in part. Grantor covenants that Grantor, Grantor's heirs, successors and assigns shall not, individually, or in combination with others, interfere directly or indirectly with Grantee's use of this Easement now or at any time in the future, or with the efficiency, safety, or convenient operation of the utility(ies), utility service(s), related equipment, devices, appliances, and/or other property.

Grantor shall not construct nor cause or allow to be constructed any structure, building or improvement, nor plant any trees, nor impound any water, nor place any temporary or permanent erection of any equipment or appurtenances within the Easement in any manner that unreasonably interferes with the safe, efficient and convenient operation of the Grantee's facilities, equipment or systems. Such prohibited construction shall include, but not be limited to, new construction of a habitable structure, major modification to a preexisting habitable structure, stock tanks, dams, storage piles, swimming pools, antenna, spas, water wells, or oil wells. Grantor agrees that the Grantee shall have the right to remove, or cause to be removed, at Grantor's sole cost, any obstructions Grantor installs, erects or creates after the effective date of this Easement and which unreasonably limit or impede Grantee's access to, through or across the Easement, or which interferes with or threatens to endanger the operation, reliability, efficiency, construction, reconstruction, or maintenance of Grantee's utility facilities or systems.

This Easement contains all covenants and terms between Grantor and Grantee related to the Easement. Any oral representations or modifications concerning this Easement shall be of no force and effect. Any subsequent amendment or modification to this Easement must be in writing and agreed to by the Grantor and Grantee. No waiver by Grantee of any default or breach of any covenant, condition, or stipulation herein contained, or delay by Grantee in the utilization of any right herein granted, shall be treated as a waiver of any subsequent default or breach of the same or any other covenant condition or stipulation, or as a waiver of any right of Grantee or of the ability of Grantee to utilize any such right at a future date.

TO HAVE AND TO HOLD the Easement unto said Grantee, its successors and assigns, forever, and Grantor hereby binds Grantor, and Grantor's successors, assigns, and heirs to warrant and forever defend all and singular said Easement and rights thereunder unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same by through or under Grantor, but not otherwise.

This Easement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.

EXECUTED the _____ day of _____, 202_.

GRANTOR(S):

THE STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me the _____ day of _____, 202__,
by _____.

Notary Public, State of Texas

Notary's Name Printed

GRANTEE:

QUADVEST LP,
a Texas limited partnership

By: Quadvest Management, LLC,
a Texas limited liability company
its General Partner

By:
Name: Simon Sequeira
Title: President

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me the _____ day of _____, 202__,
by Simon Sequeira, the President of Quadvest Management, LLC, a Texas limited liability
company, the General Partner of Quadvest LP, a Texas limited partnership.

Notary Public, State of Texas

After recording, return to:

Quadvest, L.P.
26926 FM 2978
Magnolia, Texas 77354

Consent and Subordination of Lender to Utility Easement [AS NECESSARY]

[LENDER] ("Lender") is the present legal and equitable owner and holder of certain indebtedness (the "Indebtedness") of **[PROPERTY OWNER]** ("Borrower"), which is secured by, among other security, a _____ from Borrower to _____, Trustee, recorded under Document No. _____, Official Public Records of Waller County, Texas (the "Deed of Trust"), affecting the Property. Lender hereby:

- a. Consents to the above and foregoing Utility Easement Agreement (the "Utility Easement") granted to Quadvest, L.P., a Texas limited partnership, and agrees to subordinate the lien of the Deed of Trust and any other liens held by Lender securing the Indebtedness to the Utility Easement to the same effect as if the Utility Easement had been executed, delivered and recorded prior to the recordation of the Deed of Trust so that in the event of any foreclosure of said liens the Utility Easement shall continue in full force and effect;
- b. Subordinates the lien of the Deed of Trust and any other liens held by Lender securing the Indebtedness (including, without limitation, all extensions of the any instruments securing the Indebtedness and modification agreements thereto) that encumber the Utility Easement to the rights and interests created under the Utility Easement; and
- c. Acknowledges and agrees that a foreclosure of the Deed of Trust shall not extinguish the rights, obligations, and interests created under this Utility Easement.

Lender represents that the undersigned has the authority to execute and deliver this Consent and Subordination of Lender, and that all necessary acts necessary to bind Lender have been taken.

EXECUTED on the date set forth in the acknowledgment below, but EFFECTIVE as of the date of Owner's execution of this Utility Easement.

[LENDER]

By:
Name:
Title:

THE STATE OF TEXAS §
 §
COUNTY OF §

This instrument was acknowledged before me on this day of _____, 202__, by _____, _____ of **[LENDER]** in the capacity therein stated.

**CONTRACT FOR THE DEVELOPMENT AND PURCHASE OF PUBLIC DRINKING
WATER AND SANITARY SEWER FACILITIES AND TRANSFER OF
GROUNDWATER INTERESTS IN WALLER COUNTY, TEXAS**

EXHIBIT F

SANITARY CONTROL EASEMENT

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

AFTER RECORDING, RETURN TO:

QUADVEST LP
26926 FM 2978
MAGNOLIA, TEXAS 77354

SANITARY CONTROL EASEMENT

Well Site #___

THIS SANITARY CONTROL EASEMENT (this “**Agreement**”) is made and entered into as of the ____ day of _____, 20__, by and between QUADVEST LP, a Texas Limited Partnership, having an address of 26926 FM 2978, Magnolia, TX 77354 (“Beneficiary”) and , [**FULL NAME OF DEVELOPER PARTY**], a [**TYPE OF ENTITY**] having an address of _____, _____, Texas _____ (“Owner”).

RECITALS:

WHEREAS, Beneficiary is the owner and holder of the Water Certificate of Convenience and Necessity for the real property affected by the Easement (as defined below);

WHEREAS, Owner is the record owner of the “Easement Area” herein defined;

WHEREAS, the Beneficiary and Owner desire to adopt, establish and impose the Easement hereinafter described and related restrictions on the Easement Area, as more specifically provided herein.

NOW, THEREFORE, Owner and Beneficiary hereby adopt, establish and impose the following restrictions and easement upon the Easement Area (hereinafter defined) and declare that the Easement Area is and shall be held, transferred, assigned, sold, conveyed and occupied subject to all such restrictions and easements set forth in this Agreement.

THEREFORE, Owner and Beneficiary, intending to be legally bound hereby, agree as follows:

1. The foregoing recitals are incorporated herein by this reference thereto.
2. The purpose of this easement is to protect the water supply of the wells described and located below by means of sanitary control.
3. Owner hereby grants to Beneficiary a sanitary control easement having a radius of one hundred fifty feet (150') from the water well providing the source of water to the Production Facilities (the "Easement") over the property described in **Exhibit 1** and as shown on **Exhibit 2**, attached hereto and incorporated herein (the "Easement Area").
4. The construction, existence, and/or operation of the following within a 150-foot radius of the well described and located below are prohibited: septic tank or sewage treatment perforated drainfields; areas irrigated by low dosage, low angle spray on-site sewage facilities; absorption beds; evapotranspiration beds; abandoned, inoperative or improperly constructed water wells of any depth; underground petroleum and chemical storage tanks or liquid transmission pipelines; sewage treatment plants; sewage wet wells; sewage pumping stations; drainage ditches which contains industrial waste discharges or wastes from sewage treatment systems; animal feed lots; solid waste disposal sites, landfill and dump sites; lands on which sewage plant or septic tank sludge is applied; lands irrigated by sewage plant effluent; military facilities; industrial facilities; wood-treatment facilities; liquid petroleum and petrochemical production, storage, and transmission facilities; Class 1, 2, 3, 4 and 5 injection wells; pesticide storage and mixing facilities; and all other constructions or operations that could pollute the groundwater sources of the well that is the subject of this easement. For the purpose of this easement, improperly constructed water wells are those wells which do not meet the surface and subsurface construction standards for a public water supply well.
5. The construction, existence and/or operation of tile or concrete sanitary sewers, sewer appurtenances, septic tanks, storm sewers, cemeteries, and/or the existence of livestock in pastures is specifically prohibited within a 50-foot radius of the water wells described and located below.
6. This easement permits the construction of homes or buildings upon the Grantor's property, and farming and ranching operations, so long as their construction and use is in compliance with the provisions of this Agreement.
7. This easement shall run with the land and shall be binding on all parties and persons claiming under the Grantor(s) for a period of two years from the date that this easement is recorded; after which time, this easement shall be automatically extended until the use of the subject water wells as a source of water for public water systems ceases.
8. This Agreement shall be subject to and governed by the laws of the State of Texas.
9. Enforcement of this easement shall be proceedings at law or in equity against any person or persons violating or attempting to violate the restrictions in this easement, either to restrain the violation or to recover.
10. Invalidation of any one of these restrictions or uses (covenants) by a judgment or court

order shall not affect any of the other provisions of this easement, which shall remain in full force and effect.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Owner and Beneficiary have executed, sealed and delivered this Agreement as of the day and year first above written.

BENEFICIARY:

QUADVEST LP,
a Texas limited partnership

By: Quadvest Management, LLC,
a Texas limited liability company
its General Partner

By: _____
Name: Simon Sequeira
Title: President

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me the ____ day of _____, 20__, by Simon Sequeira, the President of Quadvest Management, LLC, a Texas limited liability company, the General Partner of Quadvest LP, a Texas limited partnership.

Notary Public, State of Texas

OWNER:[**FULL COMPANY NAME**]

By:_____

Name: _____

Title:_____

STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 20__, by
 _____(SIGNING INDIVIDUAL), _____(TITLE) of
 _____(FULL COMPANY NAME), on behalf of said
 company.

NOTARY PUBLIC

STATE OF _____

EXHIBIT 1
To Sanitary Control Easement

LEGAL DESCRIPTION OF THE EASEMENT AREA

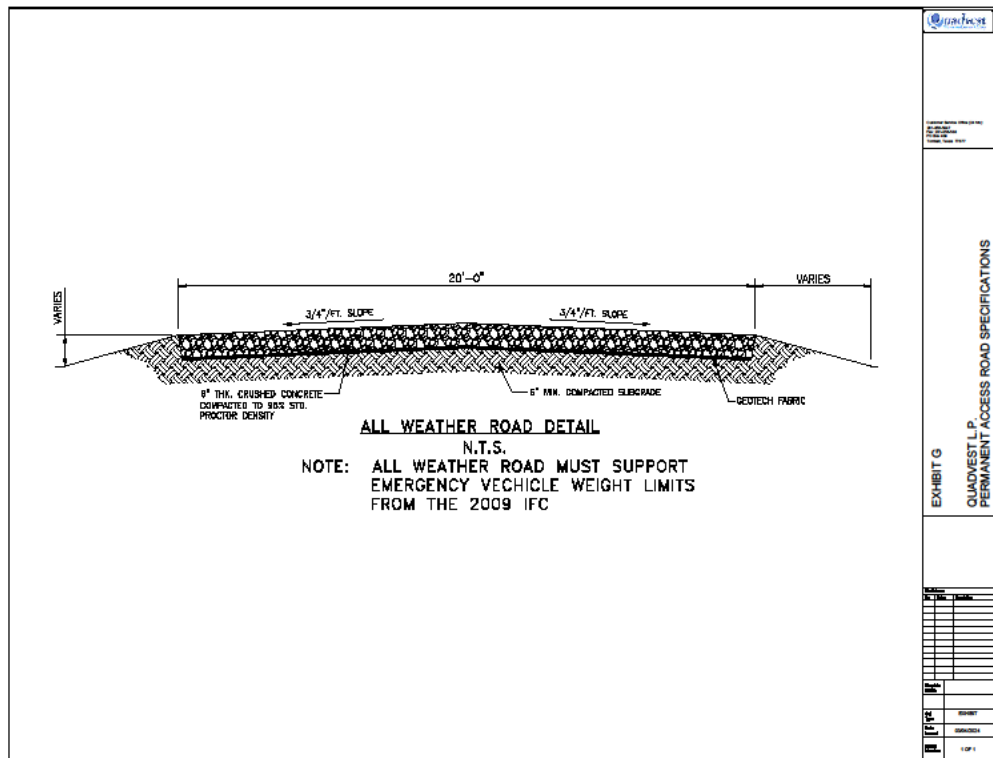
EXHIBIT 2
To Sanitary Control Easement

DEPICTION OF THE EASEMENT AREA

**CONTRACT FOR THE DEVELOPMENT AND PURCHASE OF PUBLIC DRINKING
WATER AND SANITARY SEWER FACILITIES AND TRANSFER OF
GROUNDWATER INTERESTS IN WALLER COUNTY, TEXAS**

EXHIBIT G

PERMANENT ACCESS ROAD SPECIFICATIONS



**CONTRACT FOR THE DEVELOPMENT AND PURCHASE OF PUBLIC DRINKING
WATER AND SANITARY SEWER FACILITIES AND TRANSFER OF
GROUNDWATER INTERESTS IN WALLER COUNTY, TEXAS**

EXHIBIT H

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS §
COUNTY OF §

KNOW ALL BY THESE PRESENTS:

THAT _____ (“Grantor”), has agreed to convey to **QUADVEST, L.P.**, a Texas limited partnership (“Grantee”), whose address is 26926 FM 2978, Magnolia, TX 77354, all of that certain tract of land located in _____ County, Texas, and described by metes and bounds on **Exhibit “A-1”** and **Exhibit “A-2”** attached hereto and made a part hereof (collectively, the “Land”), together with (i) any and all improvements thereon, (ii) all rights, privileges, and appurtenances (including, without limitation, easements appurtenant and water rights) belonging or pertaining to the Land; (iii) any and all easements or rights-of-way affecting the Land and any of Grantor’s rights to use the same, including rights of Grantor in adjacent streets and roads or in adjacent alleys, strips, or gores of land (the Land, together with any and all of the related improvements, rights, privileges, appurtenances, and interests referenced in items (i) through (iii) above are herein collectively referred to as the “Property”);

NOW, THEREFORE, BE IT RESOLVED, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY, unto said Grantee the Property.

This conveyance is made subject and subordinate to the encumbrances and exceptions (“***Permitted Exceptions***”) described in **Exhibit “B”** attached hereto and incorporated herein by reference for all purposes, and all ad valorem taxes and special assessments pertaining to the Property for calendar year 202____ and subsequent years, the payment of which Grantee hereby assumes.

TO HAVE AND TO HOLD the Property, subject only to the Permitted Exceptions, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee,

its successors, and its assigns forever; and Grantor does hereby bind itself, its successors, and its assigns to WARRANT AND FOREVER DEFEND, all and singular, the Property unto the said Grantee, its successors, and its assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under Grantor but not otherwise.

EXECUTED as of the ____ day of _____, 202__

GRANTOR:

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on _____, by _____, _____ of _____

Notary Public in and for the State of Texas

[Notary Stamp/Seal]

Exhibit A-1 - Property - Water Plant Site
Exhibit A-2 - Property – Lift Station Sites
Exhibit B - Permitted Exceptions

After Recording, return to:

Quadvest, LP
26926 FM 2978
Magnolia, TX 77354

EXHIBIT “A-1” TO SPECIAL WARRANTY DEED

Property – Plants Sites

[TO BE DEVELOPED]

EXHIBIT “A-2” TO SPECIAL WARRANTY DEED

Property – Lift Station Sites

[TO BE DEVELOPED]

EXHIBIT “B” TO SPECIAL WARRANTY DEED

Permitted Exceptions

[TO BE INSERTED]

**CONTRACT FOR THE DEVELOPMENT AND PURCHASE OF PUBLIC DRINKING
WATER AND SANITARY SEWER FACILITIES AND TRANSFER OF
GROUNDWATER INTERESTS IN WALLER COUNTY, TEXAS**

EXHIBIT I

ENGINEER'S CERTIFICATE OF CONSISTENCY

[ENGINEER'S LETTERHEAD]

[DATE]

To: Quadvest

Re: (Name of Contract);

Contract No. _____

[Insert Project name and number if different than the Contract name and number]

I, _____, P. E., observed construction of the above referenced Work for the District under the Contract. I, or my representative, have made a visual inspection of the Work at intervals during construction and observed that the improvements, to the best of my knowledge, are situated consistent with sites, easements, or property owned by or accessible to Quadvest, and that record drawings will be furnished to the Quadvest.

Sincerely,

Engineer

(SEAL)

**CONTRACT FOR THE DEVELOPMENT AND PURCHASE OF PUBLIC DRINKING
WATER AND SANITARY SEWER FACILITIES AND TRANSFER OF
GROUNDWATER INTERESTS IN WALLER COUNTY, TEXAS**

EXHIBIT J

TARIFFS



Control Number: 56214



Item Number: 27

STAMPED APPROVED
COPY

ENTERED BY CENTRAL
RECORDS



Filing Receipt

Filing Date - 2024-09-16 11:52:32 AM

Control Number - 56214

Item Number - 26

Public Utility Commission of Texas

Memorandum

TO: Central Records

FROM: Cheri Hasz, Legal Division
Markel Perkins, Legal Division

DATE: September 16, 2024

RE: **Docket No. 56214** — Application of Quadvest, LP to Amend its Certificate of Convenience and Necessity in Harris County

CC: murback@quadvest.com, pgregg@gregglawpc.com

In accordance with Ordering Paragraph No. 8 in the Notice of Approval filed on September 6, 2024, please find a clean copy of Quadvest's water tariff for Certificate of Convenience and Necessity (CCN) No. 11612 and sewer tariff for CCN No. 20952. This copy provided is to be stamped *Approved* and placed in the Commission's tariff book.

All parties to Docket No. 56214 have been copied on this memo.



WATER UTILITY TARIFF

Docket No. 56214

Quadvest, L.P.
(Utility Name)

26926 FM 2978
(Business Address)

Magnolia, Texas 77354
(City, State, Zip Code)

281/356-5347
(Area Code/Telephone)

This tariff is effective for utility operations under the following Certificate of Convenience and Necessity:

11612

This tariff is effective in the following counties:

Fort Bend, Harris, Liberty, Montgomery, Walker, and Waller

This tariff is effective in the following cities or unincorporated towns (if any):

Richmond (portion of Bridlewood Estates only - same rates)

This tariff is effective in the following subdivisions or systems:

See attached chart.

TABLE OF CONTENTS

The above utility lists the following sections of its tariff (if additional pages are needed for a section, all pages should be numbered consecutively):

SECTION 1.0 -- RATE SCHEDULE	4
SECTION 2.0 -- SERVICE RULES AND POLICIES	11
SECTION 3.0 -- EXTENSION POLICY	19
APPENDIX A - DROUGHT CONTINGENCY PLAN	
APPENDIX B - SAMPLE SERVICE AGREEMENT	
APPENDIX C - APPLICATION FOR SERVICE	

PUBLIC UTILITY COMMISSION OF TEXAS
APPROVED

SEP 06 2024

DOCKET

5 6214

QUADVEST LP			
SUBDIVISION	PWS ID NUMBER	COUNTY	SUBSIDENCE DISTRICT
Bauer Landing	1013526	Harris	NHCRWA
Bauer Meadows	1013797	Harris	NHCRWA
Bella Vista	1460175	Liberty	No Subsidence
Benders Landing	1700678	Montgomery	SJRA / LSGCD
Benders Landing Estates	1700678	Montgomery	SJRA / LSGCD
Binford Creek	1013779	Harris	NHCRWA
Brazos Lakes	0790363	Fort Bend	NFBWA
Bridlewood Estates	0790350	Fort Bend	City of Rosenberg
Camino Real	1460196	Liberty	No Subsidence
Campwood	1700624	Montgomery	SJRA / LSGCD
Canterbury Ranch	1700624	Montgomery	SJRA / LSGCD
Clear Creek Forest	1700576	Montgomery	SJRA / LSGCD
Colony at Pinehurst	1700858	Montgomery	LSGCD
Creekside Village	1700742	Montgomery	SJRA / LSGCD
Cypress Trails at Bauer Landing	1013526	Harris	NHCRWA
Decker Farms	1700922	Montgomery	LSGCD
Decker Oaks Estates	1700605	Montgomery	SJRA / LSGCD
Estates of Clear Creek	1700576	Montgomery	SJRA / LSGCD
Flagstone	1013708	Harris	NHCRWA
Freeman Ranch	2370123	Waller	Bluebonnet GCD
Grande San Jacinto	1460179	Liberty	No Subsidence
Hockleywood Business Park	1013526	Harris	NHCRWA
Indigo Lake Estates	1700576	Montgomery	SJRA / LSGCD
Indigo Trails	1013816	Harris	NHCRWA
Jacobs Reserve	1700609	Montgomery	SJRA / LSGCD
Katy Meadows	1013681	Harris	WHCRWA
Lake House*	2370111	Waller	Bluebonnet GCD
Lake Windcrest	1700624	Montgomery	SJRA / LSGCD
Lakes of Fairhaven*	1013288	Harris	NHCRWA
Lone Star Ranch	1700655	Montgomery	SJRA / LSGCD
Magnolia Reserve	1700864	Montgomery	LSGCD
McCall Sound	1700763	Montgomery	SJRA / LSGCD
Mill Creek	1700857	Montgomery	LSGCD
Montgomery Trace	1700577	Montgomery	SJRA / LSGCD
Mostyn Manor	1700669	Montgomery	SJRA / LSGCD
Mostyn Springs	1700669	Montgomery	SJRA / LSGCD
Northcrest Ranch	1700623	Montgomery	SJRA / LSGCD
Olympia Falls	0790592	Fort Bend	NFBWA
Pine Acre Trails	1700907	Montgomery	No Subsidence
Rancho San Vicente	1460178	Liberty	No Subsidence
Redbud	1013817	Harris	NHCRWA
Red Oak Ranch	1700609	Montgomery	SJRA / LSGCD

Docket No. 56214

PUBLIC UTILITY COMMISSION OF TEXAS
APPROVED
SEP 06 2024
56214
SEP 06 2024
56214

Rockrose Ranch	1700889	Montgomery	LSGCD
Rosehill Meadow	1013703	Harris	NHCRWA
Sawmill Estates	1700576	Montgomery	SJRA / LSGCD
Sendera Ranch	1700577	Montgomery	SJRA / LSGCD
Sierra Woods	1700624	Montgomery	SJRA / LSGCD
Sonoma Ridge	1700763	Montgomery	SJRA / LSGCD
Summerset Estates	1700655	Montgomery	SJRA / LSGCD
Sweetwater Ridge	1700941	Montgomery	LSGCD
Texas Grand Ranch	2360088	Walker	Bluebonnet GCD
The Reserve at Katy Hockley	1013681	Harris	WHCRWA
Trails at Cochran Ranch	2370142	Waller	Bluebonnet GCD
Vacek Country Meadows	0790580	Fort Bend	FBSD
Villa Nueva	1460175	Liberty	No Subsidence
Village of Decker Oaks	1700605	Montgomery	SJRA / LSGCD
Windcrest Farms	1700577	Montgomery	SJRA / LSGCD

*Lake House and Lakes of Fairhaven (Formerly Westside Water, LLC) have a separate tariff page.

The rates set or approved by the city for the systems entirely within its corporate boundary are not presented in this tariff. Those rates are not under the original jurisdiction of the PUC and will have to be obtained from the city or utility.

SECTION 1.0 -- RATE SCHEDULE

Section 1.01 - Rates

Meter Size	Monthly Minimum Charge	Gallage Charge
5/8" or 3/4"	\$28.75 (Includes 0 gallons)	\$1.75 per 1,000 gallons for the first 10,000 gallons
1"	\$71.88	\$2.00 per 1,000 gallons from 10,001 to 20,000 gallons
1 1/2"	\$143.75	\$2.25 per 1,000 gallons from 20,001 to 30,000 gallons
2"	\$230.00	\$2.93 per 1,000 gallons thereafter
3"	\$431.25	
4"	\$718.75	
6"	\$1,437.50	
8"	\$2,300.00	
10"	\$3,306.25	
12"	\$6,181.25	

An additional pass through gallage charge per 1,000 gallons of water will be added for fees imposed by any non-affiliated third party water supplier or underground water district having jurisdiction over the utility, including Bluebonnet GRP (BGCD), Brazoria GRP (BCGCD), City of Rosenberg GRP (CR), Harris Galveston Subsidence District (HGSD), North Fort Bend GRP (NFBWA), West Harris County Regional Water Authority (WHCRWA), North Harris County Regional Water Authority (NHCRWA), San Jacinto River Authority GRP (SJRA), and Shaw Acres. Each pass through gallage charge is represented in the table below and is applicable only to the subdivisions and public water systems listed in the table on tariff pages 2 and 3. **SEE PURCHASED WATER AND/OR DISTRICT FEE PASS THROUGH CLAUSE.**

Effective April 1, 2021

	BGCD	BCGCD	CR	HGSD	WHCRWA	NFBWA	NHCRWA	LSGCD	Shaw Acres
Rate per thousand gallons	\$0.05	\$0.03	\$2.75	\$0.03	\$3.79	\$4.64	\$3.66	\$0.09	\$4.78

(Tariff Control No. 55616) NHCRWA and CR Effective October 1, 2023

(Tariff Control No. 53041) WHCRWA and NFBWA Effective January 1, 2022

NFBWA.....\$4.64 per 1,000 gallons

*Olympia Falls Subdivision

(Tariff Control No. 54175) Effective October 1, 2022

SJRA \$3.14 per 1,000 gallons

*(For all subdivisions under SJRA Subsidence District. The pass-through fees are adjusted for water line-loss) (Tariff Control No. 54009, Effective September 1, 2022)

SECTION 1.0 -- RATE SCHEDULE (Continued)

FEDERAL TAX CHANGE CREDIT RIDER
(Docket No. 48323)

Monthly Fixed Rate Adjustment	May 1, 2018-December 31, 2018	January 1, 2019
5/8" or 3/4"	\$(0.53)	\$(0.42)
1"	\$(1.33)	\$(1.05)
1½"	\$(2.66)	\$(2.10)
2"	\$(4.26)	\$(3.35)
3"	\$(7.99)	\$(6.29)
4"	\$(13.32)	\$(10.48)
6"	\$(26.63)	\$(20.97)
8"	\$(42.61)	\$(33.55)
10"	\$(61.26)	\$(48.22)
12"	\$(114.52)	\$(90.16)

FORM OF PAYMENT: The utility will accept the following forms of payment:

Cash X, Check X, Money Order X, Credit Card X, Other (specify) Bank Draft
THE UTILITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT PAYMENTS MADE USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN FOR CASH PAYMENTSREGULATORY ASSESSMENT..... 1.0%
PUC RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL AND TO REMIT THE FEE TO THE TCEQ.Section 1.02 - Miscellaneous FeesTAP FEE.....\$810.00
TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL 5/8" x 3/4" METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF.TAP FEE.....\$910.00
TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD 3/4" and 1" METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFFTAP FEE (Large meter).....Actual Cost
TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SIZE INSTALLED.TAP FEE (Unique Costs)Actual Cost
FOR EXAMPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE A SUBDIVISION IS A UNIQUE COST. UNIQUE COST WILL BE DETERMINED ON A CASE BY CASE BASIS

SECTION 1.0 -- RATE SCHEDULE (Continued)

RECONNECTION FEE

THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS:

- a) Nonpayment of bill (Maximum \$25.00)\$25.00
- b) Customer's request that service be disconnected\$50.00

OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF

SEASONAL RECONNECTION FEE:

BASE RATE TIMES NUMBER OF MONTHS OFF THE SYSTEM NOT TO EXCEED SIX MONTHS WHEN LEAVE AND RETURN WITHIN A TWELVE MONTH PERIOD.

TRANSFER FEE.....\$45.00

THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE LOCATION WHEN THE SERVICE IS NOT DISCONNECTED.

LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL) 10%

PUC RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING

RETURNED CHECK CHARGE\$25.00

RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50).....\$50.00

COMMERCIAL & NON-RESIDENTIAL DEPOSIT 1/6TH OF ESTIMATED ANNUAL BILL

METER TEST FEE\$25.00

THIS FEE WHICH SHOULD REFLECT THE UTILITY'S COST MAY BE CHARGED IF A CUSTOMER REQUESTS A SECOND METER TEST WITHIN A TWO-YEAR PERIOD AND THE TEST INDICATES THAT THE METER IS RECORDING ACCURATELY. THE FEE MAY NOT EXCEED \$25.

METER RELOCATION FEE Actual Cost to Relocate the Existing Meter

THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS RELOCATION OF AN EXISTING METER.

METER CONVERSION FEE Actual Cost to Convert the Existing Meter

THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS CHANGE OF SIZE OF AN EXISTING METER OR CHANGE IS REQUIRED BY MATERIAL CHANGE IN CUSTOMERS SERVICE DEMAND

ILLEGAL RECONNECTION, LOCK REMOVAL OR DAMAGE FEE\$100.00

THIS FEE MAY BE CHARGED TO A DISCONNECTED CUSTOMER FOR DAMAGE CAUSED BY CUSTOMER'S ATTEMPT TO RESTORE WATER SERVICE BY CUTTING OR BREAKING LOCK, REMOVAL OR BYPASS OF METER

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:

WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC § 24.25(b)(2)(G)]

LINE EXTENSION AND CONSTRUCTION CHARGES:

REFER TO SECTION 3.0--EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE

SECTION 1.0 -- RATE SCHEDULE (Continued)

TEMPORARY WATER RATE:

Unless otherwise superseded by PUC order or rule, if the Utility is ordered by a court or government body of competent jurisdiction to reduce its pumpage, production or water sales, the Utility shall be authorized to increase its approved gallonage charge according to the formula:

$$TGC = \frac{cgc + (pr)(cgc)(r)}{(1.0 - r)}$$

Where:

TGC = temporary gallonage charge
 cgc = current gallonage charge
 r = water use reduction expressed as a decimal fraction (the pumping restriction)
 prr = percentage of revenues to be recovered expressed as a decimal fraction, for this tariff prr shall equal 0.5

To implement the Temporary Water Rate, the Utility must comply with all notice and other requirements of 16 TAC § 24.25(j).

Pass Through Provision:

For Utilities subject to changes in costs imposed by any non-affiliated provider of purchased water or sewer or a groundwater conservation district having jurisdiction over the Utility, these increases (decreases) shall be passed through as an adjustment to the gallonage charge according to the formula:

$$R = G / (1 - L)$$

Where:

R = the proposed pass-through rate;
 G = the new gallonage charge (per 1,000 gallons) by source supplier;
 L = the actual line loss for the preceding 12 months, not to exceed 0.15

SECTION 1.0 -- RATE SCHEDULE

Section 1.01 - Rates

<u>Meter Size</u>	<u>Monthly Minimum Charge*</u>	<u>Gallonage Charge</u>
5/8"	\$17.85 (Includes 0 gallons)	\$1.50 per 1000 gallons, Residential
3/4"	\$26.80	\$2.00 per 1,000 gallons, Non-Residential
1"	\$44.65	
1 1/2"	\$89.25	
2"	\$142.80	
3"	\$267.75	
4"	\$535.50	

PLUS:

Pass Through Fees:

Effective October 1, 2023

North Harris County Regional Water Authority (NHCRWA) for

Lakes of Fairhaven\$3.65 per 1,000 gallons
 (Tariff Control No. 55616)

Bluebonnet Groundwater Conservation District (BGCD) for

Lake House.....\$0.05 per 1,000 gallons
 (Tariff Control No. 49213)

FEDERAL TAX CHANGE CREDIT RIDER

(Docket No.48323)

<u>Monthly Fixed Rate</u>	<u>May 1, 2018-December 31, 2018</u>	<u>January 1, 2019</u>
<u>Adjustment</u>		
5/8"	\$(1.08)	\$(0.78)
3/4"	\$(1.62)	\$(1.18)
1"	\$(2.70)	\$(1.96)
1 1/2"	\$(5.39)	\$(3.92)
2"	\$(8.63)	\$(6.26)
3"	\$(16.18)	\$(11.75)
4"	\$(32.37)	\$(23.49)

SECTION 1.0 -- RATE SCHEDULE (Continued)

FORM OF PAYMENT: The utility will accept the following forms of payment:

Cash X, Check X, Money Order X, Credit Card X, Other (specify) Bank Draft
THE UTILITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT PAYMENTS
MADE USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN FOR CASH
PAYMENTS.

REGULATORY ASSESSMENT 1.0%
PUC RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL
AND TO REMIT THE FEE TO THE TCEQ.

Section 1.02 - Miscellaneous Fees

TAP FEE \$500.00
TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD
RESIDENTIAL 5/8" x 3/4" METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED
ON THIS TARIFF.

TAP FEE (Unique Costs) Actual Cost
FOR EXAMPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE A SUBDIVISION IS A UNIQUE COST. UNIQUE COST
WILL BE DETERMINED ON A CASE-BY-CASE BASIS.

TAP FEE (Large meter) Actual Cost
TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SIZE INSTALLED.

METER RELOCATION FEE Actual Relocation Cost, Not to Exceed Tap Fee
THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS THAT AN EXISTING METER BE RELOCATED

METER TEST FEE \$25.00
REQUESTS A SECOND METER TEST WITHIN A TWO-YEAR PERIOD AND THE TEST INDICATES THAT
THE METER IS RECORDING ACCURATELY. THE FEE MAY NOT EXCEED \$25.

METER CONVERSION FEE Actual Cost to Convert the Existing Meter
THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS CHANGE OF SIZE OF AN EXISTING METER OR
CHANGE IS REQUIRED BY MATERIAL CHANGE IN CUSTOMERS SERVICE DEMAND.

ILLEGAL RECONNECTION, LOCK REMOVAL OR DAMAGE FEE \$100.00
THIS FEE MAY BE CHARGED TO A DISCONNECTED CUSTOMER FOR DAMAGE CAUSED BY CUSTOMER'S
ATTEMPT TO RESTORE WATER SERVICE BY CUTTING OR BREAKING LOCK, REMOVAL OR BYPASS OF
METER.

RECONNECTION FEE
THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS
BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0
OF THIS TARIFF).

a) Non-payment of bill (Maximum \$25.00) \$25.00
b) Customer's request that service be disconnected \$40.00

TRANSFER FEE \$40.00
THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE
LOCATION WHEN THE SERVICE IS NOT DISCONNECTED

SECTION 1.0 -- RATE SCHEDULE (Continued)

LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL) 10%
TCEQ RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE
MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS
BILLING

RETURNED CHECK CHARGE \$35.00
RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50) \$50.00

COMMERCIAL & NON-RESIDENTIAL DEPOSIT 1/6TH OF ESTIMATED ANNUAL BILL

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE
WHEN AUTHORIZED IN WRITING BY TCEQ AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY
INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING [16 TAC
§ 24.25(b)(2)(G)]

LINE EXTENSION AND CONSTRUCTION CHARGES:
REFER TO SECTION 3.0--EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW
CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.

Pass Through Provision:

For Utilities subject to changes in costs imposed by any non-affiliated provider of purchased water
or sewer or a groundwater conservation district having jurisdiction over the Utility, these increases
(decreases) shall be passed through as an adjustment to the gallonage charge according to the
formula:

$$R = G / (1 - L)$$

Where:

R = the proposed pass-through rate;

G = the new gallonage charge (per 1,000 gallons) by source supplier;

L = the actual water line-loss for the preceding 12 months, not to exceed 0.15

SECTION 2.0 -- SERVICE RULES AND POLICIES

The utility will have the most current Public Utility Commission of Texas (PUC or Commission) Commission Rules, Chapter 24, available at its office for reference purposes. The Rules and this tariff shall be available for public inspection and reproduction at a reasonable cost. The latest Rules or Commission approved changes to the Rules supersede any rules or requirements in this tariff.

Section 2.01 - Application for Water Service

All applications for service will be made on the utility's standard application or contract form (attached in the Appendix to this tariff), will be signed by the applicant, any required fees (deposits, reconnect, tap, extension fees, etc. as applicable) will be paid and easements, if required, will be granted before service is provided by the utility. A separate application or contract will be made for each service location.

Section 2.02 - Refusal of Service

The utility may decline to serve an applicant until the applicant has complied with the regulations of the regulatory agencies (state and municipal regulations) and for the reasons outlined in the PUC Rules. In the event that the utility refuses to serve an applicant, the utility will inform the applicant in writing of the basis of its refusal. The utility is also required to inform the applicant that a complaint may be filed with the Commission.

Section 2.03 - Fees and Charges & Easements Required Before Service Can Be Connected

(A) Customer Deposits

If a residential applicant cannot establish credit to the satisfaction of the utility, the applicant may be required to pay a deposit as provided for in Section 1.02 - Miscellaneous Fees of this tariff. The utility will keep records of the deposit and credit interest in accordance with PUC Rules.

Residential applicants 65 years of age or older may not be required to pay deposits unless the applicant has an outstanding account balance with the utility or another water or sewer utility which accrued within the last two years.

Nonresidential applicants who cannot establish credit to the satisfaction of the utility may be required to make a deposit that does not exceed an amount equivalent to one-sixth of the estimated annual billings.

Refund of deposit. - If service is not connected, or after disconnection of service, the utility will promptly refund the customer's deposit plus accrued interest or the balance, if any, in excess of the unpaid bills for service furnished. The utility may refund the deposit at any time prior to termination of utility service but must refund the deposit plus interest for any customer who has paid 18 consecutive billings without being delinquent.

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

(B) Tap or Reconnect Fees

A new customer requesting service at a location where service has not previously been provided must pay a tap fee as provided in Section 1. A customer requesting service where service has previously been provided must pay a reconnect fee as provided in Section 1. Any applicant or existing customer required to pay for any costs not specifically set forth in the rate schedule pages of this tariff shall be given a written explanation of such costs prior to request for payment and/or commencement of construction. If the applicant or existing customer does not believe that these costs are reasonable or necessary, the applicant or existing customer shall be informed of their right to appeal such costs to the PUC or such other regulatory authority having jurisdiction over the utility's rates in that portion of the utility's service area in which the applicant's or existing customer's property(ies) is located.

If the services of a registered professional engineer are required as a result of an application for service received by the Utility for service to that applicant's service extension only, such engineer will be selected by the Utility and the applicant, and the applicant shall bear all expenses incurred therein.

If an applicant requires service other than the standard service provided by the utility, such applicant will be required to pay all expenses incurred by the utility in excess of the expenses that would be incurred in providing the standard service and connection. Any applicant who places unique or non-standard service demands on the system may be required to provide contributions in aid of construction (as may be allowed by PUC rule) for the actual costs of, any additional facilities required to maintain compliance with the Texas Commission on Environmental Quality minimum design criteria for water production, treatment, pumping storage and transmission.

Fees in addition to the regular tap fee may be charged if listed specifically in Section 1 to cover unique costs not normally incurred as permitted by 16 TAC § 24.163(a)(1)(C). For example, a road bore for customers outside a subdivision or residential area could be considered a unique cost.

(C) Easement Requirement

Where recorded public utility easements on the service applicant's property do not exist or public road right-of-way easements are not available to access the applicant's property, the Utility may require the applicant to provide it with a permanent recorded public utility easement on and across the applicant's real property sufficient to provide service to that applicant. Such easement(s) shall not be used for the construction of production, storage, transmission or pressure facilities unless they are needed for adequate service to that applicant.

Section 2.04 - Utility Response to Applications for Service

After the applicant has met all the requirements, conditions and regulations for service, the utility will install tap, meter and utility cut-off valve and/or take all necessary actions to initiate service. The utility will serve each qualified applicant for service within 5 working days unless line extensions or new facilities are required. If construction is required to fill the order and if it cannot be completed within 30 days, the utility will provide the applicant with a written explanation of the construction required and an expected date of service.

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

Except for good cause where service has previously been provided, service will be reconnected within one working day after the applicant has met the requirements for reconnection.

Section 2.05 - Customer Responsibility

The customer will be responsible for furnishing and laying the necessary customer service pipe from the meter location to the place of consumption. Customers will not be allowed to use the utility's cutoff valve on the utility's side of the meter. Existing customers may install cutoff valves on their side of the meter and are encouraged to do so. All new customers may be required to install and maintain a cutoff valve on their side of the meter.

No direct connection between a public water supply system and any potential source of contamination or between a public water supply system and a private water source (ex. private well) will be allowed. A customer shall not connect, or allow any other person or party to connect, onto any water lines on his premises.

Section 2.06 - Customer Service Inspections

Applicants for new service connections or facilities which have undergone extensive plumbing modifications are required to furnish the utility a completed customer service inspection certificate. The inspection certificate shall certify that the establishment is in compliance with the Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems, 30 TAC § 290.46(j). The Utility is not required to perform these inspections for the applicant/customer, but will assist the applicant/customer in locating and obtaining the services of a certified inspector.

Section 2.07 - Back Flow Prevention Devices

No water connection shall be allowed to any residence or establishment where an actual or potential contamination hazard exists unless the public water facilities are protected from contamination by either an approved air gap, backflow prevention assembly, or other approved device. The type of device or backflow prevention assembly required shall be determined by the specific potential hazard identified in 30 TAC § 290.47(f) Appendix F, Assessment of Hazards and Selection of Assemblies of the TCEQ Rules and Regulations for Public Water Systems.

The use of a backflow prevention assembly at the service connection shall be considered as additional backflow protection and shall not negate the use of backflow protection on internal hazards as outlined and enforced by local plumbing codes. When a customer service inspection certificate indicates that an adequate internal cross-connection control program is in effect, backflow protection at the water service entrance or meter is not required.

At any residence or establishment where it has been determined by a customer service inspection, that there is no actual or potential contamination hazard, as referenced in 30 TAC § 290.47(f) Appendix F, Assessment of Hazards and Selection of Assemblies of the TCEQ Rules and Regulations for Public Water Systems, then a backflow prevention assembly or device is not required. Outside hose bibs do require, at a minimum, the installation and maintenance of a working atmospheric vacuum breaker. All backflow prevention assemblies or devices shall be tested upon installation by a TCEQ certified backflow prevention assembly tester and certified to

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

be operating within specifications. Backflow prevention assemblies which are installed to provide protection against health hazards must also be tested and certified to be operating within specifications at least annually by a certified backflow prevention assembly tester.

If the utility determines that a backflow prevention assembly or device is required, the utility will provide the customer or applicant with a list of TCEQ certified backflow prevention assembly testers. The customer will be responsible for the cost of installation and testing, if any, of backflow prevention assembly or device. The customer should contact several qualified installers to compare prices before installation. The customer must pay for any required maintenance and annual testing and must furnish a copy of the test results demonstrating that the assembly is functioning properly to the utility within 30 days after the anniversary date of the installation unless a different date is agreed upon.

The Utility adopts the Uniform Plumbing Code pursuant to 30 TAC § 290.46(i). The piping and other equipment on the premises furnished by the customer will be maintained by the customer at all times in conformity with the requirements of the PUC and/or TCEQ, the Uniform Plumbing Code and with the service rules and regulations of the Utility. The customer will bring out his service line to his property line at the point on the customer's property mutually acceptable to the customer and the Utility subject to such requirements as may exist by PUC and/or TCEQ rules. No water service smaller than 5/8" will be connected. No pipe or pipe fitting which contains more than 0.2% lead can be used for the installation or repair of plumbing at any connection which provides water for human use. No solder or flux which contains more than 0.25% lead can be used at any connection which provides water for human use.

Section 2.08 - Access to Customer's Premises

The utility will have the right of access to the customer's premises at all reasonable times for the purpose of installing, testing, inspecting or repairing water mains or other equipment used in connection with its provision of water service, or for the purpose of removing its property and disconnecting lines, and for all other purposes necessary to the operation of the utility system including inspecting the customer's plumbing for code, plumbing or tariff violations. The customer shall allow the utility and its personnel access to the customer's property to conduct any water quality tests or inspections required by law. Unless necessary to respond to equipment failure, leak or other condition creating an immediate threat to public health and safety or the continued provision of adequate utility service to others, such entry upon the customer's property shall be during normal business hours and the utility personnel will attempt to notify the customer that they will be working on the customer's property. The customer may require any utility representative, employee, contractor, or agent seeking to make such entry identify themselves, their affiliation with the utility, and the purpose of their entry.

All customers or service applicants shall provide access to meters and utility cutoff valves at all times reasonably necessary to conduct ordinary utility business and after normal business hours as needed to protect and preserve the integrity of the public drinking water supply.

Threats to or assaults upon utility personnel shall result in criminal prosecution.

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

All customers or service applicants shall provide access to meters and utility cutoff valves at all times reasonably necessary to conduct ordinary utility business and after normal business hours as needed to protect and preserve the integrity of the public drinking water supply.

Section 2.09 - Meter Requirements, Readings, and Testing

One meter is required for each residential, commercial, or industrial connection. All water sold by the utility will be billed based on meter measurements. The utility will provide, install, own and maintain meters to measure amounts of water consumed by its customers.

Meters will be read at monthly intervals and as nearly as possible on the corresponding day of each monthly meter reading period unless otherwise authorized by the Commission.

Meter tests. The utility will, upon the request of a customer, and, if the customer so desires, in his or her presence or in that of his or her authorized representative, make without charge a test of the accuracy of the customer's meter. If the customer asks to observe the test, the test will be made during the utility's normal working hours at a time convenient to the customer.

Whenever possible, the test will be made on the customer's premises, but may, at the utility's discretion, be made at the utility's testing facility. If within a period of two years the customer requests a new test, the utility will make the test, but if the meter is found to be within the accuracy standards established by the American Water Works Association, the utility will charge the customer a fee which reflects the cost to test the meter up to a maximum \$25 for a residential customer. Following the completion of any requested test, the utility will promptly advise the customer of the date of removal of the meter, the date of the test, the result of the test, and who made the test.

Section 2.10 - Billing(A) Regular Billing

Bills from the utility will be mailed monthly unless otherwise authorized by the Commission. The due date of bills for utility service will be at least sixteen (16) days from the date of issuance. The postmark on the bill or, if there is no postmark on the bill, the recorded date of mailing by the utility will constitute proof of the date of issuance. Payment for utility service is delinquent if full payment, including late fees and the regulatory assessment, is not received at the utility or the utility's authorized payment agency by 5:00 p.m. on the due date. If the due date falls on a holiday or weekend, the due date for payment purposes will be the next workday after the due date.

(B) Late Fees

A late penalty of either \$5.00 or 10.0% will be charged on bills received after the due date. The penalty on delinquent bills will not be applied to any balance to which the penalty was applied in a previous billing. The utility must maintain a record of the date of mailing to charge the late penalty.

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

(C) Information on Bill

Each bill will provide all information required by the PUC rules. For each of the systems it operates, the utility will maintain and note on the monthly bill a local or toll-free telephone number (or numbers) to which customers can direct questions about their utility service.

In the event of a dispute between a customer and a utility regarding any bill for utility service, the utility will conduct an investigation and report the results to the customer. If the dispute is not resolved, the utility will inform the customer that the complaint may be filed with the Commission.

(D) Prorated Bills

If service is interrupted or seriously impaired for 24 consecutive hours or more, the utility will prorate the monthly base bill in proportion to the time service was not available to reflect this loss of service.

Section 2.11- Payments

All payments for utility service shall be delivered or mailed to the utility's business office. If the business office fails to receive payment prior to the time of noticed disconnection for non-payment of a delinquent account, service will be terminated as scheduled.

Utility service crews shall not be allowed to collect payments on customer accounts in the field. Payment of an account by any means that has been dishonored and returned by the payer or payee's bank, shall be deemed to be delinquent. All returned payments must be redeemed with cash or valid money order. If a customer has two returned payments within a twelve month period, the customer shall be required to pay a deposit if one has not already been paid.

Section 2.12 - Service Disconnection(A) With Notice

Utility service may be disconnected if the bill has not been paid in full by the date listed on the termination notice. The termination date must be at least 10 days after the notice is mailed or hand delivered. If the customer elects to receive electronic communications, the disconnect notice may be emailed in lieu of mailing or hand delivery.

The utility is encouraged to offer a deferred payment plan to a customer who cannot pay an outstanding bill in full and is willing to pay the balance in reasonable installments. However, a customer's utility service may be disconnected if a bill has not been paid or a deferred payment agreement entered into within 26 days from the date of issuance of a bill and if proper notice of termination has been given.

Notice of termination must be a separate mailing or hand delivery in accordance with the PUC Rules.

(B) Without Notice

Utility service may also be disconnected without notice for reasons as described in the PUC Rules.

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

Section 2.13 - Reconnection of Service

Utility personnel must be available during normal business hours to accept payments on the day service is disconnected and the following day unless service was disconnected at the customer's request or due to a hazardous condition.

Service will be reconnected within 36 hours after the past due bill, reconnect fees and any other outstanding charges are paid or the conditions which caused service to be disconnected are corrected.

Section 2.14 - Service Interruptions

The utility will make all reasonable efforts to prevent interruptions of service. If interruptions occur, the utility will re-establish service within the shortest possible time. Except for momentary interruptions due to automatic equipment operations, the utility will keep a complete record of all interruptions, both emergency and scheduled and will notify the Commission in writing of any service interruptions affecting the entire system or any major division of the system lasting more than four hours. The notice will explain the cause of the interruptions.

Section 2.15 - Quality of Service

The utility will plan, furnish, and maintain production, treatment, storage, transmission, and distribution facilities of sufficient size and capacity to provide a continuous and adequate supply of water for all reasonable consumer uses. Unless otherwise authorized by the Commission, the utility will maintain facilities as described in the TCEQ Rules and Regulations for Public Water Systems.

Section 2.16 - Customer Complaints and Disputes

If a customer or applicant for service lodges a complaint, the utility will promptly make a suitable investigation and advise the complainant of the results. Service will not be disconnected pending completion of the investigation. If the complainant is dissatisfied with the utility's response, the utility must advise the complainant that he has recourse through the PUC complaint process. Pending resolution of a complaint, the Commission may require continuation or restoration of service.

The utility will maintain a record of all complaints which shows the name and address of the complainant, the date and nature of the complaint and the adjustment or disposition thereof, for a period of two years after the final settlement of the complaint.

In the event of a dispute between a customer and a utility regarding any bill for utility service, the utility will conduct an investigation and report the results to the customer. If the dispute is not resolved, the utility will inform the customer that a complaint may be filed with the Commission.

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

Section 2.17 - Customer and Utility Liability

Customer shall be liable for any damage or injury to utility-owned property shown to be caused by the customer, his invitees, his agents, his employees, or other directly under his control.

Limitation on Product/Service Liability – Public water utilities are required to deliver water to the customer's side of the meter or service connection that meets the potability and pressure standards of the TCEQ. The utility will not accept liability for any injury or damage to individuals or their property occurring on the customer's side of the meter when the water delivered meets these state standards. The utility makes no representations or warranties (expressed or implied) that customer's appliances will not be damaged by disruptions of or fluctuations in water service whatever the cause.

The utility will not accept liability for injuries or damages to persons or property due to disruption of water service caused by: (1) acts of God, (2) acts of third parties not subject to the control of the utility if the utility has undertaken such preventative measures as are required by TCEQ and PUC rules, (3) electrical power failures in water systems not required by TCEQ rules to have auxiliary power supplies, or (4) termination of water service pursuant to the utility's tariff and the PUC's rules.

The utility is not required by law and does not provide fire prevention or firefighting services. The utility therefore does not accept liability for fire-related injuries or damages to persons or property caused or aggravated by the availability (or lack thereof) of water or water pressure (or lack thereof) during fire emergencies. Utility may (but is not required to) contract with individual customers/applicants to provide water service capacities to their properties in excess of the TCEQ's domestic water system regulations so that such water volumes and pressures may be used by the customer/applicant or local fire department (at their sole election and responsibility) for firefighting purposes. Such additional water services capacities shall be provided only in response to and according to design criteria and/or plans prepared by the customer/applicant's registered professional engineer. Notwithstanding any understanding or intent of such customer/applicant for the use of such excess water service capacity, Utility does not profess, state, warrant, guarantee, or imply that such additional water service capacity is, or shall ever be, adequate or sufficient for firefighting. Utility neither possesses nor claims to possess knowledge or expertise in firefighting or the requirements of firefighting. No statement or action of Utility shall ever be implied or meant to suggest that any facilities of Utility comply with any state or local fire code.

SECTION 3.0 -- EXTENSION POLICY

Section 3.01 - Standard Extension Requirements

Line Extension and Construction Charges: No Contribution in Aid of Construction may be required of any customer except as provided for in this approved extension policy.

The Utility is not required to extend service to any applicant outside of its certified service area and will only do so under terms and conditions mutually agreeable to the Utility and the applicant, in compliance with PUC rules and policies, and upon extension of the Utility's certified service area boundaries by the PUC.

The applicant for service will be given an itemized statement of the costs, options such as rebates to the customer, sharing of construction costs between the utility and the customer, or sharing of costs between the customer and other applicants prior to beginning construction.

Section 3.02 - Costs Utilities and Service Applicants Shall Bear

Within its certified area, the utility will pay the cost of the first 200 feet of any water main or distribution line necessary to extend service to an individual residential customer within a platted subdivision.

However, if the residential customer requesting service purchased the property after the developer was notified in writing of the need to provide facilities to the utility, the utility may charge for the first 200 feet. The utility must also be able to document that the developer of the subdivision refused to provide facilities compatible with the utility's facilities in accordance with the utility's approved extension policy after receiving a written request from the utility.

Residential customers will be charged the equivalent of the costs of extending service to their property from the nearest transmission or distribution line even if that line does not have adequate capacity to serve the customer. However, if the customer places unique, non-standard service demands upon the system, the customer may be charged the additional cost of extending service to and throughout their property, including the cost of all necessary transmission and storage facilities necessary to meet the service demands anticipated to be created by that property.

Unless an exception is granted by the PUC, the residential service applicant shall not be required to pay for costs of main extensions greater than 2" in diameter for water distribution and pressure wastewater collection lines and 6" in diameter for gravity wastewater lines.

Exceptions may be granted by the PUC if:

- adequate service cannot be provided to the applicant using the maximum line sizes listed due to distance or elevation, in which case, it shall be the utility's burden to justify that a larger diameter pipe is required for adequate service;
- or larger minimum line sizes are required under subdivision platting requirements or building codes of municipalities within whose corporate limits or extraterritorial jurisdiction the point of use is located; or the residential service applicant is located outside the CCN service area.

SECTION 3.0 -- EXTENSION POLICY (Continued)

If an exception is granted, the Utility shall establish a proportional cost plan for the specific extension or a rebate plan which may be limited to seven years to return the portion of the applicant's costs for overriding as new customers are added to ensure that future applicants for service on the line pay at least as much as the initial service applicant.

For purposes of determining the costs that service applicants shall pay, commercial customers with service demands greater than residential customer demands in the certified area, industrial, and wholesale customers shall be treated as developers. A service applicant requesting a one inch meter for a lawn sprinkler system to service a residential lot is not considered nonstandard service.

If an applicant requires service other than the standard service provided by the utility, such applicant will be required to pay all expenses incurred by the utility in excess of the expenses that would be incurred in providing the standard service and connection beyond 200 feet and throughout his property including the cost of all necessary transmission facilities.

The utility will bear the full cost of any over-sizing of water mains necessary to serve other customers in the immediate area. The individual residential customer shall not be charged for any additional production, storage, or treatment facilities. Contributions in aid of construction may not be required of individual residential customers for production, storage, treatment or transmission facilities unless otherwise approved by the Commission under this specific extension policy.

Section 3.03 - Contributions in Aid of Construction

Developers may be required to provide contributions in aid of construction in amounts sufficient to furnish the development with all facilities necessary to provide for reasonable local demand requirements and to comply with TCEQ minimum design criteria for facilities used in the production, transmission, pumping, or treatment of water or TCEQ minimum requirements. For purposes of this subsection, a developer is one who subdivides or requests more than two meters on a piece of property. Commercial, industrial, and wholesale customers will be treated as developers.

Any applicant who places unique or non-standard service demands on the system may be required to provide contributions in aid of construction for the actual costs of any additional facilities required to maintain compliance with the TCEQ minimum design criteria for water production, treatment, pumping, storage and transmission.

Any service extension to a subdivision (recorded or unrecorded) may be subject to the provisions and restrictions of 16 TAC § 24.163(d). When a developer wishes to extend the system to prepare to service multiple new connections, the charge shall be the cost of such extension, plus a pro-rata charge for facilities which must be committed to such extension compliant with the TCEQ minimum design criteria. As provided by 16 TAC § 24.163(d)(4), for purposes of this section, commercial customers with service demands greater than residential customer demands in the certificated area, industrial, and wholesale customers shall be treated as developers.

SECTION 3.0 -- EXTENSION POLICY (Continued)

A utility may only charge a developer standby fees for unrecovered costs of facilities committed to a developer's property under the following circumstances:

- Under a contract and only in accordance with the terms of the contract; or
- If service is not being provided to a lot or lots within two years after installation of facilities necessary to provide service to the lots has been completed and if the standby fees are included on the utility's approved tariff after a rate change application has been filed. The fees cannot be billed to the developer or collected until the standby fees have been approved by the PUC.
- For purposes of this section, a manufactured housing rental community can only be charged standby fees under a contract or if the utility installs the facilities necessary to provide individually metered service to each of the rental lots or spaces in the community.

Section 3.04 - Appealing Connection Costs

The imposition of additional extension costs or charges as provided by Sections 3.0 - Extension Policy of this tariff shall be subject to appeal as provided in this tariff, PUC rules, or the rules of such other regulatory authority as may have jurisdiction over the utility's rates and services. Any applicant required to pay for any costs not specifically set forth in the rate schedule pages of this tariff shall be given a written explanation of such costs prior to payment and/or commencement of construction. If the applicant does not believe that these costs are reasonable or necessary, the applicant shall be informed of the right to appeal such costs to the PUC or such other regulatory authority having jurisdiction over the utility's rates in that portion of the utility's service area in which the applicant's property(is) is located.

Section 3.05 - Applying for Service

The Utility will provide a written service application form to the applicant for each request for service received by the Utility's business offices. A separate application shall be required for each potential service location if more than one service connection is desired by any individual applicant. Service application forms will be available at the Utility's business office during normal weekday business hours. Service applications can be sent by mail, email, or fax upon request. Completed applications can be returned by mail, email, or fax.

Where a new tap or service connection is required, the service applicant shall be required to submit a written service application and request that a tap be made. A diagram, map, plat, or written metes and bounds description of precisely where the applicant desires each tap or service connection is to be made and, if necessary, where the meter is to be installed, along the applicant's property line may also be required with the tap request. The actual point of connection and meter installation must be readily accessible to Utility personnel for inspection, servicing, and meter reading while being reasonably secure from damage by vehicles and mowers. If the Utility has more than one main adjacent to the service applicant's property, the tap or service connection will be made to the Utility's nearest service main with adequate capacity to service the applicant's full potential service demand.

SECTION 3.0 -- EXTENSION POLICY (Continued)

Beyond the initial 200 feet, the customer shall bear only the equivalent cost of extending from the nearest main. If the tap or service connection cannot be made at the applicant's desired location, it will be made at another location mutually acceptable to the applicant and the Utility. If no agreement on location can be made, the applicant may refer the matter to the PUC for resolution.

Section 3.06 - Qualified Service Applicant

A "qualified service applicant" is an applicant who has: (1) met all of the Utility's requirements for service contained in this tariff, PUC rules and/or PUC order, (2) has made payment or made arrangement for payment of tap fees, (3) has provided all easements and rights-of-way required to provide service to the requested location, (4) delivered an executed customer service inspection certificate to the Utility, if applicable, and (5) has executed a customer service application for each location to which service is being requested.

The Utility shall serve each qualified service applicant within its certified service area as soon as practical after receiving a completed service application. All service requests will be fulfilled within the time limits prescribed by PUC rules once the applicant has met all conditions precedent to achieving "qualified service applicant" status. If a service request cannot be fulfilled within the required period, the applicant shall be notified in writing of the delay, its cause and the anticipated date that service will be available. The PUC service dates shall not become applicable until the service applicant has met all conditions precedent to becoming a qualified service applicant as defined by PUC rules.

Section 3.07 - Developer Requirements

As a condition of service to a new subdivision, the Utility shall require a developer (as defined by PUC rule) to provide permanent recorded public utility easements as a condition of service to any location within the developer's property.

APPENDIX A -- DROUGHT CONTINGENCY PLAN

"This page incorporates by reference the utility's Drought Contingency Plan, as approved and periodically amended by the Texas Commission on Environmental Quality."

APPENDIX B -- SAMPLE SERVICE AGREEMENT

APPENDIX C -- APPLICATION FOR SERVICE
(Utility Must Attach Blank Copy)



SEWER UTILITY TARIFF

Docket No. 56214

Quadvest, L.P.
(Utility Name)

P. O. Box 409
(Business Address)

Tomball, Texas 77377
(City, State, Zip Code)

281/356-5347
(Area Code/Telephone)

This tariff is effective for utility operations under the following Certificate of Convenience and Necessity:

20952

This tariff is effective in the following county:

Harris, Fort Bend, Montgomery, Liberty, and Waller

This tariff is effective in the following cities or unincorporated towns (if any):

None

This tariff is effective in the following subdivisions and water quality permit numbers:

See attached list.

TABLE OF CONTENTS

The above utility lists the following sections of its tariff (if additional pages are needed for a section, all pages should be numbered consecutively):

SECTION 1.0 -- RATE SCHEDULE	2
SECTION 2.0 -- SERVICE RULES AND POLICIES	6
SECTION 3.0 -- EXTENSION POLICY	11

PUBLIC UTILITY COMMISSION OF TEXAS
APPROVED

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LIST OF SUBDIVISION AND SYSTEMS

Bauer Landing	WQ0014675-001
Old Town Spring	WQ0013819-001
Bella Vista	WQ0015061-001
Benders Landing Estates	WQ0014755-001
Binford Wastewater	WQ0016100-001
Caddo Village*	WQ0012670-001
Camino Real	WQ0015452-001
Victoria Station* (Formerly HMW SUD)	WQ0015003-001
Creekside Village	WQ0014531-001
Cypress Trails at Bauer Landing	WQ0014675-001
Decker Farms	WQ0015993-001
Decker Oaks Estates	WQ0015003-001
Decker Prairie Rosehill	WQ0015825-001
Freeman Ranch	
Grande San Jacinto	WQ0015192-001
Lake House* (Formerly Cane Island)	WQ0015101-001
Lakes of Fairhaven*	WQ0014434-001
Lake Pointe Estates*	Purchased Sewer
Lone Star Ranch	WQ0014029-001
Lakes of Magnolia	WQ0014542-001
Olympia Falls	WQ0015747-001
Magnolia Reserve	WQ0015317-001
Mill Creek	WQ0015800-001
Mostyn Manor	WQ0014711-001
Mostyn Springs	WQ0014711-001
Ranch Hill	WQ0015676-001
Rancho San Vicente	WQ0015061-001
Summerset Estates	WQ0014029-001
Sweetwater WWTP	WQ0016098-001
Telge Jarvis	WQ0015336-001
Vacek Country Meadows	WQ0015449-001
Villa Nueva	WQ0015061-001
Village of Decker Oaks	WQ0015003-001
Redbud	WQ001619-001
The Reserve at Katy Hockley	WQ0015101-001

*Caddo Village, Victoria Station, Lake House, Lakes of Fairhaven, and Lake Pointe Estates have separate tariff pages.

Quadvest, L.P.
(Utility Name)

Sewer Utility Tariff Page No. 2

SECTION 1.0 - RATE SCHEDULE

Rates Effective April 8, 2013

<u>Meter Size</u>	<u>Monthly Flat Rate</u> (Includes 0 gallons)
5/8" x 3/4"	<u>\$67.50</u>
3/4"	<u>\$67.50</u>
1"	<u>\$67.50</u>
1 1/2"	<u>\$337.50</u>
2"	<u>\$540.00</u>
3"	<u>\$1,012.50</u>
4"	<u>\$1,687.50</u>
6"	<u>\$3,375.00</u>
8"	<u>\$5,400.00</u>
10"	<u>\$7,762.50</u>

Residential sewer service will be billed the monthly flat rate only.

Non-residential service connections will be billed the monthly flat rate plus \$3.33 per 1,000 gallons of actual water meter usage as supplied by the water utility.

Rates Effective January 8, 2014

<u>Meter Size</u>	<u>Monthly Flat Rate</u> (Includes 0 gallons)
5/8" x 3/4"	<u>\$76.00</u>
3/4"	<u>\$76.00</u>
1"	<u>\$76.00</u>
1 1/2"	<u>\$380.00</u>
2"	<u>\$608.00</u>
3"	<u>\$1,140.00</u>
4"	<u>\$1,900.00</u>
6"	<u>\$3,800.00</u>
8"	<u>\$6,080.00</u>
10"	<u>\$8,740.00</u>

Residential sewer service will be billed the monthly flat rate only.

Non-residential service connections will be billed the monthly flat rate plus \$3.33 per 1,000 gallons of actual water meter usage as supplied by the water utility.

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Quadvest, L.P.
(Utility Name)

Sewer Utility Tariff Page No. 2a

SECTION 1.0 - RATE SCHEDULE (Continued)

FEDERAL TAX CHANGE CREDIT RIDER
(Tariff Control No. 48323)

<u>Monthly Fixed Rate</u>	<u>May 1, 2018-December 31, 2018</u>	<u>January 1, 2019</u>
<u>Adjustment</u>		
5/8" x 3/4"	\$(6.82)	\$(4.66)
3/4"	\$(6.82)	\$(4.66)
1"	\$(6.82)	\$(4.66)
1 1/2"	\$(34.08)	\$(23.31)
2"	\$(54.54)	\$(37.29)
3"	\$(102.25)	\$(69.92)
4"	\$(170.42)	\$(116.53)
6"	\$(340.84)	\$(233.06)
8"	\$(545.35)	\$(372.89)
10"	\$(783.94)	\$(536.03)

FORM OF PAYMENT: The utility will accept the following forms of payment:

Cash X, Check X, Money Order X, Credit Card X, Other (specify) Bank Draft

THE UTILITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT PAYMENTS MADE USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN FOR CASH PAYMENTS.

REGULATORY ASSESSMENT..... 1.0%
PUC RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL AND TO REMIT FEE TO THE TCEQ.

Section 1.02 - Miscellaneous Fees

TAP FEE (Gravity Sewer) for 5/8 x 3/4-inch water meter..... \$790.00
TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL CONNECTION. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF.

TAP FEE..... \$870.00
TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD 3/4" and 1" METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF.

TAP FEE (Large Meter) Actual Cost
TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR TAP SIZE INSTALLED.

TAP FEE (Unique costs) Actual Cost
FOR EXAMPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVISIONS OR RESIDENTIAL AREAS.

Docket No. 56214

PUBLIC UTILITY COMMISSION OF TEXAS
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Quadvest, L.P.
(Utility Name)

Sewer Utility Tariff Page No. 2b

SECTION 1.0 - RATE SCHEDULE (Continued)

RECONNECTION FEE

THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):

- a) Non-payment of bill (Maximum \$25.00)\$25.00
- b) Customer's request that service be disconnected.....\$50.00

TRANSFER FEE.....\$45.00

THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE LOCATION WHEN THE SERVICE IS NOT DISCONNECTED.

LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL) 10%

PUC RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING

RETURNED CHECK CHARGE\$25.00

RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50).....\$50.00

COMMERCIAL & NON-RESIDENTIAL DEPOSIT..... 1/6TH OF ESTIMATED ANNUAL BILL

SERVICE RELOCATION FEE Actual Cost to relocate that service connection

THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS RELOCATION OF AN EXISTING SERVICE CONNECTION.

SEASONAL RECONNECTION FEE:

BASE RATE TIMES NUMBER OF MONTHS OFF THE SYSTEM NOT TO EXCEED SIX MONTHS WHEN LEAVE AND RETURN WITHIN A TWELVE-MONTH PERIOD

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:

WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC § 24.25(b)(2)(G)]

LINE EXTENSION AND CONSTRUCTION CHARGES:

REFER TO SECTION 3.0--EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE

Docket No. 56214

PUBLIC UTILITY COMMISSION OF TEXAS
APPROVED

SEP 06 2024

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DOCKET

Quadvest, L.P.
 Caddo Village
 (Formerly Caddo Village dba Ranch Utilities L.P.)
 (Utility Name)

Sewer Utility Tariff Page No. 3

SECTION 1.0--RATE SCHEDULE (Continued)

<u>Meter Size</u>	<u>Monthly Minimum Charge</u>	<u>Gallonge Charge</u>
Residential (Flat Rate)	\$53.50	Including all gallons for all meters

Commercial (based upon water meter size):

Flat rates including all gallons for all meters

1½"	\$267.50
2"	\$428.00
3"	\$802.50
4"	\$1,337.50
6"	\$2,675.00
8"	\$4,280.00
10"	\$6,152.50

FEDERAL TAX CHANGE CREDIT RIDER
 (Tariff Control No. 48323)

<u>Monthly Fixed Rate</u>	<u>May 1, 2018-December 31, 2018</u>	<u>January 1, 2019</u>
<u>Adjustment</u>		
5/8" x 3/4"	\$(1.08)	\$(0.78)
¾"	\$(1.08)	\$(0.78)
1"	\$(1.80)	\$(1.31)
1½"	\$(5.39)	\$(3.92)
2"	\$(8.63)	\$(6.26)
3"	\$(16.18)	\$(11.75)
4"	\$(26.97)	\$(19.58)
6"	\$(53.95)	\$(39.15)
8"	\$(86.31)	\$(62.64)
10"	\$(124.08)	\$(90.05)

FORM OF PAYMENT: The utility will accept the following forms of payment:

Cash X, Check X, Money Order X, Credit Card X, Other (Specify) Bank Draft
 (THE UTILITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT
 PAYMENTS MADE USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN
 FOR CASH PAYMENTS.)

REGULATORY ASSESSMENT FEE 1%
 A REGULATORY ASSESSMENT, EQUAL TO ONE PERCENT OF THE CHARGE FOR RETAIL SEWER
 SERVICE ONLY, SHALL BE COLLECTED FROM EACH RETAIL CUSTOMER.

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Quadvest, L.P.
 Caddo Village
 (Formerly Caddo Village dba Ranch Utilities L.P.)
 (Utility Name)

Sewer Utility Tariff Page No. 3a

SECTION 1.0--RATE SCHEDULE (Continued)

Section 1.02--Miscellaneous Fees

RESIDENTIAL TAP FEE (Sugar Tree)\$1,300.00
 THE TAP FEE IS BASED ON THE AVERAGE OF THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR STANDARD RESIDENTIAL CONNECTION PLUS ROAD BORES AND OTHER EXTRAORDINARY COST PERMITTED BY 16 TAC § 24.163(a)(1)(A)-(C).

RESIDENTIAL TAP FEE (Caddo Village).....\$790.00
 THE TAP FEE IS BASED ON THE AVERAGE OF THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR STANDARD RESIDENTIAL CONNECTION PLUS ROAD BORES AND OTHER EXTRAORDINARY COST PERMITTED BY 16 TAC § 24.163(a)(1)(A)-(C)

TAP FEE (Large meter)Actual Cost
 TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR TAP SIZE INSTALLED.

TAP FEE (Pressure Sewer) any water meter sizeActual Cost
 TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR TAP SIZE INSTALLED. CUSTOMER SHALL OWN AND MAINTAIN ALL REQUIRED GRINDER PUMPS AND APPURTENANCES.

RECONNECTION FEE
 THE RECONNECT FEE WILL BE CHARGED BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS:
 a) Nonpayment of bill (Maximum \$25.00).....\$25.00
 b) Customer's request\$50.00
 OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF

TRANSFER FEE.....\$45.00
 THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE LOCATION WHERE THE SERVICE IS NOT DISCONNECTED.

LATE CHARGE..... 10%
 A ONE TIME PENALTY MAY BE MADE ON DELINQUENT BILLS BUT MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

RETURNED CHECK CHARGE\$25.00
 RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

CUSTOMER DEPOSIT (Maximum \$50).....\$50.00

NON-RESIDENTIAL DEPOSIT1/6TH ESTIMATED ANNUAL BILL

SEASONAL RECONNECTION FEE:
 BASE RATE FOR METER SIZE TIMES NUMBER OF MONTHS OFF THE SYSTEM NOT TO EXCEED SIX MONTHS WHEN LEAVE AND RETURN WITHIN A TWELVE MONTH PERIOD

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:
 WHEN AUTHORIZED IN WRITING BY TCEQ AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC § 24.25(b)(2)(G)]

LINE EXTENSION AND CONSTRUCTION CHARGES:
 REFER TO SECTION 3.0--EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.

Docket No. 56214

PUBLIC UTILITY COMMISSION OF TEXAS
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Quadvest, L.P.
 Victoria Station
 (Formerly H-M-W Special Utility District)
 (Utility Name)

Sewer Utility Tariff Page No. 4

SECTION 1.0 - RATE SCHEDULE

<u>Meter Size</u>	<u>Monthly Flat Rate</u>
5/8" x 3/4"	\$33.00
1"	\$55.00
1½"	\$110.00
2"	\$176.00
2½"	\$264.00
3"	\$330.00
4"	\$550.00

Residential sewer service will be billed the monthly flat rate plus \$7.00 per 1,000 gallons of actual water meter usage.

For sewer rate purposes, residential water usage is based on the average water consumption for December, January and February and is reset annually. Users without usage experience for those months shall be billed \$63.00 per month, based on a 5/8" meter. Non-residential customers are billed on each month's metered water consumption.

FEDERAL TAX CHANGE CREDIT RIDER (Tariff Control No. 48323)

<u>Monthly Fixed Rate</u>	<u>May 1, 2018-December 31, 2018</u>	<u>January 1, 2019</u>
<u>Adjustment</u>		
5/8" x 3/4"	\$(1.08)	\$(0.78)
¾"	\$(1.08)	\$(0.78)
1"	\$(1.80)	\$(1.31)
1½"	\$(3.60)	\$(2.61)
2"	\$(5.75)	\$(4.18)
2½"	\$(8.63)	\$(6.26)
3"	\$(10.79)	\$(7.83)
4"	\$(17.98)	\$(13.05)

FORM OF PAYMENT: The utility will accept the following forms of payment:

Cash X, Check X, Money Order X, Credit Card X, Other (specify) Bank Draft

THE UTILITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT PAYMENTS MADE USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN FOR CASH PAYMENTS

REGULATORY ASSESSMENT..... 1.0%
 PUC RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL AND TO REMIT FEE TO THE TCEQ

Section 1.02 - Miscellaneous Fees

TAP FEE (Standard) for 5/8 x 3/4-inch water meter..... \$750.00
 TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL CONNECTION. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF.

TAP FEE (Non-Standard)..... Actual Cost
 TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR TAP SIZE INSTALLED.

Docket No. 56214

PUBLIC UTILITY COMMISSION OF TEXAS
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Quadvest, L.P.
Victoria Station
(Formerly H-M-W Special Utility District)
 (Utility Name)

Sewer Utility Tariff Page No. 4a

SECTION 1.0 - RATE SCHEDULE

RECONNECTION FEE

THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):

a) Non-payment of bill (Maximum \$25.00) \$25.00

TRANSFER FEE \$25.00

THE TRANSFER FEE WILL BE CHARGED FOR AN APPLICANT FOR SERVICE WHO IS A TRANSFEREE FROM AN EXISTING UTILITY CUSTOMER.

LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL) \$5.00

PUC RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

RETURNED CHECK CHARGE \$25.00

RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50) \$50.00

COMMERCIAL & NON-RESIDENTIAL DEPOSIT 1/6TH OF ESTIMATED ANNUAL BILL

EQUIPMENT DAMAGE FEE: Actual Costs

IF FACILITIES OR EQUIPMENT HAVE BEEN DAMAGED DUE TO TAMPERING, NEGLIGENCE, OR UNAUTHORIZED USE OF EQUIPMENT, RIGHT-OF-WAY, OR DUE TO OTHER ACTS FOR WHICH THE UTILITY INCURS LOSSES OR DAMAGES SHOWN TO BE CAUSED BY THE CUSTOMER, THE CUSTOMER SHALL BE LIABLE FOR THE ACTUAL COSTS FOR ALL LABOR, MATERIAL, AND EQUIPMENT USE FEES NECESSARY FOR REPAIR, REPLACEMENT, OR OTHER CORRECTIVE ACTIONS TAKEN BY THE UTILITY. THE UTILITY SHALL PROVIDE AN ITEMIZED BILL OF SUCH CHARGES TO THE CUSTOMER. EXCEPT IN CASES OF METER TAMPERING OR SERVICE DIVERSION, THE UTILITY MAY NOT DISCONNECT SERVICE, OR REFUSE RECONNECTION, OF A CUSTOMER REFUSING TO PAY DAMAGE CHARGES.

CUSTOMER SERVICE INSPECTION FEE \$75.00

SERVICE APPLICANTS MAY CHOOSE TO HAVE CUSTOMER SERVICE INSPECTIONS REQUIRED BY 30 TAC § 290.46(j) PERFORMED BY ANY STATE LICENSED INSPECTOR OF THEIR CHOICE. UNLESS THE SERVICE APPLICANT CHOOSES TO ARRANGE FOR AND PAY FOR THE INSPECTION INDEPENDENTLY, THE UTILITY MAY CHARGE SERVICE APPLICANTS THE CUSTOMER SERVICE INSPECTION FEE AT THE TIME THEY APPLY FOR SERVICE.

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:

WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC § 24.25(b)(2)(G)]

LINE EXTENSION AND CONSTRUCTION CHARGES:

REFER TO SECTION 3.0--EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.

Docket No. 56214

PUBLIC UTILITY COMMISSION OF TEXAS
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Quadvest, L.P.
 Lake House, Lakes of Fairhaven, Lake Pointe Estates
 (Formerly Westside Water, LLC)
 (Utility Name)

Sewer Tariff Page No. 5

SECTION 1.0 -- RATE SCHEDULE

Section 1.01 - Rates

<u>Meter Size</u>	<u>Monthly Minimum Charge</u>	<u>Gallage Charge</u>
5/8"	\$70.00 (Includes all gallons - Residential)	\$4.50 per 1000 gallons for
3/4"	\$70.00	all gallons - Non-residential
1"	\$70.00	
1½"	\$70.00	
2"	\$373.36	
3"	\$700.05	
4"	\$1400.10	

FEDERAL TAX CHANGE CREDIT RIDER
 (Tariff Control No. 48323)

<u>Monthly Fixed Rate</u>	<u>May 1, 2018-December 31, 2018</u>	<u>January 1, 2019</u>
<u>Adjustment</u>		
5/8" x 3/4"	\$(1.08)	\$(0.78)
¾"	\$(1.08)	\$(0.78)
1"	\$(1.08)	\$(0.78)
1½"	\$(1.08)	\$(0.78)
2"	\$(5.75)	\$(4.18)
3"	\$(10.79)	\$(7.83)
4"	\$(21.58)	\$(15.66)

FORM OF PAYMENT: The utility will accept the following forms of payment:

Cash X, Check X, Money Order X, Credit Card X, Other (specify) Bank Draft

THE UTILITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT PAYMENTS MADE USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN FOR CASH PAYMENTS.

REGULATORY ASSESSMENT..... 1.0%
 PUC RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL AND REMIT FEES TO THE TCEQ.

Section 1.02 - Miscellaneous Fees

TAP FEE.....\$750.00

TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL 5/8" or 3/4" METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF

TAP FEE (Unique costs)Actual Cost
 FOR EXAMPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVISIONS OR RESIDENTIAL AREAS.

TAP FEE (Large meter)Actual Cost
 TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SIZE INSTALLED.

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Quadvest, L.P
 Lake House, Lakes of Fairhaven, Lake Pointe Estates
 (Formerly Westside Water, LLC)
 (Utility Name)

Sewer Tariff Page No. 5a

SECTION 1.0 – RATE SCHEDULE (Continued)

RECONNECTION FEE

THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):

- a) Nonpayment of bill (Maximum \$25.00).....\$25.00
- b) Customer's request that service be disconnected\$40.00

TRANSFER FEE.....\$40.00

THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE LOCATION WHEN THE SERVICE IS NOT DISCONNECTED.

LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL)..... 10%
 PUC RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

RETURNED CHECK CHARGE\$35.00
 RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50)\$50.00

COMMERCIAL & NON-RESIDENTIAL DEPOSIT 1/6TH OF ESTIMATED ANNUAL BILL

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:

WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC § 24.25(b)(2)(G)].

LINE EXTENSION AND CONSTRUCTION CHARGES:

REFER TO SECTION 3.0--EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.

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(Utility Name)

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SECTION 2.0 – SERVICE RULES AND POLICIES

The utility will have the most current Public Utility Commission of Texas (PUC or Commission) Rules, Chapter 24, available at its office for reference purposes. The Rules and this tariff shall be available for public inspection and reproduction at a reasonable cost. The latest Rules or Commission approved changes to the Rules supersede any rules or requirements in this tariff.

Section 2.01 – Application for Sewer Service

All applications for service will be made on the utility's standard application or contract form (attached in the Appendix to this tariff), will be signed by the applicant, any required fees (deposits, reconnect, tap, extension fees, etc. as applicable) will be paid and easements, if required, will be granted before service is provided by the utility. A separate application or contract will be made for each service location.

Section 2.02 – Refusal of Service

The utility may decline to serve an applicant until the applicant has complied with the regulations of the regulatory agencies (state and municipal regulations) and for the reasons outlined in the PUC Rules. In the event that the utility refused to serve an applicant, the utility will inform the applicant in writing of the basis of its refusal. The utility is also required to inform the applicant that a complaint may be filed with the Commission.

Section 2.03 – Fees and Charges & Easements Required Before Service Can Be Connected

(A) Customer Deposits

If a residential applicant cannot establish credit to the satisfaction of the utility, the applicant may be required to pay a deposit as provided for in Section 1.02 – Miscellaneous Fees of this tariff. The utility will keep records of the deposit and credit interest in accordance with PUC Rules.

Residential applicants 65 years of age or older may not be required to pay deposits unless the applicant has an outstanding account balance with the utility or another water or sewer utility which accrued within the last two years.

Nonresidential applicants who cannot establish credit to the satisfaction of the utility may be required to make a deposit that does not exceed an amount equivalent to one-sixth of the estimated annual billings.

Refund of deposit – If service is not connected, or after disconnection of service, the utility will promptly refund the customer's deposit plus accrued interest or the balance, if any, in excess of the unpaid bills for service furnished. The utility may refund the deposit at any time prior to termination of utility service but must refund the deposit plus interest for any residential customer who has paid 18 consecutive months without being delinquent.

Quadvest, L.P.
(Utility Name)

Sewer Utility Tariff Page No. 7

SECTION 2.0 – SERVICE RULES AND POLICIES (Continued)

(B) Tap or Reconnect Fees

A new customer requesting service at a location where service has not previously been provided must pay a tap fee as provided in Section 1. A customer requesting service where service has previously been provided must pay a reconnect fee as provided in Section 1. Any applicant or existing customer required to pay for any costs not specifically set forth in the rate schedule pages of this tariff shall be given a written explanation of such costs prior to request for payment and/or commencement of construction. If the applicant or existing customer does not believe that these costs are reasonable or necessary, the applicant or existing customer shall be informed of their right to appeal such costs to the PUC or such other regulatory authority having jurisdiction over the utility's rate in that portion of the utility's service area in which the applicant's or existing customer's property(ies) is located.

Fees in addition to the regular tap fee may be charged to cover unique costs not normally incurred as permitted by 16 TAC § 24.163(a)(1)(C) if they are listed on this approved tariff. For example, a road bore for customers outside a subdivision or residential area could be considered a unique cost.

(C) Easement Requirement

Where recorded public utility easements on the service applicant's property do not exist or public road right-of-way easements are not available to access the applicant's property, the Utility may require the applicant to provide it with a permanent recorded public utility easement on and across the applicant's real property sufficient to provide service to that applicant. Such easement(s) shall not be used for the construction of production, storage, transmission or pressure facilities unless they are needed for adequate service to that applicant.

Section 2.04 - Utility Response to Applications for Service

After the applicant has met all the requirements, conditions and regulations for service, the utility will install tap and utility cut-off and/or take all necessary actions to initiate service. The utility will serve each qualified applicant for service within 5 working days unless line extensions or new facilities are required. If construction is required to fill the order and if it cannot be completed within 30 days, the utility will provide the applicant with a written explanation of the construction required and an expected date of service.

Except for good cause where service has previously been provided, service will be reconnected within one working day after the applicant has met the requirements for reconnection.

Section 2.05 - Customer Responsibility

The customer will be responsible for furnishing and laying the necessary customer service pipe from the tap location to the place of consumption. Customers will not be allowed to use the utility's cutoff.

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SECTION 2.0 – SERVICE RULES AND POLICIES (Continued)

2.06 - Access to Customer's Premises

All customers or service applicants shall provide access to utility cutoffs at all times reasonably necessary to conduct ordinary utility business and after normal business hours as needed to protect and preserve the integrity of the public drinking water supply.

Section 2.10 - Billing

(A) Regular Billing

Bills from the utility will be mailed monthly unless otherwise authorized by the Commission. The due date of bills for utility service will be at least sixteen (16) days from the date of issuance. The postmark on the bill or, if there is no postmark on the bill, the recorded date of mailing by the utility will constitute proof of the date of issuance. Payment for utility service is delinquent if full payment, including late fees and the regulatory assessment, is not received at the utility or the utility's authorized payment agency by 5:00 p.m. on the due date. If the due date falls on a holiday or weekend, the due date for payment purposes will be the next workday after the due date.

(B) Late Fees

A late penalty of either \$5.00 or 10% will be charged on bills received after the due date. The penalty on delinquent bills will not be applied to any balance to which the penalty was applied in a previous billing. The utility must maintain a record of the date of mailing to charge the late penalty.

(C) Information on Bill

Each bill will provide all information required by the PUC Rules. For each of the systems it operates, the utility will maintain and note on the monthly bill a local or toll-free telephone number (or numbers) to which customers can direct questions about their utility service.

In the event of a dispute between a customer and a utility regarding any bill for utility service, the utility will conduct an investigation and report the results to the customer. If the dispute is not resolved, the utility will inform the customer that the complaint may be filed with the Commission.

(D) Prorated Bills

If service is interrupted or seriously impaired for 24 consecutive hours or more, the utility will prorate the monthly base bill in proportion to the time service was not available to reflect this loss of service.

Section 2.11- Payments

All payments for utility service shall be delivered or mailed to the utility's business office. If the business office fails to receive payment prior to the time of noticed disconnection for non-payment of a delinquent account, service will be terminated as scheduled. Utility service crews shall not be allowed to collect payments on customer accounts in the field.

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SECTION 2.0 – SERVICE RULES AND POLICIES (Continued)

Payment of an account by any means that has been dishonored and returned by the payor or payee's bank, shall be deemed to be delinquent. All returned payments must be redeemed with cash or valid money order. If a customer has two returned payments within a twelve month period, the customer shall be required to pay a deposit if one has not already been paid.

Section 2.12 - Service Disconnection

(A) With Notice

Utility service may be disconnected if the bill has not been paid in full by the date listed on the termination notice. The termination date must be at least 10 days after the notice is mailed or hand delivered. The utility is encouraged to offer a deferred payment plan to a customer who cannot pay an outstanding bill in full and is willing to pay the balance in reasonable installments. However, a customer's utility service may be disconnected if a bill has not been paid or a deferred payment agreement entered into within 26 days from the date of issuance of a bill and if proper notice of termination has been given.

Notice of termination must be a separate mailing or hand delivery in accordance with the PUC Rules.

(B) Without Notice

Utility service may also be disconnected without notice for reasons as described in the PUC Rules.

Section 2.13 - Reconnection of Service

Utility personnel must be available during normal business hours to accept payments on the day service is disconnected and the following day unless service was disconnected at the customer's request or due to a hazardous condition. Service will be reconnected within 24 hours after the past due bill, reconnect fees and any other outstanding charges are paid or the conditions which caused service to be disconnected are corrected.

Section 2.14 - Service Interruptions

The utility will make all reasonable efforts to prevent interruptions of service. If interruptions occur, the utility will re-establish service within the shortest possible time. Except for momentary interruptions due to automatic equipment operations, the utility will keep a complete record of all interruptions, both emergency and scheduled and will notify the Commission in writing of any service interruptions affecting the entire system or any major division of the system lasting more than four hours. The notice will explain the cause of the interruptions.

Section 2.15 - Quality of Service

The utility will plan, furnish, and maintain and operate production, treatment, storage, transmission, and collection facilities of sufficient size and capacity to provide continuous and adequate service for all reasonable consumer uses and to treat sewage and discharge effluent of

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SECTION 2.0 – SERVICE RULES AND POLICIES (Continued)

the quality required by its discharge permit issued by the Commission. Unless otherwise authorized by the Commission, the utility will maintain facilities as described in the PUC and TCEQ Rules.

Section 2.16 - Customer Complaints and Disputes

If a customer or applicant for service lodges a complaint, the utility will promptly make a suitable investigation and advise the complainant of the results. Service will not be disconnected pending completion of the investigation. If the complainant is dissatisfied with the utility's response, the utility must advise the complainant that he has recourse through the PUC complaint process. Pending resolution of a complaint, the commission may require continuation or restoration of service.

The utility will maintain a record of all complaints which shows the name and address of the complainant, the date and nature of the complaint and the adjustment or disposition thereof, for a period of two years after the final settlement of the complaint.

In the event of a dispute between a customer and a utility regarding any bill for utility service, the utility will conduct an investigation and report the results to the customer. If the dispute is not resolved, the utility will inform the customer that a complaint may be filed with the Commission.

Section 2.17 - Customer Liability

Customer shall be liable for any damage or injury to utility-owned property shown to be caused by the customer.

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SECTION 3.0 -- EXTENSION POLICY

Section 3.01 - Standard Extension Requirements

Line Extension and Construction Charges: No Contribution in Aid of Construction may be required of any customer except as provided for in this approved extension policy.

The Utility is not required to extend service to any applicant outside of its certified service area and will only do so under terms and conditions mutually agreeable to the Utility and the applicant, in compliance with PUC rules and policies, and upon extension of the Utility's certified service area boundaries by the PUC.

The applicant for service will be given an itemized statement of the costs, options such as rebates to the customer, sharing of construction costs between the utility and the customer, or sharing of costs between the customer and other applicants prior to beginning construction.

Section 3.02 - Costs Utilities and Service Applicants Shall Bear

Within its certified area, the utility will pay the cost of the first 200 feet of any water main or distribution line necessary to extend service to an individual residential customer within a platted subdivision.

However, if the residential customer requesting service purchased the property after the developer was notified in writing of the need to provide facilities to the utility, the utility may charge for the first 200 feet. The utility must also be able to document that the developer of the subdivision refused to provide facilities compatible with the utility's facilities in accordance with the utility's approved extension policy after receiving a written request from the utility.

Residential customers will be charged the equivalent of the costs of extending service to their property from the nearest collection line even if that line does not have adequate capacity to serve the customer. However, if the customer places unique, non-standard service demands upon the system, the customer may be charged the additional cost of extending service to and throughout their property, including the cost of all necessary transmission and storage facilities necessary to meet the service demands anticipated to be created by that property.

Unless an exception is granted by the PUC, the residential service applicant shall not be required to pay for costs of main extensions greater than 6" in diameter for gravity wastewater lines.

Exceptions may be granted by the PUC if:

- adequate service cannot be provided to the applicant using the maximum line sizes listed due to distance or elevation, in which case, it shall be the utility's burden to justify that a larger diameter pipe is required for adequate service;
- or larger minimum line sizes are required under subdivision platting requirements or building codes of municipalities within whose corporate limits or extraterritorial jurisdiction the point of use is located; or the residential service applicant is located outside the CCN service area.

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SECTION 3.0 -- EXTENSION POLICY (Continued)

If an exception is granted, the Utility shall establish a proportional cost plan for the specific extension or a rebate plan which may be limited to seven years to return the portion of the applicant's costs for oversizing as new customers are added to ensure that future applicants for service on the line pay at least as much as the initial service applicant.

For purposes of determining the costs that service applicants shall pay, commercial customers with service demands greater than residential customer demands in the certified area, industrial, and wholesale customers shall be treated as developers.

If an applicant requires service other than the standard service provided by the utility, such applicant will be required to pay all expenses incurred by the utility in excess of the expenses that would be incurred in providing the standard service and connection beyond 200 feet and throughout his property including the cost of all necessary transmission facilities.

The utility will bear the full cost of any over-sizing of sewer mains necessary to serve other customers in the immediate area. The individual residential customer shall not be charged for any additional treatment facilities. Contributions in aid of construction may not be required of individual residential customers for production, storage, treatment or transmission facilities unless otherwise approved by the Commission under this specific extension policy.

Section 3.03 - Contributions in Aid of Construction

Developers may be required to provide contributions in aid of construction in amounts sufficient to furnish the development with all facilities necessary to provide for reasonable local demand requirements and to comply with TCEQ minimum design criteria for facilities used in the production, collection, transmission, pumping, or treatment of sewage or TCEQ minimum requirements. For purposes of this subsection, a developer is one who subdivides or requests more than two meters on a piece of property. Commercial, industrial, and wholesale customers will be treated as developers.

Any applicant who places unique or non-standard service demands on the system may be required to provide contributions in aid of construction for the actual costs of any additional facilities required to maintain compliance with the TCEQ minimum design criteria for water production, treatment, pumping, storage and transmission.

Any service extension to a subdivision (recorded or unrecorded) may be subject to the provisions and restrictions of 16 TAC § 24.163(d). When a developer wishes to extend the system to prepare to service multiple new connections, the charge shall be the cost of such extension, plus a pro-rata charge for facilities which must be committed to such extension compliant with the TCEQ minimum design criteria. As provided by 16 TAC § 24.163(d)(4), for purposes of this section, commercial, industrial, and wholesale customers shall be treated as developers.

A utility may only charge a developer standby fees for unrecovered costs of facilities committed to a developer's property under the following circumstances:

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SECTION 3.0 -- EXTENSION POLICY (Continued)

- Under a contract and only in accordance with the terms of the contract; or
- if service is not being provided to a lot or lots within two years after installation of facilities necessary to provide service to the lots has been completed and if the standby fees are included on the utility's approved tariff after a rate change application has been filed. The fees cannot be billed to the developer or collected until the standby fees have been approved by the commission or executive director.
- For purposes of this section, a manufactured housing rental community can only be charged standby fees under a contract or if the utility installs the facilities necessary to provide individually metered service to each of the rental lots or spaces in the community.

Section 3.04 - Appealing Connection Costs

The imposition of additional extension costs or charges as provided by Sections 3.0 - Extension Policy of this tariff shall be subject to appeal as provided in this tariff, PUC rules, or the rules of such other regulatory authority as may have jurisdiction over the utility's rates and services. Any applicant required to pay for any costs not specifically set forth in the rate schedule pages of this tariff shall be given a written explanation of such costs prior to payment and/or commencement of construction. If the applicant does not believe that these costs are reasonable or necessary, the applicant shall be informed of the right to appeal such costs to the PUC or such other regulatory authority having jurisdiction over the utility's rates in that portion of the utility's service area in which the applicant's property(ies) is located.

Section 3.05 - Applying for Service

The Utility will provide a written service application form to the applicant for each request for service received by the Utility's business offices. A separate application shall be required for each potential service location if more than one service connection is desired by any individual applicant.

Service application forms will be available at the Utility's business office during normal weekday business hours. Service applications will be sent by prepaid first class United States mail to the address provided by the applicant upon request. Completed applications should be returned by hand delivery in case there are questions which might delay fulfilling the service request. Completed service applications may be submitted by mail if hand delivery is not possible.

Where a new tap or service connection is required, the service applicant shall be required to submit a written service application and request that a tap be made. A diagram, map, plat, or written metes and bounds description of precisely where the applicant desires each tap or service connection is to be made and, if necessary, where the meter is to be installed, along the applicant's property line may also be required with the tap request. The actual point of connection and meter installation must be readily accessible to Utility personnel for inspection, servicing, and meter reading while being reasonably secure from damage by vehicles and mowers. If the Utility has more than one main adjacent to the service applicant's property, the tap or service connection will be made to the Utility's nearest service main with adequate capacity to

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SECTION 3.0 -- EXTENSION POLICY (Continued)

service the applicant's full potential service demand. Beyond the initial 200 feet, the customer shall bear only the equivalent cost of extending from the nearest main. If the tap or service connection cannot be made at the applicant's desired location, it will be made at another location mutually acceptable to the applicant and the Utility. If no agreement on location can be made, the applicant may refer the matter to the PUC for resolution.

Section 3.06 - Qualified Service Applicant

A "qualified service applicant" is an applicant who has: (1) met all of the Utility's requirements for service contained in this tariff, PUC rules and/or PUC order, (2) has made payment or made arrangement for payment of tap fees, (3) has provided all easements and rights-of-way required to provide service to the requested location, (4) delivered an executed customer service inspection certificate to the Utility, if applicable, and (5) has executed a customer service application for each location to which service is being requested.

The Utility shall serve each qualified service applicant within its certified service area as soon as practical after receiving a completed service application. All service requests will be fulfilled within the time limits prescribed by PUC rules once the applicant has met all conditions precedent to achieving "qualified service applicant" status. If a service request cannot be fulfilled within the required period, the applicant shall be notified in writing of the delay, its cause and the anticipated date that service will be available. The PUC service dates shall not become applicable until the service applicant has met all conditions precedent to becoming a qualified service applicant as defined by PUC rules.

Section 3.07 - Developer Requirements

As a condition of service to a new subdivision, the Utility shall require a developer (as defined by PUC rule) to provide permanent recorded public utility easements as a condition of service to any location within the developer's property.

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**CONTRACT FOR THE DEVELOPMENT AND PURCHASE OF PUBLIC DRINKING
WATER AND SANITARY SEWER FACILITIES AND TRANSFER OF
GROUNDWATER INTERESTS IN WALLER COUNTY, TEXAS**

EXHIBIT K

GROUNDWATER CONVEYANCE FORM DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GROUNDWATER DEED

STATE OF TEXAS §
 §
COUNTY OF _____ §

THAT _____, a Texas limited partnership (“Grantor”), for TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor by QUADVEST, LP, a Texas limited partnership (“Grantee”) having an address of 26926 FM 2978 Magnolia, Texas 77354, the receipt and sufficiency of which consideration are hereby acknowledged and confessed by Grantor, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY, unto Grantee, all of Grantor’s right, title and interest in and to the groundwater, including without limitation all underground water, percolating water, artesian water and other subterranean waters from any and all underground reservoirs, formations, depths and aquifers beneath the surface of the earth, (such interest herein referred to as the “Groundwater”) together with the right to produce and withdraw the Groundwater and together with any permits or appurtenant rights to in, on and under, and that may be produced from all depths under the property located in Waller County, Texas and further described in Exhibit 1 attached hereto and by this reference incorporated herein (the “Property”).

Reference is made to that certain Contract for The Development and Purchase of Public Drinking Water and Sanitary Sewer Facilities and Transfer of Groundwater Interests in Waller County, Texas dated _____, 2025 (the “Contract”) between Grantee and Grantor. Pursuant to the Contract, Grantor agreed to convey the Groundwater interests granted herein in order for Grantee to provide the Property with water services as provided for in the Contract. **In the event that the water services contemplated in the Contract are terminated, or the Contract is terminated, the Groundwater interests granted herein shall revert to Grantor**

upon the execution and recordation of a termination of this Groundwater Deed by Grantor and Grantee.

The rights transferred herein shall include: (i) the right of Grantee to pool any such Groundwater with other groundwater adjacent to the Property, and (ii) necessary easement estates (in locations mutually agreed to by the parties) to use only designated surface sites within the Property as reasonably necessary for Grantee's operations related to the Groundwater, including for the purpose of (A) exploration, development and production of Groundwater, (B) drilling of wells for exploration, development and production of Groundwater, (C) installing pipelines for collection and delivery of Groundwater, (D) installing electric lines for the exploration, development, production and delivery of Groundwater, and (E) constructing and utilizing service roads for the exploration, development, production and delivery of Groundwater.

Grantor agrees to execute any such further assurances and supplemental instruments as may be reasonably requested or required to allow Grantee the full use and enjoyment of the Groundwater interests conveyed by this Deed.

TO HAVE AND TO HOLD the Groundwater interests granted herein together with all and singular the rights, titles, privileges, and appurtenances thereto and anywise belonging, unto Grantee and Grantee's successors and assigns forever; and Grantor does hereby bind his successors and assigns, to warrant and forever defend, all and singular, the Groundwater interests granted herein unto the Grantee and Grantee's successors and assigns from and against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

[FULL COMPANY NAME]

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2025, by [**SIGNING INDIVIDUAL**], [**TITLE**] of _____, on behalf of said company.

NOTARY PUBLIC

STATE OF _____

Exhibit 1 to Groundwater Deed

Legal Description of Property

**CONTRACT FOR THE DEVELOPMENT AND PURCHASE OF PUBLIC DRINKING
WATER AND SANITARY SEWER FACILITIES AND TRANSFER OF
GROUNDWATER INTERESTS IN FORT BEND COUNTY, TEXAS**

EXHIBIT L

COST PER CONNECTION TABLE

Capacity Interest Fee – Water (per ESFC)	\$2,040.00/Connection
Capacity Interest Fee – Wastewater (per ESFC)	\$2,494.00/Connection
Total capacity interest fee per Lot (One (1) Water ESFC and one (1) Wastewater ESFC)	\$4534.00/Lot
Total ESFC's reserved to serve the Property	440 Water ESFC 440 Wastewater ESFC
Total contribution payment	\$1,995,000.00

Exhibit B to PD
Perimeter Fence Layout

SYMBOL KEY

ENTRY MONUMENT	
8' HT UPGRADE WOOD FENCE	
6' HT UPGRADE WOOD FENCE	
6' HT UPGRADE WOOD FENCE (ALTERNATE)	
TUBULAR STEEL FENCE (PLAYGROUND)	
TUBULAR STEEL FENCE (POOL)	
CHAINLINK FENCE (PICKLEBALL COURTS)	

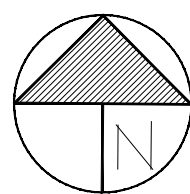
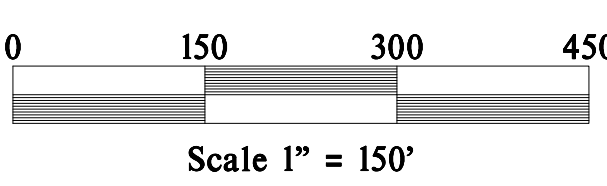
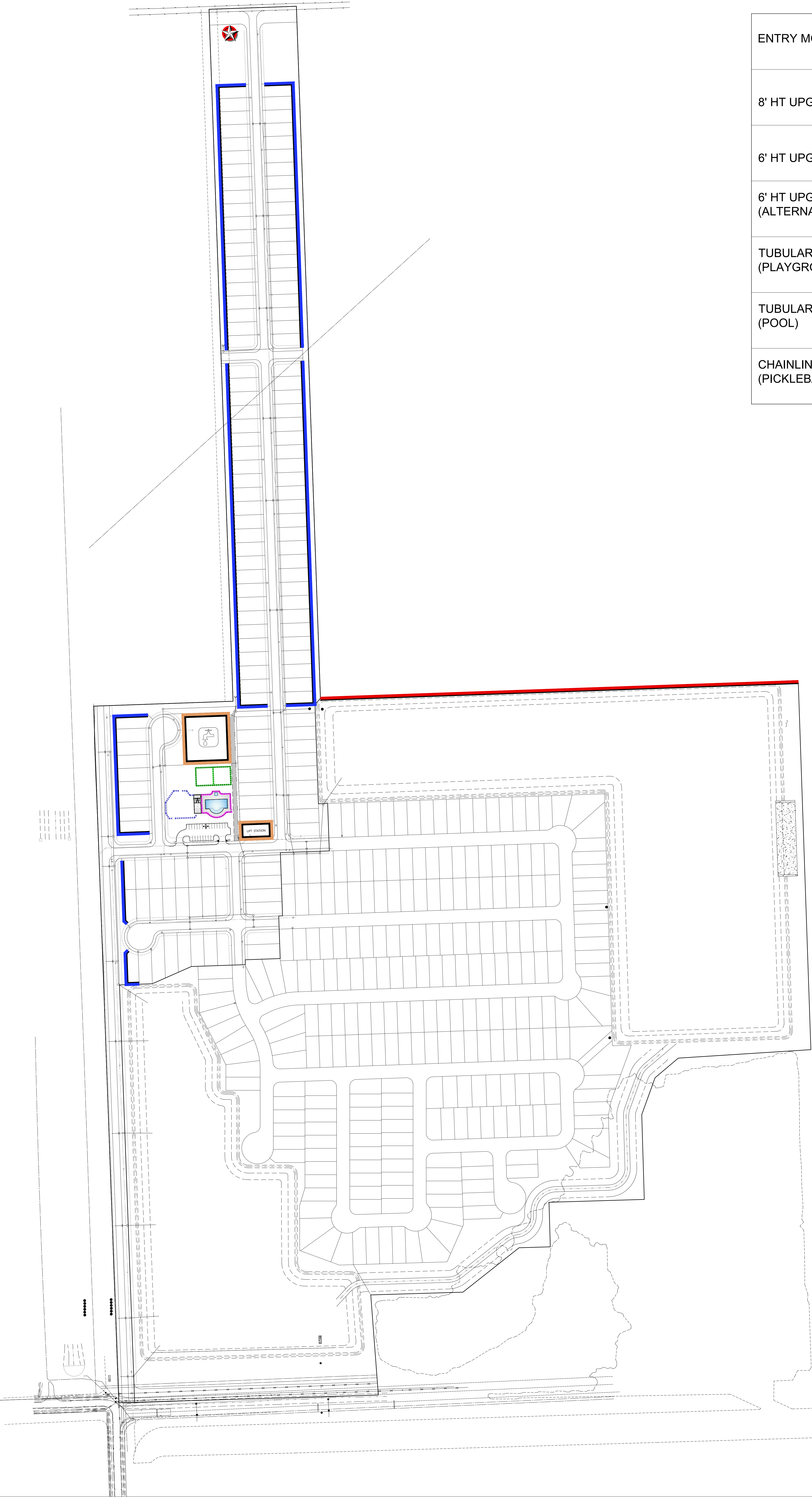
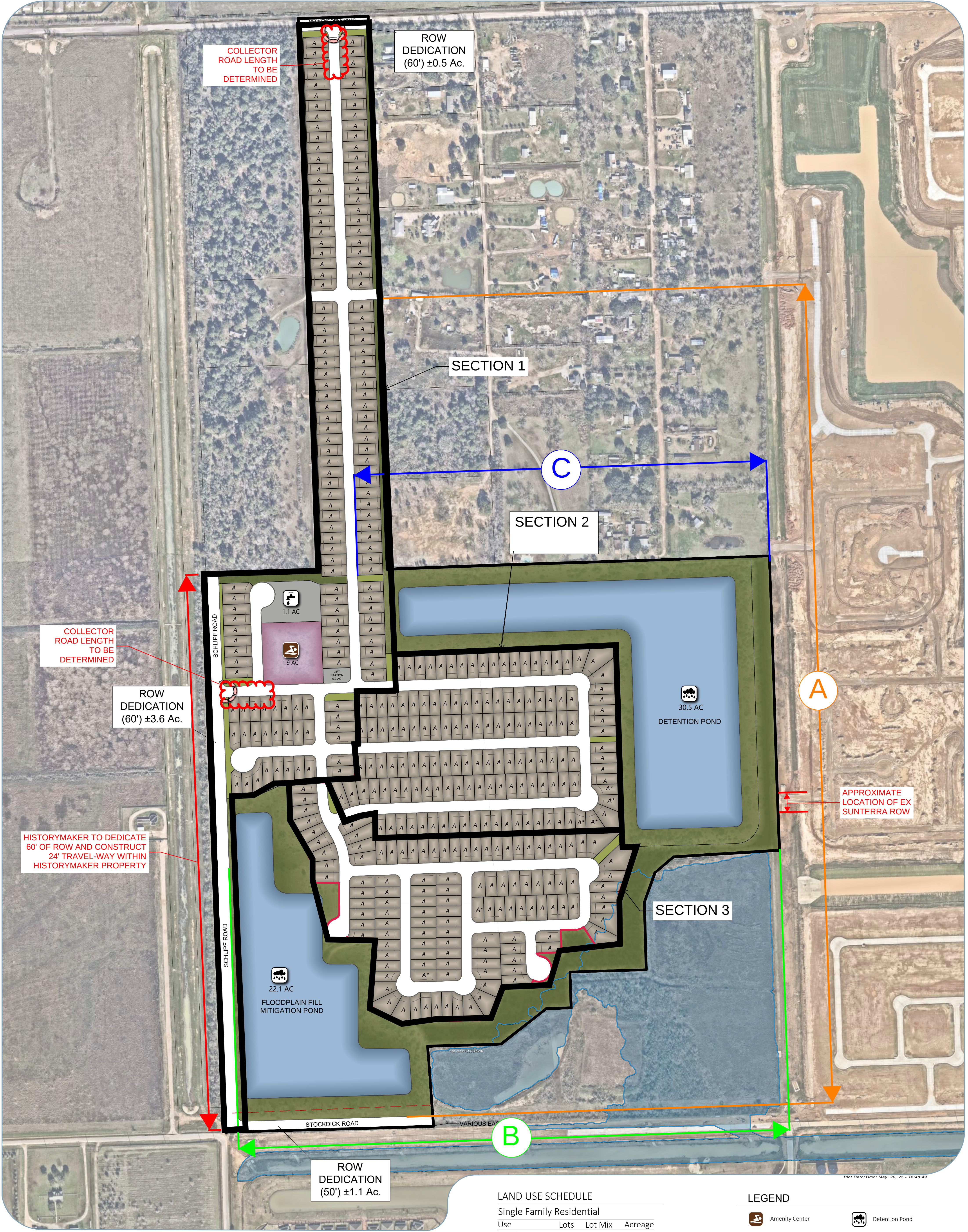


Exhibit C

General Land Plan



I:\02_land planning\clients\historymaker homes\2024010-lpn-00_holigan farms\04_land planning\004_schematic lotting plan\holigan farms_slp_conf.dwg

SCALE - 1:200
0 100 200 400
05/20/2025
NORTH
Original Size
24"x36" - Arch D

Note: the 100-year floodplain depicted on this plan is per the effective national flood insurance program's flood insurance rate map, the local regulatory agency that holds jurisdiction over development requirements in the floodplain may have identified different local floodplains which encumber more of the subject tract than what is currently depicted on this plan.

All information furnished regarding this property is from sources deemed reliable. However, Pape-Dawson Engineers has not made an independent investigation of these sources and no warranty or representation is made by Pape-Dawson Engineers as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. The land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice, to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.

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LAND USE SCHEDULE

Single Family Residential

Use	Lots	Lot Mix	Acreage
50'x120'	±411	100%	±60.8 Ac.
Subtotal	±411	100%	±60.8 Ac.

Non-Residential

Use	Acreage
Rec Center	±1.9 Ac.
R.O.W.	±21.9 Ac.
Detention / Drainage	±64.4 Ac.
W.P./L.S.	±1.3 Ac.
Open Space	±1.2 Ac.
Subtotal	±90.7 Ac.
Total	±151.5 Ac.

LEGEND

	Amenity Center		Detention Pond
	Water Plant		Parcels
	Easement		Entrance
	100 yr Floodplain		

Plot Date/Time: May, 20, 25 - 16:48:49



Fieldstone Landing
±151.5 Acres - Waller County Texas
Schematic Lotting Plan - Option J



Exhibit D

Approved Variances

Approved Variances

1. On _____, 2025 the Waller County Commissioners Court approved the following variance for JBZ SLM KATY LAND, LLC and TPG AG EHC III (EMP) MULTI STATE 1, LLC for the FIELDSTONE LANDING subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, Section 2.1, requiring a minimum lot size of one and one-half (1.5) net acres for lots which have a private water well and private septic system and one (1.0) net acre for public water and private septic system, per dwelling in each instance.

Approved Variance: A minimum lot size of 50' x 105' for lots served by public water and public sewer.

2. On _____, 2025 the Waller County Commissioners Court approved the following variance for JBZ SLM KATY LAND, LLC and TPG AG EHC III (EMP) MULTI STATE 1, LLC for the FIELDSTONE LANDING subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, Section 3.2, requiring a maximum block length of no more than 1,500 feet, based on the average lot size to be built on subject property.

Approved Variance: A maximum block length of no more than 3,980 feet along the eastern boundary of Developer's Property, where there are existing residential large lots, a BKDD channel, and wetlands area. This includes not connecting to existing Sunterra ROW. See "A" span on Exhibit C attached to the Development Agreement.

A maximum block length of no more than 2,650 feet along the southern boundary of Developer's Property that contains existing wetlands area

and internal floodplain fill mitigation pond. See “B” span on Exhibit C attached to the Development Agreement.

A maximum block length of no more than 1,990 feet along the northern property boundary of Developer’s Property, which includes residential large lots and has existing sheet flow and detention needs. See “C” span on Exhibit C attached to the Development Agreement.

3. On _____, 2025 the Waller County Commissioners Court approved the following variance for JBZ SLM KATY LAND, LLC and TPG AG EHC III (EMP) MULTI STATE 1, LLC for the FIELDSTONE LANDING subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, Section 3.4.15, requiring a minimum side street building line of 15 feet on local streets.

Approved Variance: A minimum side street building line of 10 feet on local streets.

4. On _____, 2025 the Waller County Commissioners Court approved the following variance for JBZ SLM KATY LAND, LLC and TPG AG EHC III (EMP) MULTI STATE 1, LLC for the FIELDSTONE LANDING subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, Section 4.1.4, requiring an urban subdivision pavement cross section consisting of two 24-foot travel-ways with a 19-foot median.

Approved Variance: An urban subdivision pavement cross section consisting of two 24-foot travel-ways with a 26-foot median.

5. On _____, 2025 the Waller County Commissioners Court approved the following variance for JBZ SLM KATY LAND, LLC and TPG AG EHC III (EMP) MULTI

STATE 1, LLC for the FIELDSTONE LANDING subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, Section 4.3.1, requiring a minimum local street right-of-way of 60 feet for local streets in urban subdivisions.

Approved Variance: A minimum 50-foot right-of-way for local streets in urban subdivisions.

6. On _____, 2025 the Waller County Commissioners Court approved the following variance for JBZ SLM KATY LAND, LLC and TPG AG EHC III (EMP) MULTI STATE 1, LLC for the FIELDSTONE LANDING subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, Section 4.3.4, requiring a minimum cul-de-sac right-of-way radius of 70 feet.

Approved Variance: A minimum cul-de-sac right-of-way radius of 60 feet.

7. On _____, 2025 the Waller County Commissioners Court approved the following variance for JBZ SLM KATY LAND, LLC and TPG AG EHC III (EMP) MULTI STATE 1, LLC for the FIELDSTONE LANDING subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, Section 4.3.5, requiring a minimum centerline right-of-way radius of 650 feet.

Approved Variance: A minimum centerline right-of-way radius of 300 feet.

Exhibit E

Memorandum of Agreement

MEMORANDUM OF AGREEMENT

This is a Memorandum of Agreement of the Subdivision Development Agreement Between Waller County, Texas and JBZ SLM Katy Land, LLC and TPG AG EHC III (EMP) MULTI STATE 1, LLC for Fieldstone Landing Subdivision (“Agreement”). The Agreement, dated effective _____, 2025, is identified as Contract ID # _____ in the Official Public Records of Waller County, Texas. Notice is hereby given that the real property described in Exhibit A attached hereto and incorporated herein by this reference is subject to the Agreement. A copy of the Agreement may be obtained from the Waller County Clerk’s Office.

[The remainder of this page is intentionally blank. Signatures follow on next pages]

WALLER COUNTY

Carbett “Trey” J. Duhon III
County Judge

Date

STATE OF TEXAS §
 §
COUNTY OF WALLER §

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

Notary Public, State of Texas

JBZ SLM Katy Land, LLC

A Texas limited liability company

By: _____

[name]

[title]

Date

STATE OF _____ §

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____,
2025 by _____ [title] _____ of _____ [company name]__, on behalf
of JBZ SLM Katy Land, LLC, a Texas limited liability company.

Notary Public, State of Texas

TPG AG EHC III (EMP) MULTI STATE 1, LLC

A Delaware limited liability company

By: Essential Houston Asset
Management, LLC, an
Arizona limited liability
company, its Authorized
Agent

By: _____

Name: _____

Title: _____

STATE OF _____ §

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2025 by _____ [title] _____ of _____ [company name]_, on behalf of Essential Housing Asset Management, LLC, an Arizona limited liability company and Authorized Agent of TPG AG EHC III (EMP) Multi State 1, LLC, a Delaware limited liability company, on behalf of said limited liability company.

Notary Public, State of Texas

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 12905

Item 61.

To Owner: Waller County
836 Austin Street, Suite 103

Hempstead, TX 77445

Project: 23543. Waller County 506 Upgrades &
Modular Building

Application No.: 18

Period To: 8/31/2025

Distribution to:
☒ Owner
☐ Architect
☐ Contractor

From Contractor: SEDALCO, INC.
4100 Fossil Creek Blvd.
Fort Worth, TX 76137

Via Architect: Brinkley Sargent Wiginton Arch

Project Nos: 22108.04

Contract For: New Construction

Contract Date: 11/7/2023

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 Order	\$3,822,786.00
3. Contract Sum To Date	\$4,053,707.00
4. Total Completed and Stored To Date	\$3,335,351.77
5. Retainage:	
a. 4.38% of Completed Work	\$145,954.62
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$145,954.62
6. Total Earned Less Retainage	\$3,189,397.15
7. Less Previous Certificates For Payments	\$2,947,298.49
8. Current Payment Due	\$242,098.66
9. Balance To Finish, Plus Retainage	\$864,309.85

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 Changes By Change Order	\$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: Laurie Date: 8/25/2025

State of: Texas
Subscribed and sworn to before me this 25th
Notary Public: Stephanie Castro
My Commission expires: 12/26/27

County of: Tarrant
day of August 2025



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 \$242,098.66

(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.

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: 18

APPLICATION DATE: 1-Aug-25

PERIOD TO: 31-Aug-25

ARCHITECT'S PROJECT NO.: 22108.04

A ITEM NO.	B DESCRIPTION	C SCHEDULED VALUE	C CHANGE AMOUNT	C EXHIBIT H VALUE	E WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G/C)	H BALANCE TO FINISH (C-G)	I RETAINAGE
					D FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
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	653,793.36	81,724.17		735,517.53	99%	7,429.47	36775.88
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	0.00		0.00	0%	9,421.00	0.00
2.6	OH&P (Construction)	0.00	146,830.00	146,830.00	111,590.80	9,378.00		120,968.80	82%	25,861.20	6048.44
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	0.00		30,170.00	95%	1,750.00	1508.50
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	0.00		0.00	0%	67,440.00	0.00
3.5	Dirt Work - Justice Center	0.00	120,600.00	120,600.00	118,609.30	1,990.70		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	81,387.00	36,609.00		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	0.00	5,230.00		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	2,500.00	38,785.00		41,285.00	90%	4,649.00	2064.25
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	0.00		0.00	0%	26,898.90	0.00
6	Roofing										
6.1	Roofing - Justice Center	0.00	20,898.00	20,898.00	10,098.00	10,800.00		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

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: 18
 APPLICATION DATE: 1-Aug-25
 PERIOD TO: 31-Aug-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		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
					FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
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	0.00	25,903.00		25,903.00	100%	100.00	1295.15
9.2	Acoustical Ceilings & Linear Metal Ceilings	0.00	46,274.00	46,274.00	0.00	4,627.40		4,627.40	10%	41,646.60	231.37
9.3	Painting	0.00	8,950.00	8,950.00	0.00	6,712.50		6,712.50	75%	2,237.50	335.63
9.4	Floor Protection	0.00	15,000.00	15,000.00	0.00	500.00		500.00	3%	14,500.00	25.00
9.5	Dancefloor Scaffolding	0.00	32,888.00	32,888.00	0.00	0.00		0.00	0%	32,888.00	0.00
10	Plumbing										
10.1	Plumbing - Joe Kuciamba	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	0.00	0.00		0.00	0%	5,000.00	0.00
11.2	Equipment - Material	0.00	111,700.00	111,700.00	83,775.00	0.00		83,775.00	75%	27,925.00	4188.75
11.3	Equipment - Labor	0.00	54,600.00	54,600.00	36,425.00	0.00		36,425.00	67%	18,175.00	1821.25
11.4	Ductwork - Material	0.00	81,150.00	81,150.00	0.00	0.00		0.00	0%	81,150.00	0.00
11.5	Ductwork - Labor	0.00	27,050.00	27,050.00	0.00	0.00		0.00	0%	27,050.00	0.00
11.6	Test and Balance	0.00	4,034.00	4,034.00	0.00	0.00		0.00	0%	4,034.00	0.00
12	Electrical										
12.1	Electrical - Joe Kuciamba	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	204,386.00	10,000.00		214,386.00	100%	0.00	10719.30
12.3	Site Electrical - Justice Center	0.00	15,313.00	15,313.00	12,991.20	2,321.80		15,313.00	100%	0.00	765.65
13	Access Control										
13.1	Access Control - Joe Kuciamba	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	35,907.00	4,776.00		40,683.00	100%	0.00	2034.15
14	Allowances & Contingencies										
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 @ Modulares	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 Kuciamba	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 @ Modulares	0.00	1,010.44	1,010.44	0.00	1,010.44		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	0.00	5,872.00		5,872.00	100%	0.00	293.60
14.1.R	Owner's Contingency - Remaining	0.00	39,857.31	39,857.31	0.00	0.00		0.00	100%	39,857.31	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

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: 18
 APPLICATION DATE: 1-Aug-25
 PERIOD TO: 31-Aug-25
 ARCHITECT'S PROJECT NO.: 22108.04

A ITEM NO.	B DESCRIPTION	C SCHEDULED VALUE	C CHANGE AMOUNT	C EXHIBIT H VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H % (G/C)	H BALANCE TO FINISH (C-G)	I RETAINAGE
					FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
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	0.00		0.00	0%	9,138.47	0.00
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.R	Design-Builder Contingency - Remaining	0.00	20,421.93	20,421.93	0.00	0.00		0.00	0%	20,421.93	0.00
14.3.O	Fire Alarm System - Kuciembra 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 - Kuciembra 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. - Original	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 - Kuciembra 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	0.00	180.68		180.68	100%	0.00	9.03
14.5.R	Misc. Signage - Remaining	0.00	4,819.32	4,819.32	0.00	0.00		0.00	0%	4,819.32	0.00
14.6.O	Data at Modulares - 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 Modulares - 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	0.00	8,420.00		8,420.00	100%	0.00	421.00
14.7.R	Concrete Foundation Design Change - Remaining	0.00	21,580.00	21,580.00	0.00	0.00		0.00	0%	21,580.00	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.R	Landscaping - Remaining	0.00	25,000.00	25,000.00	0.00	0.00		0.00	0%	25,000.00	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
14.10.1	Allowance #3 - Buyout - Concrete Foundations for Joe Kuciembra Modulares & 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
14.10.R	Unkwn. City Permit Comments - Remaining	0.00	77,724.70	77,724.70	0.00	0.00		0.00	0%	77,724.70	0.00
	Contract Total - Per Exhibit H Change	230,921.00	3,822,786.00	4,053,707.00	3,080,511.08	254,840.69	0.00	3,335,351.77	82%	718,355.23	145954.63

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	\$254,840.69
Retainage Withheld	\$12,742.03
Amount Certified (Payment Due)	\$242,098.66

Allowance & Contingency Recap			
	Starting Balance	Approved Changes	Remaining Balance
Owner's Contingency	129,969.00	(90,111.69)	39,857.31
Contractor/Designer Contingency	97,477.00	(77,055.07)	20,421.93
Contract Allowances	230,000.00	(98,482.98)	131,517.02
Totals	457,446.00	(265,649.74)	191,796.26



APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER:

Waller County

PROJECT: Waller Co. Business Node

APPLICATION NO:

34

Distribution to:

x	OWNER
x	ARCHITECT
x	CONTRACTOR

FROM CONTRACTOR:

SEDALCO, INC.
4100 Fossil Creek Blvd.
Fort Worth, Tx 76137

VIA ARCHITECT: BSW Architect, Inc.

PERIOD TO:

31-Aug-25

ARCHITECT'S PROJECT NOS:

Multiple

CONTRACT FOR: New Construction

CONTRACT DATE:

6/1/2022

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)	\$	38,895,464.89
5. RETAINAGE:		
a. 5 % of Construction Cost (Column D + E on G703)	\$	1,314,294.39
b. 5 % of Stored Material (Column F on G703)	\$	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	1,314,294.39
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	37,581,170.51
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	36,584,832.46
8. CURRENT PAYMENT DUE	\$	996,338.05
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	6,240,068.88

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 \$ 996,338.05

(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	Total Design Cost \$33,026.91
Court House General Conditions (Non-Retainage items)	\$232,449.86	1	\$232,449.86	Total Construction Cost \$963,311.14
Court House Construction (Retainage items)	\$769,327.66	0.95	\$730,861.28	
8. CURRENT PAYMENT DUE	\$996,338.05			8. CURRENT PAYMENT DUE \$996,338.05

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: **34**
APPLICATION DATE: **8/1/2025**
PERIOD TO: **8/31/2025**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
	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	693,565.11	33,026.91	0.00	726,592.02	88%	99,080.73	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	2,780,073.24	132,384.44	0.00	2,912,457.68	88%	397,153.32	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	250,091.52	11,909.12	0.00	262,000.64	88%	35,727.36	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	1,463,394.58	88,156.30	0.00	1,551,550.88	88%	211,575.12	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	0.00	0.00	0.00	0.00	0%	330,000.00	0.00
25.2	Concrete Sidewalks (Tucker)	0.000	0.00	0.00	0.00	0.00	70,000.00	70,000.00	35,000.00	0.00	0.00	35,000.00	50%	35,000.00	1,750.00
25.3	Earthwork (Cannon Construction)	0.000	0.00	0.00	0.00	0.00	243,920.00	243,920.00	207,332.00	0.00	0.00	207,332.00	85%	36,588.00	10,366.60
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	0.00	0.00	0.00	0%	24,515.00	0.00
25.7	Fencing	0.000	0.00	0.00	0.00	0.00	88,606.00	88,606.00	0.00	0.00	0.00	0.00	0%	88,606.00	0.00
25.8	Landscape / Irrigation	0.000	0.00	0.00	0.00	0.00	143,000.00	143,000.00	7,150.00	0.00	0.00	7,150.00	5%	135,850.00	357.50
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	0.00	0.00	135,637.05	85%	23,935.95	6,781.85
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												84%		
26.1	Concrete Staining	0.000	0.00	0.00	0.00	0.00	29,660.00	29,660.00	2,966.00	0.00	0.00	2,966.00	10%	26,694.00	148.30
26.2	Polished Concrete Finishes	0.000	0.00	0.00	0.00	0.00	25,319.00	25,319.00	12,659.50	0.00	0.00	12,659.50	50%	12,659.50	632.98
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
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	205,700.00	0.00	0.00	205,700.00	48%	219,300.00	10,285.00
27.0	Masonry												100%		
27.1	Mobilization, Submittals, Shop Drawings, & Engi	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

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: **34**
APPLICATION DATE: **8/1/2025**
PERIOD TO: **8/31/2025**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	E		F	G		H	I
									WORK COMPLETED	THIS PERIOD					
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	FROM PREV APPLICATIONS (D+E)		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
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	179,996.50	71,998.60	0.00	251,995.10	70%	107,997.90	12,599.76
28.60	Decorative Metal Railings (Livers)	0.000	0.00	0.00	0.00	0.00	134,660.00	134,660.00	67,330.00	26,932.00	0.00	94,262.00	70%	40,398.00	4,713.10
29.0	Carpentry & Millwork												95%		
29.1	Millwork & Countertops (Phoenix Millwork)	0.000	0.00	0.00	0.00	0.00	1,059,750.00	1,059,750.00	868,995.00	137,767.50	0.00	1,006,762.50	95%	52,987.50	50,338.13
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	1,801,276.26	36,760.74	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	176,355.90	0.00	0.00	176,355.90	95%	10,264.10	8,817.80
31.0	Openings												89%		
31.1	Door, Frame, & Hardware Materials (Himmel's)	0.000	0.00	0.00	0.00	0.00	469,087.00	469,087.00	412,796.56	9,381.74	0.00	422,178.30	90%	46,908.70	21,108.92
31.2	Door, Frame, & Hardware Installation (Himmel's)	0.000	0.00	0.00	0.00	0.00	47,298.00	47,298.00	36,419.46	1,418.94	0.00	37,838.40	80%	9,459.60	1,891.92
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	0.00	0.00	0.00	0.00	0%	34,900.00	0.00
32.0	Glass and Glazing System												98%		
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	4,000.00	0.00	0.00	4,000.00	50%	4,000.00	200.00
32.7	Transaction Windows (TCGC)	0.000	0.00	0.00	0.00	0.00	138,000.00	138,000.00	117,300.00	0.00	0.00	117,300.00	85%	20,700.00	5,865.00
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
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	70,680.00	0.00	0.00	70,680.00	93%	5,320.00	3,534.00
33.11	Caulking (TCGC)	0.000	0.00	0.00	0.00	0.00	106,000.00	106,000.00	104,940.00	0.00	0.00	104,940.00	99%	1,060.00	5,247.00
33.12	Remaining Stained Glass (Alt 3 Only)	0.000	0.00	0.00	0.00	0.00	125,000.00	125,000.00	0.00	0.00	0.00	0.00	0%	125,000.00	0.00
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												97%		
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	1,893,819.27	58,571.73	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	104,696.65	5,510.35	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	132,072.30	14,674.70	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	0.00	0.00	72,013.50	90%	8,001.50	3,600.68
33.7	Ceramic Tile (Level 1) (Camarata)	0.000	0.00	0.00	0.00	0.00	158,395.00	158,395.00	118,796.25	39,598.75	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	78,471.75	26,157.25	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	19,268.25	6,422.75	0.00	25,691.00	100%	0.00	1,284.55

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: **34**
APPLICATION DATE: **8/1/2025**
PERIOD TO: **8/31/2025**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
34.10	Ceramic Tile (Level 4) (Camarata)	0.000	0.00	0.00	0.00	0.00	114,885.00	114,885.00	86,163.75	28,721.25	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	157,725.00	39,957.00	0.00	197,682.00	94%	12,618.00	9,884.10
34.12	Salvage & Re-install Existing Marble Panels	0.000	0.00	0.00	0.00	0.00	51,463.00	51,463.00	46,316.70	0.00	0.00	46,316.70	90%	5,146.30	2,315.84
34.13	Wood Flooring (All Brite)	0.000	0.00	0.00	0.00	0.00	50,000.00	50,000.00	0.00	50,000.00	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	109,097.10	0.00	0.00	109,097.10	63%	64,072.90	5,454.86
34.15	Painting (SPD)	0.000	0.00	0.00	0.00	0.00	181,362.50	181,362.50	136,021.88	18,136.25	0.00	154,158.13	85%	27,204.38	7,707.91
34.16	Wallcovering (SPD)	0.000	0.00	0.00	0.00	0.00	53,637.50	53,637.50	5,363.75	0.00	0.00	5,363.75	10%	48,273.75	268.19
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	0.000	0.00	0.00	0.00	0.00	86,947.00	86,947.00	4,347.35	0.00	0.00	4,347.35	5%	82,599.65	217.37
34.2	Toilet Accessories (Built Rite)	0.000	0.00	0.00	0.00	0.00	29,530.00	29,530.00	28,053.50	0.00	0.00	28,053.50	95%	1,476.50	1,402.68
34.3	Mobile Storage Shelving	0.000	0.00	0.00	0.00	0.00	89,823.00	89,823.00	62,876.10	26,946.90	0.00	89,823.00	100%	0.00	4,491.15
34.4	Bird Control Devices	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	0.00	0.00	0.00	0.00	0%	5,000.00	0.00
34.6	Cash Drawer	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
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	0.00	0.00	0.00	0.00	0%	30,000.00	0.00
34.9	Roller Window Shades	0.000	0.00	0.00	0.00	0.00	33,915.00	33,915.00	0.00	0.00	0.00	0.00	0%	33,915.00	0.00
35.0	Conveying Systems														
35.1	Elevators (Otis)	0.000	0.00	0.00	0.00	0.00	473,596.00	473,596.00	449,916.20	0.00	0.00	449,916.20	95%	23,679.80	22,495.81
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												99%		
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
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	96,339.60	0.00	0.00	96,339.60	90%	10,704.40	4,816.98
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	0.00	0.00	6,730.00	10%	60,570.00	336.50
39.0	Electrical Systems												96%		
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	229,341.56	2,340.22	0.00	231,681.78	99%	2,340.22	11,584.09
39.05	Light Fixtures	0.000	0.00	0.00	0.00	0.00	574,742.00	574,742.00	546,004.90	5,747.42	0.00	551,752.32	96%	22,989.68	27,587.62
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	189,333.76	7,376.64	0.00	196,710.40	80%	49,177.60	9,835.52
40.0	Low Voltage Systems												87%		
40.1	Communications (Advanced Connections)	0.000	0.00	0.00	0.00	0.00	272,267.00	272,267.00	258,653.65	8,168.01	0.00	266,821.66	98%	5,445.34	13,341.08

CONTINUATION SHEET

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Contractor's signed Certification is attached.

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APPLICATION NUMBER: 34
APPLICATION DATE: 8/1/2025
PERIOD TO: 8/31/2025
ARCHITECT'S PROJECT NO.: Multiple

A	B	C	C	C	C	C	C	C	E		F	G		H	I
									WORK COMPLETED	THIS PERIOD					
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	FROM PREV APPLICATIONS (D+E)		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
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	339,806.52	64,287.72	0.00	404,094.24	88%	55,103.76	20,204.71
40.3	Access Control & Video Management Systems (	0.000	0.00	0.00	0.00	0.00	469,262.00	469,262.00	375,409.60	0.00	0.00	375,409.60	80%	93,852.40	18,770.48
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	75,234.30	0.00	0.00	75,234.30	95%	3,959.70	3,761.72
42.0	Allowances & Contingencies												61%		
	Remaining Owner Contingency	0.000	0.00	0.00	0.00	0.00	86,166.00	86,166.00	0.00	0.00	0.00	0.00	0%	86,166.00	0.00
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	0.00	0.00	0.00	0.00	0%	5,342.20	0.00
42.04	ALLW #10 Additional Flagpole	0.000	0.00	0.00	0.00	0.00	5,300.00	5,300.00	530.00	0.00	0.00	530.00	10%	4,770.00	26.50
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 (C	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
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	17,014.00	68,056.00	0.00	85,070.00	50%	85,070.00	4,253.50
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 Maint	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 Marquee Sign	0.000	0.00	0.00	0.00	0.00	116,592.81	116,592.81	0.00	0.00	0.00	0.00	0%	116,592.81	0.00
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	0.00	0.00	0.00	0.00	0%	25,741.00	0.00
42.26	ALLW 66 RFI 150 Added Outlets for 4th floor Me	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	0.00	0.00	0.00	0.00	0%	34,000.00	0.00
42.30	ALLW 79 RFI 215 Added TV Infrastructure in Ro	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 R	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 Res	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 @ structual Steel sup	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	0.00	0.00	0.00	0.00	0%	150,335.03	0.00
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		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
42.37		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
42.38		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
42.39		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
42.40		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	0.000	0.00	0.00	0.00	0.00	163,062.98	163,062.98	0.00	0.00	0.00	0.00	0%	163,062.98	0.00
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 chang	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

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: 34
APPLICATION DATE: 8/1/2025
PERIOD TO: 8/31/2025
ARCHITECT'S PROJECT NO.: Multiple

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
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
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 Conf	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 Cha	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 Elevat	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 69 Temporary Roof	0.000	0.00	0.00	0.00	0.00	35,889.66	35,889.66	0.00	0.00	0.00	0.00	0%	35,889.66	0.00
42.78	ALLW 71 RFI 194 Confirmation of TPO at back c	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
42.79	ALLW 72 RFI 196 Additional Spray Foam at Rod	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
42.80	ALLW 74 RFI 171 Octagonal Towers Interior Co	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
42.81	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
42.82	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
42.83	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
42.84	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
42.85	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
42.86	ALLW 84 RFI 218 Roof Flashing around the pen	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
42.87	ALLW 85 Front Entrance Interior side of Vestibul	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
42.88	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
42.89	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
42.90	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
42.91	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
42.92	ALLW 95 RFI 228 Additional AV Questions from	0.000	0.00	0.00	0.00	0.00	13,587.31	13,587.31	0.00	0.00	0.00	0.00	0%	13,587.31	0.00
42.93	ALLW 96 RFI 223 Generator Pad Sidewalk Elev	0.000	0.00	0.00	0.00	0.00	9,870.00	9,870.00	0.00	0.00	0.00	0.00	0%	9,870.00	0.00
42.94	ALLW 99 RFI 240 Additional Knox box Location	0.000	0.00	0.00	0.00	0.00	904.20	904.20	0.00	0.00	0.00	0.00	0%	904.20	0.00
42.95	ALLW 101 Elevator Cab Operation for Fire Tapir	0.000	0.00	0.00	0.00	0.00	2,308.00	2,308.00	0.00	0.00	0.00	0.00	0%	2,308.00	0.00
42.96		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
42.97		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
42.98		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	0.000	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
42.101	ALLW 30 County Seal, Cast Bronze	0.000	0.00	0.00	0.00	0.00	35,988.00	35,988.00	21,592.80	14,395.20	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	0.000	0.00	0.00	0.00	0.00	28,307.00	28,307.00	0.00	0.00	0.00	0.00	0%	28,307.00	0.00
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

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: 34
APPLICATION DATE: 8/1/2025
PERIOD TO: 8/31/2025
ARCHITECT'S PROJECT NO.: Multiple

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
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
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
	Remaining Existing Foundation Conflict	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
42.121	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	0.000	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
42.131	ALLW 58 RFI 183 Modification to Cupola Mainte	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	0.000	0.00	0.00	0.00	0.00	25,000.00	25,000.00	0.00	0.00	0.00	0.00	0%	25,000.00	0.00
42.141		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 Decorative Bollard Allowance	0.000	0.00	0.00	0.00	0.00	-6,400.00	-6,400.00	0.00	0.00	0.00	0.00	0%	-6,400.00	0.00
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	0.00	0.00	14,700.00	50%	14,700.00	735.00
	Remaining Permit Comment	0.000	0.00	0.00	0.00	0.00	-25,000.00	-25,000.00	0.00	0.00	0.00	0.00	0%	-25,000.00	0.00
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	49,214.64	49,214.64	49,214.64	0.00	0.00	49,214.64	100%	0.00	2,460.73
	Remaining Relocate Memorial Tree	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
42.171	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	0.00	0.00	5,000.00	50%	5,000.00	250.00
	Remaining Water Meter / Backflow	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
42.181	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	0.000	0.00	0.00	0.00	0.00	213,050.00	213,050.00	0.00	0.00	0.00	0.00	0%	213,050.00	0.00
42.191		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	0.000	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
42.201	ASI 9 RFI #139 ERRCS (DAS)	0.000	0.00	0.00	0.00	0.00	48,910.00	48,910.00	0.00	0.00	0.00	0.00	0%	48,910.00	0.00
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	0.000	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
42.201	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	0.00	0.00	10,832.10	10%	97,488.90	541.61
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														
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	39,027,666.00	41,445,974.00	35,485,395.07	1,034,804.43	0.00	36,520,199.50	88%	4,925,774.50	1,314,294.39
	Contract Total	1,273,310.000	1,315,059.00	2,588,369.00	1,825,812.00	4,779,103.39	39,027,666.00	43,821,239.39	37,860,660.46	1,034,804.43	0.00	38,895,464.89	89%	4,925,774.50	1,314,294.39

Waller County Design Build Overview

Date:8/27/2025	Exhibit A	Exhibit B	Exhibit C	Exhibit D	Exhibit E	Exhibit E	Exhibit E	Exhibit F	Exhibit F	Exhibit G	Exhibit E	Exhibit E	Exhibit H	
						Change Order # 001	Change Order # 002		Change Order # 001		Change Order # 003	Change Order # 004		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



The Senate of The State of Texas

DAN PATRICK
LIEUTENANT GOVERNOR

CAPITOL OFFICE
State Capitol, Room 2E.13
Post Office Box 12068
Austin, Texas 78711
(512) 463-0001
Fax: (512) 463-8668

August 25, 2025

Judge Carbett J. "Trey" Duhon, III
County Judge
Waller County
836 Austin Street, Suite 203
Hempstead, Texas 77445-4672

Dear Judge Duhon:

As the Honorary Texas Chair of the Alamo Letter Society, I am offering this letter of support for the placement of a plaque of William Barret Travis's 1836 "Victory or Death" letter at the Waller County Courthouse. This is a recast of the famous plaque in front of the Alamo chapel in San Antonio. The Alamo Letter Society was initiated out of a desire to ensure this famous letter is placed prominently at every county courthouse in Texas. Currently, the Alamo Letter Society has assisted in the placement of over 25 bronze plaques at county courthouses across the state.

The Travis Letter tells the Texas story, and exemplifies how liberty, perseverance, and the determination to succeed were crucial to Texas' independence. Over time, it has been recognized as one of the most important documents in American history. Our goal is to provide all Texans access to this letter within the heart of our communities.

I hope that you will join this effort to provide a place for the Travis Letter plaque on the grounds of the Waller County Courthouse. The installation of the plaque will be a successful and solid investment in the preservation of Texas ideals. The Travis Letter is an invaluable piece of Texas history and I know Texans across the state will enjoy this piece of history in your community.

Join me and the Alamo Letter Society in making sure every county courthouse has a Travis Letter plaque in place by Independence Day 2026. To get more information on the initiative and start the process of securing a plaque for your county courthouse, contact Alamo Letter Society Chairman Bill McNutt at (214) 537-9311 or Recruiting Chairman Dr. Danny Reeves at (903) 641-8840. You can also find more information at www.AlamoLetter.com.

Sincerely,

A handwritten signature in blue ink that reads "Dan Patrick".

Dan Patrick
Lieutenant Governor