



**NOTICE OF MEETING
WALLER COUNTY, TEXAS
AMENDED REGULAR SESSION
Wednesday, December 17, 2025 at 9:00 AM
Waller County Courthouse, Hempstead, Texas**

AGENDA

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

**Waller County Courthouse
836 Austin Street
Hempstead, Texas 77445**

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

CALL TO ORDER

1. Approval of Agenda.

PUBLIC COMMENT

CONSENT AGENDA

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

2. Approval of Minutes.
3. Request by County Treasurer for Approval of Biweekly Payroll and Longevity Payroll Disbursements.
4. Request by County Treasurer to approve disbursement of funds for Retiree Insurance Premiums.
5. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers.
6. Request by County Engineer to approve the Final Plat of Bluestem Section 5 and accept the Construct Bond in Precinct 3.
7. Request by County Engineer to approve the Final Plat of Lakes of Cane Island Section 1 and accept the Construction Bond in Precinct 4.

8. Request by County Engineer to approve the Final Plat of Lakes of Cane Island Section 2 and accept the Construction Bond in Precinct 4.
9. Request by County Engineer for a Formal Notice from MCI-Metro Verizon for a Fiber Optic Cable installation within the right of way of Kingsland Blvd and Spindletree Ln. Project # 2025-1812.
10. Request by County Engineer for a Formal Notice from A T & T Communications for an Aerial and Buried Fiber Optic Cable within the right of way of Pine Shadows Dr, Joseph Rd, Wisteria Ln, James St, Kimbro Rd, Lady Ellen Dr, Camelot Ln, Desoto Dr, and Mercier Dr. - Project # 2025-2286.
11. Request by County Engineer for a Formal Notice from CenterPoint Energy for a major underground Electric line installation within the right of way of Pattison Rd. - Project # 2025-2603.
12. Request by County Engineer for a Formal Notice from Comcast of Houston, LLC for installation of a Fiber Optic Cable line with conduit and accessories within the right of way of Morton Rd.-Project # 2025-2143, and Beckendorff Rd.-Project #2025-3022.
13. Request by County Engineer for Formal Notices from Ezee Fiber TX, LLC for Fiber Optic Cable, Utility Communication Lines, with Conduit, and Accessories, within the County Right of Way of:
 - * Project #2025-2967 -Freeman Ranch Section 1, Mule Ridge Dr, Iron Woods Dr, Stone Gate Dr, Freeman Ranch Dr, Maple Fawn Dr, Bosworth Bay Dr, Bracken Hill Dr, Rustic Shadow Dr, Texas Olive Dr, Bright Lantana Dr, Sapphire Stone Dr, Beechwood Hacienda Dr, Cordova Cliff Dr, and Mystic Slopes Dr;
 - * Project #2025-2969 -Beckendorff Road;
 - * Project #2025-2767 -Roads within Willow Creek Farms Sections 2, 3, 4, 5, and 6;
 - * Project #2025-2643 -Roads within Sunterra Sections 14, 15, 16, and 20;
 - * Project #2025-2642 -Anna Blue Crest Court;
 - * Project #2025-2605 -Freeman Ranch Sec. 2 & 3;
 - * Project #2025-389 -Clay Road;
 - * Project #2025-2562 -McAllister Rd;
 - * Project #2025-2644 -Beckendorff Rd;
 - * Project #2025-2809 -Jordan Ranch Blvd, Kingsland Blvd, and roads within Kingsland Heights Sections 1, 2, and 3;
 - * Project #2025-2828 -Ash Creek Ct and Willowmoor Ln;
 - * Project #2025-2829 -Twinwood Parkway, Kingsland Blvd;

- * Project #2025-2830 -Roads within Freeman Ranch Section 1, Iron Woods Dr, Mule Ridge Dr, Stone Gage Dr, Freeman Ranch Dr, Maple Fawn Dr, Bosworth Bay Dr, Texas Olive Dr, Bracken Hill Dr, Bright Lantana Dr, Sapphire Stone Dr, Rustic Shadow Dr, Beechwood Hacienda Dr, Cordova Cliff Cr, and Mystic Slopes Dr;
- * Project #2025-2869 -Aurora Oaks Ln, Eden lake Ln, Schlipf Rd, Sunterra Shores Dr, Tantara Dr and roads within Sunterra Sections 26, 27, and 28;
- * Project #2025-2601 -Tantara Bend Dr and roads within Sunterra Section 50.

14. Request by County Engineer for a Formal Notice from Ezee Fiber TX LLC for a Fiber Optic installation within the right of way of roads within Section 46-48, 56- Project # 2025-3017.

15. Request by County Engineer for a Formal Notice from Ezee Fiber Tx LLC for the installation of Fiber Optic Cables with conduit and accessories within the right of way of Kingsland Blvd., Stone Creek Ln., Walden Farms Ln., Willow Walk Ln., Hidden Creek Falls Ln., and Spring Creek Ln. -Project #2025-2827.

16. Request by County Engineer for a Formal Notice from Ezee Fiber Tx LLC, for the installation of Fiber Optic Cable within the right of way of roads within Sunterra Section 1, 3, and 32 on Joseph Rd. - Project #2025-385.

Requests to approve payments on the following:

17. \$247,326.00 for Invoice #11202025GWA to Waller County Appraisal District from line item 125-437-540500 [Tax Appraisal District].

18. \$100,000.00 for Invoice #2737 to Waller County Economic Development from line item 125-411-547200 [Economic Development].

19. \$24,150.00 for Invoice #1004 to URSA Dynamics to be paid from line item 125-401-540900 [Professional Consulting Services].

20. \$2,098.40 for Invoice #SI-39991 to SylogistGov, Inc. relative to the FY26 SAVNS Maintenance Grant Program (OAG Contract No. C-02769) to be paid from line item 307-504-545000 [Maintenance].

21. \$40,000.00 for Invoice #2670 to Hawes Hill & Associates LLP to be paid from line item 125-401-540900 [Professional Consulting Services].

22. \$2,047.46 for Invoice #65 to King Architectural Consulting Services from line item 604-604-545405 [Professional Services].

23. \$25,339.00 for Invoice #12113 to Wald Relocation Services, LTD to be paid from line item 604-604-581839 [Soft Cost].

24. \$9,482.31 for Invoice #114270 to Hance Scarborough, LLP for Professional Services rendered from October 03, 2024 to August 20, 2025. Funds to be paid from line item 125-411-540300 [Legal].

25. \$1,237.50 for Invoice #3846195 to Husch Blackwell for Professional Services rendered through October 31, 2025. Funds to be paid from line item 125-411-540300 [Legal].

26. \$260,350.28 for Invoice #76606 to Binkley & Barfield, Inc. Professional Services rendered October 1, 2025 to October 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

27. \$87,170.46 for Invoice #76428 to Binkley & Barfield, Inc. Professional Services from October 1, 2025 to October 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

28. \$13,942.99 for Invoice #76186-6 to Civil Corp. Professional Services rendered through Sunday, October 26, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

29. \$176,743.47 for Invoice #113226-5 to Edminster Hinshaw Russ & Assoc. dba EHRA Engineering. Professional Services for the date ending October 19, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

30. \$17,468.55 for Invoice #GG-1571-3 to Gradient Group. Billing Period October 1, 2025 through October 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

31. \$196,352.37 for Invoice #202549857 to LJA Engineering, Inc. for Professional Services rendered October 4, 2025 through October 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

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

COUNTY ENGINEER

33. Discuss and take action to approve a Formal Notice from San Bernard Electric Cooperative for the installation of an Electric Pole within the right of way of Joseph Rd. - Project # 2025-2928.

34. Discuss and take action to approve a Formal Notice from Centric for the installation of Fiber Optic Line with Conduit within the right of way of Morton Rd. - Project #2025-2931.

IT DEPARTMENT

35. Discuss and take action to approve 2026 I.T. following Professional Service Agreements:

A - PC & Network (IT Department Labor) - 125-441-540900 [Professional Services]

B - Mobile Device Management - 125-411-542505 [County Cell Phones]

C - Security Information and Event Management - 125-441-581700 [Equipment]

D - Data Backup and Archival and Management (Backup/Protection) - 125-441-540905 [Recovery & Retention].

GRANT MANAGER

36. Discuss and take action to approve a contract extension with the Motor Vehicle Crime Prevention Authority for a term not to exceed August 31, 2026 relative to the County's FY25 SB224 Catalytic Converter Grant.
37. Discuss and take action to approve a scope of work amendment to the 2019 Officer Down Memorial Page grant application.

PROCUREMENT DIRECTOR

38. Discuss and approve the award recommendation of Bid 25-004, Construction of Morton Road Overlay for Waller County Engineering to Forde Construction Company, Inc., low bidder meeting specifications, in the amount of \$1,578,235.40. Funds to be paid from line item 605-605-582806 [Road Construction].

TREASURER

39. Discuss and take action to approve the 2026 Salary Order effective January 01, 2026.

AUDITOR

40. Discuss and take action to approve annual review of Fund Balance Policy.

COUNTY JUDGE

41. Discuss and take action on possible donation to Fort Bend Seniors Meals on Wheels.

DIRECTOR OF FACILITIES

42. Discuss and take action to approve payment of \$47,966.15 for Estimate #37885-P to Officemakers for 4-Quad Cubicles to be paid from line item 125-600-581620 [Justice Center Modular Buildings].

MISCELLANEOUS

43. Discuss and take action to authorize the District Attorney's Office to commence legal action on behalf of the Commissioners Court related to property located in Hempstead, Texas, which is held in trust for the Waller County Hospital by the Waller County Commissioners Court as trustee.
44. Discuss and take action to approve official bond and oaths for Elected Officials.
45. 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.

46. 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

47. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
48. 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.
49. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
50. 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).



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										
<u>Jan 2026</u> County Portion Jan 2026	Invoice	1/1/2026 APBNK - APBNK	1/1/2026	1/1/2026	1/1/2026 No	22,700.00	0.00	0.00	0.00	22,700.00
Items										
Item Description County Portion Jan 2026	Commodity N/A		Units 0.00	Price 0.00	Amount 22,700.00	Tax 0.00	Shipping 0.00	Discount 0.00	Total 22,700.00	
Distributions										
Account Number <u>125-685-520303</u>	Account Name Health Insurance		Project Account Key		Amount 22,700.00	Percent 100.00%				
Vendor: 07548 - TAC HEBP										
<u>Jan 2026 County</u> BCBS Co Portion Ret Prem Jan 2026	Invoice	1/1/2026 APBNK - APBNK	1/1/2026	1/1/2026	1/1/2026 No	14,738.06	0.00	0.00	0.00	14,738.06
Items										
Item Description BCBS Co Portion Ret Prem Jan 2026	Commodity N/A		Units 0.00	Price 0.00	Amount 14,738.06	Tax 0.00	Shipping 0.00	Discount 0.00	Total 14,738.06	
Distributions										
Account Number <u>125-685-520303</u>	Account Name Health Insurance		Project Account Key		Amount 14,738.06	Percent 100.00%				
<u>Jan 2026 Retiree</u> BCBS Retiree Payment Jan 2026	Invoice	1/1/2026 APBNK - APBNK	1/1/2026	1/1/2026	1/1/2026 No	7,275.64	0.00	0.00	0.00	7,275.64
Items										
Item Description BCBS Retiree Payment Jan 2026	Commodity N/A		Units 0.00	Price 0.00	Amount 7,275.64	Tax 0.00	Shipping 0.00	Discount 0.00	Total 7,275.64	
Distributions										
Account Number <u>999-203-111200</u>	Account Name Medical Insurance		Project Account Key		Amount 7,275.64	Percent 100.00%				

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	3	44,713.70	0.00	0.00	0.00	44,713.70	0.00	44,713.70
	Grand Total:	44,713.70	0.00	0.00	0.00	44,713.70	0.00	44,713.70

Account Summary

Account	Name	Amount
<u>125-685-520303</u>	Health Insurance	37,438.06
	Total:	37,438.06

Account	Name	Amount
<u>999-203-111200</u>	Medical Insurance	7,275.64
	Total:	7,275.64



WALLER COUNTY

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

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Bluestem Section 5

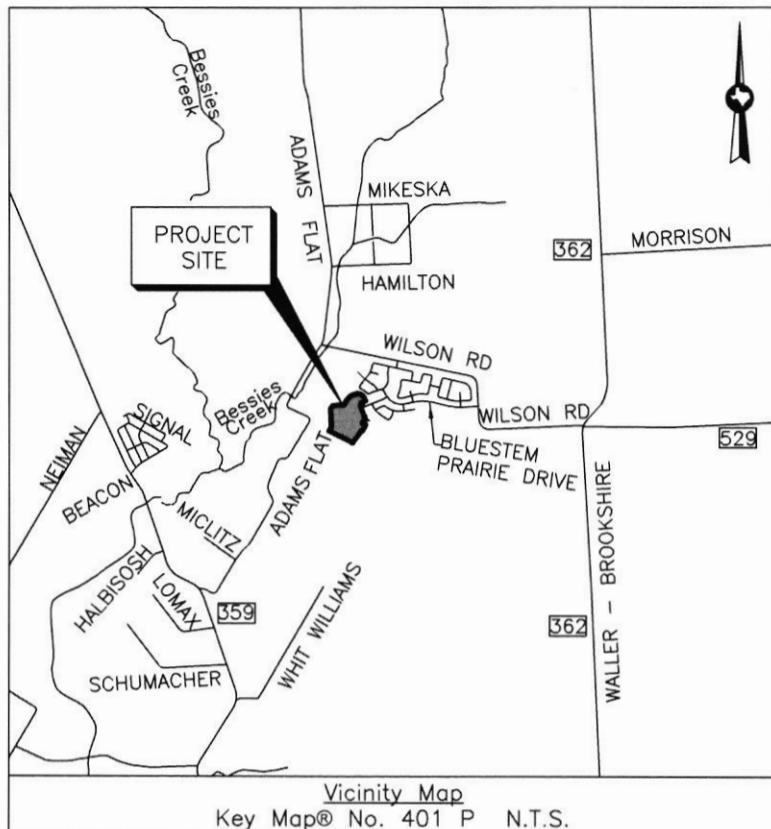
Date: December 17, 2025

Background

Final Plat of Bluestem Section 5 Subdivision which consists of 25.17 acres will include 112 Lots, 4 Blocks and 5 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF BLUESTEM SECTION 5

BEING A SUBDIVISION OF 25.17 ACRES OUT OF
THE WILLIAM B. ELLIS SURVEY, A-127,
WALLER COUNTY, TEXAS.

112 LOTS 4 BLOCKS 5 RESERVES

OWNER

BLUESTEM DEVELOPMENT COMPANY LLC,
A TEXAS LIMITED LIABILITY COMPANY
206 EAST 9TH STREET, SUITE 1300
AUSTIN, TEXAS 78701
(713) 452-1700

OCTOBER, 2025

211-071-05

SHEET 1 OF 18

OWNER:
BLUESTEM DEVELOPMENT
COMPANY LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUESTEM
SECTION 5



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

COUNTY OF WALLER

We, Bluestem Development Company LLC, a Texas limited liability company owner (or owners) of the property subdivided in the above map of the Bluestem Section 5, make subdivision of the property, according to the lines, streets, lots, alleys, parks, building lines and easement as shown, and dedicate to the public, the streets, alleys, parks and easements shown, forever, and waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

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

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

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Bluestem 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, etc., either directly or indirectly is strictly prohibited.
2. All stock animals, horses, and fowl shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and one quarters (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator, or County Engineer. Culverts and bridges must be used for all driveways and/or walks, although dipstyle driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Floodplain Administrator for all development.
5. The property subdivided herein is further restricted in its use as specified in the subdivision restrictions as filed separately for record at Page _____ Volume _____ of the Deed Records of Waller County, Texas. A copy of said restrictions will be furnished by the aforesaid Bluestem Development Company LLC, a Texas limited liability company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
6. There are no underground pipelines within the confines of this subdivision except as shown on the above plat.
7. There shall be no sanitary sewer system or any water well constructed within 50 feet of any lot line that does not adjoin a public road.

WITNESS our hand in Waller County, Texas, this 25 day of November, 2025.

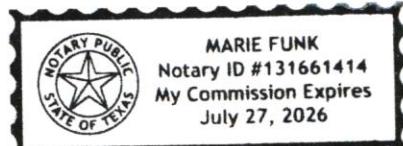
OWNER

Bluestem Development Company LLC,
a Texas limited liability company

BY:



Daniel K. Signorelli, Manager
Bluestem Development Company LLC, a Texas limited liability company

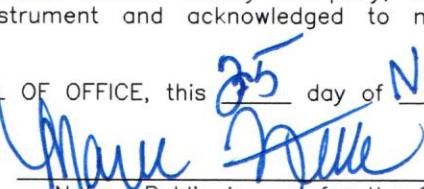


STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Daniel K. Signorelli, Manager of Bluestem Development Company LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed it for the purposes and considerations set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 25 day of November, 2025



Notary Public in and for the State of Texas

My Commission expires: 7/27/24

OCTOBER, 2025
211-071-05
SHEET 2 OF 18

OWNER:
BLUESTEM DEVELOPMENT
COMPANY LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUESTEM
SECTION 5



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

I, J. Ross McCall, P.E., County Engineer of Waller County, Texas, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County. Item 6.

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

Date

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

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with the certificate of authentication was filed for registration in my office on the _____ day of _____, 20____, A.D. at _____ o'clock _____ M., in File No. _____ of the Official Public Records of Waller County for said county.

Witness my hand and seal of office, at Hempstead, the day and date last above written.

Debbie Hollan
Clerk of the County Court
Waller County, Texas

By: _____
Deputy

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

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

No Portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community Panel No. 48473C0275E and Map No. 48473C0350E, dated February 18, 2009.

No Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel No. 48473C0275E and Map No. 48473C0350E, dated February 18, 2009.



A. Munroe Kelsay
Registered Professional Land Surveyor
Texas Registration No. 5580

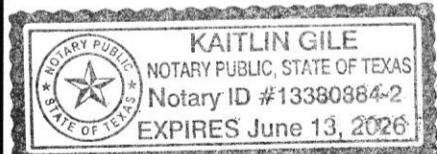


STATE OF TEXAS

COUNTY OF Harris

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of November, 2025.




Notary Public in and for the State of Texas
My Commission expires: 6/13/26

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

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., R.P.L.S.
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

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

OCTOBER, 2025

211-071-05

SHEET 3 OF 18

OWNER:
BLUESTEM DEVELOPMENT
COMPANY LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUESTEM
SECTION 5



ENGINEERING THE FUTURE
SINCE 1936

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

(1) B.L. indicates Building Line
 C.I.P. indicates Capped Iron Rod
 FND. indicates Found
 N.T.S. indicates Not To Scale
 O.P.R.W.C. indicates Official Public Records of Waller County
 PG. indicates Page
 P.O.B. indicates Point Of Beginning
 P.O.C. indicates Point Of Commencing
 P.U.E. indicates Public Utility Easement
 R= indicates Radius
 R.O.W. indicates Right-Of-Way
 SQ.FT. indicates Square Feet
 STM. S.E. indicates Storm Sewer Easement
 U.E. indicates Utility Easement
 VOL. indicates Volume
 W.C.C.F. NO. indicates Waller County Clerk's File Number
 W.C.D.R. indicates Waller County Deed Records
 (F) indicates Found 5/8" capped Iron Rod stamped "E.H.R.A. 713-784-4500"

 (S) indicates Street Name Change

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

(3) All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). Scale factor = 0.999906628611.

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

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

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

(7) 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.

(8) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0275E and Map No. 48473C0350E, dated February 18, 2009, the subject property appears to be within Unshaded Zone "X"; defined as areas outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ and Associates, Inc.

(9) The property subdivided in the foregoing plat lies in Waller County, Waller County M.U.D. No. 41 and Royal Independent School District.

(10) A subdivision variance has been approved to allow a minimum lot width of 40' by Waller County Commissioners Court on July 28, 2021.

(11) A subdivision variance has been approved to allow 50' minimum right-of-way for curb and gutter construction on local streets by Waller County Commissioners Court on July 28, 2021.

(12) A subdivision variance has been approved to allow a cul-de-sac right-of-way radius of 50' with a corresponding 42' pavement radius by Waller County Commissioners Court on July 28, 2021.

(13) A subdivision variance has been approved to allow a minimum centerline radius of 300 feet with a minimum tangent of 50 feet between the reverse curves by Waller County Commissioners Court on March 2, 2022.

(14) The property is subject to a blanket easement granted to CenterPoint Energy Houston Electric, L.L.C. as recorded under W.C.C.F. No. 2308393.

(15) One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for right-of-way purposes and the fee title there shall revert to and revest in the dedicators, his heirs, assigns, or successors.

(16) The proposed land uses for Bluestem Section 5 shall consist of residential, right-of-way, recreation, landscape, and open space.

(17) A subdivision variance has been approved to allow a minimum right-of-way width of 60' for curb and gutter construction with 10' of landscaping on each side of the right-of-way for collector streets by Waller County Commissioners Court on July 28, 2021.

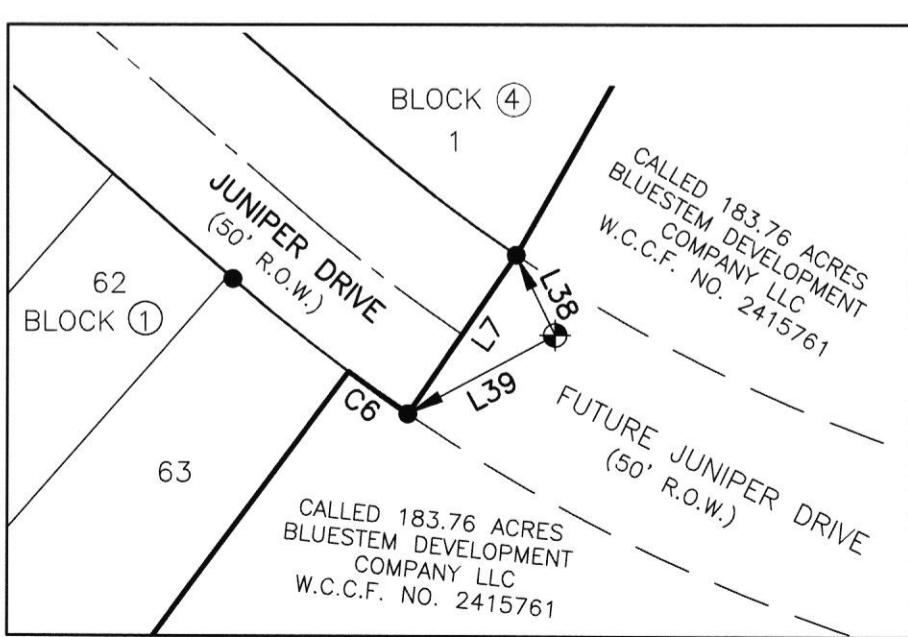
RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, DRAINAGE, RECREATION AND UTILITY USES	5.1674 ACRES/225,092 SQ. FT.
B	LANDSCAPE, OPEN SPACE, DRAINAGE AND UTILITY USES	0.3044 ACRE/13,261 SQ. FT.
C	LANDSCAPE, OPEN SPACE, DRAINAGE AND UTILITY USES	0.0584 ACRE/2,542 SQ. FT.
D	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY USES	0.1929 ACRE/8,402 SQ. FT.
E	LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY USES	0.1932 ACRE/8,417 SQ. FT.
		TOTAL ACREAGE=5.9163 ACRES

OCTOBER, 2025	OWNER: BLUESTEM DEVELOPMENT COMPANY LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUESTEM SECTION 5	 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plating@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
211-071-05			
SHEET 4 OF 18			

OWNER'S RESPONSIBILITIES:

- (1) No structure in this subdivision shall be occupied until connected to a public sewer system which has been approved and permitted by Waller County Environmental Department.
- (2) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
- (3) In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the Commissioners Court may require a limited fire suppression system that requires a developer to construct:
 - (a) For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
 - (b) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
- (4) Structures built on lots in the designated Floodplain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) above the 500-year floodplain elevation. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information.
- (5) The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by Commissioners Court. Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the Developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the streets. The County will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets.
- (6) The County assumes no responsibility for the accuracy of representations by other parties on the plat. Floodplain data, in particular, may change depending on subsequent development.
- (7) The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.
- (8) The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid Bluestem Development Company LLC, a Texas limited liability company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
- (9) Include certification that the subdivider has complied with the requirements of Section 232.032 and that:
 - (A) the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (B) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (C) electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (D) gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S17°23'26"E	66.85'
L2	S70°35'11"W	50.00'
L3	S35°25'20"E	50.00'
L4	S54°34'40"W	17.07'
L5	S60°31'15"E	111.80'
L6	S24°11'36"E	10.18'
L7	S34°10'42"W	50.00'
L8	N57°55'56"W	95.14'
L9	N35°37'46"E	106.25'
L10	S82°20'26"E	90.13'
L11	N60°56'02"E	110.50'
L12	S83°42'10"E	93.52'
L13	S59°02'47"E	97.44'
L14	S41°13'54"E	44.70'
L15	S27°08'40"E	44.46'
L16	S17°23'26"E	49.75'
L17	S31°15'00"E	47.19'
L18	S80°21'42"W	32.96'
L19	S31°29'08"W	10.99'
L20	N06°40'11"W	25.00'
L21	S54°34'40"W	17.07'
L22	S29°28'45"W	88.09'
L23	S41°07'26"W	44.36'
L24	S73°43'31"W	70.61'
L25	N16°16'29"W	5.28'
L26	S06°53'07"W	39.99'
L27	S60°31'15"E	4.77'
L28	N54°34'20"E	20.00'
L29	N49°25'26"W	49.83'
L30	N49°18'56"W	39.59'
L31	N54°23'13"W	38.90'
L32	N59°49'05"W	39.48'
L33	N60°31'15"W	40.00'
L34	N75°33'36"W	41.42'
L35	N35°15'50"E	25.00'
L36	N54°34'40"E	46.41'
L37	N21°46'09"W	19.17'
L38	N25°53'11"W	23.13'
L39	N61°42'05"E	43.37'
L40	S29°28'45"W	6.55'
L41	N33°16'36"E	40.39'
L42	S76°06'17"E	52.32'
L43	S51°24'50"E	9.31'
L44	N90°00'00"W	20.79'
L45	N90°00'00"W	7.56'



DETAIL
TEMPORARY BENCHMARK (TBM) G1
 SCALE: 1"=50'
 CUT BOX IN CONCRETE
 ELEV.=171.90'
 PROJECT BENCHMARK: NGS NO. AW2192
 ELEV. 203.756'
 (SEE SHEET 14)

OCTOBER, 2025
 211-071-05
 SHEET 5 OF 18

OWNER:
 BLUESTEM DEVELOPMENT
 COMPANY LLC,
 A TEXAS LIMITED
 LIABILITY COMPANY

FINAL PLAT OF
 BLUESTEM
 SECTION 5

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



ENGINEERING THE FUTURE
 SINCE 1936

FIELD DESCRIPTION

Item 6.

FIELD NOTES of a 25.17 acre tract of land situated in the William B. Ellis Survey Abstract No. 127, Waller County, Texas; said 25.17 acre tract of land being out of and a part of the residue of a called 99.61 acre tract of land as conveyed in the correction deed to Bluestem Development Company, LLC and recorded under Waller County Clerk's File No. (W.C.C.F. No.) 2402379; said 25.17 acre tract of land being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.999906628611.

BEGINNING at a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for Northeast corner of this tract of land, the South corner of Lot 42, Block 1 of Bluestem Sec 1 as recorded in File Number 2400476 of the Official Public Records of Waller County (O.P.R.W.C.) and in the Northerly line of Lot 4, Block 1, Bluestem Sec 3 as recorded in File Number 2309483.

THENCE with the Easterly line of this tract of land the following courses and distances:

- 1) S 68°13'51" W, along the Northerly line of Lot 4, Lot 3, Lot 2 and Lot 1, Block 1 of said Bluestem Sec 3 a distance of 148.40 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Northwest corner of said Lot 1.
- 2) S 17°23'26" E, along the Westerly line of said Lot 1 a distance of 66.85 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for a point of curvature to the left.
- 3) Along said curve to the left having a radius of 775.00 feet, a central angle of 02°01'22", an arc length of 27.36 feet and a chord bearing S 18°24'08" E, a distance of 27.36 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Northeast end of the Easterly right-of-way line of Buckthorn Drive (50 feet wide) recorded in said Bluestem Sec 3.
- 4) S 70°35'11" W, a distance of 50.00 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for the Northwest end of said Buckthorn Drive, being in the arc of a non-tangent curve to the left.
- 5) Along the Westerly right-of-way line of said Buckthorn Drive and said non-tangent curve to the left having a radius of 825.00 feet, a central angle of 02°21'21", an arc length of 33.92 feet and a chord bearing S 20°35'29" E, a distance of 33.92 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for the point of tangency.
- 6) S 21°46'09" E, along the Westerly right-of-way line of said Buckthorn Drive a distance of 281.32 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for a point of curvature to the left.
- 7) Along the Westerly right-of-way line of said Buckthorn Drive and said curve to the left having a radius of 325.00 feet, a central angle of 05°26'23", an arc length of 30.86 feet and a chord bearing S 24°29'21" E, a distance of 30.84 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for a point of reverse curvature.
- 8) Along the Westerly right-of-way line of said Buckthorn Drive and said reverse curve to the right having a radius of 25.00 feet, a central angle of 81°47'12", an arc length of 35.69 feet and a chord bearing S 13°41'04" W, a distance of 32.73 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for the West end of Purpletop Lane (50 feet wide) as recorded in said Bluestem Sec 3.
- 9) S 35°25'20" E, a distance of 50.00 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for the South end of said Purpletop Lane.
- 10) S 54°34'40" W, a distance of 17.07 feet to an angle point, being in the arc of a curve to the left.
- 11) Along said curve to the left having a radius of 275.00 feet, a central angle of 25°05'56", an arc length of 120.47 feet and a chord bearing S 42°01'43" W, a distance of 119.51 feet to an angle point.
- 12) S 29°28'45" W, a distance of 6.55 feet to an angle point.
- 13) S 60°31'15" E, a distance of 111.80 feet to an angle point.
- 14) S 24°11'36" E, a distance of 10.18 feet to an angle point.
- 15) S 29°28'45" W, a distance of 183.80 feet to an angle point.
- 16) S 34°10'42" W, a distance of 50.00 feet to an angle point, being in the arc of a non-tangent curve to the right.
- 17) Along said non-tangent curve to the right having a radius of 475.00 feet, a central angle of 02°17'31", an arc length of 19.00 feet and a chord bearing N 54°40'32" W, a distance of 19.00 feet to an angle point.
- 18) S 36°28'13" W, a distance of 435.71 feet to the Southeast corner of this tract of land, being in the Southerly line of said 99.61 acre tract and in the Northerly line of a called 109.974 acre tract as conveyed in deed to Jamie Denslow Peay and recorded in W.C.C.F. 901420.
- 19) THENCE N 57°55'56" W, with the Southerly line of this tract of land and the Northerly line of said 109.974 acre tract a distance of 95.14 feet to a 3/8-inch iron rod found for an angle point in the Southerly line of this tract of land and the Northerly line of said 109.974 acre tract.
- 20) THENCE N 63°58'22" W, with the Southerly line of this tract of land and the Northerly line of said 109.974 acre tract a distance of 701.23 feet to the Southwest corner of this tract of land.

OCTOBER, 2025	OWNER: BLUESTEM DEVELOPMENT COMPANY LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUESTEM SECTION 5	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plating@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
211-071-05			 ENGINEERING THE FUTURE SINCE 1936
SHEET 6 OF 18			

THENCE with the Westerly line of this tract of land the following courses and distances:

21) N 26°01'38" E, a distance of 143.70 feet to an angle point.

22) N 02°26'53" W, a distance of 548.71 feet to an angle point.

23) N 35°37'46" E, a distance of 106.25 feet to an angle point.

24) N 83°19'49" E, a distance of 253.65 feet to an angle point.

25) S 82°20'26" E, a distance of 90.13 feet to an angle point.

26) N 29°28'45" E, at a distance of 84.49 feet pass a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for the South corner of Reserve "A", Block 1, Bluestem Phase 1 Detention as recorded in File Number 2404839 O.P.R.W.C., continue a distance of 192.35 feet to an angle point.

27) N 44°18'43" E, with the Southerly line of said Bluestem Phase 1 Detention a distance of 122.93 feet to an angle point.

28) N 60°56'02" E, with the Southerly line of said Bluestem Phase 1 Detention a distance of 110.50 feet to an angle point.

29) N 72°41'16" E, with the Southerly line of said Bluestem Phase 1 Detention at a distance of 14.18 feet pass a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for the North corner of this tract of land, the Southeast corner of said Bluestem Phase 1 Detention and the Southwest corner of Reserve "B", Block 1 of said Bluestem Sec 1 continue a total distance of 125.68 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle point in the Southerly line of said Reserve "B".

30) THENCE S 83°42'10" E, with the Northerly line of this tract of land and the Southerly line of said Bluestem Sec 1 a distance of 93.52 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle point in the Southerly line of Lot 38, Block 1 of said Bluestem Sec 1.

31) THENCE S 59°02'47" E, with the Northerly line of this tract of land and the Southerly line of said Bluestem Sec 1 a distance of 97.44 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle point in the Southerly line of Lot 40, Block 1 of said Bluestem Sec 1.

32) THENCE S 41°13'54" E, with the Northerly line of this tract of land and the Southerly line of said Bluestem Sec 1 a distance of 44.70 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle point in the Southerly line of Lot 41, Block 1 of said Bluestem Sec 1.

33) THENCE S 27°08'40" E, with the Northerly line of this tract of land and the Southerly line of said Bluestem Sec 1 a distance of 44.46 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle point in the Southerly line of the aforementioned Lot 42.

34) THENCE S 17°23'26" E, with the Northerly line of this tract of land and the Southerly line of said Bluestem Sec 1 a distance of 49.75 feet to a 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle point in the Southerly line of the said Lot 42.

35) THENCE S 31°15'00" E, with the Northerly line of this tract of land and the Southerly line of said Bluestem Sec 1 a distance of 47.19 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 25.17 acres (1,096,281 sq. ft.) of land.

OCTOBER, 2025

211-071-05

SHEET 7 OF 18

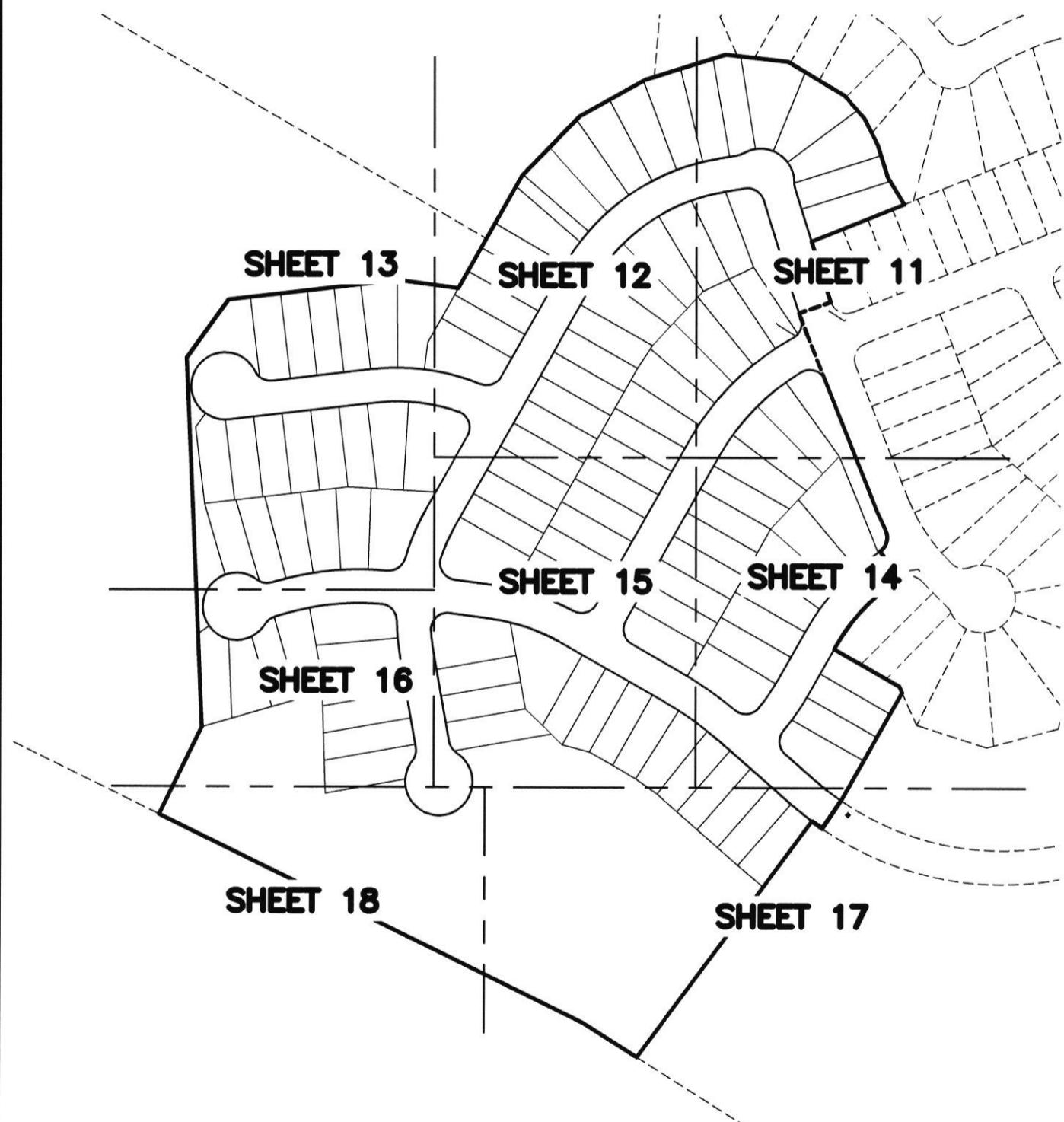
OWNER:
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FINAL PLAT OF
 BLUESTEM
 SECTION 5



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CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	775.00'	2°01'22"	27.36'	S18°24'08"E	27.36'
C2	825.00'	2°21'21"	33.92'	S20°35'29"E	33.92'
C3	325.00'	5°26'23"	30.86'	S24°29'21"E	30.84'
C4	25.00'	81°47'12"	35.69'	S13°41'04"W	32.73'
C5	275.00'	25°05'56"	120.47'	S42°01'43"W	119.51'
C6	475.00'	2°17'31"	19.00'	N54°40'32"W	19.00'
C7	800.00'	2°01'22"	28.24'	N18°24'08"W	28.24'
C8	50.00'	82°14'51"	71.77'	N58°30'52"W	65.77'
C9	300.00'	50°52'58"	266.42'	S54°55'14"W	257.75'
C10	300.00'	39°34'04"	207.18'	S09°41'43"W	203.08'
C11	300.00'	36°08'56"	189.27'	N78°35'43"W	186.15'
C12	364.50'	34°49'52"	221.59'	S46°53'41"W	218.19'
C13	300.00'	25°05'56"	131.42'	S42°01'43"W	130.37'
C14	300.00'	11°38'41"	60.97'	S35°18'05"W	60.87'
C15	450.00'	6°56'44"	54.55'	N52°20'56"W	54.52'
C16	500.00'	11°38'41"	101.62'	N54°41'55"W	101.45'
C17	300.00'	21°54'31"	114.71'	N71°28'31"W	114.02'
C18	400.00'	23°50'42"	166.47'	S85°38'52"W	165.27'
C19	25.00'	18°12'55"	7.95'	N08°16'59"W	7.91'
C20	50.00'	121°30'09"	106.03'	N59°55'36"W	87.25'
C21	25.00'	21°02'22"	9.18'	S69°50'31"W	9.13'
C22	325.00'	50°52'58"	288.62'	S54°55'14"W	279.23'
C23	25.00'	82°34'31"	36.03'	S70°46'00"W	32.99'
C24	325.00'	28°43'27"	162.93'	N82°18'27"W	161.23'
C25	25.00'	70°31'44"	30.77'	N61°24'19"W	28.87'
C26	50.00'	250°31'44"	218.63'	S28°35'41"W	81.65'
C27	275.00'	25°43'34"	123.48'	S83°48'24"E	122.44'
C28	25.00'	100°25'22"	43.82'	S20°43'56"E	38.42'
C29	325.00'	13°44'06"	77.91'	S22°36'42"W	77.72'
C30	25.00'	79°57'32"	34.89'	S55°43'24"W	32.13'
C31	425.00'	21°58'39"	163.02'	S84°42'51"W	162.02'
C32	25.00'	53°23'45"	23.30'	N79°34'36"W	22.46'
C33	50.00'	275°54'54"	240.78'	S10°50'11"E	66.97'
C34	25.00'	42°31'09"	18.55'	N52°27'57"E	18.13'
C35	375.00'	21°27'23"	140.43'	N84°27'13"E	139.61'
C36	25.00'	84°07'30"	36.71'	S42°45'20"E	33.50'
C37	325.00'	9°23'44"	53.30'	S05°23'27"E	53.24'
C38	25.00'	48°11'23"	21.03'	S14°00'22"W	20.41'
C39	50.00'	276°22'46"	241.19'	N79°54'40"E	66.67'
C40	25.00'	48°11'23"	21.03'	N34°11'01"W	20.41'
C41	275.00'	6°07'20"	29.38'	N07°01'40"W	29.37'
C42	25.00'	101°32'13"	44.30'	N46°48'07"E	38.73'
C43	275.00'	21°54'31"	105.15'	S71°28'31"E	104.51'
C44	475.00'	11°38'41"	96.54'	S54°41'55"E	96.37'
C45	475.00'	6°56'44"	57.58'	S52°20'56"E	57.55'
C46	825.00'	2°01'22"	29.13'	N18°24'08"W	29.13'
C47	25.00'	82°14'51"	35.89'	N58°30'52"W	32.88'
C48	275.00'	50°52'58"	244.22'	S54°55'14"W	236.27'
C49	275.00'	10°22'18"	49.78'	S24°17'36"W	49.71'
C50	25.00'	101°32'13"	44.30'	S31°39'40"E	38.73'
C51	325.00'	21°17'50"	120.80'	S71°46'52"E	120.11'
C52	25.00'	89°23'18"	39.00'	N74°10'24"E	35.17'
C53	389.50'	31°53'52"	216.84'	S45°25'41"W	214.05'
C54	25.00'	81°16'03"	35.46'	N20°44'35"E	32.56'
C55	25.00'	99°08'01"	43.26'	N71°20'10"W	38.06'
C56	339.50'	29°37'05"	175.50'	S44°17'17"W	173.55'
C57	25.00'	90°00'00"	39.27'	S15°31'15"E	35.36'
C58	525.00'	10°36'00"	97.13'	S55°13'15"E	96.99'
C59	25.00'	90°13'34"	39.37'	N84°57'58"E	35.43'
C60	275.00'	10°22'26"	49.79'	N34°39'58"E	49.72'
C61	325.00'	25°05'56"	142.37'	N42°01'43"E	141.23'
C62	425.00'	6°56'44"	51.52'	N52°20'56"W	51.49'
C63	25.00'	89°04'38"	38.87'	N04°20'15"W	35.07'
C64	325.00'	10°43'19"	60.82'	N34°50'24"E	60.73'
C65	364.50'	3°55'14"	24.94'	S66°16'13"W	24.94'
C66	800.00'	2°21'21"	32.89'	S20°35'29"E	32.89'



OCTOBER, 2025

211-071-05

SHEET 9 OF 18

OWNER:
BLUESTEM DEVELOPMENT
COMPANY LLC,
A TEXAS LIMITED
LIABILITY COMPANY

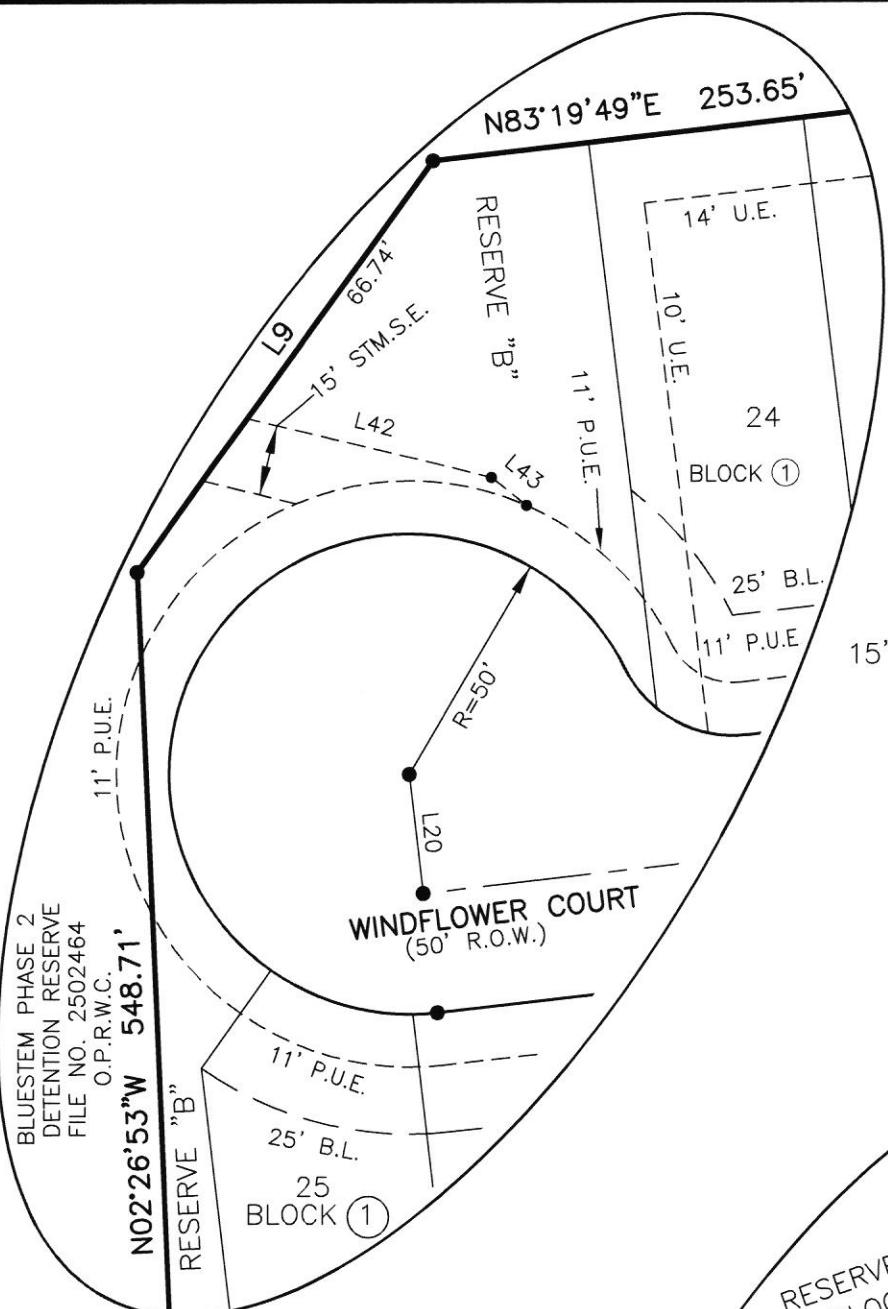
FINAL PLAT OF
BLUESTEM
SECTION 5



ENGINEERING THE FUTURE
SINCE 1936

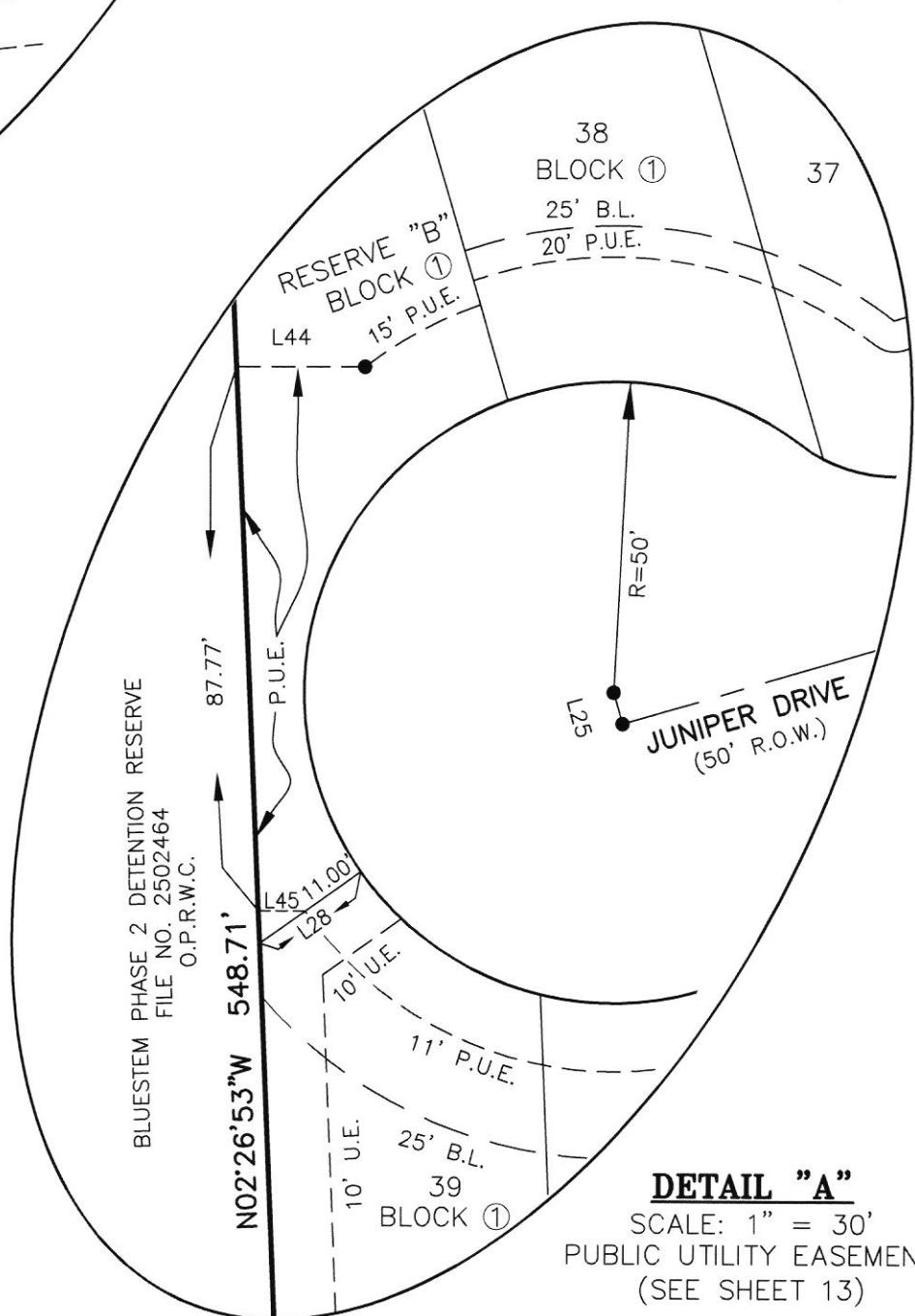
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platting@ehra.team
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

Item 6.



DETAIL "B"

SCALE: 1" = 40'
15' STORM SEWER EASEMENT
(SEE SHEET 13)



DETAIL "A"

SCALE: 1" = 30'
PUBLIC UTILITY EASEMENT
(SEE SHEET 13)

OCTOBER, 2025

211-071-05

SHEET 10 OF 18

OWNER:
BLUESTEM DEVELOPMENT
COMPANY LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUESTEM
SECTION 5



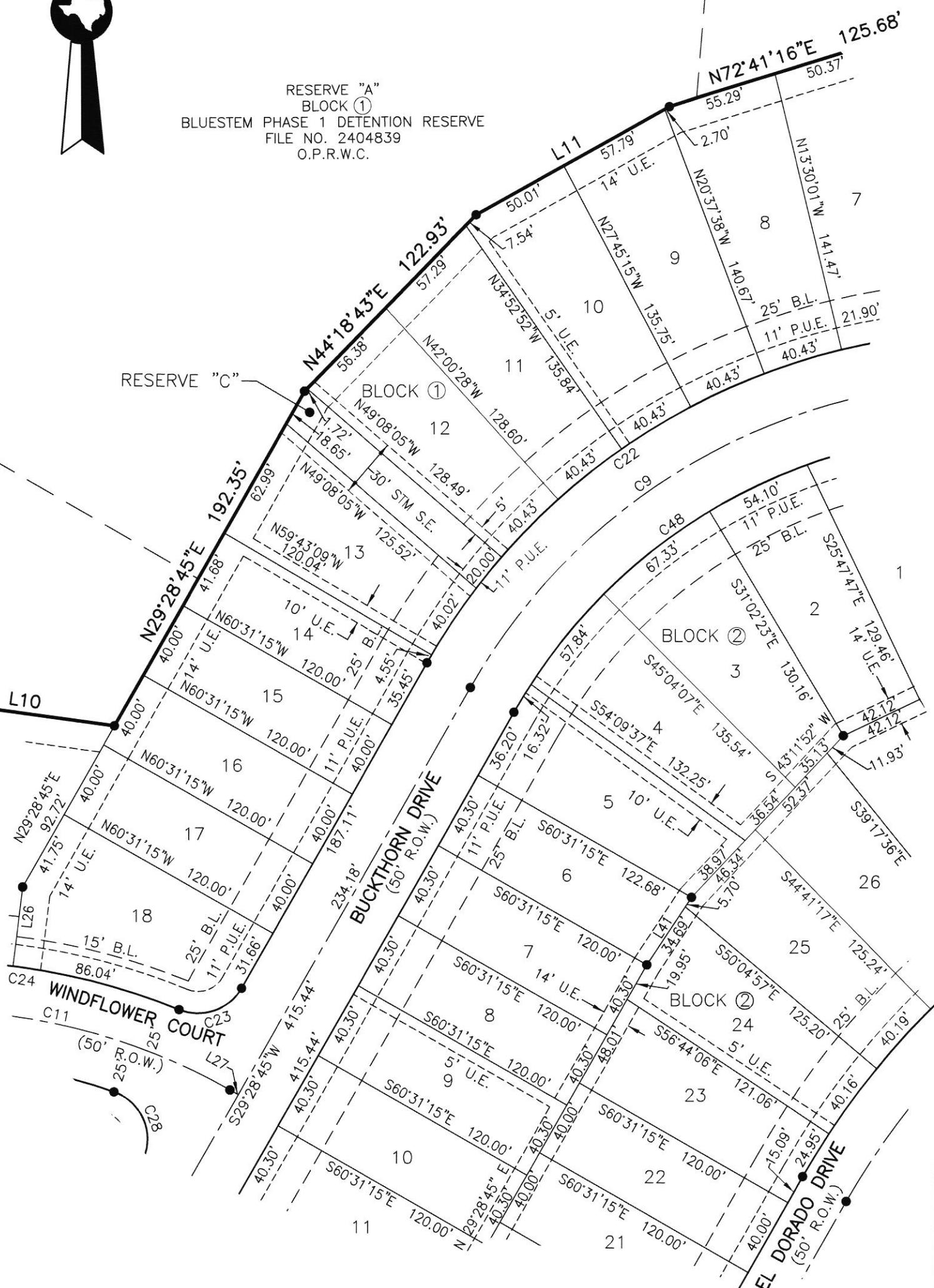
ENGINEERING THE FUTURE
SINCE 1936

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



A scale bar consisting of a horizontal line with tick marks. The first tick mark is labeled '0''. The next tick mark is labeled '60''. The third tick mark is labeled '120''. The fourth tick mark is labeled '180''. Below the scale bar, the text 'SCALE: 1" = 60'' is written.

RESERVE "A"
BLOCK ①
BLUESTEM PHASE 1 DETENTION RESERVE
FILE NO. 2404839
O.P.R.W.C.



OCTOBER, 2025

211-071-05

SHEET 12 OF 18

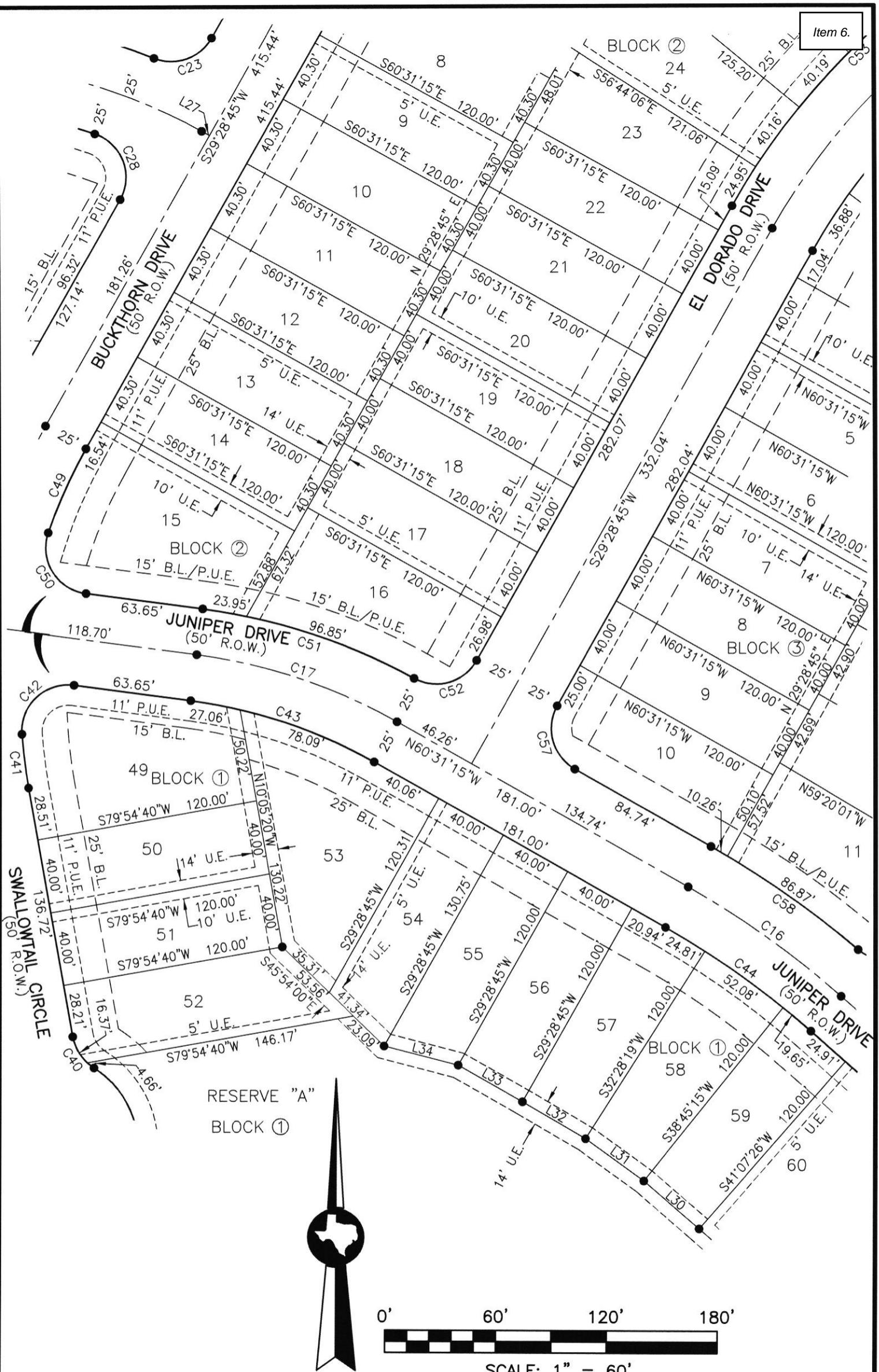
OWNER:
BLUESTEM DEVELOPMENT
COMPANY LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUESTEM
SECTION 5



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TBPELS No. 10092300



OCTOBER, 2025

211-071-05

SHEET 15 OF 18

OWNER:
BLUESTEM DEVELOPMENT
COMPANY LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUESTEM
SECTION 5



ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LN

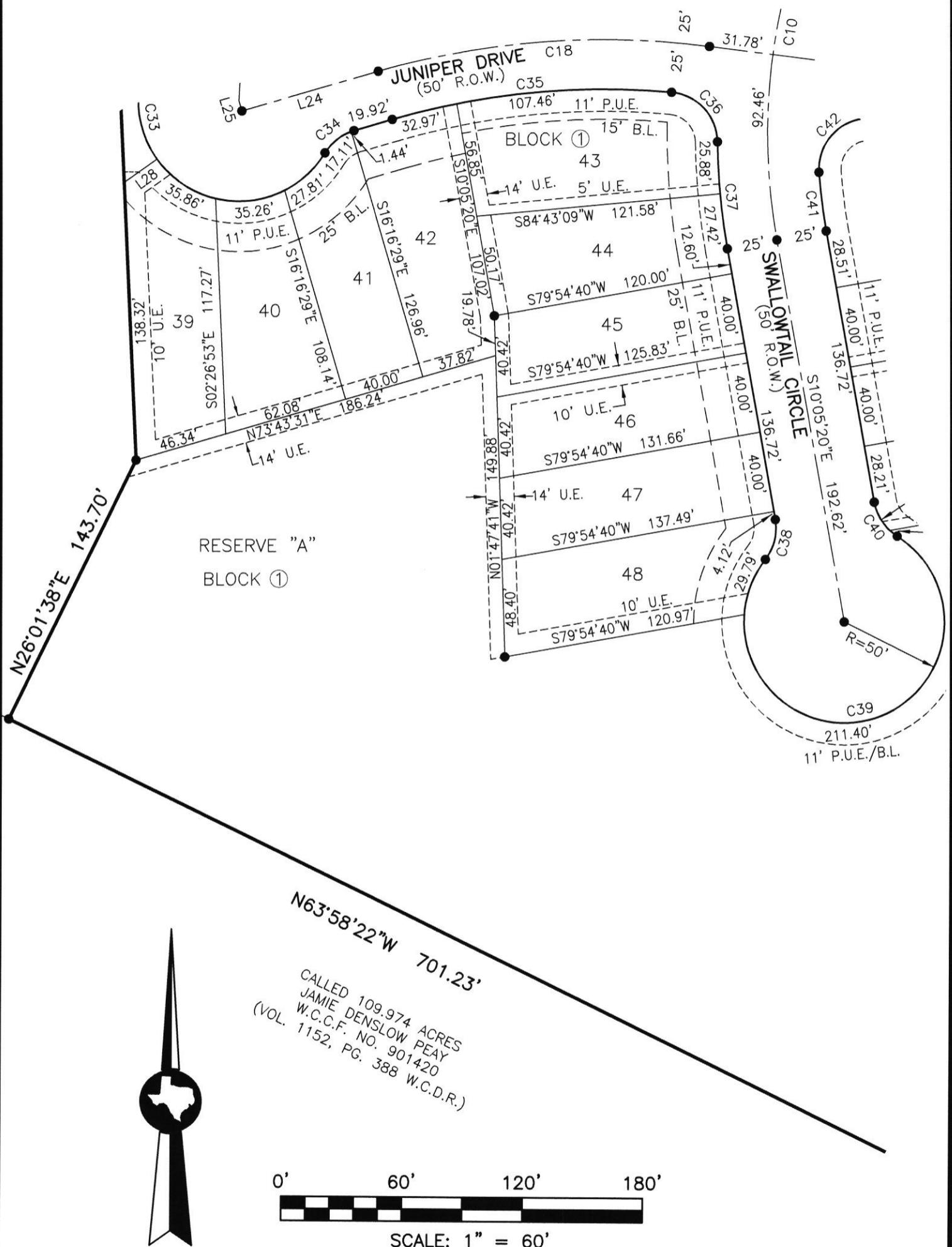
USTON, TEXAS 7704

713-784-4500
plattinu@shsu.edu

platting@ehra.team
WWW.EHRA.TEAM

WWW.EHRA.TEAM
TBPE No. F-726

TBPELS No. 10092300



OCTOBER, 2025

211-071-05

SHEET 16 OF 18

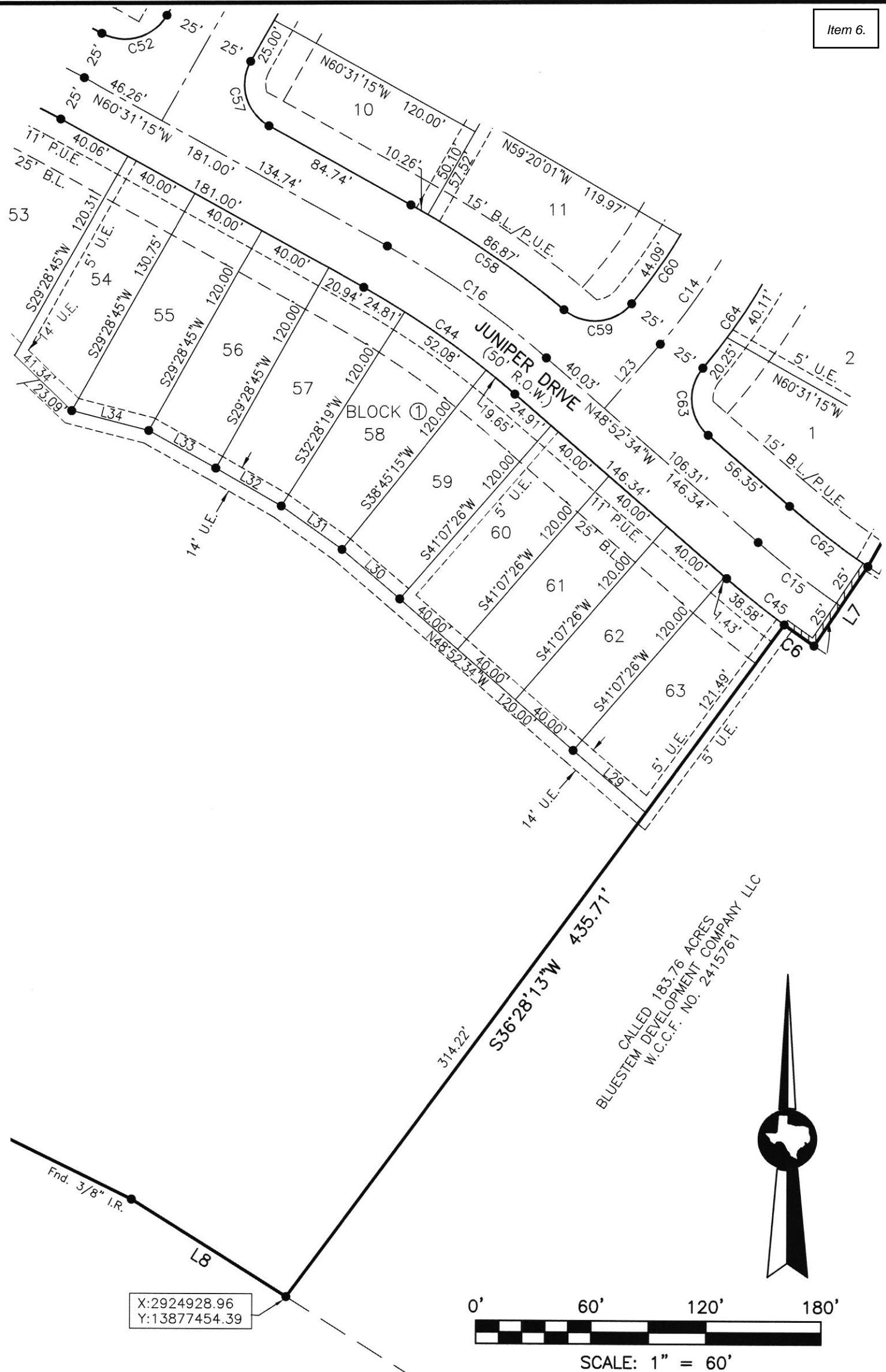
OWNER:
BLUESTEM DEVELOPMENT
COMPANY LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUESTEM
SECTION 5



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SINCE 1936

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OCTOBER, 2025

211-071-05

SHEET 17 OF 18

OWNER:
BLUESTEM DEVELOPMENT
COMPANY LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUESTEM
SECTION 5



ENGINEERING THE FUTURE
SINCE 1936

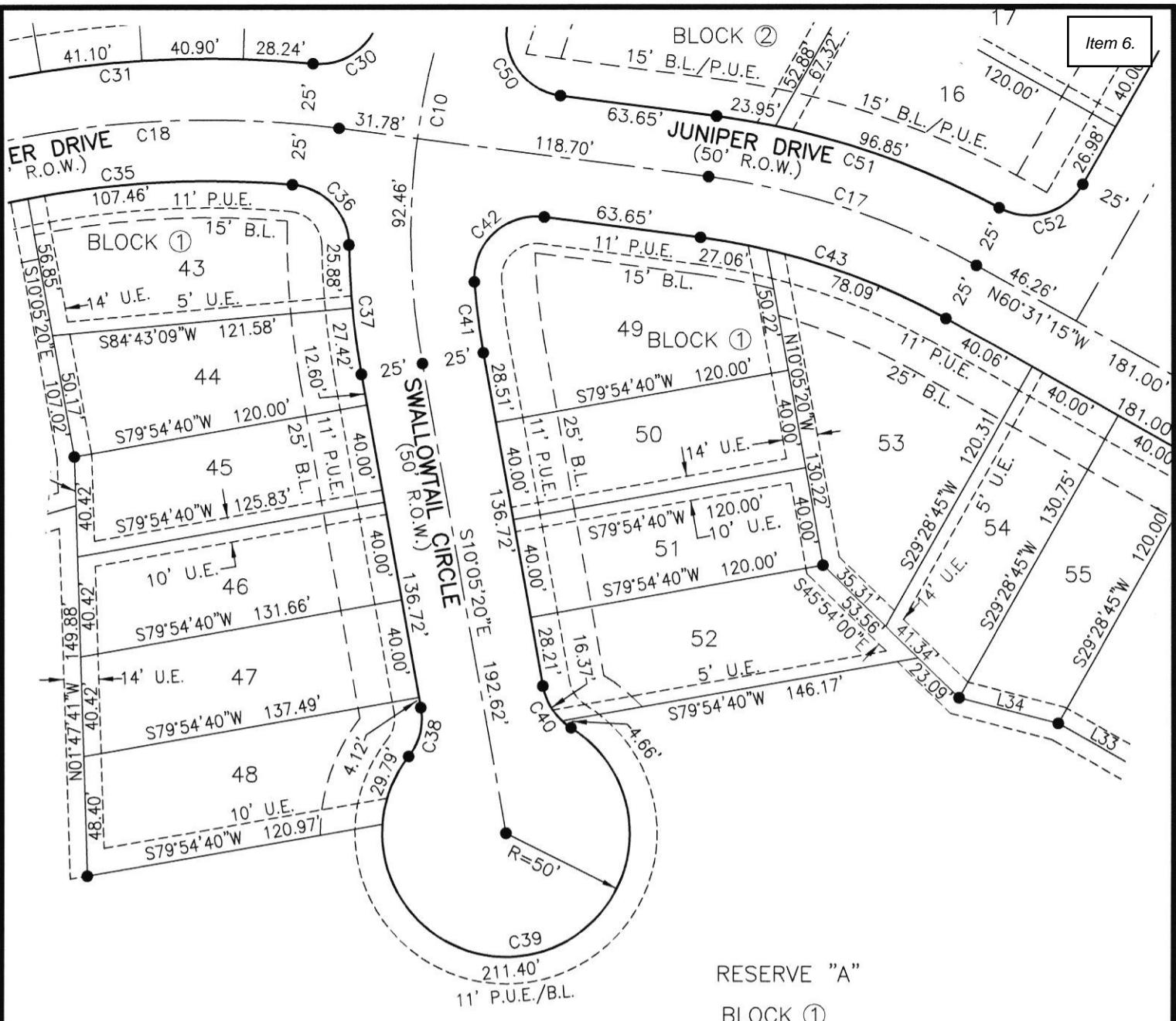
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042

713-784-4500

platting@ehra.team

WWW.EHRA.TEAM

TBPE No. F-726



RESERVE "A"
BLOCK ①



0' 60' 120' 180'

SCALE: 1" = 60'

OCTOBER, 2025

211-071-05

SHEET 18 OF 18

OWNER:
BLUESTEM DEVELOPMENT
COMPANY LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUESTEM
SECTION 5



ENGINEERING THE FUTURE
SINCE 1936

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TBPE No. F-726
TBPELS No. 10092300

WALLER COUNTY

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



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Lakes of Cane Island Section 1

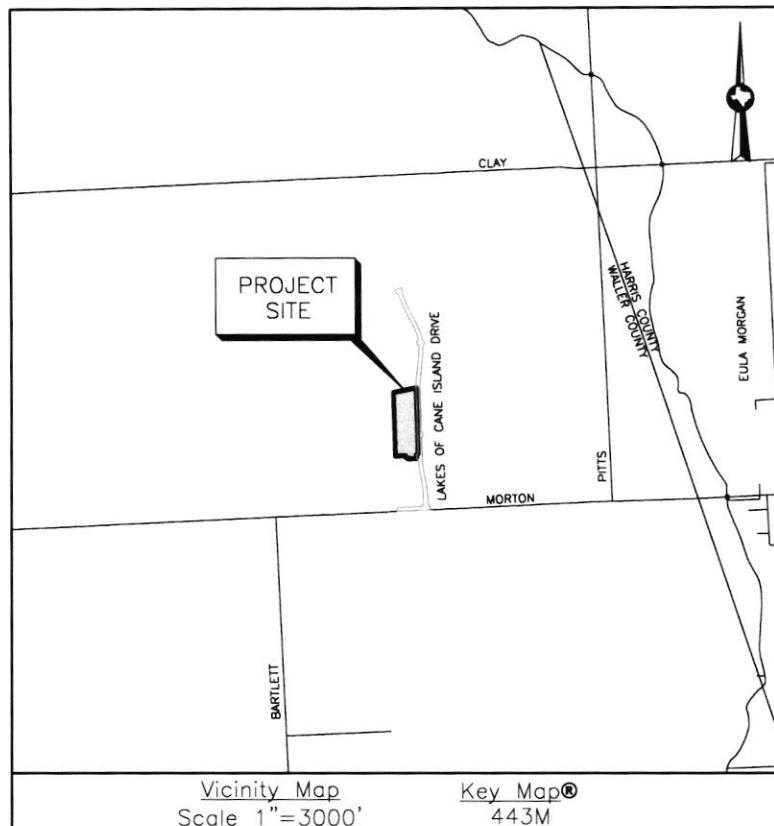
Date: December 17, 2025

Background

Final Plat of Lakes of Cane Island Section 1 which consists of 8.529 acres will include 27 Lots, 2 Blocks and 5 Reserves in Precinct 4.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF LAKES OF CANE ISLAND SECTION 1

BEING A SUBDIVISION OF 8.529 ACRES OF LAND
LOCATED IN THE H. & T. C. R.R. CO. SURVEY
SECTION 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS.

27 LOTS, 2 BLOCKS, 5 RESERVES

OWNER

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

NOVEMBER, 2025

NOVEMBER, 2025

JOB NO. 231-068-01

SHEET 1 OF 17

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

LAKES OF CANE ISLAND
SECTION 1



ENGINEERING THE FUTURE

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

STATE OF TEXAS

COUNTY OF WALLER

We, PHHOU - Cane Island 178, LLC, a Texas limited liability company acting by and through Lee Jones, Senior Vice President of Land of PH Land Holdings, LLC, a Texas Limited Liability Company, Sole Member of PHHOU - Cane Island 178, LLC, a Texas Liability Company, owner (or owners) of the property subdivided in the above map of Lakes Of Cane Island Section 1, make subdivision of the property, according to the lines, streets, lots, alleys, parks, building lines and easement as shown, and dedicate to the public, the streets, alleys, parks and easements shown, forever, and waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

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

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

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

1. That drainage of septic tanks into roads, streets, alleys, or public ditches, streams, etc., either directly or indirectly is strictly prohibited.
2. All stock animals, horses, and fowl shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and one quarters (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator, or County Engineer. Culverts and bridges must be used for all driveways and/or walks, although dipstyle driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions form the County Floodplain Administrator for all development.
5. The property subdivided herein is further restricted in its use as specified in the subdivision restrictions as filed separately for record at Page _____ Volume _____ of the Deed Records of Waller County, Texas. A copy of said restrictions will be furnished by the aforesaid PHHOU - Cane Island 178, LLC, a Texas Limited Liability Company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
6. There are no underground pipelines within the confines of this subdivision except as shown on the above plat.
7. There shall be no sanitary sewer system or any water well constructed within 50 feet of any lot line that does not adjoin a public road.

WITNESS our hand in Waller County, Texas, this 10th day of November, 2025

OWNER

PHHOU-Cane Island 178, LLC,
a Texas limited liability company
By: PH Land Holdings, LLC,
a Texas Limited Liability Company, Sole Member

BY:

Lee Jones
Senior Vice President of Land

NOVEMBER, 2025

JOB NO. 231-068-01

SHEET 2 OF 17

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

LAKES OF CANE ISLAND
SECTION 1

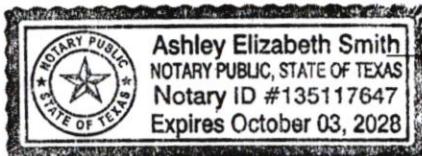


10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

STATE OF TEXAS
COUNTY OF Harris

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19 day of November, 2025.



Notary Public in and for the State of Texas
My Commission expires: 10/03/2028

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

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

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

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



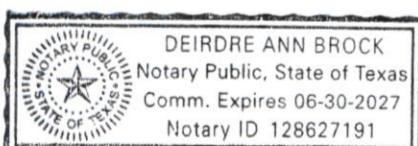
Robert L. Boelsche, Registered Professional Land Surveyor
Texas Registration No. 4446

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Robert L. Boelsche, R.P.L.S., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of November, 2025.



Notary Public in and for the State of Texas

My Commission expires: 06/30/2027

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

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

Date

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

NOVEMBER, 2025

JOB NO. 231-068-01

SHEET 3 OF 17

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

LAKES OF CANE ISLAND
SECTION 1



ENGINEERING THE FUTURE

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

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-174

APPROVED BY THE BOARD OF SUPERVISORS ON

04.09.2025

DATE

Bill E. Amsler
PRESIDENTD. Hollan
SECRETARYKendric D. Jones
DISTRICT ENGINEER

The above have signed these plans and /or plat based on the recommendation of the District's Engineer who has reviewed all sheets provided and found them to be in general compliance with the District's "Rules, Regulations, and Guidelines". This approval is only valid for three hundred sixty-five (365) calendar days. After that time re-approval is required. Please note, this does not necessarily mean that all the calculations provided in these plans and/or plats have been completely checked and verified. Plans submitted have been prepared, signed and sealed by a professional engineer licensed to practice engineering in the State of Texas and plat has been signed and sealed by a registered professional land surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with the certificate of authentication was filed for registration in my office on the _____ day of _____, 20____, A.D. at ____ o'clock ____M., in File No. _____ of the Official Public Records of Waller County for said county.

Witness my hand and seal of office, at Hempstead, the day and date last above written.

Debbie Hollan
Clerk of the County Court
Waller County, Texas

By: _____
Deputy

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

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., R.P.L.S.
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

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

NOVEMBER, 2025

JOB NO. 231-068-01

SHEET 4 OF 17

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

LAKES OF CANE ISLAND
SECTION 1



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

OWNER'S RESPONSIBILITIES:

- (1) No structure in this subdivision shall be occupied until connected to a public sewer system which has been approved and permitted by Waller County Environmental Department.
- (2) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
- (3) In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the Commissioners Court may require a limited fire suppression system that requires a developer to construct:
 - (a) For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
 - (b) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
- (4) Structures built on lots in the designated Floodplain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) above the 500-year floodplain elevation. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information.
- (5) The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by Commissioners Court. Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the Developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the streets. The County will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets.
- (6) The County assumes no responsibility for the accuracy of representations by other parties on the plat. Floodplain data, in particular, may change depending on subsequent development.
- (7) The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.
- (8) The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid PHHOU-Cane Island 178, LLC, a Texas Limited Liability Company to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
- (9) Include certification that the subdivider has complied with the requirements of Section 232.032 and that:
 - (A) the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (B) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (C) electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (D) gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.

NOVEMBER, 2025

JOB NO. 231-068-01

SHEET 5 OF 17

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

LAKES OF CANE ISLAND
 SECTION 1



ENGINEERING THE FUTURE

10011 MEADOWGLEN LN
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 713-784-4500
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 TBPE No. F-726
 TBPELS No. 10092300

METES AND BOUNDS DESCRIPTION
 LAKES OF CANE ISLAND SECTION 1
 BEING 8.529 ACRES
 LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY,
 SECTION NO. 127, ABSTRACT NO. 205
 WALLER COUNTY, TEXAS

DESCRIPTION OF AN 8.529 ACRE TRACT OF LAND LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY, SECTION NO. 127, ABSTRACT NO. 205, WALLER COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 178.71 ACRES CONVEYED TO PHHOU-CANE ISLAND 178, LLC BY DEED RECORDED UNDER FILE NUMBER (FILE NO.) 2401492 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), SAID 8.529 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

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

THENCE, North 01°53'03" West, along the westerly line of the said 178.71 acre tract common to the said 0.9103 acre tract and that certain tract of land called 28.455 acres as described in the deed recorded under File No. 1508651-W.C.D.R. for a distance of 862.89 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner and POINT OF BEGINNING of the herein described tract of land;

(1) THENCE, North 01°53'03" West, continuing along the westerly line of said 178.71 acre tract for a distance of 997.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner of the herein described tract of land;

(2) THENCE, North 79°21'53" East, for a distance of 359.21 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the arc of a curve to the left;

(3) THENCE, in a southerly direction along the arc of said curve to the left having a radius of 1,230.00 feet, a central angle of 00°24'58", an arc length of 8.93 feet, and a chord bearing of South 01°40'34" East, for a distance of 8.93 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for tangency;

(4) THENCE, South 01°53'03" East, for a distance of 1,015.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

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

(6) THENCE, South 01°53'03" East, for a distance of 50.00 to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southeasterly corner of the herein described tract of land;

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

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

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

(10) THENCE, South 88°06'57" West, for a distance of 155.05 feet to the POINT OF BEGINNING and containing 8.529 acres of land.

NOVEMBER, 2025

JOB NO. 231-068-01

SHEET 6 OF 17

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

LAKES OF CANE ISLAND
 SECTION 1



ENGINEERING THE FUTURE

10011 MEADOWGLEN LN
 HOUSTON, TEXAS 77042

713-784-4500

WWW.EHRA.TEAM

TBPE No. F-726

TBPELS No. 10092300

BENCHMARK:

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

TEMPORARY BENCHMARK:

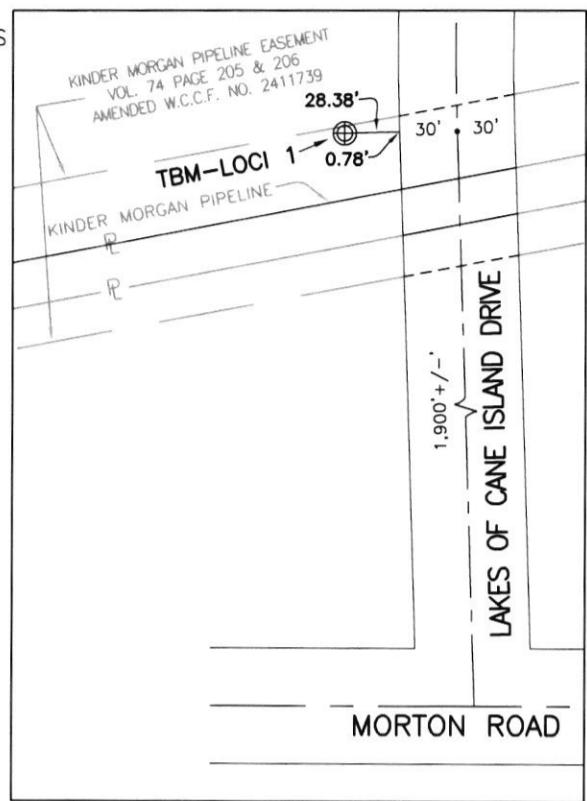
TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 1" SET IN CONCRETE.

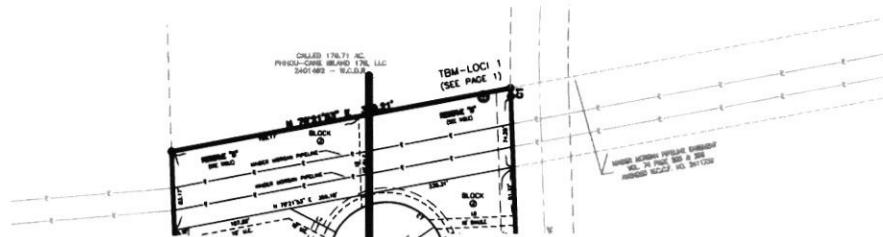
HAVING COORDINATES OF:

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

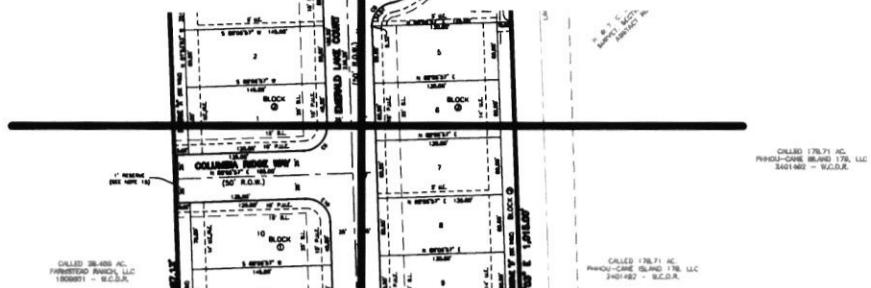
TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (#4204)

ELEV.= 156.70 FEET
NAVD 1988, 2001 ADJUSTED.

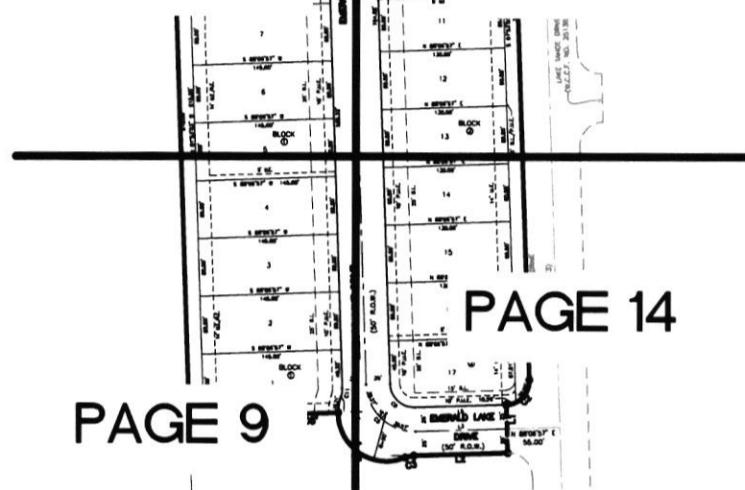




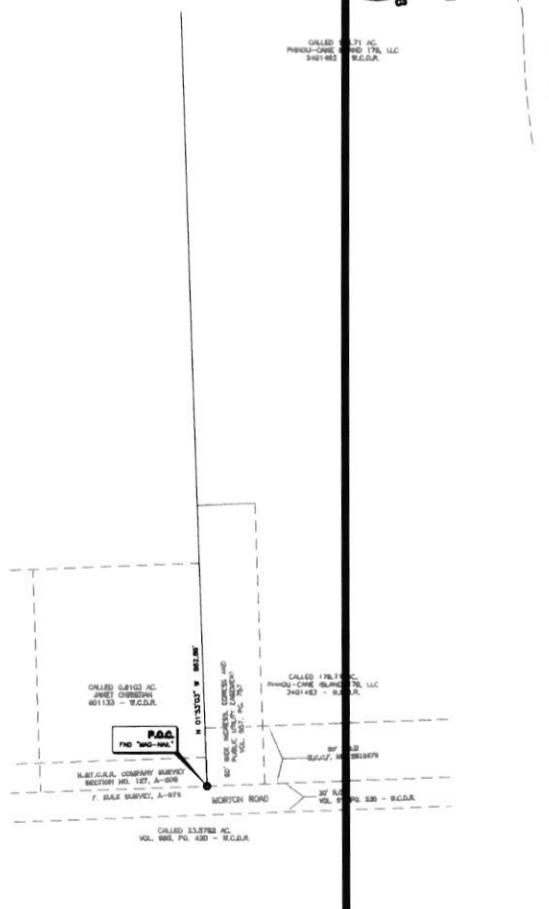
PAGE 11 PAGE 12



PAGE 10 PAGE 13



PAGE 9 PAGE 14



0' 200' 400' 600'
 SCALE: 1" = 200'

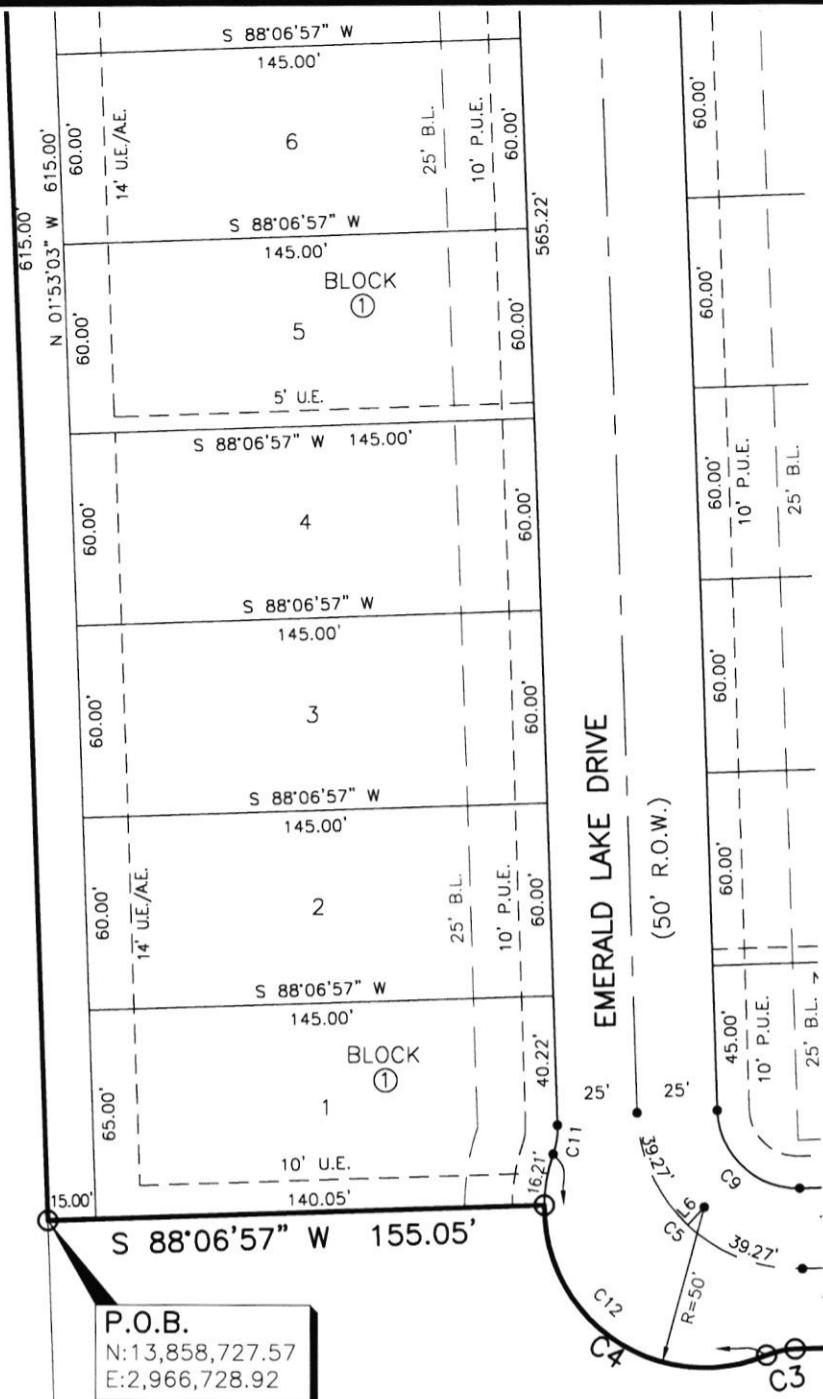
NOVEMBER, 2025
JOB NO. 231-068-01
SHEET 8 OF 17

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

LAKES OF CANE ISLAND
 SECTION 1



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



CALLED 178.71 AC.
PHHOU-CANE ISLAND 178, LLC
2401492 - W.C.D.R.

CALLED 0.9103 AC.
JANET CHRISTIAN
601133 - W.C.D.R.

P.O.C.
FND "MAG-NAIL"

H.&T.C.R.R. COMPANY SURVEY
SECTION NO. 127, A-205

F. EULE SURVEY, A-376

CALLED 178.71 AC.
PHHOU-CANE ISLAND 178, LLC
2401492 - W.C.D.R.

CALLED 23.5782 AC.
VOL. 995, PG. 420 - W.C.D.R.

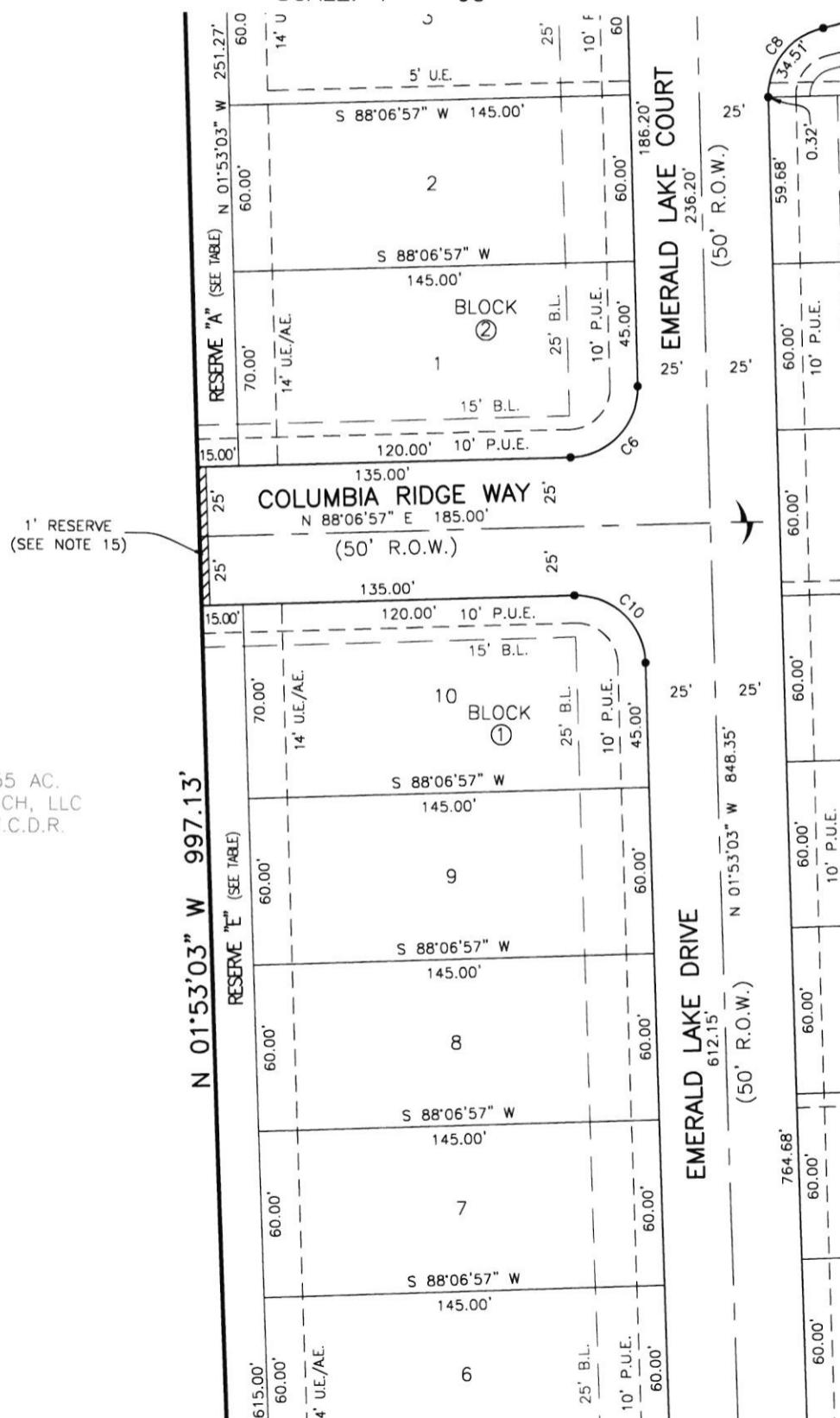
0' 60' 120' 180'

SCALE: 1" = 60'



A horizontal scale bar consisting of a black and white checkered pattern. Above the bar, the text "0'", "60'", "120'", and "180'" is printed in a black sans-serif font. The scale bar is used for measuring distances in the image.

SCALE: 1" = 60'



CALLED 28.455 AC.
FARMSTEAD RANCH, LLC
1508651 - W.C.D.R.

NOVEMBER, 2025

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

LAKES OF CANE ISLAND
SECTION 1



ENGINEERING THE FUTURE

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPE S No. 10002300



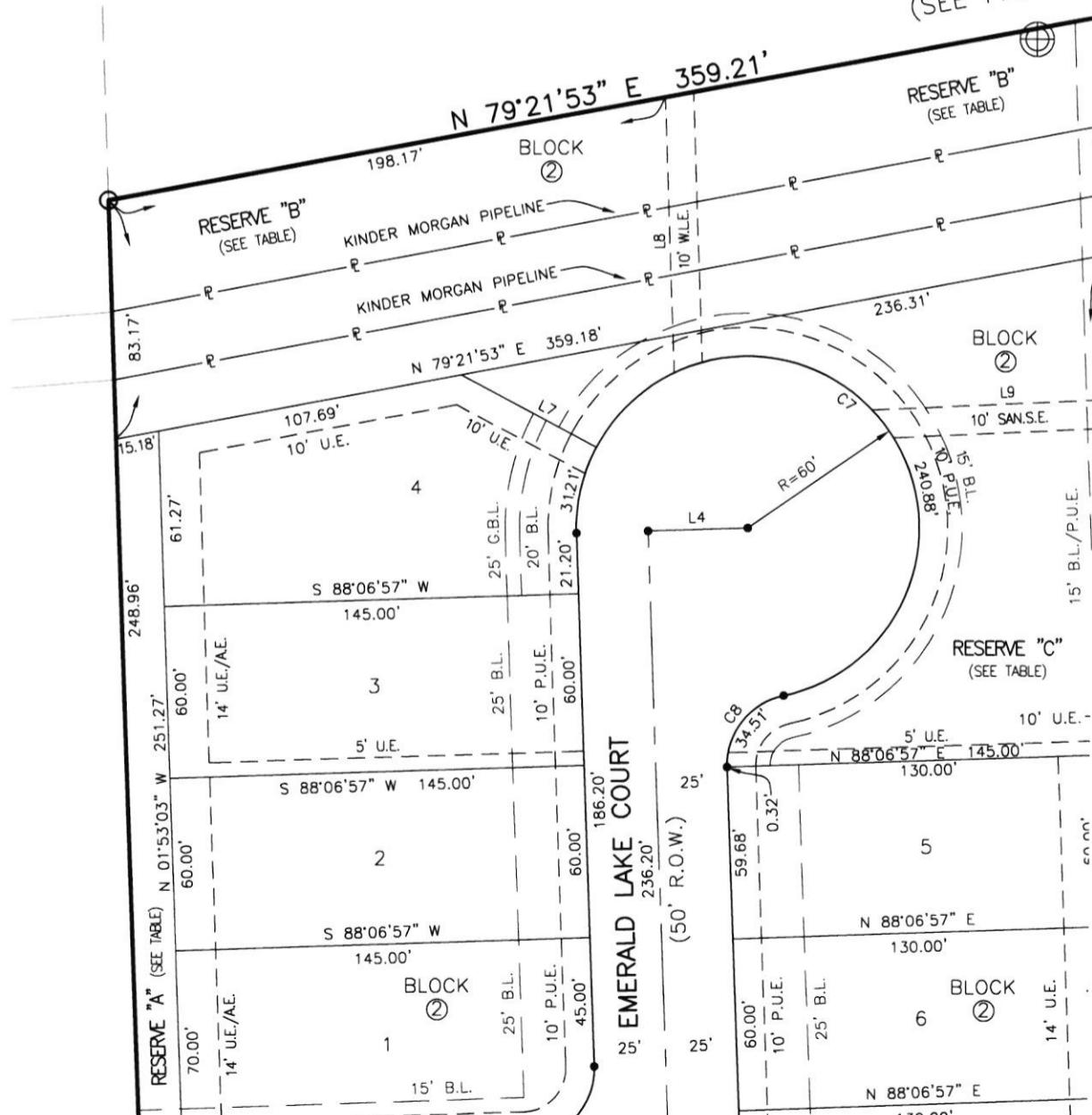
0' 60' 120' 180'

SCALE: 1" = 60'

SCALE: 1" = 60'

CALLED 178.71 AC.
PHHOU-CANE ISLAND 178, LLC
2401492 - W.C.D.R.

TBM-LOCI 1
(SEE PAGE 1)



NOVEMBER, 2025

JOB NO. 231-068-01

SHEET 11 OF 17

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

LAKES OF CANE ISLAND
SECTION 1



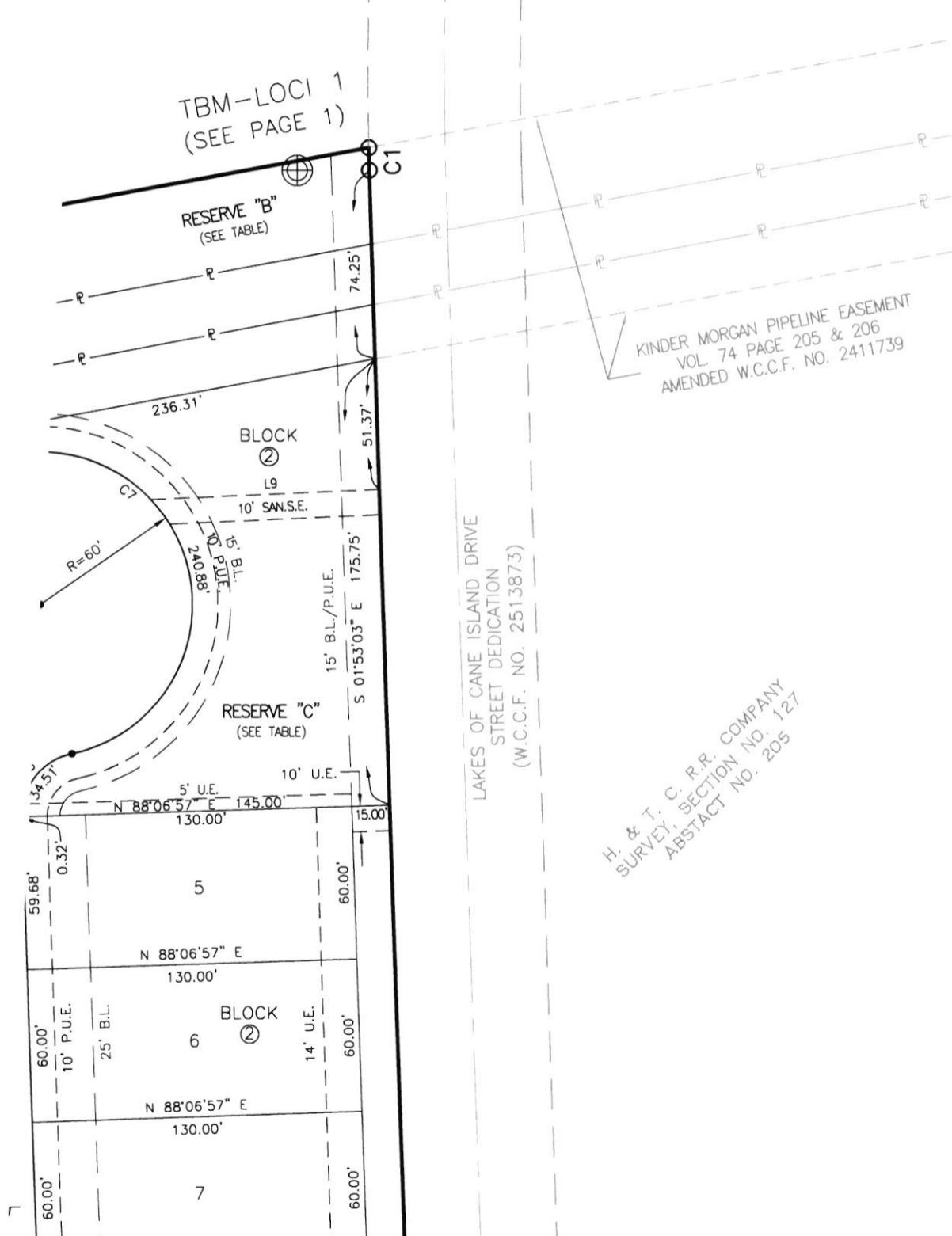
ENGINEERING THE FUTURE

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



0' 60' 120' 180'

 SCALE: 1" = 60'



NOVEMBER, 2025

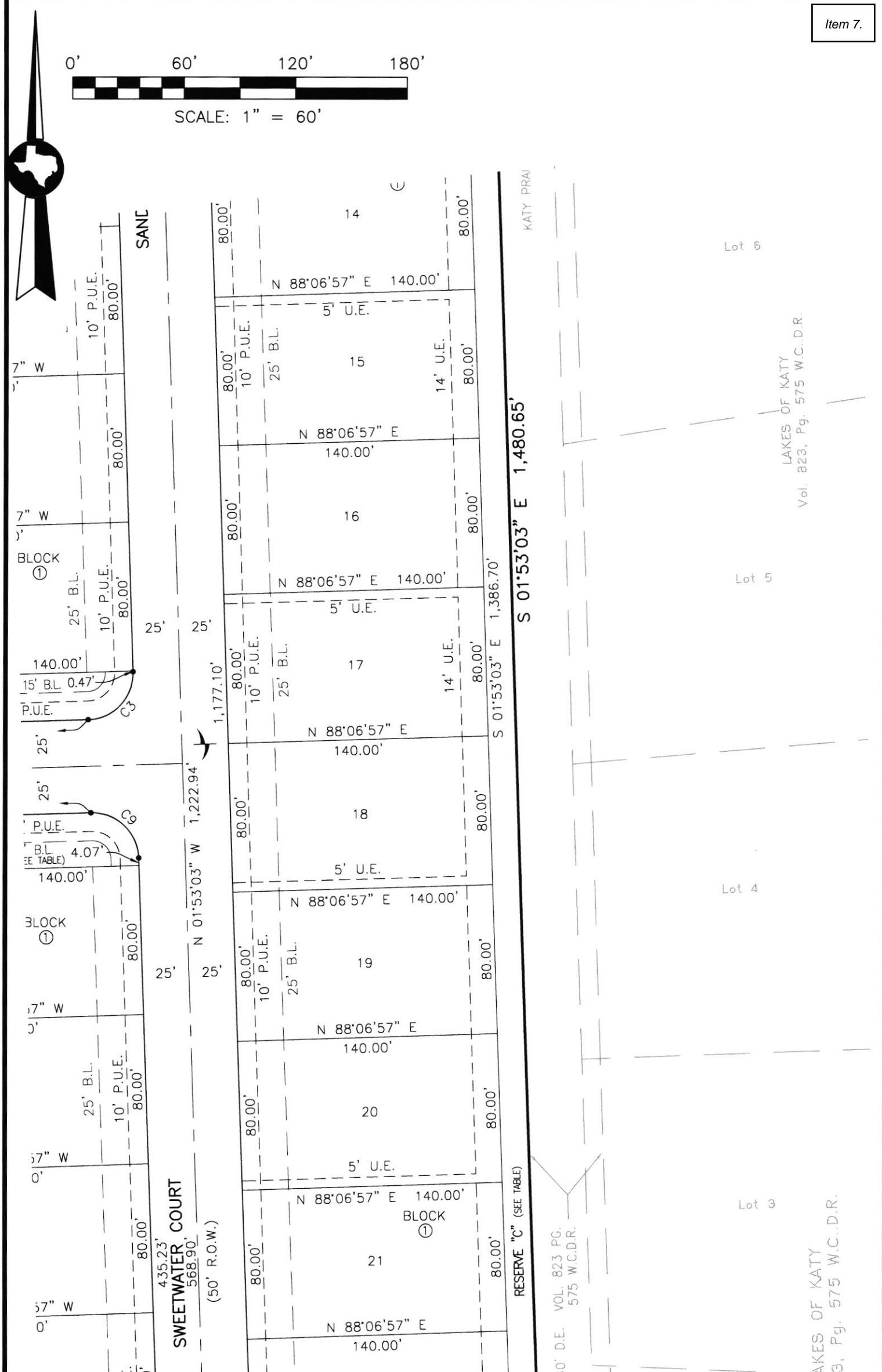
JOB NO. 231-068-01

SHEET 12 OF 17

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

LAKES OF CANE ISLAND
 SECTION 1

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



NOVEMBER, 2025

JOB NO. 231-068-02

SHEET 13 OF 17

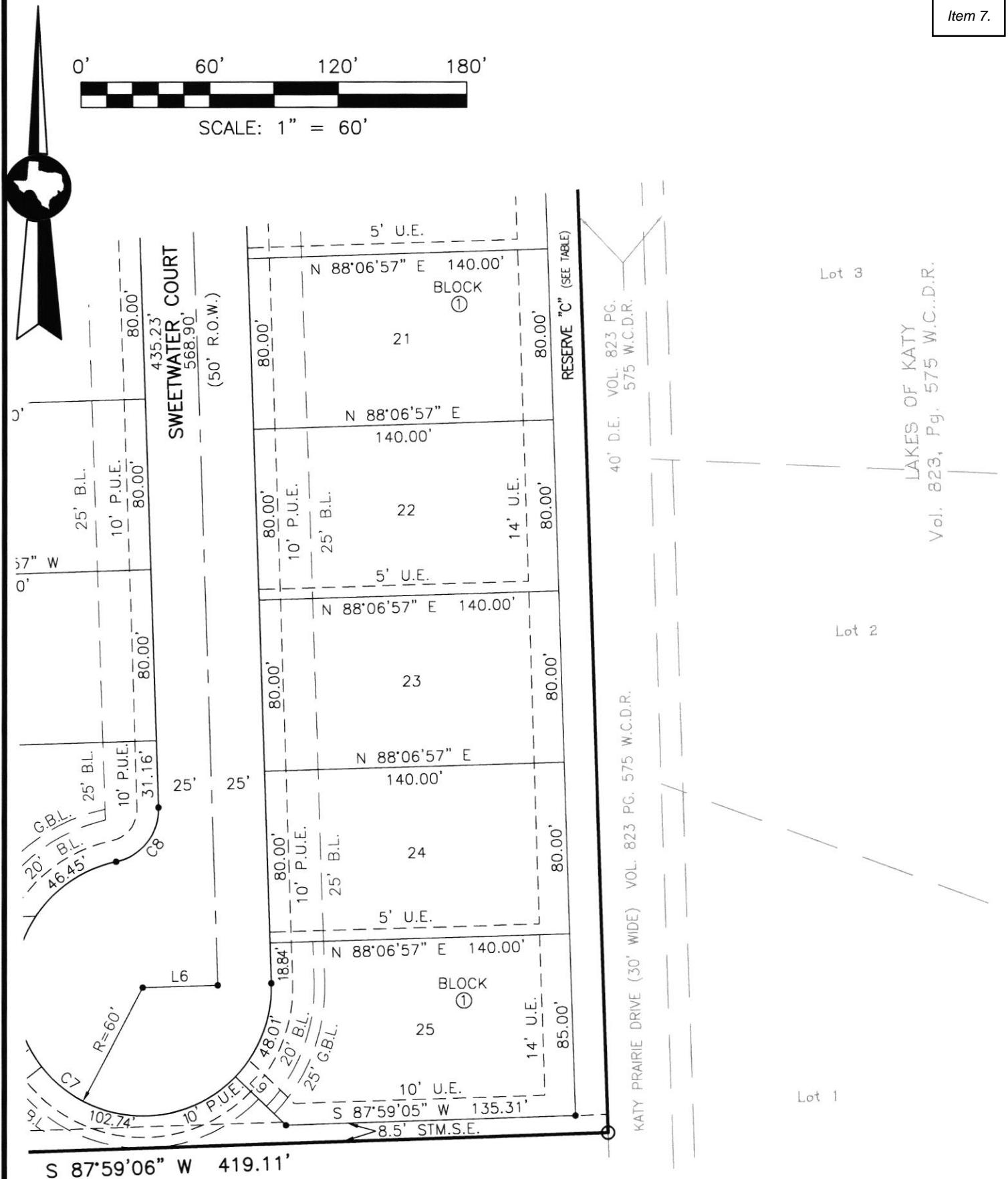
OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

LAKES OF CANE ISLAND
SECTION 2



ENGINEERING THE FUTURE

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



RESIDUE OF A
CALLED 28.589 ACRES
THOMAS E BLACK JR.
1201459 - W.C.D.R.

NOVEMBER, 2025
JOB NO. 231-068-02
SHEET 14 OF 17

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

LAKES OF CANE ISLAND
SECTION 2



ENGINEERING THE FUTURE

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

(1) A.E. indicates Aerial Easement
 B.L. indicates Building Line
 D.R.W.C.TX. indicates Deed Records of Waller County, Texas
 FND. indicates Found
 GBL indicates Garage Building Line
 I.R. indicates Iron Rod
 P.O.B. indicates Point of Beginning
 P.O.C. indicates Point of Commencing
 PG. indicates Page
 P.U.E. indicates Public Utility Easement
 R indicates Radius
 R.O.W. indicates Right-Of-Way
 SQ.FT. indicates Square Feet
 STM.S.E. indicates Storm Sewer Easement
 U.E. indicates Utility Easement
 VOL. indicates Volume
 W.L.E. indicates Water Line Easement
 W.C.C.F. NO. indicates Waller County Clerk's File Number
 W.C.D.R. indicates Waller County Deed Records

 indicates change in street name

(2) All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). Scale factor = 0.99989405345.

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

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

(5) There are pipelines and pipeline easements within the boundaries of this plat, as shown.

(6) Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.

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

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

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

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

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

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

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

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

(15) One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.

(16) The proposed land uses for Lakes of Cane Island Section 1 shall consist of residential, right-of-way, parkland, landscape, and open space.

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

NOVEMBER, 2025

JOB NO. 231-068-01

SHEET 15 OF 17

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

LAKES OF CANE ISLAND
 SECTION 1

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

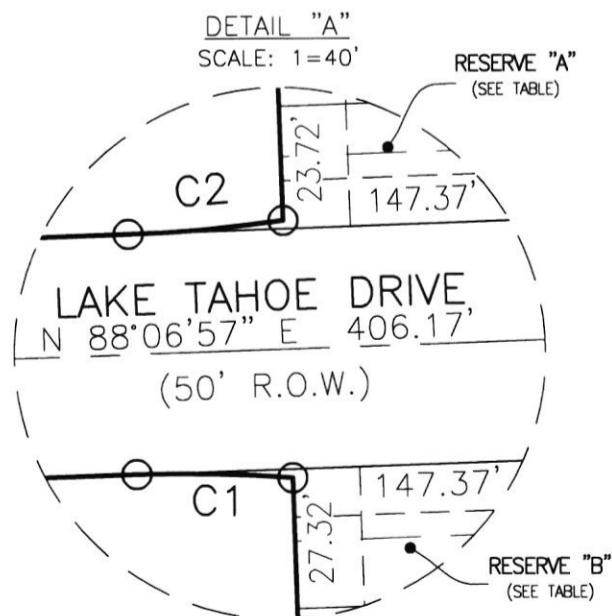
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°19'49" E	85.82'
L2	N 26°32'39" E	90.97'
L3	N 01°53'03" W	50.00'
L4	N 20°51'56" W	84.60'
L5	N 27°08'11" W	88.45'
L6	S 88°06'57" W	35.00'
L7	S 88°06'57" W	21.65'
L8	N 11°00'03" W	8.18'
L9	S 46°09'21" E	32.67'
L10	S 51°57'11" W	25.00'
L11	S 01°53'03" E	97.07'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	300.00'	32.44'	6°11'43"	N 88°47'12" W	32.42'
C2	300.00'	32.44'	6°11'43"	N 85°01'06" E	32.42'
C3	25.00'	39.27'	90°00'00"	N 43°06'57" E	35.36'
C4	25.00'	30.77'	70°31'12"	N 37°08'39" W	28.86'
C5	60.00'	296.42'	283°03'45"	N 69°07'38" E	74.65'
C6	25.00'	14.20'	32°32'34"	S 14°23'14" W	14.01'
C7	60.00'	272.22'	259°57'06"	N 52°01'28" W	91.96'
C8	25.00'	34.83'	79°50'08"	N 38°02'01" E	32.08'
C9	25.00'	39.27'	90°00'00"	N 46°53'03" W	35.36'

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,451	0.0792
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,955	0.0908
C	LANDSCAPE, OPEN SPACE, DRAINAGE & UTILITY PURPOSES	62,766	1.4409
TOTAL		70,172	1.6109

PARKLAND TABLE

PLAT	ACREAGE
LAKES OF CANE ISLAND WALLER COUNTY M.U.D. NO. 58 LIFT STATION NO. 1	0.00 AC.
LAKES OF CANE ISLAND WATER PLANT	0.00 AC.
LAKES OF CANE ISLAND STREET DEDICATION	0.00 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'A'	3.27 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'B'	1.90 AC.
LAKES OF CANE ISLAND DETENTION RESERVES 'C' & 'D'	3.87 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'E'	2.03 AC.
LAKES OF CANE ISLAND DETENTION RESERVE 'F'	6.60 AC.
LAKES OF CANE ISLAND SECTION 1	0.42 AC.
LAKES OF CANE ISLAND SECTION 2	0.00 AC.
LAKES OF CANE ISLAND SECTION 3	0.68 AC.
LAKES OF CANE ISLAND SECTION 4	0.72 AC.
LAKES OF CANE ISLAND REC CENTER	3.14 AC.
LAKES OF CANE ISLAND SECTION 5	0.71 AC.
LAKES OF CANE ISLAND SECTION 6	0.05 AC.
LAKES OF CANE ISLAND SECTION 7	3.97 AC.
TOTAL	27.36 AC.
REQUIRED PARKLAND: 10.56 ACRES PER 54 LOTS @ 570 LOTS 1.) 50% MINIMUM (5.28 ACRES) SHALL BE POCKET/COMMUNITY PARK 2.) REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE (LANDSCAPE BUFFERS, OPEN SPACE, 50% OF AMENITIZED DETENTION AREAS)	





WALLER COUNTY

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

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Lakes of Cane Island Section 2

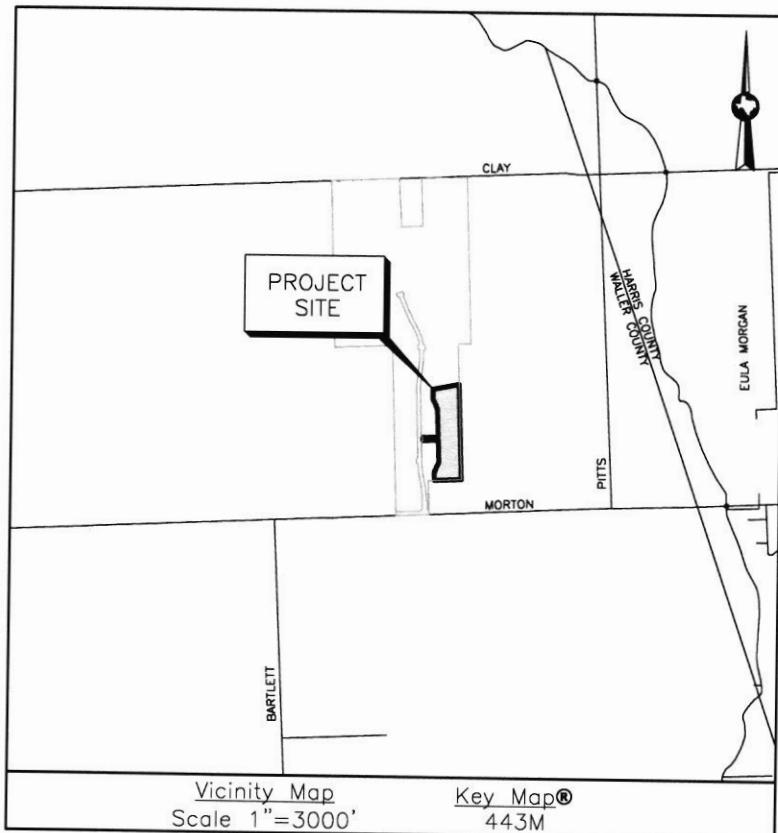
Date: December 17, 2025

Background

Final Plat of Lakes of Cane Island Section 2 which consists of 12.50 acres will include 32 Lots, 1 Block and 3 Reserves in Precinct 4.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF LAKES OF CANE ISLAND SECTION 2

BEING A SUBDIVISION OF 12.50 ACRES OF LAND
LOCATED IN THE H. & T. C. R.R. CO. SURVEY
SECTION 127, ABSTRACT NO. 205
WALLER COUNTY, TEXAS.

32 LOTS, 1 BLOCK, 3 RESERVES

OWNER

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

NOVEMBER, 2025

NOVEMBER, 2025

JOB NO. 231-068-02

SHEET 1 OF 17

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

LAKES OF CANE ISLAND
SECTION 2



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

STATE OF TEXAS

COUNTY OF WALLER

We, PHHOU - Cane Island 178, LLC, a Texas limited liability company acting by and through Lee Jones, Senior Vice President of Land of PH Land Holdings, LLC, a Texas Limited Liability Company, Sole Member of PHHOU - Cane Island 178, LLC, a Texas Liability Company, owner (or owners) of the property subdivided in the above map of Lakes of Cane Island Section 2, make subdivision of the property, according to the lines, streets, lots, alleys, parks, building lines and easement as shown, and dedicate to the public, the streets, alleys, parks and easements shown, forever, and waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

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

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

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

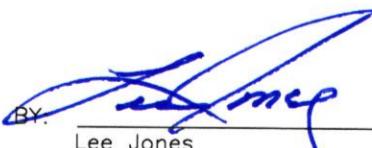
1. That drainage of septic tanks into roads, streets, alleys, or public ditches, streams, etc., either directly or indirectly is strictly prohibited.
2. All stock animals, horses, and fowl shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and one quarters (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator, or County Engineer. Culverts and bridges must be used for all driveways and/or walks, although dipstyle driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Floodplain Administrator for all development.
5. The property subdivided herein is further restricted in its use as specified in the subdivision restrictions as filed separately for record at Page _____ Volume _____ of the Deed Records of Waller County, Texas. A copy of said restrictions will be furnished by the aforesaid PHHOU - Cane Island 178, LLC, a Texas Limited Liability Company, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
6. There are no underground pipelines within the confines of this subdivision except as shown on the above plat.
7. There shall be no sanitary sewer system or any water well constructed within 50 feet of any lot line that does not adjoin a public road.

WITNESS our hand in Waller County, Texas, this 19th day of November, 2025

OWNER

PHHOU - Cane Island 178, LLC,
a Texas limited liability company
By: PH Land Holdings, LLC,

a Texas Limited Liability Company, Sole Member

BY:

Lee Jones
Senior Vice President of Land

NOVEMBER, 2025

JOB NO. 231-068-02

SHEET 2 OF 17

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

LAKES OF CANE ISLAND
SECTION 2

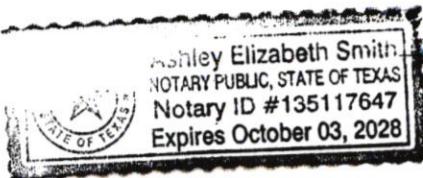


10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

STATE OF TEXAS
COUNTY OF Harris

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19 day of November, 2025.



Notary Public in and for the State of Texas
My Commission expires: 10/03/2028

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

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

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

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



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

STATE OF TEXAS

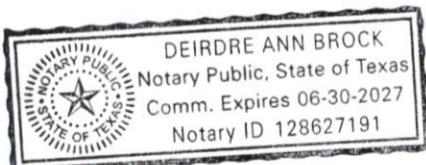
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Robert L. Boelsche, R.P.L.S., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of November, 2025

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

My Commission expires: 01/30/2027



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

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

Date

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

NOVEMBER, 2025

JOB NO. 231-068-02

SHEET 3 OF 17

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

LAKES OF CANE ISLAND
SECTION 2



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

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-175

APPROVED BY THE BOARD OF SUPERVISORS ON

06.09.25

DATE

Debbie Hollan
PRESIDENTD. H.
SECRETARYJohn A. Amsler
DISTRICT ENGINEER

The above have signed these plans and /or plat based on the recommendation of the District's Engineer who has reviewed all sheets provided and found them to be in general compliance with the District's "Rules, Regulations, and Guidelines". This approval is only valid for three hundred sixty-five (365) calendar days. After that time re-approval is required. Please note, this does not necessarily mean that all the calculations provided in these plans and/or plats have been completely checked and verified. Plans submitted have been prepared, signed and sealed by a professional engineer licensed to practice engineering in the State of Texas and plat has been signed and sealed by a registered professional land surveyor licensed to practice in the State of Texas, which conveys the engineer's and/or surveyor's responsibility and accountability.

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with the certificate of authentication was filed for registration in my office on the _____ day of _____, 20____, A.D. at ____ o'clock M., in File No. _____ of the Official Public Records of Waller County for said county.

Witness my hand and seal of office, at Hempstead, the day and date last above written.

Debbie Hollan
Clerk of the County Court
Waller County, Texas

By: _____
Deputy

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

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., R.P.L.S.
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

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

NOVEMBER, 2025

JOB NO. 231-068-02

SHEET 4 OF 17

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

LAKES OF CANE ISLAND
SECTION 2



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

OWNER'S RESPONSIBILITIES:

- (1) No structure in this subdivision shall be occupied until connected to a public sewer system which has been approved and permitted by Waller County Environmental Department.
- (2) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
- (3) In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the Commissioners Court may require a limited fire suppression system that requires a developer to construct:
 - (a) For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
 - (b) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
- (4) Structures built on lots in the designated Floodplain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) above the 500-year floodplain elevation. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information.
- (5) The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by Commissioners Court. Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the Developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the streets. The County will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets.
- (6) The County assumes no responsibility for the accuracy of representations by other parties on the plat. Floodplain data, in particular, may change depending on subsequent development.
- (7) The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.
- (8) The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid PHHOU-Cane Island 178, LLC, a Texas Limited Liability Company to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
- (9) Include certification that the subdivider has complied with the requirements of Section 232.032 and that:
 - (A) the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (B) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (C) electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (D) gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.

NOVEMBER, 2025

JOB NO. 231-068-02

SHEET 5 OF 17

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

LAKES OF CANE ISLAND
 SECTION 2



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 TBPE No. F-726
 TBPELS No. 10092300

METES AND BOUNDS DESCRIPTION
 LAKES OF CANE ISLAND SECTION 2
 BEING 12.50 ACRES
 LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY,
 SECTION NO. 127, ABSTRACT NO. 205
 WALLER COUNTY, TEXAS

DESCRIPTION OF A 12.50 ACRE TRACT OF LAND LOCATED IN THE H. & T. C. R.R. COMPANY SURVEY, SECTION NO. 127, ABSTRACT NO. 205, WALLER COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 178.71 ACRES CONVEYED TO PHHOU-CANE ISLAND 178, LLC BY DEED RECORDED UNDER FILE NUMBER (FILE NO.) 2401492 OF THE WALLER COUNTY DEED RECORDS (W.C.D.R.), SAID 12.50 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

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

THENCE, North 01°53'03" West, along the easterly line of the said 178.71 acre tract common to the said 2.579 acre tract for a distance of 535.00 feet to a 1/2-inch capped iron rod stamped "KALKOMEY" called for and found marking the northwesterly corner of the said 2.579 acre tract and an "L" corner of the said 178.71 acre tract;

THENCE, North 87°59'06" East, along the southerly line of the said 178.71 acre tract common to the said 2.579 acre tract for a distance of 93.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the southwesterly corner and POINT OF BEGINNING of the herein described tract of land;

(1) THENCE, North 02°00'54" West, for a distance of 110.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

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

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

(4) THENCE, North 01°53'03" West, for a distance of 347.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the arc of a curve to the left;

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

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

(7) THENCE, North 01°53'03" West, for a distance of 50.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

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

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

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

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

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

(13) THENCE, North 02°31'53" West, for a distance of 160.49 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set marking the northwesterly corner of the herein described tract of land;

(14) THENCE, North 79°21'53" East, for a distance of 416.92 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner in the easterly line of the aforementioned 178.71 acre tract being common to the westerly right-of-way line of Katy Prairie Drive (30 feet wide based on the subdivision plat of the Lakes of Katy recorded in Volume 823, Page 575-W.C.D.R.);

(15) THENCE, South 01°53'03" East, along the easterly line of the said 178.71 acre tract common to the westerly right-of-way line of Katy Prairie Drive for a distance of 1,480.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" called for and found marking for the most easterly southeast corner of the 178.71 acre tract of land and the northeasterly corner of the residue of that certain tract of land called 28.589 acres as described in the deed recorded under File No. 1201459-W.C.D.R.;

(16) THENCE, South 87°59'06" West, along the southerly line of the said 178.71 acre tract common to the residue of said 28.589 acre tract for a distance of 419.11 feet to the POINT OF BEGINNING and containing 12.50 acres of land.

NOVEMBER, 2025

JOB NO. 231-068-02

SHEET 6 OF 17

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

LAKES OF CANE ISLAND
 SECTION 2



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

BENCHMARK:

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

TEMPORARY BENCHMARK:

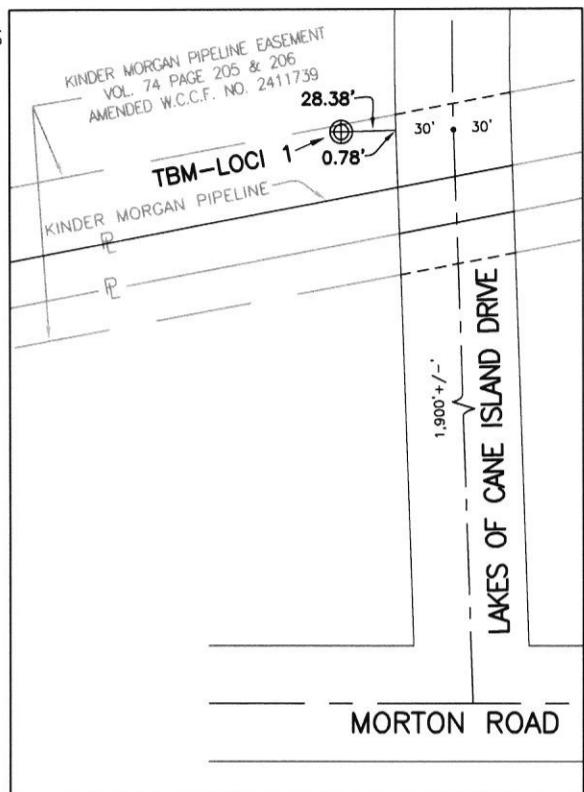
TEMPORARY BENCHMARK FOR THIS PLAT IS A BRASS DISK STAMPED "LOCI 1" SET IN CONCRETE.

HAVING COORDINATES OF:

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

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

ELEV.= 156.70 FEET
NAVD 1988, 2001 ADJUSTED.



NOVEMBER, 2025

JOB NO. 231-068-02

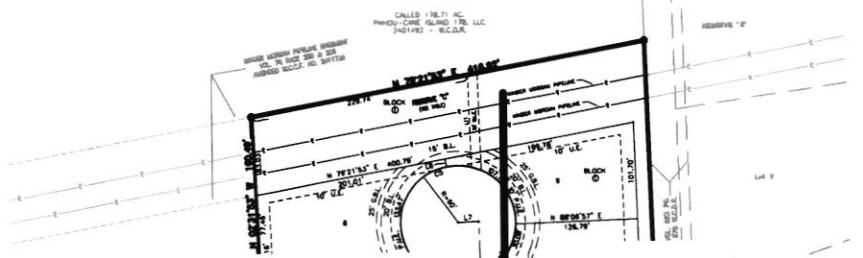
SHEET 7 OF 17

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

LAKES OF CANE ISLAND
SECTION 2



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



PAGE 11 PAGE 12



PAGE 10 PAGE 13



PAGE 9 PAGE 14



0' 200' 400' 600'
SCALE: 1" = 200'

PLAT OF LAND
SECTION NO. 127, A-205
F. DAK MARC, A-179
MORTON ROAD
CALLED 1.376 AC.
VOL. 120, PL. 400 - B.C.D.R.

P.D.C.
PLAT NO. 127-A-205

PLAT OF LAND
SECTION NO. 127, A-205
F. DAK MARC, A-179
MORTON ROAD
CALLED 1.376 AC.
VOL. 120, PL. 400 - B.C.D.R.

PLAT OF LAND
SECTION NO. 127, A-205
F. DAK MARC, A-179
MORTON ROAD
CALLED 1.376 AC.
VOL. 120, PL. 400 - B.C.D.R.

NOVEMBER, 2025

JOB NO. 231-068-02

SHEET 8 OF 17

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

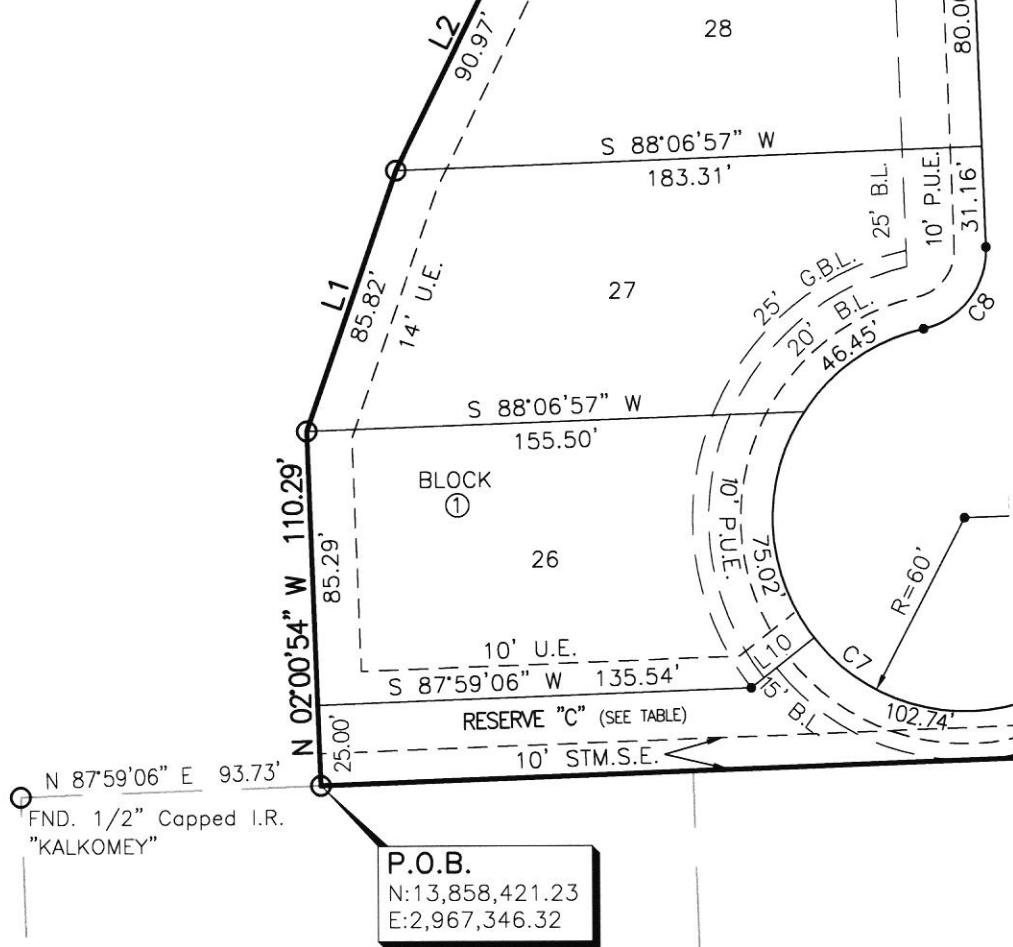
LAKES OF CANE ISLAND
SECTION 2



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

H. & T. C. R.R. COMPANY
SURVEY, SECTION NO. 127
ABSTRACT NO. 205

CALLED 178.71 AC.
PHHOU-CANE ISLAND 178, LLC
2401492 - W.C.D.R.



CALLED 2.579 AC.
GINO AND ANDREA CATENA
1303399 - W.C.D.R.

CALLED 178.71 AC.
PHHOU-CANE ISLAND 178, LLC
2401492 - W.C.D.R.

P.O.C.
FND "MAG-NAIL"

H.&T.C.R.R. COMPANY SURVEY
SECTION NO. 127, A-205
F. EULE SURVEY, A-376

MORTON ROAD

CALLED 4.3028 AC.
VOL. 995, PG. 420 W.C.D.R.

CALLED 2.579 AC.
GINO AND ANDREA CATENA
1303399 - W.C.D.R.

CALLED 2 ACRES
VOL. 229, PG. 392 W.C.D.R.

N 01°53'03" W 535.00'

CANE ISLAND SECTION 38
2207574-W.C.D.R.

30' R.O.W. (AS OCCUPIED)
30' R.O.W.
VOL. 91, PG. 535 -
W.C.D.R.



0' 60' 120' 180'

SCALE: 1" = 60'

NOVEMBER, 2025

JOB NO. 231-068-02

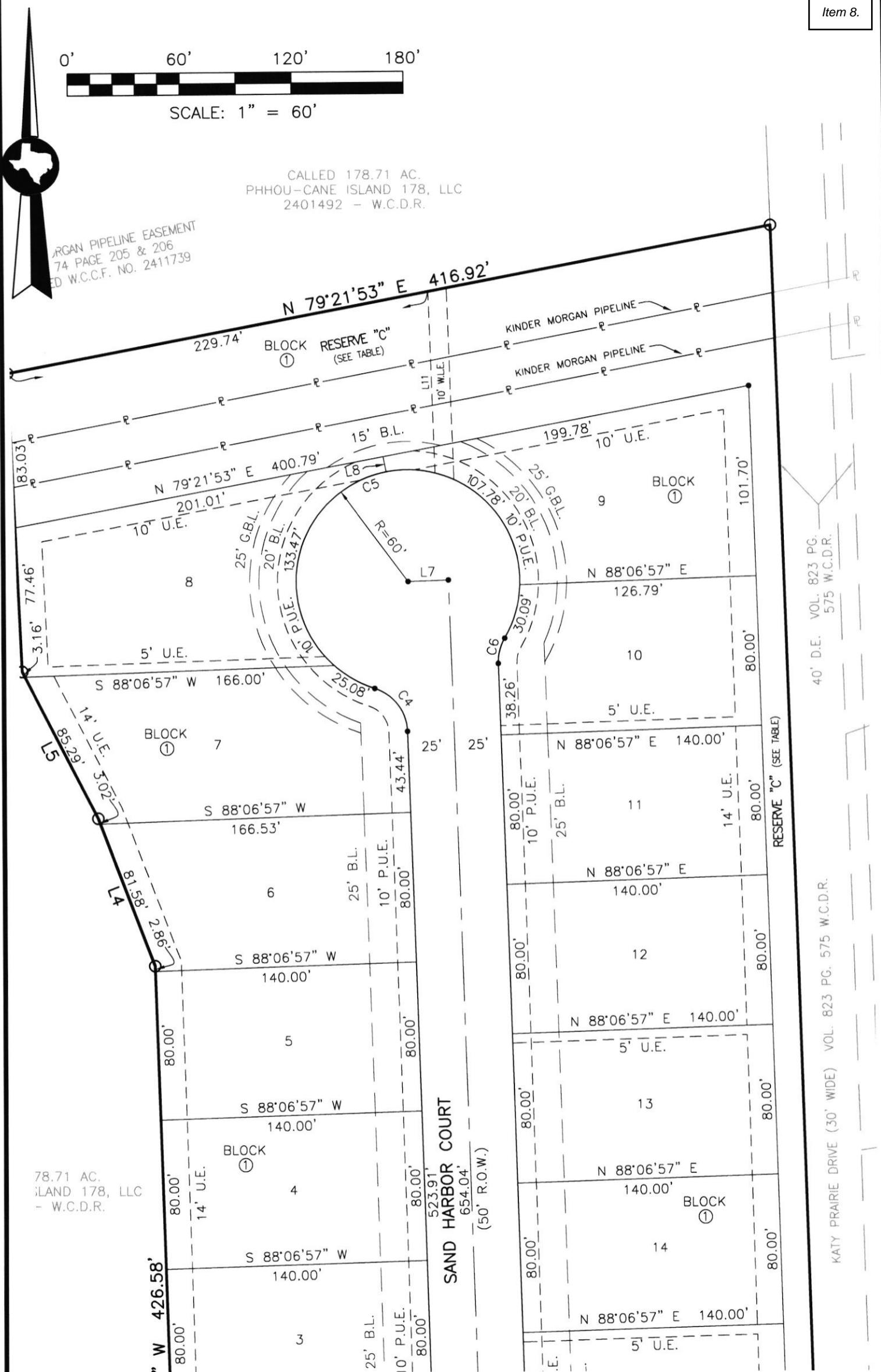
SHEET 9 OF 17

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

LAKES OF CANE ISLAND
SECTION 2



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



78.71 AC.
ISLAND 178, LLC
- W.C.D.R.

JOB NO 231-068-02

JOB NO. 231-068-02

SHEET 11 OF 17

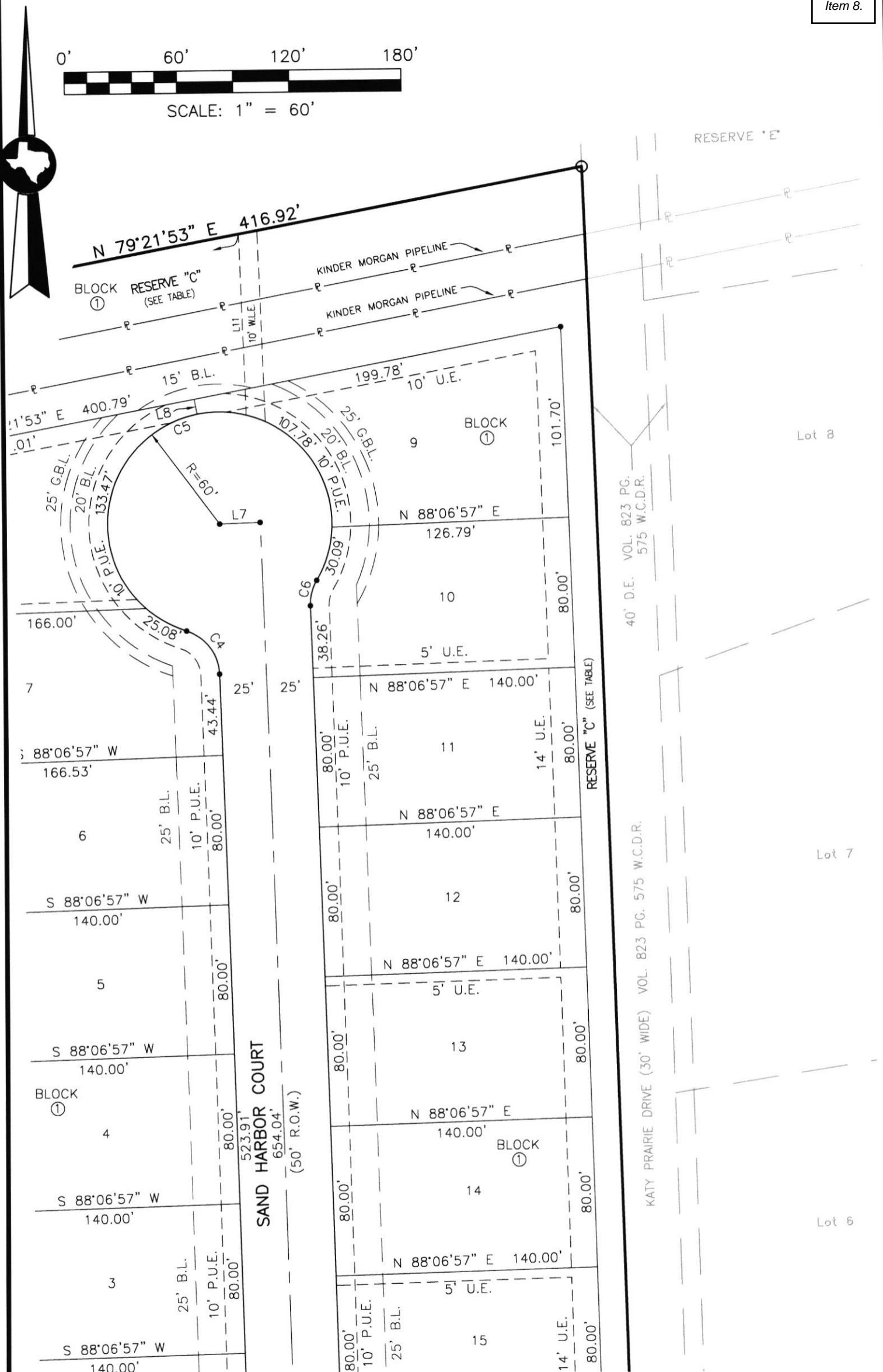
OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

LAKES OF CANE ISLAND
SECTION 2



ENGINEERING THE FUTURE

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



NOVEMBER, 2025

JOB NO. 231-068-02

SHEET 12 OF 17

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

LAKES OF CANE ISLAND
SECTION 2



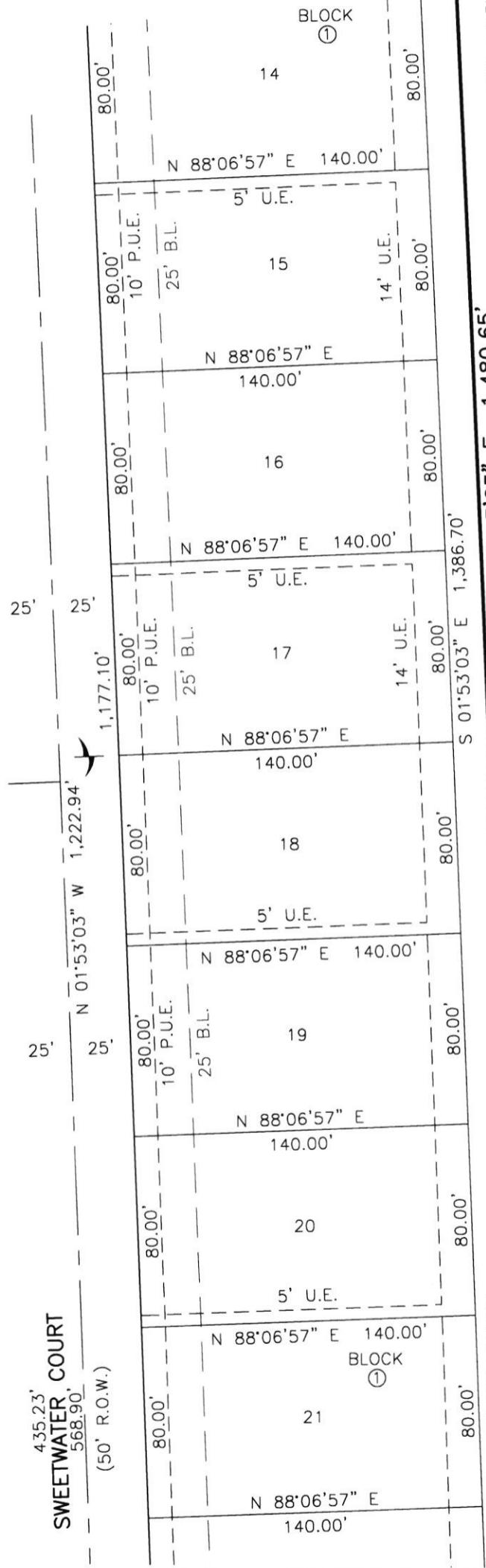
ENGINEERING THE FUTURE

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



0' 60' 120' 180'

SCALE: 1" = 60'



RESERVE "C" (SEE TABLE)

KATY PRAIRIE

Lot 6

Lot 5

Lot 4

Lot 3

LAKES OF KATY
Vol. 823, Pg. 575 W.C., D.R.

Vol. 823, Pg. 575 W.C., D.R.

NOVEMBER, 2025

JOB NO. 231-068-02

SHEET 13 OF 17

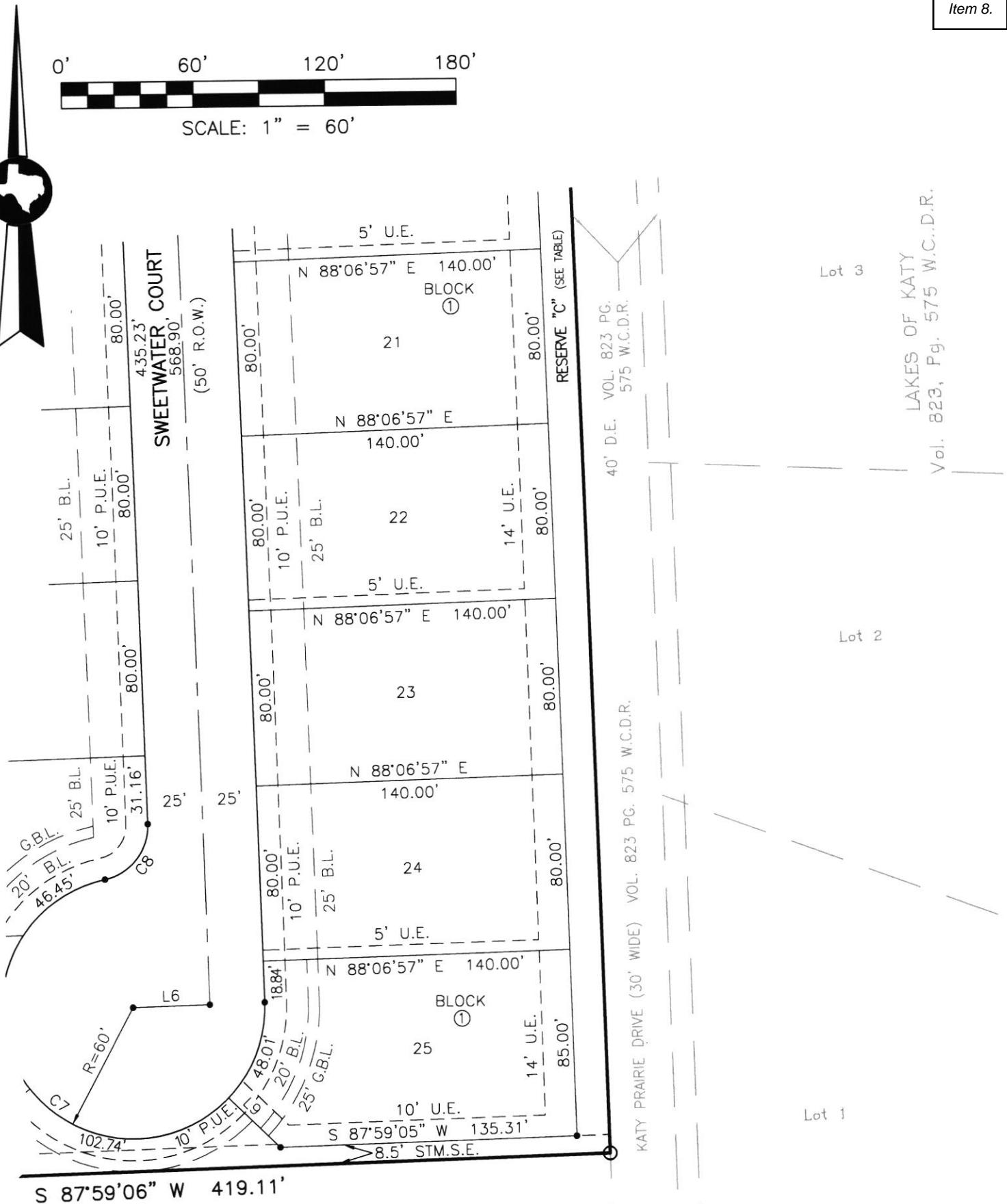
OWNERS:
PHHOU - CANE
ISLAND 178, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

LAKES OF CANE ISLAND
SECTION 2



ENGINEERING THE FUTURE

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



RESIDUE OF A
CALLED 28.589 ACRES
THOMAS E BLACK JR.
1201459 - W.C.D.R.

NOVEMBER, 2025

JOB NO. 231-068-02

SHEET 14 OF 17

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

LAKES OF CANE ISLAND
SECTION 2



(1) A- indicates Abstract
 AC. indicates Acres
 A.E. indicates Aerial Easement
 B.L. indicates Building Line
 D.R.W.C.TX. indicates Deed Records of Waller County, Texas
 FND. indicates Found
 G.B.L. indicates Garage Building Line
 I.R. indicates Iron Rod
 N.T.S. indicates Not To Scale
 P.O.B. indicates Point of Beginning
 P.O.C. indicates Point of Commencing
 PG. indicates Page
 P.U.E. indicates Public Utility Easement
 R indicates Radius
 RES. indicates Reserve
 R.O.W. indicates Right-Of-Way
 STM.S.E. indicates Storm Sewer Easement
 SQ.FT. indicates Square Feet
 U.E. indicates Utility Easement
 VOL. indicates Volume
 W.C.C.F. NO. indicates Waller County Clerk's File Number
 W.C.D.R. indicates Waller County Deed Records
 W.L.E. indicates Water Line Easement



indicates change in street name

- (2) All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). Scale factor = 0.99989405345.
- (3) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- (4) All lot corners, reserves and block corners are set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
- (5) There are pipelines and pipeline easements within the boundaries of this plat, as shown hereon.
- (6) Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.
- (7) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0375E, dated February 18, 2009, the subject property appears to be within Unshaded Zone "X" defined as areas outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ and Associates, Inc.
- (8) The property subdivided in the foregoing plat lies in Waller County, Katy Independent School District and Brookshire-Katy Drainage District..
- (9) A subdivision variance has been approved to allow a minimum right-of-way width of a collector street from 80 feet to 60 feet by Waller County Commissioners Court on September 28, 2022.
- (10) A subdivision variance has been approved to allow a minimum lot width of 40 feet and a minimum lot area of 5,000 square feet by Waller County Commissioners Court on September 28, 2022.
- (11) A subdivision variance has been approved to allow cul-de-sacs to have a right-of-way radius of 60 feet and a pavement radius of 50 feet by Waller County Commissioners Court on September 28, 2022.
- (12) A subdivision variance has been approved to allow local streets to have a right-of-way width of 50 feet by Waller County Commissioners Court on September 28, 2022.
- (13) A subdivision variance has been approved to allow minimum centerline radius of a local street of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on September 28, 2022
- (14) A subdivision variance has been approved to allow minimum centerline radius for a collector street of 650 feet with a minimum tangent of 150 feet between reverse curves by Waller County Commissioners Court on August 16, 2023
- (15) The proposed land uses for Lakes of Cane Island Section 2 shall consist of residential, right-of-way, parkland, landscape, and open space.

NOVEMBER, 2025
JOB NO. 231-068-02
SHEET 15 OF 17

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

LAKES OF CANE ISLAND
 SECTION 2



ENGINEERING THE FUTURE

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

(16) One-foot reserves dedicated to the public in fee as a buffer separation between the side or end of streets in subdivisions where such streets abut adjacent tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserves shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.

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

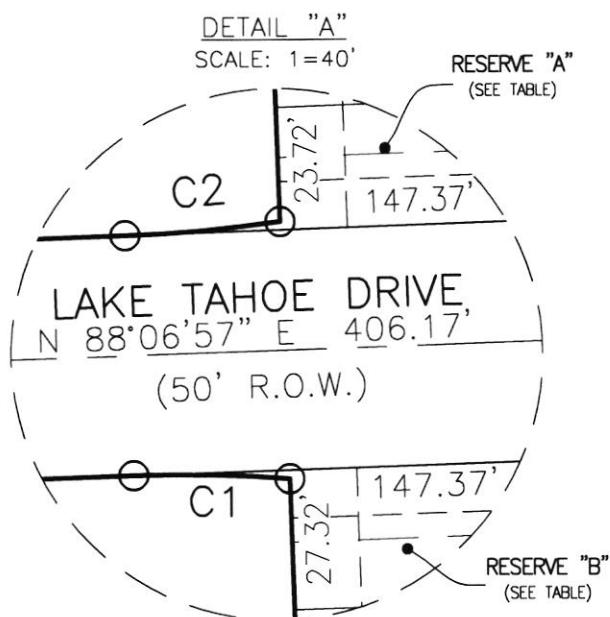
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°19'49" E	85.82'
L2	N 26°32'39" E	90.97'
L3	N 01°53'03" W	50.00'
L4	N 20°51'56" W	84.60'
L5	N 27°08'11" W	88.45'
L6	S 88°06'57" W	35.00'
L7	S 88°06'57" W	21.65'
L8	N 11°00'03" W	8.18'
L9	S 46°09'21" E	32.67'
L10	S 51°57'11" W	25.00'
L11	S 01°53'03" E	97.07'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	300.00'	32.44'	6°11'43"	N 88°47'12" W	32.42'
C2	300.00'	32.44'	6°11'43"	N 85°01'06" E	32.42'
C3	25.00'	39.27'	90°00'00"	N 43°06'57" E	35.36'
C4	25.00'	30.77'	70°31'12"	N 37°08'39" W	28.86'
C5	60.00'	296.42'	283°03'45"	N 69°07'38" E	74.65'
C6	25.00'	14.20'	32°32'34"	S 14°23'14" W	14.01'
C7	60.00'	272.22'	259°57'06"	N 52°01'28" W	91.96'
C8	25.00'	34.83'	79°50'08"	N 38°02'01" E	32.08'
C9	25.00'	39.27'	90°00'00"	N 46°53'03" W	35.36'

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,451	0.0792
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,955	0.0908
C	LANDSCAPE, OPEN SPACE, DRAINAGE & UTILITY PURPOSES	62,766	1.4409
TOTAL		70,172	1.6109

PARKLAND TABLE

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





WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 9.

Approval Date: 2025-12-03

Permit # 2025-1812

Issued To: MCI Metro- Verizon, Donald Cobb

Road Name: Kingsland Blvd and Spindletree Ln.

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 that reads "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 10.

Approval Date: 2025-12-01

Permit # 2025-2286

Issued To: AT&T COMMUNICATIONS, DARRELL J ROMERO

Road Name: Pine Shadows Dr, Joseph Rd, Wisteria Ln, James St,
Kimbrow Rd, Lady Ellen Dr, Camelot Ln, Desoto Dr, and
Mercier Dr

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 that reads "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 11.

Approval Date: 2025-12-04

Permit # 2025-2603

Issued To: CenterPoint Energy Major Underground Elect, Willie Ferguson

Road Name: Pattison 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 that reads "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 12.

Approval Date: 2025-12-02

Permit # 2025-2143

Issued To: Comcast of Houston, LLC., Justin Valentine

Road Name: Morton 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.
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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 that reads "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 12.

Approval Date: 2025-12-03

Permit # 2025-3022

Issued To: Comcast of Houston, LLC., Justin Valentine

Road Name: Beckendorff Rd

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.

Your attention is directed to Art. 1436A (for power lines) and Art. 1416 (communication lines) Vernon's Annotated Texas Civil Statutes with particular attention to the following provisions:

1. The Commissioners Court may designate the place along the right-of-way where such lines shall be constructed.
2. Placement of buried lines shall be a minimum of 36-inches below the flow line of the existing ditch. For installations parallel to the right-of-way, the utility shall be located within three (3) feet of the edge of the right-of-way, unless otherwise approved by the County Engineer.
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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, appearing to read "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 13.

Approval Date: 2025-12-01

Permit # 2025-2967

Issued To: Ezee Fiber Texas, LLC, Seann Perry

Road Name: Freeman Ranch Section 1, Mule Ridge Dr, Iron Woods Dr, Stone Gate Dr, Freeman Ranch Dr, Maple Fawn Dr, Bosworth Bay Dr, Bracken Hill Dr, Rustic Shadow Dr, Texas Olive Dr, Bright Lantana Dr, Sapphire Stone Dr, Beechwood Hacienda Dr, Cordova Cliff Dr, and Mystic Slopes Dr.

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.
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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, appearing to read "Seann Perry".



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 13.

Approval Date: 2025-12-01

Permit # 2025-2643

Issued To: Ezee Fiber Texas, LLC, Seann Perry

Road Name: Those Roads that lie within Sunterra Sections 14, 15, 16, and 20

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:

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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 that reads "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 13.

Approval Date: 2025-12-01

Permit # 2025-2642

Issued To: Ezee Fiber Texas, LLC, Seann Perry

Road Name: Anna Blue Crest Court

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:

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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 that reads "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 13.

Approval Date: 2025-12-02

Permit # 2025-2605

Issued To: Ezee Fiber Texas, LLC, Seann Perry

Road Name: Freeman Ranch Sec. 2 & 3

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.
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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 that reads "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 13.

Approval Date: 2025-12-02

Permit # 2025-389

Issued To: Ezee Fiber, Sean Perry

Road Name: Clay Road

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:

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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 that reads "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 13.

Approval Date: 2025-12-02

Permit # 2025-2562

Issued To: Ezee Fiber, Sean Perry

Road Name: McAllister 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:

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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, appearing to read "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 13.

Approval Date: 2025-12-02

Permit # 2025-2809

Issued To: Ezee Fiber Texas, LLC, Seann Perry

Road Name: Jordan Ranch Blvd, Kingsland Blvd, and those roads that lie within Kingsland Heights Sections 1, 2, and 3.

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:

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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 that reads "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 13.

Approval Date: 2025-12-01

Permit # 2025-2969

Issued To: Ezee Fiber Texas, LLC, Seann Perry

Road Name: Beckendorff Road

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.
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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 that reads "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 13.

Approval Date: 2025-12-02

Permit # 2025-2830

Issued To: Ezee Fiber, Sean Perry

Road Name: Those roads that lie within Freeman Ranch Section 1, Iron Woods Dr, Mule Ridge Dr, Stone Gage Dr, Freeman Ranch Dr, Maple Fawn Dr, Bosworth Bay Dr, Texas Olive Dr, Bracken Hill Dr, Bright Lantana Dr, Sapphire Stone Dr, Rustic Shadow Dr, Beechwood Hacienda Dr, Cordova Cliff Cr, and Mystic Slopes Dr.

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:

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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 blue ink signature of Sean Perry, which appears to read "S. Ross McCall".



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 13.

Approval Date: 2025-12-02

Permit # 2025-2869

Issued To: Ezee Fiber Texas, LLC, Seann Perry

Road Name: Aurora Oaks Ln, Eden lake Ln, Schlipf Rd, Sunterra Shores Dr, Tantara Dr, and those roads that lie within Sunterra Sections 26, 27, and 28.

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:

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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 that reads "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 13.

Approval Date: 2025-12-02

Permit # 2025-2601

Issued To: Ezee Fiber, Sean Perry

Road Name: Tantara Bend Dr and those roads that lie within Sunterra
Section 50

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:

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A handwritten signature in blue ink that reads "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 13.

Approval Date: 2025-12-02

Permit # 2025-2644

Issued To: Ezee Fiber Texas, LLC, Seann Perry

Road Name: Beckendorff Rd

The location of your proposed improvements within the County Right-Of-Way as shown by the accompanying notice is approved. Contractor shall notify Waller County Road and Bridge at (979) 826-7670, a minimum of 48 hours prior to construction.

Your attention is directed to Art. 1436A (for power lines) and Art. 1416 (communication lines) Vernon's Annotated Texas Civil Statutes with particular attention to the following provisions:

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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 that reads "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 13.

Approval Date: 2025-12-01

Permit # 2025-2767

Issued To: Ezee Fiber Texas, LLC, Seann Perry

Road Name: Those roads that lie within Willow Creek Farms Sections 2, 3, 4, 5, and 6

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 that reads "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 13.

Approval Date: 2025-12-02

Permit # 2025-2828

Issued To: Ezee Fiber Texas LLC - Sean Perry

Road Name: Ash Creek Ct and Willowmoor Ln.

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.
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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 that reads "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 13.

Approval Date: 2025-12-02

Permit # 2025-2829

Issued To: Ezee Fiber Texas, LLC, Seann Perry

Road Name: Twinwood Parkway, Kingsland Blvd

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.
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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, appearing to read "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 14.

Approval Date: 2025-12-02

Permit # 2025-3017

Issued To: Ezee Fiber Texas, LLC, Seann Perry

Road Name: Sunterra Sec 46-48, 56

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.
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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 that reads "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 15.

Approval Date: 10/20/2025

Permit # 2025-2827

Issued To: Ezee Fiber Texas, LLC, Seann Perry

Road Name: Kingsland Blvd, Stone Creek Ln, Walden Farms Ln, Willow Walk Ln, Hidden Creek Falls Ln and Spring Creek Ln.

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.
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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 that reads "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 16.

Approval Date: 6/27/2025

Permit # 2025-385

Issued To: Ezee Fiber, Sean Perry

Road Name: Sunterra Sec. 1, 3 & 32

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.
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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 that reads "Ross McCall".

Ross McCall
County Engineer

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

Date	Invoice #
11/20/2025	11202025GWA

Bill To
WALLER COUNTY C/O COUNTY TREASURER 836 AUSTIN STREET, SUITE 2200 HEMPSTEAD, TX 77445

Quantity	Description	Rate	Amount
1	2026 ADOPTED ANNUAL ALLOCATION \$989,304.00 1 ST QUARTER ALLOCATION PAYMENT	\$247,326.00	\$247,326.00
	Registration # <u>029057</u> Joan Sargent Waller Co. Treasurer Deputy <u>J6</u> Date <u>11-20-25</u>		NOV2025PM3140AUDITOR
	TOTAL DUE BY DECEMBER 31		\$247,326.00

NOV2025PM1:55TREASURER

Item 18.

Invoice

Waller County Economic Dev.
519 9th St Suite A.
Hempstead, TX 77445

Bill To
Waller County
826 Austin St.
Hempstead, TX 77445

Date	Invoice No.	P.O. Number	Terms	Project
12/01/25	2737	contract	Net 15	

INVOICE

USRA DYNAMICS LLC
 5010 Mimosa Ln
 Richmond, TX 77406

gevans@ursadynamics.com
 +1 (713) 248-1150

**Bill to**

Robert Pechukas
 Waller County
 425 FM 1488
 Hempstead, TX 77445
 United States

Ship to

Robert Pechukas
 Waller County
 425 FM 1488
 Hempstead, TX 77445
 United States

Invoice details

Invoice no.: 1004
 Terms: Net 15
 Invoice date: 11/11/2025
 Due date: 11/26/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Media	Mail cost (\$1.67 per mailer)	1	\$11,965.00	\$11,965.00
2.	Media	Advertisement	1	\$12,185.00	\$12,185.00
			Total	\$24,150.00	

Ways to pay

BANK

Overdue

11/26/2025

Note to customer

Waller County CAD Election Nov 2025

[View and pay](#)



PO BOX 22167

Houston, TX 77227-2167

INVOICE

BILL TO

Waller County, Texas
425 FM 1488, Suite 106
Hempstead, TX 77445

INVOICE 2670
DATE 12/05/2025

DESCRIPTION	AMOUNT
TIRZ Creation Services	40,000.00
BALANCE DUE	\$40,000.00

For electronic payments remit to:

Bank Name: Central Bank Houston
Bank Address: 11201 Clay Road, Houston, TX 77041
Routing Number: 113001077
Account Number: 3453057
Account Name: Hawes Hill & Associates LLP

Please reference your invoice number when making the payment to ensure proper allocation.



Your Community Solutions Specialists. Product proven. Every day.

Waller County
Tax Increment Reinvestment Zone Creation Services

October – December 2025

Invoice No. 2670

Key Activities accomplished during this progress report period include:

- Completed existing conditions and feasibility report, including documentation of existing conditions and all required mapping.
- Finalized TIRZ boundary and associated revenue analysis.
- Prepared Preliminary Project Plan and Finance Plan.
- Revised TIRZ boundary and associated revenue schedules and plan amendments

Professional Services Provided:

Task	Budget	Previously Billed	Currently Billed	Remaining	Percent Complete
TIRZ Creation	\$ 50,000.00	\$ -	\$ 40,000.00	\$ 10,000.00	80%
Total	\$ 50,000.00	\$ -	\$ 40,000.00	\$ 10,000.00	80%



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

KING
Architectural Consulting Services PLLC

Billed To Danny Rothe Waller County 836 Austin Street Hempstead, TX 77445	Date of Issue 12/04/2025	Invoice Number 0000065	Amount Due (USD) \$2,047.46
	Due Date 01/10/2026		

Description	Rate	Qty	Line Total
10 hour trip to Waller County on Dec 2nd, 2025 with observation of CH and 1 hour review of pay app #37, and Modular Bldg pay app #21.	\$150.00	11	\$1,650.00
Insurance Reimbursement	\$113.17	1	\$113.17
Travel Expense, Mileage trip to Waller County - observation/pay app meeting	\$0.585	466	\$272.61
Travel Expense, lunch	\$11.68	1	\$11.68
	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!

Item 22.

**Wald Relocation Services, LTD**

14043 S. Gessner Rd.
Missouri City, TX 77489

Item 23.

713.512.4800

Invoice Date: 11/25/2025
Invoice #: 12113
Order #: WALD-5517-5
Customer #: 16483

Amount Due: **\$25,339.00**
Due Date: 12/25/2025
After 12/25/2025 pay: **\$25,719.09**

Amount Paid:

Waller County
Attn: Danny Rothe
425 FM 1488
Hempstead, TX 77445

Remit To:
Wald Relocation Services, LTD
14043 S. Gessner Rd.
Missouri City, TX 77489
713-512-4800

Please detach and return this portion with your payment. Thank you.

MOVING OF ANNEX BACK TO COURTHOUSE. DIRECT CLERK TO SOC.
DEPARTMENTS

Invoice Date: 11/25/2025

Invoice #: 12113
Order #: WALD-5517-5
Customer #: 16483

Wald Relocation Services, LTD
14043 S. Gessner Rd.
Missouri City, TX 77489
713.512.4800

Wald Relocation Services, LTD
14043 S. Gessner Rd.
Missouri City, TX 77489
713-512-4800

Shipper: Waller County New Courthouse, Billing	Salesperson: Monfort, Duane	Hauled Wt:	Miles:
Origin:	Destination:	Tariff: O&I	

Item #	Description	Quantity	Quantity	Rate	Gross	Discount	Amount
10/13/25							
Item #	Description	Quantity	Quantity	Rate	Gross	Discount	Amount
4056	Material Delivery	1.00 Qty	250.00	\$250.00		\$250.00	
22939	Cont Inter-Lock	400.00 Qty	2.50	\$1,000.00		\$1,000.00	
22941	Cont Labels	1.00 Qty	28.00	\$28.00		\$28.00	

\$457.50

Item #	Description	Quantity	Quantity	Rate	Gross	Discount	Amount
4056	Material Delivery 2	1.00 Qty	250.00	\$250.00		\$250.00	
22926	E-Crates - 2 Weeks	12.00 Units	2.00 hrs	2.25	\$54.00		\$54.00
22926	E-Crate Dollies - 2 Weeks	4.00 Units	2.00 hrs	3.25	\$26.00		\$26.00
22913	Cont Bubble Wrap	1.00 Qty	60.00	\$60.00		\$60.00	
22912	Cont Newsprint	2.00 Qty	33.75	\$67.50		\$67.50	

\$15,000.00

Item #	Description	Quantity	Quantity	Rate	Gross	Discount	Amount
4006	Relocate books, cabinets & shelving/disassemble & reassemble				\$15,000.00		\$15,000.00

11/3/25 - Relocate books, cabinets & shelving/disassemble & reassemble \$15,000.00

Item #	Description	Quantity	Quantity	Rate	Gross	Discount	Amount
4011	O&I Project Manager	1.00 Crew	7.00 hrs	60.00	\$420.00		\$420.00
4003	O&I Supervisor	1.00 Crew	7.00 hrs	45.00	\$315.00		\$315.00
4008	O&I PC Techs	2.00 Crew	7.00 hrs	38.00	\$532.00		\$532.00
4006	O&I Mover	4.00 Crew	7.00 hrs	30.00	\$840.00		\$840.00
4015	O&I Driver	2.00 Crew	7.00 hrs	39.00	\$546.00		\$546.00
4016	O&I Bobtail	2.00 Units	7.00 hrs	35.00	\$490.00		\$490.00
22926	Cont Bins		8.00 Qty	32.00	\$256.00		\$256.00
22951	Cont Shrink Wrap		1.00 Qty	35.00	\$35.00		\$35.00

\$3,434.00

Item #	Description	Quantity	Quantity	Rate	Gross	Discount	Amount	Item 23.
11/4/25								\$1,653.50
4003	O&I Supervisor	1.00 Crew	7.50 hrs	45.00	\$337.50		\$337.50	
4006	O&I Mover	2.00 Crew	7.50 hrs	30.00	\$450.00		\$450.00	
4015	O&I Driver	1.00 Crew	7.50 hrs	39.00	\$292.50		\$292.50	
4016	O&I Bobtail	1.00 Units	7.50 hrs	35.00	\$262.50		\$262.50	
22926	Cont Bins		8.00 Qty	32.00	\$256.00		\$256.00	
22969	Cont Compu Wraps		10.00 Qty	2.00	\$20.00		\$20.00	
22951	Cont Shrink Wrap		1.00 Qty	35.00	\$35.00		\$35.00	
11/5/25								\$3,266.00
4003	O&I Supervisor	1.00 Crew	9.00 hrs	45.00	\$405.00		\$405.00	
4006	O&I Mover	6.00 Crew	9.00 hrs	30.00	\$1,620.00		\$1,620.00	
4015	O&I Driver	1.00 Crew	9.00 hrs	39.00	\$351.00		\$351.00	
4016	O&I Bobtail	1.00 Units	9.00 hrs	35.00	\$315.00		\$315.00	
4022	O&I Trans Van	1.00 Units	9.00 hrs	20.00	\$180.00		\$180.00	
22926	Cont Bins		10.00 Qty	32.00	\$320.00		\$320.00	
22969	Cont Compu Wraps		20.00 Qty	2.00	\$40.00		\$40.00	
22951	Cont Shrink Wrap		1.00 Qty	35.00	\$35.00		\$35.00	
11/11/25								\$250.00
4056	Crate Pickup		1.00 Qty	250.00	\$250.00		\$250.00	

Amount Due: \$25,339.00

Due Date: 12/25/2025

After 12/25/2025 pay: \$25,719.09

Thank you for prompt payment. We are looking forward to providing you moving services again.

SOFT COST ITEM # 4

APPROVED
BANNY ROTHE
WC/BF/CM
12/1/2025

D. Rotte

Wald Relocation Services, LTD

17239

Monday, November 3, 2025

Waller County New Courthouse

Origin: 425 FM 1488
 POC: Danny Rothe 979-221-3922
 Hempstead, TX 77445

Destination: 836 Austin St
 POC: Danny Rothe 979-221-3922
 Hempstead, TX 77445

Home Phone:

Home Phone:

Work Phone:

Work Phone:

Email: WALD@5517-5-D-2

Other Phone:

Coordinator: Lucio, Regina

Nat'l Account:

Salesperson: Monfort, Duane

Nat'l Account #:

Customer: Waller County (16483)

PO #:

Valuation: Normal Rate .60/lb

Service	Start	Pack	Load	Delivery
Load/Deliver	8:00 AM		11/03/2025	

Containers	Estimated	Actual	Containers	Estimated	Actual	Containers	Estimated	Actual
* IT	2	2	E- Roll-A-Lift			Pro- Cloth Pads	40	
* Driver	2	2	E- Sliders			Pro- Coreplast		
* Installer	1	1	E- SpidC- Steel Dolly			Pro- Corner Guard		
* Mover	4	4	E- SpidCrane			Pro- Masonite		
* Supervisor	1	1	E- Walk Board			Pro- Matadoors		
* V- BT	2	2	M- BubbleWrap	1	2	Pro- Polynite		
Ctn- 1.5 Book		1	M- Cardboard Separator			Pro- Rug		
Ctn- Inter-Lock			M- Corrugated Roll			Runner		
DISPOSAL			M- Corrugated Sheets			Pro- Security Seal		
E- Bins	15	8	M- Flat			Tape- Blue		
E- Deck Bar			Brackets (Box)			Tape- Double Sided		
E- Dolly- 4- Wheel	40		M- Furniture Screws (Box)			Tape- Duct		
E- Dolly- Extension			M- Mounting Kit			Tape- Polynite		
E- Dolly- Kickback			M- Newsprint			Tape- Tan		
E- E-Crate			M- Packing			Tape- Velcro		
E- E-Crate Dolly			Peanuts			Tool & Drill	1	
E- Ladder	1		M- StretchWrap			Tool- Door Stop		
E- Pallet Jack			AntiStat			Tool- J-Bar		
E- Pallet Jack Lifter			M- StretchWrap	1	1	Tool- Markers		
E- Pallets			Green			Tool- Pry Bar		
E- Panel Cart	2		M- Zip Ties			Tool- Rubber		
E- RBC			Move- Inv.			Mallet		
E- RBC Covers			Sticker			Tool- Utility		
			Move- Inventory			Knife		
			Move- Label- 248				40	
			Move- Label- 500				40	
			PC Bags					
			PC- Computer Wrap	60	0			

Special Instructions(Origin): START TIME; 8:00 AM

Relocate contents, IT, and some furniture from the Annex back to the Courthouse. We will disconnect and reconnect all IT.

Special Instructions(Dest): **TOGGLE BOLTS**

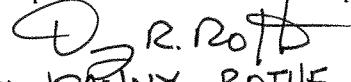
****5 NUMBERED SEALS****

IMPORTANT NOTICE- Read notice before signing below:

I acknowledge that the above requested work has been completed.

Shipments accepted at carriers liability hereby declared as not exceeding \$.60 per pound per article unless owner specifies herein in writing a valuation and pays the agreed premium. Storage shipments are subject to terms and conditions on the non-negotiable warehouse receipt.

The Company is not responsible for articles packed by owner, under no circumstances will the Company be responsible for articles of extraordinary value such as but not limited to currency, money, coin & stamp collections, documents, securities, jewelry, watches or precious stones. Any claims for shortage or damages must be reported within 48 hours after receipt of goods. I agree to the above.


D. R. Rothe

Signature of Customer, Owner or Agent

DANNY ROTHE
12/1/2025

Additional Notes:

Packing Charge	Charges
HRS	T
Drayage	
Valuation Charge	
Travel Time	
Transportation	
Total:	

Wald Relocation Services, LTD

17240

Monday, November 3, 2025

Waller County New Courthouse, 3rd Party

Origin: 425 FM 1488
 POC: Danny Rothe 979-221-3922
 Hempstead, TX 77445

Destination: 836 Austin St
 Hempstead, TX 77445

Home Phone:**Home Phone:****Work Phone:****Work Phone:****Email:** WALD@5517-5-D-1**Other Phone:****Coordinator:** Lucio, Regina**Natl Account:****Salesperson:** Monfort, Duane**Natl Account #:****Customer:** Waller County (16483)**PO #:****Valuation:** Normal Rate .60/lb

Service	Start	Pack	Load	Delivery
Load/Deliver	8:00 AM		11/03/2025	

Containers	Estimated	Actual	Containers	Estimated	Actual	Containers	Estimated	Actual
Ctn- 1.5 Book			E- Walk Board			Pro- Corner Guard		
Ctn- Inter-Lock			M- BubbleWrap			Pro- Masonite		
DISPOSAL			M- Cardboard Separator			Pro- Matadoors		
E- Bins			M- Corrugated Roll			Pro- Polynite		
E- Deck Bar			M- Corrugated Sheets			Pro- Rug		
E- Dolly- 4- Wheel			M- Flat			Runner		
E- Dolly- Extension			Brackets (Box)			Pro- Security Seal		
E- Dolly- Kickback			M- Furniture Screws (Box)			Tape- Blue		
E- E-Crate			M- Mounting Kit			Tape- Double Sided		
E- E-Crate Dolly			M- Newsprint			Tape- Duct		
E- Ladder			M- Packing Peanuts			Tape- Polynite		
E- Pallet Jack			M- StretchWrap AntiStat			Tape- Tan		
E- Pallet Jack Lifter			M- StretchWrap Green			Tape- Velcro		
E- Pallets			M- Zip Ties			Tool & Drill		
E- Panel Cart			Move- Inv. Sticker			Tool- Door Stop		
E- RBC			Move- Inventory			Tool- J-Bar		
E- RBC Covers			Move- Label- 248			Tool- Markers		
E- Roll-A-Lift			Move- Label- 500			Tool- Pry Bar		
E- Sliders			PC Bags			Tool- Rubber Mallet		
E- SpidC- Steel Dolly			PC- Computer Wrap			Tool- Utility Knife		
E- SpidCrane			Pro- Cloth Pads					
			Pro- Coreplast					

Special Instructions(Origin): START TIME; 8:00 AM

Relocate County Clerk ledger books and ledger holders.

Wald Relocation Services, LTD

17240

Monday, November 3, 2025

Waller County New Courthouse, 3rd Party

Origin: 425 FM 1488
 POC: Danny Rothe 979-221-3922
 Hempstead, TX 77445

Destination: 836 Austin St
 Hempstead, TX 77445

Home Phone:

Home Phone:

Work Phone:

Work Phone:

Email: WALD@5517-5-D-1

Other Phone:

Coordinator: Lucio, Regina

Nat'l Account:

Salesperson: Monfort, Duane

Nat'l Account #:

Customer: Waller County (16483)

PO #:

Valuation: Normal Rate .60/lb

Service	Start	Pack	Load	Delivery
Load/Deliver	8:00 AM		11/03/2025	

Containers	Estimated	Actual	Containers	Estimated	Actual	Containers	Estimated	Actual
Ctn- 1.5 Book			E- Walk Board			Pro- Corner Guard		
Ctn- Inter-Lock			M- BubbleWrap			Pro- Masonite		
DISPOSAL			M- Cardboard Separator			Pro- Matadoors		
E- Bins			M- Corrugated Roll			Pro- Polynite		
E- Deck Bar			M- Corrugated Sheets			Pro- Rug		
E- Dolly- 4- Wheel			M- Flat			Runner		
E- Dolly- Extension			Brackets (Box)			Pro- Security Seal		
E- Dolly- Kickback			M- Furniture Screws (Box)			Tape- Blue		
E- E-Crate			M- Mounting Kit			Tape- Double Sided		
E- E-Crate Dolly			M- Newsprint			Tape- Duct		
E- Ladder			M- Packing Peanuts			Tape- Polynite		
E- Pallet Jack			M- StretchWrap AntiStat			Tape- Tan		
E- Pallet Jack Lifter			M- StretchWrap Green			Tape- Velcro		
E- Pallets			M- Zip Ties			Tool & Drill		
E- Panel Cart			Move- Inv. Sticker			Tool- Door Stop		
E- RBC			Move- Inventory			Tool- J-Bar		
E- RBC Covers			Move- Label- 248			Tool- Markers		
E- Roll-A-Lift			Move- Label- 500			Tool- Pry Bar		
E- Sliders			PC Bags			Tool- Rubber Mallet		
E- SpidC- Steel Dolly			PC- Computer Wrap			Tool- Utility Knife		
E- SpidCrane			Pro- Cloth Pads					
			Pro- Coreplast					

Special Instructions(Origin): START TIME; 8:00 AM

Relocate County Clerk ledger books and ledger holders.

Wald Relocation Services, LTD

17257

Tuesday, November 4, 2025

Waller County New Courthouse

Origin: 425 FM 1488
 Annex Bldg
 POC: Danny Rothe 979-221-3922
 Hempstead, TX 77445

Destination: 836 Austin St
 New Courthouse
 POC: Danny Rothe 979-221-3922
 Hempstead, TX 77445

Home Phone:

Work Phone:

Email: WALD@5517-5-E

Home Phone:

Work Phone:

Other Phone:

Coordinator: Lucio, Regina

Natl Account:

Salesperson: Monfort, Duane

Natl Account #:

Customer: Waller County (16483)

PO #:

Valuation: Normal Rate .60/lb

Service	Start	Pack	Load	Delivery
Load/Deliver	8:00 AM		11/04/2025	

Containers	Estimated	Actual	Containers	Estimated	Actual	Containers	Estimated	Actual
* Driver	1	1	E- Sliders			Pro- Cloth Pads	20	
* Mover	2	2	E- SpidC- Steel Dolly			Pro- Coreplast		
* Supervisor	1	1	E- SpidCrane			Pro- Corner Guard		
* V- BT	1	1	E- Walk Board			Pro- Masonite		
Ctn- 1.5 Book			M- BubbleWrap			Pro- Matadoors		
Ctn- Inter-Lock			M- Cardboard Separator			Pro- Polynite		
DISPOSAL			M- Corrugated Roll			Pro- Rug Runner		
E- Bins	8	8	M- Corrugated Sheets			Pro- Security Seal		
E- Deck Bar			M- Flat Brackets (Box)			Tape- Blue		
E- Dolly- 4- Wheel	30	30	M- Furniture Screws (Box)			Tape- Double Sided		
E- Dolly- Extension			M- Mounting Kit			Tape- Duct		
E- Dolly- Kickback			M- Newsprint			Tape- Polynite		
E- E-Crate			M- Packing Peanuts			Tape- Tan		
E- E-Crate Dolly			M- StretchWrap			Tape- Velcro		
E- Ladder			AntiStat			Tool & Drill	1	
E- Pallet Jack			M- StretchWrap Green	1	1	Tool- Door Stop		
E- Pallet Jack Lifter			M- Zip Ties			Tool- J-Bar		
E- Pallets			Move- Inv. Sticker			Tool- Markers		
E- Panel Cart			Move- Inventory			Tool- Pry Bar		
E- RBC			Move- Label- 248			Tool- Rubber Mallet		
E- RBC Covers			Move- Label- 500			Tool- Utility Knife		
E- Roll-A-Lift			PC Bags					
			PC- Computer Wrap	10	10			20

Special Instructions(Origin): START TIME: 8:00 AM

Finish relocating the Annex to the Courthouse. Afterwards, relocate furniture, contents, and computers from the Tax Assessor office to the courthouse. We will disconnect and reconnect computers.

Special Instructions(Dest): **4 - DESK RISERS**

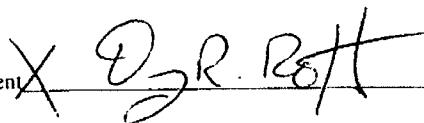
IMPORTANT NOTICE - Read notice before signing below:

I acknowledge that the above requested work has been completed.

Shipments accepted at carriers liability hereby declared as not exceeding \$.60 per pound per article unless owner specifies herein in writing a valuation and pays the agreed premium. Storage shipments are subject to terms and conditions on the non-negotiable warehouse receipt.

The Company is not responsible for articles packed by owner, under no circumstances will the Company be responsible for articles of extraordinary value such as but not limited to currency, money, coin & stamp collections, documents, securities, jewelry, watches or precious stones. Any claims for shortage or damages must be reported within 48 hours after receipt of goods. I agree to the above.

Signature of Customer, Owner or Agent



Additional Notes:

Extra Stops							
Pickup	Stop	From Date	To Date	From Time	To Time	Company	Address
	3	11/04/2025				Tax Assessor - Waller County	730 9th St Hempstead, TX 77445
						Phone: (979) 221-3922	Work:
Delivery	Stop	From Date	To Date	From Time	To Time	Company	Address
	2	11/04/2025				New Courthouse - Waller County	836 Austin St Hempstead, TX 77445
						Phone: (979) 221-3922	Work:

Wald Relocation Services, LTD

17265

Wednesday, November 5, 2025

Waller County New Courthouse

Origin: 730 9th St
 Tax Assessor Office
 POC: Danny Rothe 979-221-3922
 Hempstead, TX 77445

Destination: 836 Austin St
 New Courthouse
 POC: Danny Rothe 979-221-3922
 Hempstead, TX 77445

Home Phone:**Work Phone:****Email:** WALD@5517-5-F**Home Phone:****Work Phone:****Other Phone:**

Dispose of 11 bins to be shredded
 X D.R. Rothe

Coordinator: Lucio, Regina**Natl Account:****Salesperson:** Monfort, Duane**Natl Account #:****Customer:** Waller County (16483)**PO #:****Valuation:** Normal Rate .60/lb

Service	Start	Pack	Load	Delivery
Load/Deliver	8:00 AM		11/05/2025	

Containers	Estimated	Actual	Containers	Estimated	Actual	Containers	Estimated	Actual
* Driver	1	1	E- Sliders			Pro- Cloth Pads		
* Mover	6	6	E- SpidC- Steel Dolly			Pro- Coreplast		
* Supervisor	1	1	E- SpidCrane			Pro- Corner Guard		
* V- BT	1	1	E- Walk Board			Pro- Masonite		
Ctn- 1.5 Book			M- BubbleWrap			Pro- Matadoors		
Ctn- Inter-Lock			M- Cardboard Separator			Pro- Polynite		
DISPOSAL		1	M- Corrugated Roll			Pro- Rug Runner		
E- Bins	10	10	M- Corrugated Sheets			Pro- Security Seal		
E- Deck Bar			M- Flat Brackets (Box)			Tape- Blue		
E- Dolly- 4- Wheel	40	40	M- Furniture Screws (Box)			Tape- Double Sided		
E- Dolly- Extension	4	4	M- Mounting Kit			Tape- Duct		
E- Dolly- Kickback			M- Newsprint			Tape- Polynite		
E- E-Crate			M- Packing Peanuts			Tape- Tan		
E- E-Crate Dolly			M- StretchWrap AntiStat			Tape- Velcro		
E- Ladder	1	0	M- StretchWrap Green	1	1	Tool & Drill	1	1
E- Pallet Jack			M- Zip Ties			Tool- Door Stop		
E- Pallet Jack Lifter			Move- Inv. Sticker			Tool- J-Bar		
E- Pallets			Move- Inventory			Tool- Markers		
E- Panel Cart			Move- Label- 248			Tool- Pry Bar		
E- RBC			Move- Label- 500			Tool- Rubber Mallet		
E- RBC Covers			PC Bags			Tool- Utility Knife		
E- Roll-A-Lift			PC- Computer Wrap	20	20			

Special Instructions(Origin): START TIME: 8:00 AM
 Finish relocating the Tax Assessor office to the courthouse.
 Special Instructions(Dest): **TOGGLE BOLTS**

4 - DESK RISERS

IMPORTANT NOTICE- Read notice before signing below:

I acknowledge that the above requested work has been completed.

Shipments accepted at carriers liability hereby declared as not exceeding \$.60 per pound per article unless owner specifies herein in writing a valuation and pays the agreed premium. Storage shipments are subject to terms and conditions on the non-negotiable warehouse receipt.

The Company is not responsible for articles packed by owner, under no circumstances will the Company be responsible for articles of extraordinary value such as but not limited to currency, money, coin & stamp collections, documents, securities, jewelry, watches or precious stones. Any claims for shortage or damages must be reported within 48 hours after receipt of goods. I agree to the above.

Signature of Customer, Owner or Agent X OJ R Rpt

Additional Notes:

Packing Charge	Charges
	HRS
Drayage	
Valuation Charge	
Travel Time	
Transportation	
Total:	

Hance Scarborough, LLP
 203 W 10TH ST, SUITE 600
 Austin, TX 78701
 (512) 479-8888 (512) 482-6891 Fax
 Federal Tax I. D. #: 74-2719272

August 26, 2025

WALLER COUNTY
 Office of the County Attorney
 645 12th Street
 Hempstead, TX 77445

Invoice No. 114270
 Our File No. 28071 0001

Representation Agreement for Waller County in the matter entitled
 Brookshire-Katy Drainage District v. Awry Ready Mix Concrete LLC, et al, in
 the County Court at Law No. 2 of Waller County, Texas

VIA EMAIL TO: Lauren Windsor at l.windsor@wallercounty.us
 and Uriel Tuck at u.tuck@wallercounty.us

PROFESSIONAL SERVICES FROM 10/3/24 - 8/20/25	\$9,400.00
EXPENSES	\$82.31
TOTAL BALANCE NOW DUE	\$9,482.31

PLEASE RETURN ENCLOSED REMITTANCE COPY WITH YOUR PAYMENT

AR Aging Summary

<u>0 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>91 - 120</u>	<u>121 & up</u>
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Hance Scarborough, LLP
 203 W 10TH ST, SUITE 600
 Austin, TX 78701
 (512) 479-8888 (512) 482-6891 Fax
 Federal Tax I. D. #: 74-2719272

August 26, 2025

WALLER COUNTY
 Office of the County Attorney
 645 12th Street
 Hempstead, TX 77445

Invoice No. 114270
 Our File No. 28071-0001

Representation Agreement for Waller County in the matter entitled
 Brookshire-Katy Drainage District v. Awry Ready Mix Concrete LLC, et al, in
 the County Court at Law No. 2 of Waller County, Texas

VIA EMAIL TO: Lauren Windsor at l.windsor@wallercounty.us
 and Uriel Tuck at u.tuck@wallercounty.us

FOR PROFESSIONAL SERVICES RENDERED

10/3/24	MLW		3.00 hrs	0 / hr	N/C
1/6/25	MLW		1.50 hrs	400 / hr	600.00
1/7/25	MLW		2.00 hrs	400 / hr	800.00
1/14/25	MLW		1.50 hrs	400 / hr	600.00
1/21/25	MLW		0.50 hrs	0 / hr	N/C
1/28/25	MLW		2.25 hrs	400 / hr	900.00
2/4/25	MLW		0.25 hrs	0 / hr	N/C
2/14/25	MLW		1.00 hrs	400 / hr	400.00
3/5/25	MLW		0.50 hrs	400 / hr	200.00
3/17/25	MLW		1.75 hrs	400 / hr	700.00
3/18/25	MLW		0.50 hrs	0 / hr	N/C
3/19/25	MLW		1.00 hrs	400 / hr	400.00

OTHER OFFICE LOCATIONS: WASHINGTON, D.C.

3/31/25	MLW		0.50 hrs	0/hr	N/C
4/8/25	MLW		1.25 hrs	400 / hr	500.00
4/15/25	MLW		1.00 hrs	0/hr	N/C
4/30/25	MLW		2.00 hrs	400 / hr	800.00
5/13/25	MLW		2.50 hrs	400 / hr	1,000.00
5/15/25	MLW		2.00 hrs	400 / hr	800.00
5/16/25	MLW		1.75 hrs	400 / hr	700.00
5/28/25	MLW		1.50 hrs	0/hr	N/C
6/11/25	MLW		1.25 hrs	400 / hr	500.00
7/15/25	MLW		1.25 hrs	400 / hr	500.00
7/16/25	MLW		0.50 hrs	0/hr	N/C
8/19/25	MLW		0.50 hrs	0/hr	N/C
8/20/25	MLW		0.25 hrs	0/hr	N/C

Timekeeper Summary

<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
WOODWARD, MICHAEL	32.00	400.00	\$9,400.00
Total fees for this matter	32.00 hrs		\$9,400.00

EXPENSES

7/23/24	TX Efilings	2.31
7/23/24	TX Efilings	10.00
7/23/24	TX Efilings	30.00
7/23/24	TX Efilings	5.00
7/23/24	TX Efilings	35.00
Total expenses for this matter		\$82.31

BILLING SUMMARY

TOTAL FEES	\$9,400.00
TOTAL EXPENSES	\$82.31
TOTAL CHARGES FOR THIS BILL	<u>\$9,482.31</u>
TOTAL BALANCE NOW DUE	<u>\$9,482.31</u>

AR Aging Summary

<u>0 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>91 - 120</u>	<u>121 & up</u>
\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

HUSCH BLACKWELL

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

Item 25.

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

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

Invoice Date: November 10, 2025
Invoice Number: 3846195

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

INVOICE SUMMARY

For Professional Services Rendered and Costs Advanced Through October 31, 2025

Currency: USD

Our Reference No. 0553103-0000003
Evaluation of Subdivision Regulations

Total Professional Services	1,237.50
-----------------------------	----------

Amount Due	\$1,237.50
-------------------	-------------------

HUSCH BLACKWELL

Item 25.

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

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

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

PAYMENT DUE UPON RECEIPT
Invoice Date: November 10, 2025
Invoice Number: 3846195

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

For Professional Services Rendered and Costs Advanced Through October 31, 2025

Currency: USD

Our Reference No. 0553103-0000003
Evaluation of Subdivision Regulations

Date	Professional Services	Hours	Amount
10/06/25	[REDACTED]	3.30	\$1,237.50
C. Thompson			
	Total Hours and Fees	3.30	\$ 1,237.50
	Current Invoice Due		\$1,237.50

Client: Waller County, Texas
Matter: Evaluation of Subdivision
Regulations
Page 3

Our Reference No.: 0553103-0000003
Invoice Number: 3846195

Item 25.

Other Outstanding Invoices \$1,725.00

Total Balance Due **\$2,962.50**

HUSCH BLACKWELL

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

Item 25.

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

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

PAYMENT DUE UPON RECEIPT
Invoice Date: November 10, 2025
Invoice Number: 3846195

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

For Professional Services Rendered and Costs Advanced Through October 31, 2025

Currency: USD

Our Reference No. 0553103-0000003
Evaluation of Subdivision Regulations

Total Professional Services	1,237.50
Total Current Invoice	\$1,237.50

Other Invoices Outstanding

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

<u>Date</u>	<u>Invoice</u>	<u>Balance</u>
10/10/25	3826437	\$1,725.00
Prior Balance Due		\$1,725.00

-  To pay online in minutes, visit our payment portal at <https://www.huschblackwell.com/paymentportal>
-  If you have questions or need help, call 314-480-1500 or email us at ARInfo@huschblackwell.com
-  To pay by mail* return this page with payment. Mail checks to:
Husch Blackwell LLP, P.O. Box 790379, St. Louis, MO 63179

** Paying by check presents certain risks, such as the potential for checks to be lost or stolen in transit and the threat of fraudulent activity. To safeguard your transaction, we recommend using a more secure payment method by visiting our new payment portal above.*

We want your feedback. Use the link below to provide us feedback on our services or the matter related to this invoice.

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

HUSCH BLACKWELL

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

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

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

PAYMENT DUE UPON RECEIPT

Invoice Date: November 10, 2025
Invoice Number: 3846195

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

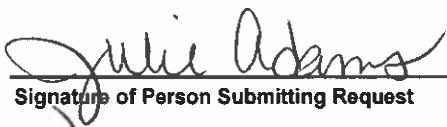
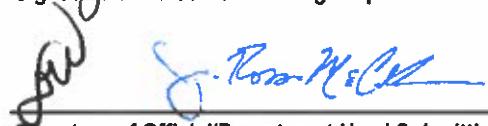
<u>Current Invoice</u>	
11/10/25	3846195
Total Balance Due	\$1,237.50
	\$2,962.50

-  To pay online in minutes, visit our payment portal at <https://www.huschblackwell.com/paymentportal>
-  If you have questions or need help, call 314-480-1500 or email us at ARInfo@huschblackwell.com
-  To pay by mail* return this page with payment. Mail checks to:
Husch Blackwell LLP, P.O. Box 790379, St. Louis, MO 63179

* Paying by check presents certain risks, such as the potential for checks to be lost or stolen in transit and the threat of fraudulent activity. To safeguard your transaction, we recommend using a more secure payment method by visiting our new payment portal above.

We want your feedback. Use the link below to provide us feedback on our services or the matter related to this invoice.

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

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge**Total Amount Due:**\$260,350.28**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 # 76606 Penick RoadProfessional Services from October 01, 2025 to October 31, 2025**Charge to GL line:** 605-605-545405
Signature of Person Submitting Request12-2-25
Date
Signature of Official/Department Head Submitting Request12/2/25
Date

BinkleyBarfield



Waller County

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

INVOICE

REMIT TO: Binkley & Barfield, Inc.
1710 Seamist Drive
Houston, TX 77008

November 17, 2025

Project No: 0000069974.0000
Invoice No: 76606

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 October 01, 2025 to October 31, 2025

Phase	0000	General
Task	1000	Roadway
Fee		

Billing Phase	Fee	Percent Complete	Earned	Previously Invoiced	Amount This Invoice
General	49,821.00	60.00	29,892.60	25,906.92	3,985.68
Preliminary Engineering	223,460.00	100.00	223,460.00	223,460.00	0.00
Final Design	765,438.00	60.00	459,262.80	209,897.40	249,365.40
SUE	69,992.00	100.00	69,992.00	62,992.80	6,999.20
Environmental	29,455.00	100.00	29,455.00	29,455.00	0.00
Geotechnical	40,297.00	100.00	40,297.00	40,297.00	0.00
Survey	208,434.00	90.00	187,590.60	187,590.60	0.00
Total Fee	1,386,897.00		1,039,950.00	779,599.72	260,350.28
		Total Fee			260,350.28
			Total this Task:		\$260,350.28
			Total this Phase:		\$260,350.28

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
------	------	--------------

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	62,992.80	62,992.80
Limit				69,992.00
Remaining				6,999.20

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
------	------	-------------------------------------

Total this Task:

Task	SUB2	Woolpert Surveying - Optional Additional Services UC
------	------	--

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: \$260,350.28

Outstanding Invoices

Number	Date	Balance	Total Now Due	
75665	10.17.2025	110,907.78		
Total		110,907.78		\$371,258.06

Monthly Progress Report

October 2025

Project: Waller County - Penick Rd

Project No.: 0000069974.0000

Waller County Project No.: 23302

I. Work Completed to Date

Task 1: Final Design (70% PS&E Submittal)

- 70% PS&E Plan Set
 - General / Project Layout Sheets
 - Roadway P&P Sheets
 - Driveway Summary Sheet
 - TCP Development / Sheet Production
 - SW3P / SPM Sheets
 - Standard compilation
- 70% Roadway Model and Cross Sections
- 70% Construction Cost Estimate / Bid Item List
- 70% Checklist
- 70% KMZ

A: Project Management

- Design Team Coordination

B: Monthly Meeting

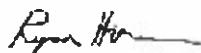
- Monthly meeting with Waller County (10/27)
- 3 Bi-weekly progress meetings with Design Team: 10/14, and 10/28

II. Work Planned for Next Period (November 2025)

Task 1: Post 70% Comment Response Period

Task 2: Final Design (100% PS&E Submittal).

Milestone Submittals	Expected Due Date
Prelim. Design Submittal (PER and Schematic)	7/16/2025 - COMPLETED
70% Design Submittal	11/3/2025 - COMPLETED
100% Design Submittal	1/15/2026 - REVISED



Ryan Hinson
Deputy Project Manager

Date: November 7, 2025



ISO 9001:2008 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

PO. Box 791479 • Baltimore, MD 21279-1479

Item 26.

Binkley & Barfield, Inc.
1710 Seamist Drive
Houston, TX 77008

Date: September 24, 2025
KCI Project No: 00047195_001
Invoice No: ARIV1036026

Attn: Ryan Hinson & Kevin Mineo
rhinson@dccm.com
kmineo@dccm.com
Ybalbuena@dccm.com

Bill via: bbi.ap@dccm.com

Project Description: Penick Road, Barry Lane, & Mathis Road
Subsurface Utility Engineering (SUE) Services
Houston, TX

BBI Project No: 23302

Professional Engineering Services Through September 30, 2025

Project Phase	Fee	% Complete	Fee Earned	Prior Billing	Current Billing	Fee Remainder
Base Services:	\$ 69,992.00		\$ 69,992.00	\$ 62,992.80	\$ 6,999.20	\$ -
SUE Levels D, B & A	\$ 69,992.00	100%	\$ 69,992.00	\$ 62,992.80	\$ 6,999.20	\$ -
Subtotal Base Services: \$ 6,999.20						
Total Invoice: \$ 6,999.20						

Project Aging Summary

Inv No.	Inv Date	Inv. Amount	Current	Over 30	Over 60	Over 90	Over 120
ARIV1036026	9/24/2025	\$6,999.20	\$6,999.20				
ARIV1033568	9/4/2025	\$10,498.80	\$10,498.80				
ARIV1027255	7/7/2025	\$52,494.00			\$52,494.00		

**Project Tracker:
0000069974.0000 Waller County - Penick Rd**

Invoice Number: 76606-08

Billing Period: October 01, 2025- October 31, 2025

Waller Project No.: 23302

Phase	Contract Fee
Roadway and Drainage Design	
General Roadway	\$ 49,821.00
Preliminary Engineering	\$ 223,460.00
Final Design	\$ 765,438.00
SUE	\$ 69,992.00
Environmental	\$ 29,455.00
Geotechnical	\$ 40,297.00
Survey	\$ 208,434.00
Construction Phase Services	\$ 145,737.00
Total	\$ 1,532,634.00

Julie Adams

From: Katlyn Dezarn <kdezarn@lja.com>
Sent: Tuesday, December 2, 2025 12:22 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice | 23302 Penick Road
Attachments: 20251117-Invoice#76606-08 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.

Good afternoon,

Attached is another invoice for you all to review. Here is a summary:

Project #: 23302
 Project Name: Penick Road
 Consultant: BBI
 Percent spent so far: 68%
 Design Schedule Changes: None

Invoice Date	Invoice #	Invoice \$
11.17.25	76606	\$260,350.28

Thank you so much!

Katlyn Dezarn, PE | Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
 3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



Top Workplaces USA | 2023

Katlyn Dezarn, PE | Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
 3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge**Total Amount Due:**\$87,170.46**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 # 76428 Clay RdProfessional Services from October 01, 2025 to October 31, 2025**Charge to GL line:** 605-605-545405Julie Adams
Signature of Person Submitting Request12-2-25
DateS. Ross McCall
Signature of Official/Department Head Submitting Request12/2/25
Date

BinkleyBarfield

INVOICE**DCCM**

Waller Co.

Robert McCall
County Engineer
775 Bus 290
East Heampstead, TX 77445

REMIT TO: Binkley & Barfield, Inc.
1710 Seamist Drive
Houston, TX 77008

November 18, 2025

Project No: 0000069938.0000
Invoice No: 76428

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 October 01, 2025 to October 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	63.00	30,927.33	29,454.60	1,472.73
Drainage Data Collection	12,692.00	100.00	12,692.00	12,692.00	0.00
Prelim- Rdwy	261,818.00	100.00	261,818.00	253,963.46	7,854.54
Prelim-Drainage	109,324.00	100.00	109,324.00	103,857.80	5,466.20
Final Design-Rdwy	586,559.00	10.00	58,655.90	0.00	58,655.90
Final Design-Drainage	276,322.00	0.00	0.00	0.00	0.00
SUE	165,634.00	24.1875	40,062.65	40,062.65	0.00
GeoTechnical	77,278.00	90.00	69,550.20	69,550.20	0.00
Survey	152,645.00	87.3126	133,278.25	125,646.00	7,632.25
Structural	91,713.00	0.00	0.00	0.00	0.00
Traffic	18,858.00	20.00	3,771.60	3,771.60	0.00
Environmental	18,866.00	32.2741	6,088.84	0.00	6,088.84
Total Fee	1,820,800.00		726,168.77	638,998.31	87,170.46
					87,170.46

Total this Task: \$87,170.46

Total this Phase: \$87,170.46

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:

Task 2000 Drainage CPS

		Current	Prior	To-Date
Billing Limits				
Total Billings		0.00	0.00	0.00
Limit				13,828.00
Remaining				13,828.00

Total this Task:

Task SUB1 Weisser CPS

		Current	Prior	To-Date
Billing Limits				
Total Billings		0.00	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

		Current	Prior	To-Date
Billing Limits				
Total Billings		0.00	0.00	0.00
Limit				123,470.00
Remaining				123,470.00

Total this Task:

Task 1001 Survey SUB Weisser

		Current	Prior	To-Date
Billing Limits				
Total Billings		0.00	0.00	0.00
Limit				138,830.00
Remaining				138,830.00

Total this Task:

Total this Phase:

TOTAL DUE THIS INVOICE: \$87,170.46

Outstanding Invoices

Number	Date	Balance	Total Now Due	
75860	10.15.2025	5,000.00		
Total		5,000.00		

Total Now Due \$92,170.46

Monthly Progress Report

October 2025

Project: Waller County – Clay Rd

Project No.: 23406 (BBI Prj # 0000069938)

P.O. No.:

I. Work Completed to Date

- Submitted revised PER
 - Report
 - Existing Utility Layouts & Utility Conflict Table
 - Survey Control Sheets & Topographic Survey & ROW map
 - Existing & Proposed Typical Sections
 - Preliminary Design Layout
 - Intersection Sight Triangles
 - Preliminary Construction Sequencing
 - Drainage Report
 - Geotechnical Report
 - Environmental Constraints Report
 - Preliminary Construction Cost Estimate
- Prepared presentation for PER meeting with Waller County
- Began work on 70% design submittal
- Project Management
 - Design team coordination
- Project Meetings
 - Met with LJA on 10/16 & 10/22
 - Met with Waller County for PER meeting (10/23)
 - Met with Quiddity about interim drainage plans at Pitts Rd (9/22)

II. Work Planned for Next Period

- Additional coordination meetings with Harris County
- Continued work on 70% submittal
- Begin work on ROW mapping
- Finalize locations of detention ponds

III. Milestone Submittals

Submittal	Expected Due Date
Preliminary Design Submittal	Approved 10/24/2025
70% Design Submittal	TBD
95% Design Submittal	2/20/2026
100% Design Submittal	4/24/2026

James Fields

James Fields, P.E.

Project Manager – Transportation

Date: 11/17/2025



WEISSE
Engineering &
Surveying

PO Box 380 • Barker, TX 77413

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

Item 27.

Invoice

Invoice #:	EI604-6
-------------------	---------

Invoice Date:	10/29/2025
----------------------	------------

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%	5.00%	85.00%	1,394.00
EXISTING RIGHT OF WAY MAPPING (CAT. 1 B, COND. 3)	45,790.00	36,632.00	80.00%	5.00%	85.00%	2,289.50
TOPOGRAPHIC SURVEY (CAT. 6, COND. 1)	78,975.00	63,180.00	80.00%	5.00%	85.00%	3,948.75

Subtotal

Sales Tax (0.0%)

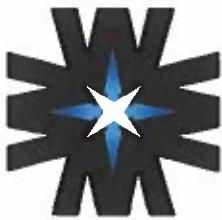
Total

Payments/Credits

Balance Due

Weisser Engineering Company Inc.
ACH Instructions
Prosperity Bank
Routing Number 113122655
Account Number 218335428

Please include the Invoice Number or a copy of this invoice with your payment.



WEISSE

Engineering & Surveying

PO Box 380 • Barker, TX 77413

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

Item 27.

Invoice

Invoice #:	EI604-6
------------	---------

Invoice Date:	10/29/2025
---------------	------------

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	3,530.00	100.00%	0.00%	100.00%	0.00
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	\$7,632.25
Sales Tax (0.0%)	\$0.00
Total	\$7,632.25
Payments/Credits	\$0.00
Balance Due	\$7,632.25

Please include the Invoice Number or a copy of this invoice with your payment.



Consonor Engineers, LLC | FEIN: 59-3221706
350 Indiana Street, Ste. 400, Golden, CO 80401 | 888.451.6822

ACH Remit To:
Bank: CIBC Bank USA
Routing Number: 071006486
Account Type: Checking
Account Number: 2784563

ar@consoreng.com

Binkley & Barfield
1710 Seamist Drive
Houston, TX 77008

September 25, 2025
Invoice No: D242837TX.02 - 2

Invoice Total **6,088.84**

Project D242837TX.02 Clay Road - Env Services - Waller County
Acct@binkleybarfield.com
BBI Project No. 0000069938

Professional Services from June 1, 2025 to July 31, 2025

Fee

Billing Phase	Fee	Percent Complete	Total Billed	Previously Billed	Current Billed
Constraints Mapping	17,996.00	99.00	17,816.04	12,597.20	5,218.84
Other Direct Expenses	870.00	100.00	870.00	0.00	870.00
Total Fee	18,866.00		18,686.04	12,597.20	6,088.84
Fee Total					6,088.84
Invoice Total					6,088.84

Outstanding Invoices

Number	Date	Balance
1	7/18/2025	12,597.20
Total		12,597.20

Billings to Date	Current	Prior	Total	Received
	6,088.84	12,597.20	18,686.04	0.00

Authorized By: Kerry Winkler Date: 09/25/25

Kerry Winkler

Project Tracker:
0000069938.0000 Waller County - Clay Rd

Invoice Number. 76428-08

Billing Period: October 01, 2025- October 31, 2025

Waller Co. Project No. 23406

Phase	Contract Fee	% Com
Roadway and Drainage Design		
Project Management	\$ 49,091.00	63.00%
Drainage Data Collection	\$ 12,692.00	100.00
Prelim. Roadway	\$ 261,818.00	100.00
Prelim.Drainage	\$ 109,324.00	100.00
Final Design	\$ 586,559.00	10.00%
Final Design-Drainage	\$ 276,322.00	0.00%
SUE	\$ 165,634.00	24.19%
GeoTechnical	\$ 77,278.00	90.00%
Survey	\$ 152,645.00	87.31%
Structural	\$ 91,713.00	0.00%
Traffic	\$ 18,858.00	20.00%
Environmental	\$ 18,866.00	32.27%
Construction Phase Services	\$ 162,746.00	0.00%
Optional Additional	\$ 262,300.00	0.00%
Total	\$ 2,245,846.00	32.33%

Julie Adams

From: Katlyn Dezarn <kdezarn@lja.com>
Sent: Tuesday, December 2, 2025 1:13 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice | 23406 Clay Road
Attachments: 20251118-Invoice #76428-08-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.

Good afternoon,

Attached is another invoice! Here is a summary:

Project #: 23406

Project Name: Clay Road

Consultant: BBI

Percent spent so far: 32%

Design Schedule Changes: Getting new date for 70% submittal; final submittal on track

Invoice Date	Invoice #	Invoice \$
11.18.25	76428	\$87,170.46

Thank you so much!

Katlyn Dezarn, PE | Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950

3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



Katlyn Dezarn, PE | Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950

3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge**Total Amount Due:**\$13,942.99**Please make check payable to:****Name:** Civil Corp**Address:** 4611 E. Airline Rd., Suite 300Victoria, TX 77904**Please mail check to:****Name:** Civil Corp**Address:** 4611 E. Airline Rd., Suite 300Victoria, TX 77904**Purpose of check:** Invoice # 76186-6Double Culvert Rd Seg 2 & Cedar Creek RdProfessional Services through Sunday, October 26, 2025**Charge to GL line:** 605-605-545405Julie Adams
Signature of Person Submitting Request12-2-25
DateJ. Ross McClellan
Signature of Official/Department Head Submitting Request12-2-25
Date



4611 E. Airline Rd., Suite 300
 Victoria, TX 77904
 Phone: 361.570.7500
 Email: ar@civilcorp.us

Waller County
 John Tyler
 c/o LJA Engineering
 360 W. Sam Houston Pkwy. S.
 Suite 600
 Houston, TX 77042

November 17, 2025

Invoice No: 76186-6
 Group C.3

Total this Invoice \$13,942.99

Project CC25.061.01 Double Culvert Rd Seg 2 & Cedar Creek Road, Waller County
Professional Services through Sunday, October 26, 2025

	Contract Amount	Prior Billed	Total Billed	Contract Remaining	Current Billed	Total Invoice
FC 160 Roadway Design-Project Management	51,136.00	31,592.75	33,286.75	17,849.25	1,694.00	
FC 160 Roadway Design-Preliminary Engineering	115,016.00	111,918.00	111,918.00	3,098.00	0.00	
FC 161 Drainage Design-H & H	149,096.00	63,855.00	70,821.00	78,275.00	6,966.00	
FC 160 Roadway Design-Final Design	226,748.00	968.00	968.00	225,780.00	0.00	
Expenses	413.00	0.00	0.00	413.00	0.00	
FC 150 Design Surveys and Construction Surveys-Surveying	150,278.00	108,010.30	108,010.30	42,267.70	0.00	
FC 102 Feasibility Studies-Geotechnical	58,873.00	58,873.00	58,873.00	0.00	0.00	
FC 135 Right of Way Utility Activities-Subsurface Utility Engineering	112,479.82	79,244.87	84,527.86	27,951.96	5,282.99	
FC 170 Bridge Design-Structural Design	34,415.00	6,883.00	6,883.00	27,532.00	0.00	
FC 120 Social/Econ/Env Studies-Environmental Services	31,714.10	31,714.10	31,714.10	0.00	0.00	
Additional Services as Needed	74,565.00	0.00	0.00	74,565.00	0.00	
	1,004,733.92	493,059.02	507,002.01	497,731.91	13,942.99	\$13,942.99

Total this Invoice \$13,942.99

Approved By:

Roy Dill
 Senior Project Manager

Highway: Double Culvert Rd. Segment 2 & Cedar Creek Rd.
County: Waller
Project No: 23103
CC Job No: 25-061-01

PROGRESS REPORT No. 06
October 01, 2025 through October 26, 2025

— General —

- Project Meetings – Progress Meeting with LJA held 10/7/25
- Coordination meeting with Geotech Engineering & Testing on 10/10/25
- Coordination meeting with Kimley-Horn for Segments 1 & 2 of Double Culvert Road on 10/15/25 – discussed project phasing and traffic control.

— Preliminary Engineering —

- Continued Preliminary Engineering Report document; submitted draft PER on 10/28/25
- Revised Typical Section for 26' paved roadway surface for Cedar Creek Road; Double Culvert Road revised to 24' paved section south of Donahoe Creek, 22' paved section north of Donahoe Creek
- Completed hydraulic analysis; completed delineation of drainage area boundaries and preliminary hydrology for flow rates at culvert crossings. Developed hydraulic data calculations and HEC-RAS model
- Completed developing preliminary construction cost estimate (revised for additional width)
- Completed sight triangle at intersections
- Completed roll plots for preliminary Plan & Profile and Traffic Control Plans (with alternatives for consideration); revised for additional pavement width

— Final Design —

- No work performed this period

— Right-of-Way Survey —

- Completed ROW research and provided CAD file on 8/28/25 (Quiddity)

— Design Survey —

- Topo survey complete (Quiddity). Additional shots obtained at or outside of ROW.
- DTM created and received (Quiddity). Revised DTM and TIN files received on 9/17/25

— Geotechnical Investigation —

- Borings complete (GET)
- Soil testing complete (GET)
- Draft Geotechnical Report received and reviewed. Comments returned to GET; revisions made and revised report received.

— Utility Engineering —

- SUE field work QL-B complete; completed work on Utility Conflict Table and Utility Layouts (Halff)

— Structural Plan Development —

- No work performed this period

— Environmental Investigation —

- No work performed this period

Anticipated Work for Next Period

- Address comments for draft PER
- Schedule PER meeting with County

Outstanding Issues

- None

SCHEDULE

Draft PER Submittal: 10/28/2025

PER Meeting: December 2025

Expected Interim Design Submittal (60%): 1/30/2026

Expected Interim Design Submittal (90%): 3/23/2026

Expected Final Design Submittal: 5/18/2026

Julie Adams

From: Katlyn Dezarn <kdezarn@lja.com>
Sent: Tuesday, December 2, 2025 11:03 AM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice | 23103 Double Culvert Road & Cedar Creek Road
Attachments: 20251026-Invoice#76186-6-CivilCorp-Double Culvert Rd. Seg.2-Project#23103.pdf

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

Good morning,

Attached is another invoice! Here is a summary:

Project #: 23103
 Project Name: Double Culvert Road & Cedar Creek Road
 Consultant: CivilCorp
 Percent spent so far: 50.5%
 Design Schedule Changes: None

Invoice Date	Invoice #	Invoice \$
11.17.25	76816-6	\$13,942.99

Thank you so much! *76186-6*

Katlyn Dezarn, PE | Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
 3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



LJA TRANSPORTATION



Katlyn Dezarn, PE | Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
 3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



Waller County Check Request/Reimbursement Form

Employee submitting request:

Julie Adams

Department:

Road and Bridge

Total Amount Due:

\$176,743.47

Please make check payable to:

Name: Edminster Hinshaw Russ & Assoc. dba EHRA Engineering

Address: 10011 Meadowglen Lane

Houston, Texas 77042

Please mail check to:

Name: Edminster Hinshaw Russ & Assoc. dba EHRA Engineering

Address: 10011 Meadowglen Lane

Houston, Texas 77042

Purpose of check: Invoice # 113226-5 Project # 23402 & 23403

241-134-00 Bartlett Road

Professional Services for the Date Ending October 19, 2025

Charge to GL line: 605-605-545405

Julie Adams
Signature of Person Submitting Request

12-2-25

Date

J. Ross McCullough

12-2-25

Date

Signature of Official/Department Head Submitting Request



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 29.

Waller County
Joan Sargent
VIA EMAIL: treasureroffice@wallercounty.us
836 Austin Street, Suite 316
Hempstead, TX 77445

Invoice number 113226
Date 11/11/2025
Invoice Total \$176,743.47
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 10/19/2025

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 Management - Segment I	\$227,882.00	10.00%	\$22,788.20	\$15,951.74	\$6,836.46
Preliminary Engineering - Segment I	\$325,227.00	50.00%	\$162,613.50	\$65,758.10	\$96,855.40
Final Design - Segment I	\$743,479.00	0.00%	\$0.00	\$0.00	\$0.00
General - Project Management - Segment II	\$221,262.00	10.00%	\$22,126.20	\$15,488.34	\$6,637.86
Preliminary Engineering - Segment II	\$223,782.00	50.00%	\$111,891.00	\$45,477.25	\$66,413.75
Final Design - Segment II	\$667,674.00	0.00%	\$0.00	\$0.00	\$0.00
Geotechnical - Segment I - Tetracheck	\$63,149.70	20.00%	\$12,629.94	\$12,629.94	\$0.00
Geotechnical - Segment II - Tetracheck	\$70,052.00	20.00%	\$14,010.46	\$14,010.46	\$0.00
Survey - Weisser	\$211,590.00	38.79%	\$82,068.00	\$82,068.00	\$0.00
Environmental - Consor	\$18,866.00	0.00%	\$0.00	\$0.00	\$0.00
Subsurface Utility Engineering - Pape-Dawson	\$59,610.00	0.00%	\$0.00	\$0.00	\$0.00
	\$2,832,573.70		\$428,127.30	\$251,383.83	\$176,743.47

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	\$116,200.00	0.00%	\$0.00	\$0.00	\$0.00
	\$216,715.00		\$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 **\$176,743.47**



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 29.

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
112575	10/14/2025	130,051.23	130,051.23	0.00	0.00	0.00	0.00
113226	11/11/2025	176,743.47	176,743.47	0.00	0.00	0.00	0.00
	Total	306,794.70	306,794.70	0.00	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: 5
Date: 11/11/25
Invoice Total: \$176,743.47
Professional Services for the Date Ending 10/19/25

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	10.00%	\$22,788.20	\$6,836.46	\$205,093.80
Preliminary Engineering - Segment I	\$325,227.00	50.00%	\$162,613.50	\$96,855.40	\$162,613.50
Final Design - Segment I	\$743,479.00	0.00%	\$0.00	\$0.00	\$743,479.00
General - Project Management - Segment II	\$221,262.00	10.00%	\$22,126.20	\$6,637.86	\$199,135.80
Preliminary Engineering - Segment II	\$223,782.00	50.00%	\$111,891.00	\$66,413.75	\$111,891.00
Final Design - Segment II	\$667,674.00	0.00%	\$0.00	\$0.00	\$667,674.00
Geotechnical - Segment I - Tetrach	\$63,149.70	20.00%	\$12,629.94	\$0.00	\$50,519.76
Geotechnical - Segment II - Tetrach	\$70,052.00	20.00%	\$14,010.46	\$0.00	\$56,041.54
Survey - Weisser	\$211,590.00	38.79%	\$82,068.00	\$0.00	\$129,522.00
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	15.06%	\$428,127.30	\$176,743.47	\$2,414,946.40

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	13.16%	\$428,127.30	\$176,743.47	\$2,824,955.40
-------------	----------------	--------	--------------	--------------	----------------



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

Item 29.

MONTHLY PROGRESS REPORT – November 2025

I. Project

Bartlett Road (Waller County Project Number 23402 & 23403)

Cane Island Parkway to Clay Road

II. Work Completed September 22, 2025 thru October 19, 2025

1. Survey (Weisser)

- a) ROE – Complete
- b) Survey Control – No update
- c) Existing ROW Mapping – Complete
- d) Topographic Survey – Complete
- e) Control and Right-of-way staking – No update

2. Geotechnical (TetraTech)

- a) Geotechnical Complete pending comments

3. Environmental (Conso)

- a) Environmental Complete pending comments

4. Engineering (EHRA)

- a) Roadway
 - Created PER and associated drawings
- b) Drainage Analysis
 - Preliminary Drainage Analysis complete pending comments
- c) Traffic
 - Traffic Study completed pending comments

5. Structural (AKV)

- a) No update

6. SUE (Pape-Dawson)

- a) SUE completed pending comments

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 29.

- b) Coordinate with Survey, Geotechnical, Environmental, & SUE

A. Meetings -

- 10/2/25 – Drainage Coordination Meeting with Pape Dawson's Development west of Bartlett and south of Clay.
- 10/7/25 – Clay Road Detention Requirements
- 10/7/25 – Bartlett Road Monthly Meeting
- 10/13/25 – Bartlett Environmental Meeting

B. See attached for updated schedule

- Schedule is delayed for final PER submittal due to environmental report.
Schedule recovers to match previous schedule by reducing 70% design time.

Julie Adams

From: Katlyn Dezarn <kdezarn@lja.com>
Sent: Tuesday, December 2, 2025 10:52 AM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice |
Attachments: 20251113-Invoice5-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.

Good morning,

Attached is an invoice for your review. Here is a summary:

Project #: 23402 & 23403
 Project Name: Bartlett Road
 Consultant: EHRA
 Percent spent so far: 13.2%
 Design Schedule Changes: None

Invoice Date	Invoice #	Invoice \$
11.11.25	5	\$176,743.47

Thank you so much!

Katlyn Dezarn, PE | Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
 3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



Katlyn Dezarn, PE | Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
 3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge**Total Amount Due:**\$17,468.55**Please make check payable to:****Name:** Gradient Group**Address:** 3151 Briarpark DriveHouston, TX 77042**Please mail check to:****Name:** Gradient Group**Address:** 3151 Briarpark DriveHouston, TX 77042**Purpose of check:** Invoice # GG-1571-3 20500-0001 Cochran RoadBilling Period October 1, 2025 through October 31, 2025**Charge to GL line:** 605-605-545405Julie Adams**Signature of Person Submitting Request**12-2-25**Date**J. Ross McCull**Signature of Official/Department Head Submitting Request**12/2/25**Date**



Gradient Group
3151 Briarpark Drive
Suite 225
Houston, TX 77042
832-779-5700

Item 30.

Waller County
Attn: County Engineer J. Ross McCall, P.E.
775 Business US 290 East
Hempstead, TX 77445

Invoice Number: GG-1571-3
Date: 10/31/2025
Project: 20500-0001 COCHRAN RD

Waller County Project: 23303
Billing Period: 10.01.25 - 10.31.25

Phase	Contract Fee	% Complete	Prior Billed	Billed to Date	Current Billing	Fee Remaining
1P - Pre-Design Study	\$ 187,323.00	30.00%	\$ 46,830.75	\$ 56,196.90	\$ 9,366.15	\$ 131,126.10
1D - Drainage	\$ 81,024.00	10.00%	\$ -	\$ 8,102.40	\$ 8,102.40	\$ 72,921.60
1S - Survey	\$ 99,848.40	18.65%	\$ 18,623.95	\$ 18,623.95	\$ -	\$ 81,224.45
1U - SUE	\$ 49,660.95	6.93%	\$ 3,443.75	\$ 3,443.75	\$ -	\$ 46,217.20
1G - Geotechnical	\$ 18,759.00	89.84%	\$ 16,854.00	\$ 16,854.00	\$ -	\$ 1,905.00
1E - Environmental	\$ 16,915.00	100.00%	\$ 16,915.00	\$ 16,915.00	\$ -	\$ -
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	14.29%	\$ 102,667.45	\$ 120,136.00	\$ 17,468.55	\$ 720,322.35

Invoice Total \$ 17,468.55

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
GG-1546	09/30/2025	52,549.02		52,549.02			
GG-1571	10/31/2025	17,468.55	17,468.55				
	Total	70,017.57	17,468.55	52,549.02	0.00	0.00	0.00



Monthly Progress Report

**Cochran Rd
Waller County**
Gradient Project No. 20500-0001
Waller County Project No. 23303

Period: October 01, 2025 to October 31, 2025

Tasks performed this period include:

1. Progress Meetings- October 13,2025
2. Sub Coordination
 - a. Survey complete 10/03
 - b. Roadway Geotechnical 10/13
 - c. SUE completed 10/3
3. Schematic Roll Plot progressing
4. Drainage Ongoing

Tasks to be performed next period:

1. Progress Meeting- November
2. Schematic Roll Plot
3. Preliminary Drainage Findings
4. Sub consultant coordination

Deliverables (include % complete):

1. Desktop Envio. Revieww-100%
2. Cultural resources-100%
3. WOTUS-100%
4. Topo- 100%
5. Ex. ROW – 100%
6. Roadway Geotechnical Report- 100%
7. SUE- 100%
8. Schematic Rol Plot- 60%

Schedule:

1. PER- 1/16/2026
2. Interim Design- 4/10/2026
3. Final Design- 11/19/2026

Julie Adams

From: Katlyn Dezarn <kdezarn@lja.com>
Sent: Tuesday, December 2, 2025 12:02 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: 2023 Mobility Bond Invoice | 23303 Cochran Road
Attachments: 20251031-Invoice GG-1571-3-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.

Hello again!

Attached is another invoice! Here is a summary:

Project #: 23303
 Project Name: Cochran Road
 Consultant: Gradient Group
 Percent spent so far: 14%
 Design Schedule Changes: None

Invoice Date	Invoice #	Invoice \$
10.31.25	GG-1571-3	\$17,468.55

Thank you so much!

Katlyn Dezarn, PE | Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
 3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



Katlyn Dezarn, PE | Project Engineer

Transportation

O: 713.953.5200 | D: 346.241.1740 | C: 951.520.3950
 3600 W Sam Houston Pkwy S Ste 600, Houston, TX 77042
EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com



Waller County Check Request/Reimbursement Form

Employee submitting request: Julie Adams

Department: Road and Bridge Department

Total Amount Due: \$196,352.37

Please make check payable to:

Name: LJA Engineering, Inc.

Address: Dept. 803

P.O. Box 4346 Houston, TX 77210-4346

Please mail check to:

Name: LJA Engineering, Inc.

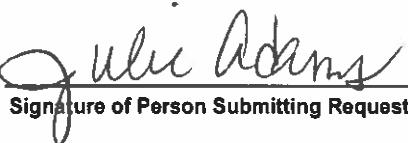
Address: Dept. 803

P.O. Box 4346 Houston, TX 77210-4346

Purpose of check: Invoice # 202549857 Project # PM5121-2471 #16

Professional Services Rendered October 4, 2025 through October 31, 2025.

Charge to GL line: 605-605-545405

12-3-25
Signature of Person Submitting Request Date

12-3-25
Signature of Official/Department Head Submitting Request Date

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

Invoice Date: 11/25/2025
Invoice No.: 202549857
Project No.: PM5121-2471
Bill No.: 16
P.O. No.: 207745

INVOICE

Description: Waller County 2023 Road Bond Program GEC

For Professional Services Rendered: 10/4/25 through 10/31/25.

Contract Amount: \$15,000,000.00

Authorized Amount: \$6,000,000.00

Invoice Amount: \$196,352.37

Previous Invoiced Amount: \$2,163,501.79

Invoiced to Date: \$2,359,854.16

Balance Remaining: \$3,640,145.84

TOTAL AMOUNT DUE THIS INVOICE **\$196,352.37**

This invoice is true and unpaid.

Approved By: John C. Tyler
John Tyler

Mail checks payable to:

LJA Engineering, Inc.

DEPT. 803

P.O. BOX 4346

Houston, TX 77210-4346

Send ACH or Wire payments to:

Account Name LJA Engineering, Inc

Name of Bank Amegy Bank

ABA Routing Number 113011258

Account Number 5795329241

Swift Code ZFNBUS55

Please email a remittance advice to AR@lja.com



3600 W Sam Houston Pkwy S
Suite 600
Houston, TX 77042
P: 713.953.5200
F: 713.953.5026

Invoice Questions: Billing@lja.com
Payment Questions: AR@lja.com

www.LJA.com

Attention: J. Ross McCall, PE
Waller County
775 Bus 290 East
Hempstead, TX 77445
United States

Invoice : 202549857
Invoice Date : 11/17/2025
Project : PM5121-2471
Project Name : Waller County Bond Program Management
PM Name : John Charles Tyler

For Professional Services Rendered Through 10/31/2025

**PM5121-2471 - Waller County Bond
Program Management**

		Current Billings
101 - Off-System Bridge Assessment/Planning		3,941.21
<i>Rate Labor</i>	3,941.21	
901 - Project Design Engineer Coord.		12,126.81
<i>Rate Labor</i>	12,126.81	
902 - Review of Project Plan Submittals		2,676.74
<i>Rate Labor</i>	2,676.74	
903 - Utility Coordination		26,567.11
<i>Rate Labor</i>	26,567.11	
904 - Program Management		150,545.86
<i>Rate Labor</i>	150,545.86	
905 - Project Coordination		406.89
<i>Rate Labor</i>	406.89	
Z99 - Other Direct Costs		87.75
<i>Expenses</i>	45.00	
<i>Unit Rate Expense</i>	42.75	
<i>Total Expense</i>	87.75	
		Current Billings 0
		Amount Due This Bill
		196,352.37
		<u>196,352.37</u>

Outstanding Receivables	Invoice Number	Date	Amount	Balance Due
	202539971	10/2/2025	313,974.50	313,974.50
	202547780	11/12/2025	224,475.03	224,475.03
				538,449.53



Mail Checks payable to:

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

Send ACH or Wire Payments to:

Account Name:.....LJA Engineering, Inc
Name of Bank:.....Amegy Bank
ABA Routing Number:.....113011258
Account Number:.....5795329241
Swift Code:.....ZFNBUS55
Please email a remittance advice to: AR@lja.com

Item 31.

101 - Off-System Bridge Assessment/Planning

Rate Labor

Class / Employee

Senior Engineer

	Date	Hours	Rate	Amount
Steven Jonathan Austin	10/15/2025	2.00	303.17	606.34
	Meeting with county to discuss bridge maintenance plan.			
	10/17/2025	2.00	303.17	606.34
	Compile meeting notes and develop bridge plan.			
	10/20/2025	2.00	303.17	606.34
	Update spreadsheet and collaboration with county staff on tracking recommendations for repairs.			
	10/22/2025	2.00	303.17	606.34
	Update spreadsheet and collaboration with county staff on tracking recommendations for repairs.			
	10/29/2025	5.00	303.17	1,515.85
	Waller County bridge recommendation prioritization			
Total Steven Jonathan Austin		13.00		3,941.21
Total Senior Engineer		13.00		3,941.21
			Total Rate Labor	3,941.21

Total Bill Task: 101 - Off-System Bridge Assessment/Planning

3,941.21

901 - Project Design Engineer Coord.

Rate Labor

Class / Employee

Senior Engineer

	Date	Hours	Rate	Amount
Magdy Mikhail	10/8/2025	1.00	303.17	303.17
	Review and discuss double culvert road			
	10/13/2025	1.50	303.17	454.76
	Review design for Cochran Rd and Mathis Road & ROBICHAUX ROAD			
	10/14/2025	2.00	303.17	606.34
	Provide rehab recommendations for Robichaux			
	10/23/2025	3.00	303.17	909.51
	Review Pavement Design for Mathis Road. Discuss Pavement Design for Morton Road. Review Pavement Design for ROBICHAUX ROAD			
	10/24/2025	1.50	303.17	454.76
	Review Pavement Design for Cochran Road and Mathis road			
	10/28/2025	1.00	303.17	303.17
	Meeting & Review of Mathis Road			
Total Magdy Mikhail		10.00		3,031.71
Michael David Keck	10/6/2025	2.00	303.17	606.34
	Management			
	10/7/2025	2.00	303.17	606.34
	Management			
	10/8/2025	2.00	303.17	606.34
	Management			
	10/13/2025	2.00	303.17	606.34
	Project Management			
	10/14/2025	2.00	303.17	606.34
	Project Management			
	10/15/2025	2.00	303.17	606.34
	Project Management			
	10/16/2025	2.00	303.17	606.34
	Project Management			
	10/17/2025	1.00	303.17	303.17
	Project Management			
	10/17/2025	1.00	303.17	303.17
	Project Management			

901 - Project Design Engineer Coord.

Rate Labor

Class / Employee

Senior Engineer	Date	Hours	Rate	Amount
	10/20/2025	2.00	303.17	606.34
Project Management	10/21/2025	2.00	303.17	606.34
Project Management	10/22/2025	2.00	303.17	606.34
Project Management	10/23/2025	2.00	303.17	606.34
Project Management	10/27/2025	1.00	303.17	303.17
Project Management	10/28/2025	1.00	303.17	303.17
Project Management	10/29/2025	1.00	303.17	303.17
Project Management	10/30/2025	1.00	303.17	303.17
Project Management	10/31/2025	2.00	303.17	606.34
Project Management	-----	30.00	-----	9,095.10
Total Michael David Keck	-----	40.00	-----	12,126.81
Total Senior Engineer				12,126.81
			Total Rate Labor	12,126.81
Total Bill Task: 901 - Project Design Engineer Coord.				12,126.81

902 - Review of Project Plan Submittals

Rate Labor

Class / Employee

Design Engineer	Date	Hours	Rate	Amount
Bradley Burnside	10/20/2025	0.50	207.43	103.72
	Double Culvert Rd, Adams Flat Rd			
Engineer-in-Training II				
Randy Robles	10/23/2025	3.00	143.61	430.83
	Morton Road review			
	10/28/2025	2.00	143.61	287.22
	Waller County Review, specs and plans			
Total Randy Robles	-----	5.00	-----	718.05
Total Engineer-in-Training II	-----	5.00	-----	718.05
Project Engineer				
Austin Porter McLean	10/15/2025	0.25	239.35	59.84
	discuss plan review and start to review files			
	10/17/2025	0.50	239.35	119.68
	review PER Double Culvert Rd.			
	10/24/2025	3.00	239.35	718.05
	review PERs and provide comments			
	10/27/2025	1.00	239.35	239.35
	finish reviewing PERs			
	10/28/2025	1.00	239.35	239.35
	Finish looking at Double Culvert Seg 1, discuss and start looking at Seg 2 PER			
Total Austin Porter McLean	-----	5.75	-----	1,376.27
Robert T. McBride	10/7/2025	2.00	239.35	478.70
	review plans			

902 - Review of Project Plan Submittals

Rate Labor

Class / Employee

	Date	Hours	Rate	Amount
Total Project Engineer		7.75		1,854.97
Total Rate Labor				2,676.74

Total Bill Task: 902 - Review of Project Plan Submittals

2,676.74

903 - Utility Coordination

Rate Labor

Class / Employee

	Date	Hours	Rate	Amount
Design Engineer				
Alejandro Villarreal Guevara	10/6/2025	8.00	207.43	1,659.44
Waller Co. utilities in ROW applications review	10/9/2025	8.00	207.43	1,659.44
Waller Co. utilities in ROW applications review	10/14/2025	6.00	207.43	1,244.58
Waller Co. utilities in ROW applications review	10/17/2025	8.00	207.43	1,659.44
Waller Co. utilities in ROW applications review	10/20/2025	8.00	207.43	1,659.44
Waller Co. utilities in ROW applications review	10/22/2025	1.00	207.43	207.43
Waller Co. utilities in ROW applications review	10/27/2025	8.00	207.43	1,659.44
Waller Co. utilities in ROW applications review	10/30/2025	5.00	207.43	1,037.15
Waller Co. utilities in ROW applications review				
Total Alejandro Villarreal Guevara		52.00		10,786.36
Total Design Engineer		52.00		10,786.36

Sr. Utilities Coordinator

Lydia Mares	10/6/2025	2.00	255.30	510.60
Pipeline UC	10/7/2025	1.00	255.30	255.30
Pipeline UC	10/8/2025	3.00	255.30	765.90
Morton Rd Pipelines	10/10/2025	3.00	255.30	765.90
Pipelines for Morton Rd. Send out UCM for Penick to some utilities. Meetings	10/13/2025	2.00	255.30	510.60
Morton Rd pipelines	10/14/2025	4.00	255.30	1,021.20
Pipeline forms for Morton Rd	10/15/2025	4.00	255.30	1,021.20
SBEC	10/16/2025	1.00	255.30	255.30
Pipelines & Morton Rd	10/17/2025	2.00	255.30	510.60
Pipelines & Morton Rd	10/20/2025	4.00	255.30	1,021.20
Johnson Meeting. Docs & Pipelines	10/21/2025	2.00	255.30	510.60
Morton Rd	10/22/2025	1.00	255.30	255.30
Status updates from Pape-Dawson				

903 - Utility Coordination

Rate Labor

Class / Employee

Sr. Utilities Coordinator

	Date	Hours	Rate	Amount
Waller Morton Rd	10/23/2025	5.00	255.30	1,276.50
Bi-Weekly Utility Mtg. Morton Rd. Pipelines	10/24/2025	4.00	255.30	1,021.20
Morton Rd - Pipelines	10/27/2025	3.00	255.30	765.90
Morton Rd - Pipelines	10/28/2025	3.00	255.30	765.90
Morton Rd - Pipelines	10/29/2025	2.00	255.30	510.60
Morton Rd - Pipelines	10/30/2025	2.50	255.30	638.25
Morton Rd - Pipelines	10/31/2025	3.00	255.30	765.90
Morton Rd - Pipelines	-----	51.50	-----	13,147.95

Total Lydia Mares**Total Sr. Utilities Coordinator**

Utility Coordinator

Jose Alejandro Ramirez Jr.	10/9/2025	3.00	175.52	526.56
Utilities	10/10/2025	3.00	175.52	526.56
utilities	10/17/2025	2.00	175.52	351.04
utility coordination	10/22/2025	4.00	175.52	702.08
review	10/24/2025	2.00	175.52	351.04
utility coordination	10/27/2025	1.00	175.52	175.52
utility coordination	-----	15.00	-----	2,632.80

Total Jose Alejandro Ramirez Jr.**Total Utility Coordinator****Total Rate Labor****26,567.11****Total Bill Task: 903 - Utility Coordination****26,567.11**

904 - Program Management

Rate Labor

Class / Employee

Admin/Clerical

	Date	Hours	Rate	Amount
Patricia C. Alvarez	10/15/2025	1.00	111.70	111.70

final WA/send for signature/request docs and update files/send to accounting for files/update spreadsheet - NDS - B.Bakhtiari

Deputy Project Manager

Daniel Wayne Freeman	10/6/2025	6.00	335.09	2,010.54
Review Bridge Replacement Spec	10/7/2025	6.00	335.09	2,010.54
ARM Pipeline Coordination; Project Progress Meetings	10/8/2025	6.50	335.09	2,178.09
Review Bridge Replacement Spec; Project Progress Meetings	10/9/2025	8.00	335.09	2,680.72
Utility Coordination; General Project Coordination				

904 - Program Management

Rate Labor

Class / Employee

Deputy Project Manager

	Date	Hours	Rate	Amount
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10/14/2025	4.00	335.09	1,340.36
General Coordination; Invoice Coordination			
10/15/2025	8.00	335.09	2,680.72
Commissioner's Court; Precinct 4 Meeting; Project Status Meetings			
10/16/2025	7.50	335.09	2,513.18
Woods Road ILA Development; Project Status Meeting			
10/17/2025	8.00	335.09	2,680.72
Woods Road ILA Development; Morton Road Phasing			
10/20/2025	8.00	335.09	2,680.72
Coordination with Grange for Utilities; Project Status Meetings			
10/21/2025	6.00	335.09	2,010.54
Project Status Meetings; General Coordination			
10/22/2025	6.00	335.09	2,010.54
Morton Road Overlay Plan Review			
10/23/2025	8.00	335.09	2,680.72
Bartlett Road ROE Coordination, Pitts Road Geotech Report Review; Morton Road Overlay Review			
10/24/2025	8.00	335.09	2,680.72
Utility Coordination; Morton Road Plans, Estimate, Spec review			
10/27/2025	8.00	335.09	2,680.72
Internal Coordination; Project Status Meeting			
10/28/2025	8.00	335.09	2,680.72
Mathis Road Pavement Meeting; Update Project Schedule; Project Status Meetings			
10/29/2025	8.00	335.09	2,680.72
Commissioners Court; Developing Inspector and Material Testing Requirements for Morton Overlay Project			
10/30/2025	8.00	335.09	2,680.72
Schedule Update Meeting; Woods Road RID Meeting; Woods Road ILA			
10/31/2025	8.00	335.09	2,680.72
Woods Road ILA; Develop Inspector and Material Testing Requirements for Morton Road Overlay			
130.00			43,561.71
			43,561.71

Total Daniel Wayne Freeman**Total Deputy Project Manager**

Design Engineer

Kathlyn Nicole Dezarn

10/6/2025	9.00	207.43	1,866.87
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Attend project progress meetings, coordinating Clay Rd meeting, consultant coordination, review Double Culvert PER

10/7/2025	9.00	207.43	1,866.87
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Commissioner Meeting, project progress meeting, clay rod detention requirements meeting

10/8/2025	9.00	207.43	1,866.87
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Morton Rd utility coordination, invoice review, put together Flukinger contract, project progress meetings

10/9/2025	3.00	207.43	622.29
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meeting scheduling, exhibit review, finalizing contract documents

10/15/2025	9.00	207.43	1,866.87
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Precinct 4 commissioner meeting, project progress meetings, invoice review

10/16/2025	9.00	207.43	1,866.87
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invoice review, project progress meetings, review geotech reports, meeting coordination

10/17/2025	4.00	207.43	829.72
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document control, utility coordination help, project construction sign

10/17/2025	4.00	207.43	829.72
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Construction sign revisions, invoice review

10/20/2025	9.00	207.43	1,866.87
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904 - Program Management

Rate Labor

Class / Employee

Design Engineer

	Date	Hours	Rate	Amount
arrange Adams flat PER meeting, review Morton Road Overlay, invoice review, weekly coordination meeting , project progress meetings	10/21/2025	9.00	207.43	1,866.87
Clay road PER review, project progress meetings, review geotech reports	10/22/2025	9.00	207.43	1,866.87
Morton Road Overlay review + Bid prep, invoice review	10/23/2025	9.00	207.43	1,866.87
Clay road PER meeting, Morton Road Overlay review + Bid prep, woods road estimate	10/27/2025	9.00	207.43	1,866.87
Morton Road Overlay Review, project progress meetings, weekly coordination meeting	10/28/2025	9.00	207.43	1,866.87
Project Progress Meetings, invoice review, Morton Overlay Quantities review, Re-estimate Woods Road	10/29/2025	9.00	207.43	1,866.87
Put together Construction sign, review Morton Road Overlay Bid Set	10/30/2025	9.00	207.43	1,866.87
review project schedules, finalize bid documents, re-estimate Schlipf Road	10/31/2025	4.00	207.43	829.72
meeting scheduling, design engineer corespondance, goetech report review				
Total Katlyn Nicole Dezarn		132.00		27,380.76
Total Design Engineer		132.00		27,380.76
Engineer-in-Training I				
Alana Rose Brown	10/16/2025	9.00	111.70	1,005.30
GIS mobility spreadsheet update	10/17/2025	4.00	111.70	446.80
Invoices	10/17/2025	4.00	111.70	446.80
Cost Estimates	10/20/2025	9.00	111.70	1,005.30
Waller Exhibit booklet	10/21/2025	9.00	111.70	1,005.30
Waller PER review	10/22/2025	9.00	111.70	1,005.30
Waller Exhibit Booklet	10/23/2025	9.00	111.70	1,005.30
Waller UC	10/27/2025	9.00	111.70	1,005.30
Exhibit booklet	10/31/2025	4.00	111.70	446.80
Production Rates excel				
Total Alana Rose Brown		66.00		7,372.20
Total Engineer-in-Training I		66.00		7,372.20
Project Engineer				
Robert T. McBride	10/6/2025	3.00	239.35	718.05
program management	10/7/2025	3.00	239.35	718.05
program management	10/8/2025	3.00	239.35	718.05
program management	10/9/2025	3.00	239.35	718.05
program management				

904 - Program Management

Rate Labor

Class / Employee

Project Engineer

	Date	Hours	Rate	Amount
Project Engineer	10/20/2025	3.00	239.35	718.05
Program Management	10/21/2025	4.00	239.35	957.40
Program Management	10/22/2025	6.00	239.35	1,436.10
Program Management	10/23/2025	7.00	239.35	1,675.45
Program Management	10/27/2025	4.00	239.35	957.40
program management	10/28/2025	3.00	239.35	718.05
program management	10/29/2025	3.00	239.35	718.05
program management	10/30/2025	4.00	239.35	957.40
program management	10/31/2025	2.00	239.35	478.70
	-----	48.00	-----	11,488.80
	-----	48.00	-----	11,488.80

Total Robert T. McBride**Total Project Engineer**

Project Manager

John Charles Tyler	10/6/2025	6.00	357.42	2,144.52
	Prog admin. Pitts/Clay Intersection review. Wkly prog mtg.			
	10/7/2025	7.00	357.42	2,501.94
	Prog Admin. Pct 3 Mtg. Proj mtgs. Clay/Bartlett drainage coord. Bond amount discussion.			
	10/8/2025	7.50	357.42	2,680.65
	Prog Admin. RID coord. ILA comments/direction. Bartlett/Clay drainage. Clay/Pitts intersection coord. ARM permit coord.			
	10/9/2025	8.50	357.42	3,038.07
	Prog Admin. RID coord. PVAM mtg. Pitts Mtg.			
	10/10/2025	7.00	357.42	2,501.94
	prog admin. PVAM coord. Utility coord mtg.			
	10/13/2025	7.50	357.42	2,680.65
	Prog admin. Mathis PER review. Cochran mtg/geo review. Adams Flat mtg.			
	10/14/2025	8.00	357.42	2,859.36
	Prog Admin. Joseph/intersection mtg. Pct 4 mtg prep. ILA review/prep. HC coord.			
	10/15/2025	8.50	357.42	3,038.07
	Prog admin. Crt mtg. Pct Mtg. Morrison mtg. Mathis mtg. ILA RID discussion.			
	10/16/2025	8.50	357.42	3,038.07
	prog admin. RID ILA. Clay Rd mtg. HC coord. Future bond w/Ben.			
	10/17/2025	6.50	357.42	2,323.23
	Prog admin. RID ILA. Grange coord. Pitts coord. HC coord.			
	10/18/2025	1.00	357.42	357.42
	Morton phase 1 plan review/comments. Prog admin/contact protocol.			
	10/20/2025	7.50	357.42	2,680.65
	Prog admin. Maint plng coord. RID coord. Morton Rd Phs 1 coord. Grange coord./mtg			
	10/21/2025	8.50	357.42	3,038.07
	prog admin. RID coord. Morton/Schlifp contract coord. Grange coord. Clay PER prep. Morton overlay coord.			
	10/22/2025	8.00	357.42	2,859.36
	Prog admin. Morton Ph1 plan coord. Pitts coord. Utility coord.			

904 - Program Management

Rate Labor

Class / Employee

Project Manager

Date

Hours

Rate

Amount

	10/23/2025	9.00	357.42	3,216.78
Prog admin. Clay PER mtg. Bond discussion. RID planning discussion. P4 road discussion. Utility coord.				
	10/24/2025	4.00	357.42	1,429.68
Prog admin. Utility mtg. Morton ovrl review.				
	10/25/2025	2.00	357.42	714.84
Prog admin. ILA coord w/WC. TxDOT coord. Morton review/coord.				
	10/26/2025	0.50	357.42	178.71
Prog admin.				
	10/27/2025	4.00	357.42	1,429.68
prog admin. Morton ovrl review. Grange TIA coord.				
	10/28/2025	7.00	357.42	2,501.94
prog admin. Neuman proj mtg. Mathis geotech mtg. Woods ILA/estimate. Morton Ovrl plan review. DC/CC PER rpt review.				
	10/29/2025	9.00	357.42	3,216.78
Prog admin. Morton Ovrl Plans. Maintenance plan development. Crt mtg.				
	10/30/2025	9.00	357.42	3,216.78
Prog admin. RID prep/mtg. Prog schedule review. Morton ovrl plan coord. RID ILA update. Clay PER review.				
	10/31/2025	5.00	357.42	1,787.10
Prog Admin. Woods ILA revision. Morton ovrl admin. Monthly prog report. Pct 3 mtg prep.				
Total John Charles Tyler		149.50		53,434.29
Total Project Manager		149.50		53,434.29
Quality Manager				
James Robert Baker	10/27/2025	1.00	255.30	255.30
Program Management				
Senior Technical Advisor				
Justin Allen Stuart	10/20/2025	4.00	462.74	1,850.96
Prepared the schedule for updating.				
	10/31/2025	8.00	462.74	3,701.92
Updating the November 2025 Production Schedule.				
Total Justin Allen Stuart		12.00		5,552.88
Sean Franklin Beal	10/15/2025	2.00	462.74	925.48
Internal Coordination				
	10/21/2025	1.00	462.74	462.74
Internal Coordination				
Total Sean Franklin Beal		3.00		1,388.22
Total Senior Technical Advisor		15.00		6,941.10
Total Rate Labor				
Total Bill Task: 904 - Program Management				150,545.86

Total Bill Task: 904 - Program Management**150,545.86**

905 - Project Coordination

Rate Labor

Class / Employee

Admin/Clerical

Date

Hours

Rate

Amount

Tanya Marie Wroblewski

10/6/2025

0.50

111.70

55.85

courier

Technical Coordinator I

Kelly Joseph Petru

10/20/2025

1.00

175.52

175.52

Waller County Logo

10/21/2025

1.00

175.52

175.52

905 - Project Coordination

Rate Labor

Class / Employee

Technical Coordinator I

	Date	Hours	Rate	Amount
Waller County Logo
Total Kelly Joseph Petru		2.00		351.04
Total Technical Coordinator I		2.00		351.04
Total Rate Labor				406.89

Total Bill Task: 905 - Project Coordination

406.89

Z99 - Other Direct Costs

Expenses

Account / Vendor

Postage/Delivery

	Doc Number	Date	Cost	Multiplier	Amount
Sterling Express Services, Inc.	PRR000004792	10/31/2025	45.00	1.0000	45.00
	Courier Service - Sterling Express Inv. 127348 Ticket # 1789090 Conroe Office				
	Total Expenses				45.00
Unit Rate Expenses					
Unit / Vendor		Quantity		Rate	Amount
11x17 Color Copy					
LJA Print Room		27.00		1.25	33.75
8.5x11 Clear Cover					
LJA Print Room		2.00		1.00	2.00
Black Backs					
LJA Print Room		2.00		2.00	4.00
GBC Bind					
LJA Print Room		1.00		3.00	3.00
	Total Unit Rate Expenses				42.75
Total Bill Task: Z99 - Other Direct Costs					87.75

Total Project: PM5121-2471 - Waller County Bond Program Management

196,352.37



WALLER COUNTY
ROAD BOND '23

Monthly Progress Report

October 2025

Contract No: PM5121-2471

Project Description: Waller County Road Bond Program GEC

Progress Reporting Period: October 4, 2025 – October 31, 2025

Project Manager: John Tyler

Progress Summary:

Project Design Engineer Coordination

- Summary of effort
 - Continued reviewing draft scopes and fees with prime engineers; Woods and Richards Roads.
 - Finalized agreement for Flukinger Road. Approved by court 10/29/2025.
 - Held monthly project meetings.
 - Managed the right of entry process, coordinating the field work of the surveyors and geotechnical engineers with the County.
 - Received final PER for Adams Flat Road project. Scheduled review meeting 11/4.
 - Reviewed/commented and received final Morton Road temporary overlay project plans.
- Deliverables
 - Plans, specifications, and estimate for Morton Road Phase 1, temporary overlay project.
- Problems Encountered:
 - Woods Road scope will be modified for RID results of meeting 10/30/2025. ILA will be drafted and sent to RID for review/comment.
- Progress Expected Next Month:
 - Review fee estimates from project engineering teams.
 - Continue to schedule project kick-off meetings after agreements are approved.
 - Assist with scoping for assigned engineering firms for projects.
 - Coordinate right of entry letters and respond to land owner questions.
 - Continue advancing project schedules.
 - Review draft PER's.
 - Schedule PER meetings.

Review of Project Plan Submittals

- Summary of effort
 - Morton Road Phase 1 plan review.
- Deliverables
 - GF completed plans for Morton Road Phase 1.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Review preliminary schematic level layouts for inclusion in PER's.

Utility Coordination

- Summary of effort
 - Coordinated with pipeline companies on Morton Road Phase 1 plans.
 - Confirmed pipeline clearances for design for 2 pipelines crossing Penick Road.
 - Continued research on potential conflicts for projects.
 - Provided information for use in project estimates.
 - Review installation/relocation requests from utility companies along projects using county's MGO software.
 - Met with Johnson Development to share pipeline contacts and information that they have accumulated for their Grange development. Information can be used for Morton, Bartlett, and Schlipf Road projects.
- Deliverables
 - None.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Will continue to support the project estimates.
 - Continue developing utility conflict lists.

Program Management

- Summary of effort
 - Continued discussions on potential additional project assignments; Major Thoroughfare Plan. HGAC will be the lead. PMgr will review and comment.
 - Updated program schedule.
 - Determined bond funding will not be increased until 2027. PMgr will review status in April to determine order of projects to begin in 2026.
 - Continued adjusting program expenditures in accordance with updated schedule.
 - Continued contact with TxDOT to coordinate program with current TxDOT projects in Waller County. Signal at FM 529/FM 362 was installed by TxDOT.
 - Held monthly commissioner meetings, Precincts 3 and 4.
 - Reviewed subconsultant invoices and submitted to County Engineer's office.
 - Scheduled meeting with Harris County to coordinate Clay and Pitts Road projects. Meeting 11/4/2025 will finalize the layout of the intersection.
 - Responded to calls from landowners receiving ROE letters.
 - Met with Woods Road RID developer to discuss responsibilities for the roadway. WC will be responsible for the design and construction. ILA for agreement was drafted and forwarded to DA's office for review prior to sending to RID. Discussions will continue.
 - Organized off-system bridge maintenance needs from the TxDOT BRNSAP reports. Developed plan with R&B staff to address issues as needed.
- Deliverables
 - None.
- Problems Encountered:
 - RID discussions at Woods Road will continue until County agrees with direction.
- Progress Expected Next Month:

- Finalize direction for Woods Road design with RID. Submit to Court ILA for approval.
- Complete negotiations with prime engineers for remaining projects.
- Organize and finalize engineering agreements to gain approval at Commissioners Court.
- Submit engineering invoices to County for approval at Commissioners Court.
- Continue meeting with agencies impacted by project in road bond.

Project Coordination

- Summary of effort
 - Clay Road PER has moved to final design.
 - Continue monthly project meetings.
 - Coordinated between projects and County.
 - Coordinated project team survey and geotechnical field work with County.
 - Provide PER comments to address.
 - Schedule PER meetings with Commissioners.
- Deliverables
 - Updated project information.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Draft PER reviews for a few projects.
 - Schedule PER presentations/meetings.

Right of Way Coordination

- Summary of effort
 - Bartlett property owner has been contacted. Owner requested changes to ROE form prior to signing. Being coordinated with DA.
- Deliverables
 - None.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Continue to provide/develop information necessary for acquisitions.

GIS

- Summary of effort
 - Updated website to current information.
 - Updated sharefile for program use.
- Deliverables
 - None.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - None.

Bidding Phase Services

- Summary of effort
 - Began coordination with County to bid Morton Road Phase 1.
- Deliverables
 - None.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Morton Road Phase 1 will bid. Review bids and support County to award contract.
 - Effort will begin on other projects when first project design is 50% complete.

Request for Katlyn Dezarn : Print Request #REQ-172267

by Katlyn Dezarn (kdezarn@lja.com) on Wed, Oct 8 11:30 AM via Portal

Requested for : Katlyn Dezarn (kdezarn@lja.com)

QAQC (2)

NOT REQUESTED

Location

HOU

TICKET PROPERTIES

Workspace	Priority	Status	Source
Regraphics	Medium	Open	Portal
Type	Urgency	Impact	Group
Request	Low	Low	Print
Agent	Department	Category	Sub-Category
Savannah Shikle	LJA Engineering, Inc. - Transportation	Regraphics	Printing
		Item	Tags
		--	--

Due by

Thu, Oct 9 4:30 PM

W000-2

W022-27

DESCRIPTION

W006-2

REQUESTED ITEMS (1)

W031-1

Print Request

DESCRIPTION

Print Request

Stage	Reference Name for this	Job Number	Date and Time Needed
Requested	Print Request	PM5121-2471	Thu, 2025 Oct 9, 4:00 PM
Katlyn Dezarn			
Type of Job	SF Quantity Sets	Color Option	SF Paper Size
Small Format	1	Color	11x17
Reduce/Enlarge	Trim Print	Single or Double Sided	SF Media Type
No	No	Single Sided	Uncoated
Binding	List of Tabs, if required	Front Cover	BIDSET Stamp
GBC Bind	--	Clear Cover	No
Back Cover	Map Pockets	Special Instructions	Scan Type
Black Back	No	If I could keep the order of pages the same that would be great!	--
			Additional Information or Requests
			the file is here and titled "WC Bond Program_Exhibit Booklet_Full"
			S:\Sectors\Transportation\PM5



Sterling Express Services, Inc.
1940 Fountain View Drive, #508
Houston, TX 77057

Courier Service \$45.00

Invoice

Customer Number
5649
Invoice Number
127348
Invoice Date
10/15/2025
Invoice Period
10/1/2025-10/15/2025
Invoice Amount
\$7,683.00

Item 31.

Accounts Payable
Lia Mail Room
3600 W Sam Houston Pkwy S
Houston TX 77042

Sterling Express Services, Inc.
1940 Fountain View Drive, #508
Houston, TX 77057
(713) 827-8100

PLEASE NOTE: Our liability is limited to \$60 per shipment. Please return this portion with payment.



Sterling Express Services, Inc.
1940 Fountain View Drive, #508
Houston, TX 77057

PAYMENT DUE UPON RECEIPT

Customer Number	Invoice Date
5649	10/15/2025
Invoice Number	Invoice Amount
127348	\$7,683.00

Summary - Reference

Description	Total Price
0074-4012D	\$75.00
0218-3074.401A	\$46.00
0386-5504 & 2085-6010	\$55.00
0389-0020D	\$150.00
0389-0040D	\$75.00
0389-0050D	\$75.00
0389-0060D	\$75.00
0451-2501	\$150.00
0474-0242P, 0247P, 0249P SPLIT 3	\$155.00
0474-0247P	\$75.00
0474-0249	\$75.00
0474-1033	\$75.00
0474-7004.Z99	\$75.00
1019-3081	\$75.00
1019-3224.310	\$65.00
1104-6215P	\$65.00
1173-1112	\$65.00
1415-1505	\$40.00
1417-1551B	\$40.00
1417-1572	\$40.00
1417-1603B	\$45.00
1417-1603B & 1575P	\$35.00
1417-1701	\$80.00
1475-1505D	\$40.00
1501-2402 & 1415-2206	\$40.00
1585-1400	\$65.00
1628-1704	\$40.00

Summary - Reference

Description	Total Price
1760-8001P	\$75.00
1931-1343	\$20.00
1931-25001.Z99	\$75.00
1931-4151	\$75.00
1931-4159B.Z99	\$75.00
1931-6074A	\$75.00
1931-8065	\$40.00
1931-8069A.Z99A	\$40.00
1931-8105	\$45.00
1968-11034	\$20.00
1968-11035	\$75.00
2022-0202	\$75.00
2022-2107	\$75.00
2022-2115	\$65.00
2022-2118	\$25.00
2025-0201	\$75.00
2025-0206	\$75.00
2085-6010.403	\$65.00
2085-6101D	\$40.00
2085-6103	\$40.00
2085-6103D	\$40.00
2085-6201D	\$120.00
2085-6202	\$75.00
2085-6203	\$40.00
2085-6203D	\$40.00
2085-6204D	\$40.00
2088-07012	\$75.00
2135-0102A.Z99	\$105.00
2139-3110	\$75.00
2139-3111	\$75.00
2274-2407	\$75.00
2274-2407B	\$45.00
2331-2501	\$75.00
2493-0143	\$40.00
2493-0145.310	\$20.00
2493-0148	\$45.00
2495-1003	\$75.00
2636-0160.Z99	\$25.00
2638-4101	\$80.00
2772-0021	\$75.00
2791-02004-9	\$140.00
2791-09001-12	\$65.00
2791-5201.Z99	\$65.00

Summary - Reference

Description	Total Price
2794-8501	\$75.00
2946-0801	\$75.00
2946-0801.401 / 2085-6202D.403 /	\$75.00
3028-1023 B&C	\$225.00
3096-0101	\$75.00
3096-0115	\$75.00
3126-6500	\$45.00
3141-3001	\$75.00
3883-25001	\$40.00
3928-23002.600	\$40.00
4198-2501	\$45.00
4597-0201	\$75.00
4683-1302	\$40.00
6965-1310.902	\$150.00
6969-1472	\$75.00
6969-1483P	\$65.00
7041-0002	\$75.00
G&A 200	\$65.00
G&A.200	\$281.00
G&A.202	\$20.00
JACQULINE PEREZ	\$65.00
JORGE GONZALEZ	\$80.00
PM 5121-2471.Z99	\$75.00
PRINTRECAP.000	\$651.00
PRINTRECAP.001	\$310.00
SAL-04.01	\$55.00
SAL-07.05	\$65.00
SAL-07.21	\$75.00
WESTWOOD MAGNOLIA PKWY	\$65.00
Totals	\$7,683.00



Sterling Express Services, Inc.
1940 Fountain View Drive, #508
Houston, TX 77057

Invoice

Customer Number
5649
Invoice Number
127348
Invoice Date
10/15/2025
Invoice Period
10/1/2025-10/15/2025
Invoice Amount
\$7,683.00

Item 31.

Accounts Payable
Lja Mail Room
3600 W Sam Houston Pkwy S
Houston TX 77042

Sterling Express Services, Inc.
1940 Fountain View Drive, #508
Houston, TX 77057
(713) 827-8100

PLEASE NOTE: Our liability is limited to \$60 per shipment. Please return this portion with payment.

PAYMENT DUE UPON RECEIPT



Sterling Express Services, Inc.
1940 Fountain View Drive, #508
Houston, TX 77057

Customer Number
5649
Invoice Number
127348

Invoice Date
10/15/2025
Invoice Amount
\$7,683.00

On Demand

Date Ready Order Type Deliver Date	Order ID Caller	Origin	Destination	References Billing Group
10/1/2025 8:07 AM ASAP	1788491	LJA Engineering, Inc. 480 Wildwood Forest Dr Ste 500	Public Works Director 200 N Bell St	0474-7004.Z99 DeAndre Rucker-Alyssa M
10/1/2025 9:26 AM	LJAMailroom 7133418022	Spring TX 77380	Willis TX 77378	3600
			ASAP	\$75.00
			Pieces	\$0.00
			Weight	\$0.00
POD: Wendy Rangel			Order Total:	\$75.00
10/1/2025 8:12 AM ASAP	1788492	Lja Engineering, Inc. 3600 W Sam Houston Pkwy S Suit	LJA Engineering, Inc. 1904 W Grand Pkwy N Suite 100	PrintRecap.000 Katy Office - DeAndre Ruc
10/1/2025 9:52 AM	LJAMailroom 7133418022	Houston TX 77042-3768	Katy TX 77449	3600
			ASAP	\$31.00
			Pieces	\$0.00
			Weight	\$0.00
POD: T. Wroblewski			Order Total:	\$31.00
10/1/2025 8:31 AM ASAP	1788497	Lja Engineering, Inc. 3600 W Sam Houston Pkwy S Mail	Ashton Woods 4920 Westway Park Blvd Suite 1	2022-2118 DeAndre Rucker-Sumer A
10/1/2025 9:33 AM	LJAMailroom 7133418022	Houston TX 77042-3768	Houston TX 77041	3600
			ASAP	\$25.00
			Pieces	\$0.00
			Weight	\$0.00
POD: D Vidito			Order Total:	\$25.00



Sterling Express Services, Inc.
1940 Fountain View Drive, #508
Houston, TX 77057

Customer Number
5649
Invoice Number
127348
Invoice Date
10/15/2025

Item 31.

On Demand

Date Ready	Order ID	Origin	Destination	References
Order Type	Caller			Billing Group
10/6/2025 8:19 AM	1789086	Fort Bend County Engineering	Lja Engineering, Inc.	2493-0143
ASAP		301 Jackson St Suite 401	3600 W Sam Houston Pkwy S M	DeAndre Rucker-T.J. Titor
10/6/2025 10:32 AM	LJAMailroom 7133418022	Richmond TX 77469	Houston TX 77042-3768	3600
			ASAP	\$40.00
			Pieces	\$0.00
			Weight	\$0.00
POD: DeAndre Rucker			Order Total:	\$40.00
10/6/2025 8:25 AM	1789088	Fort Bend County Engineering	Lja Engineering, Inc.	1931-8065
ASAP		301 Jackson St Suite 401	3600 W Sam Houston Pkwy S M	DeAndre Rucker-Jerad A.
10/6/2025 10:28 AM	LJAMailroom 7133418022	Richmond TX 77469	Houston TX 77042-3768	3600
			ASAP	\$40.00
			Pieces	\$0.00
			Weight	\$0.00
POD: DeAndre Rucker			Order Total:	\$40.00
10/6/2025 8:54 AM	1789090	Lja Engineering Inc	LJA Engineering	PM 5121-2471.Z99
Regular		1904 W Grand Pkwy N Suite 100	2014 Airport Rd Suite 100	John Tyler
10/6/2025 2:00 PM	LJA Group 7133804420	Katy TX 77449	Conroe TX 77301	
			Regular	\$75.00
			Pieces	\$0.00
			Weight	\$0.00
POD: S. Steffie			Order Total:	\$75.00
10/6/2025 8:58 AM	1789091	Fort Bend County Engineering Dep	LJA Engineering	4683-1302
Regular		301 Jackson St 4th Floor	3600 W Sam Houston Parkway S	McKenna Gros
10/6/2025 10:33 AM	LJA Group 7133804420	Richmond TX 77469	Houston TX 77042	
			Regular	\$40.00
			Pieces	\$0.00
			Weight	\$0.00
POD: DeAndre Rucker			Order Total:	\$40.00
10/6/2025 9:28 AM	1789097	LJA Engineering, Inc.	Lja Engineering, Inc.	0386-5504 & 2085-6010
ASAP		2011 E Broadway St Suite 130	3600 W Sam Houston Pkwy S M	DeAndre Rucker-Michael I
10/6/2025 11:36 AM	LJAMailroom 7133418022	Pearland TX 77581	Houston TX 77042-3768	3600
			ASAP	\$55.00
			Pieces	\$0.00
			Weight	\$0.00
POD: D.Rucker			Order Total:	\$55.00
10/6/2025 9:30 AM	1789098	Lja Engineering, Inc.	LJA Engineering, Inc.	PrintRecap.000
ASAP		3600 W Sam Houston Pkwy S Suit	1904 W Grand Pkwy N Suite 100	Katy Office - DeAndre Ruc
10/6/2025 10:42 AM	LJAMailroom 7133418022	Houston TX 77042-3768	Katy TX 77449	3600
			ASAP	\$31.00
			Pieces	\$0.00
			Weight	\$0.00
POD: tanya wroblewski			Order Total:	\$31.00



Tracking ID: 1789090

Origin
 Lja Engineering Inc
 1904 W Grand Pkwy N Suite 100
 Katy, TX 77449

Destination
 LJA Engineering
 2014 Airport Rd Suite 100
 Conroe, TX 77301

Ordered By Lja Engineering Inc
 713-380-4420

Pieces 1
Weight 1

References PM 5121-2471.Z99

Dispatched 2025-10-06 12:48 PM CDT

Reference 2 John Tyler

Total Charges \$75.00

Service Type

Billing Group BillingGoup

Order Type Regular

Dispatched 2025-10-06 12:48 PM CDT

Ordered 2025-10-06 8:54 AM CDT

Ready 2025-10-06 9:35 AM CDT

Picked Up 2025-10-06 11:59 AM CDT

Delivered 2025-10-06 2:00 PM CDT

Proof of Delivery:

Name S. Steffle

Comment

Date/Time 2025-10-06 2:00 PM CDT

A handwritten signature in black ink, appearing to read "S. Steffle", is placed over a yellow rectangular background.

Julie Adams

From: Andrea Hill-Stevens <ahillstevens@lja.com>
Sent: Tuesday, November 25, 2025 3:40 PM
To: Ross McCall
Cc: Julie Adams; John Tyler; Luke Fortkamp
Subject: LJA Program Management (PM5121-2471) - Waller County Bond Program Mgmt - March Invoice 202549857 103125
Attachments: LJA Engineering, Inc._Waller County_Invoice 202549857_103125.pdf

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

Please find attached our invoice for October services. If you require any additional information or have any questions, please do not hesitate to reach out.

Best regards,

Andrea Hill-Stevens | Project Accounting Specialist
Accounting
O: 713.380.4420 | D: 281.666.8858 | C: 512.517.2072
2002 W Grand Parkway N, Suite 200, Katy, TX 77449
EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com






WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 33.

Approval Date: 2025-12-02

Permit # 2025-2928

Issued To: RLS (Maple Woods) LLC, RLS (Maple Woods) LLC
Maple Woods Subdivision

Road Name: Joseph Road

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 that reads "Ross McCall".

Ross McCall
County Engineer



WALLER COUNTY RIGHT-OF-WAY PERMIT

Item 34.

Approval Date: 2025-12-04

Permit # 2025-2931

Issued To: MAPLE DEVELOPMENT GROUP, MDG MAPLE GROVE

Road Name: Morton Road

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 that reads "Ross McCall".

Ross McCall
County Engineer

Waller County
MOBILE DEVICE MANAGEMENT
Professional Services Agreement

Table of Contents

- A. Scope of Project
- B. Schedule of Project
- C. Costs and Charges
- D. Terms and Conditions of Agreement



Section A

SCOPE OF PROJECT Waller County Service Support Agreement

XperNet Services will provide, supervise and manage Mobile Device Management (MDM) of Waller County's Mobile devices as required for archival ability. Mobile Device Management is performed as required utilizing IBM MaaS360 Essentials Suite of products per Managed Client (device). The cost is predetermined as listed in the Costs and Charges section of this Agreement.

This Agreement will allow for services to be performed in the following areas:

- Private Mobile Networks maintenance and management
- Mobile Device Management and maintenance
- Coordination of archiving medium/vendor (currently SMARSH)
- Main Point of contact for MDM and Archiving providers on behalf of Waller County
- Support for Sheriff Dept/Priority Mobile connectivity (Currently AT&T FirstNet)
- Procurement/Management and Support of Cellular connected mobile Devices



Section B

SCHEDULE OF PROJECT

Term. This Agreement will commence upon the date of execution by both Parties. The Agreement will remain in full force and effect for twelve (12) consecutive months. The Agreement will automatically renew annually thereafter, unless terminated by either Party.

County Holidays and Weekends are not considered standard business days for this Agreement. Therefore, under the time constraints of this Agreement, normal computer repair and response will fall within the hours of 8 a.m. and 5 p.m. Central time. Any requests for support outside of normal business hours (8:00 a.m. and 5:00 p.m. or for longer than 8 hours in one day) may be considered within the severity of the request and availability of XperNet staff.

It is expressly understood by both XperNet Services and Waller County that no additional work or services will be performed by XperNet that would result in additional billings outside the Scope of Project contained in Section A of this Agreement without the express request and approval of Waller County. If such an occurrence does exist, XperNet Services cannot invoice nor expect payment without prior approval from Waller County ordering such services, hardware, software, or otherwise with a definitive amount agreed upon by Waller County.



Section C

Costs and Charges

The cost for XperNet Services to provide the regular maintenance and support services to Waller County is included in the rate. The monthly rate for this Agreement is **\$5.56 PER DEVICE**/per month. This rate is inclusive of all labor required under this Agreement as well as the cost of IBM's MaasS360 Essentials Suite; allocated through a Managed Service Provider "PAX8". Any out-of-pocket charges/expenses (travel or otherwise – if required) will be invoiced as necessary with an additional 15% fee. Costs related to traveling to Waller County offices ONLY are included in the monthly rate.

Project Award and Payment:

Waller County will pay XperNet Services net in advance of each month. XperNet Services will provide a monthly invoice. Costs of Devices (Cell Phones, Tablets, Computers, etc) shall solely be at the cost of Waller County

Termination. Either party may terminate this Agreement at any time, without cause, by giving at least sixty (60) days' notice to the other Party prior to the termination date. In the event of termination, the monthly rate in full shall be due and payable to complete full months.



Section D

TERMS AND CONDITIONS

Confidentiality. Waller County understands that XperNet Services may have control of, access to, or see data or information that is proprietary or private in nature and may contain 'corporate, secure or personal sensitive' information. XperNet Services agrees to keep confidential all information or data and will not disclose such information or data in whole or part to any third party without prior written consent of Waller County. XperNet acknowledges that Waller County is a governmental entity subject to the Texas Public Information Act. XperNet further acknowledges that Waller County will comply with the Public Information Act.

Independent Contractor. XperNet Services is providing services to Waller County as an Independent Contractor. XperNet Services is not an employee of Waller County.

XperNet Services acknowledges that it is a policy of Waller County (county) that:

- a) The use, possession and/or distribution of illegal or unauthorized drugs, and drug related paraphernalia on the County's premises are prohibited as well as the possession of alcoholic beverages on County property, except where authorized by County's management;
- b) Entry or presence on County premises by any person, including XperNet Services constitutes consent to County to conduct searches, whether announced or unannounced, on County premises of the person and his personal effects for such prohibited items; and
- c) Any person who is found in violation of this policy or who refuses to permit a search may be removed and barred from the County, at the sole discretion of the County.



Entire Agreement. This instrument contains the entire agreement between the Parties. Any oral or written representations or modifications concerning this Agreement are of no force and effect excepting a subsequent modification in writing signed by the Parties.

Force Majeure. Neither XperNet Services nor Waller County will be held responsible for delays, failures, or accidents resultant from acts beyond its control. These acts will include, but are not limited to, acts of God, strikes, lockouts, riots, war, terrorists, disease, epidemics, government regulation, fire, power outages or other disasters.

Non-Solicitation of Employees. XperNet Services and Waller County agree not to solicit the employees of either party for employment for a period of 120 calendar days following expiration of the Agreement.

Assignment. This Agreement is not assignable by either party without prior written consent of both parties.

Execution. The Agreement may be executed in several counterparts. Each counterpart is deemed an original. All counterparts together constitute one and the same instrument. Each Party represents and warrants that the undersigned is a duly authorized representative with the power to execute this Agreement.

Waller County
 425 FM 1488
 Hempstead, TX 77445
 979/826-7700

C. Trey Duhon
 Waller County Judge

XperNet Services
 P.O. Box 6505
 Katy, TX 77491
 281/392-5292 Fax: 281/392-3668

Gregory J. Henry
 President

Date

Date

Waller County
SECURITY INFORMATION AND EVENT MANAGEMENT
Professional Services Agreement

Table of Contents

- A. Scope of Project
- B. Schedule of Project
- C. Costs and Charges
- D. Terms and Conditions of Agreement



Section A

SCOPE OF PROJECT Waller County Service Support Agreement

XperNet Services will provide, supervise and manage Security Information and Event Management (SIEM) of Waller County's Networks and Devices as required for security and CJIS Compliance. SIEM will be performed as required utilizing the existing Connectwise MSP portal owned by XperNet Services per USER LOGIN within the County Network as Managed. The cost is predetermined as listed in the Costs and Charges section of this Agreement.

This Agreement will allow for services to be performed in the following areas:

- Security per LAN connected Device maintenance and management
- Event Monitoring Management and maintenance
- Coordination of reporting requirements in accordance with CJIS regulations
- Main Point of contact for SIEM on behalf of Waller County
- Support for Sheriff Dept and DPS requirements related to CJIS regulations
- Procurement/Management and Support of SIEM systems and components



Section B

SCHEDULE OF PROJECT

Term. This Agreement will commence upon the date of execution by both Parties. The Agreement will remain in full force and effect for twelve (12) consecutive months. The Agreement will automatically renew annually thereafter, unless terminated by either Party.

County Holidays and Weekends are not considered standard business days for this Agreement. Therefore, under the time constraints of this Agreement, normal computer repair and response will fall within the hours of 8 a.m. and 5 p.m. Central time. Any requests for support outside of normal business hours (8:00 a.m. and 5:00 p.m. or for longer than 8 hours in one day) may be considered within the severity of the request and availability of XperNet staff.

It is expressly understood by both XperNet Services and Waller County that no additional work or services will be performed by XperNet that would result in additional billings outside the Scope of Project contained in Section A of this Agreement without the express request and approval of Waller County. If such an occurrence does exist, XperNet Services cannot invoice nor expect payment without prior approval from Waller County ordering such services, hardware, software, or otherwise with a definitive amount agreed upon by Waller County.



Section C

Costs and Charges

The cost for XperNet Services to provide the regular maintenance and support services to Waller County is included in the rate. The monthly rate for this Agreement is **\$11.50 PER DOMAIN USER**/per month. This rate is inclusive of all labor required under this Agreement as well as the cost of the SIEM Suite; allocated through the Managed Service Provider “XperNet Services”. Any out-of-pocket charges/expenses (travel or otherwise – if required) will be invoiced as necessary with an additional 15% fee. Costs related to traveling to Waller County offices ONLY are included in the monthly rate.

Project Award and Payment:

Waller County will pay XperNet Services net in advance of each month. XperNet Services will provide a monthly invoice. Costs of Physical equipment needs (if any) shall solely be at the cost of Waller County.

Termination. Either party may terminate this Agreement at any time, without cause, by giving at least sixty (60) days' notice to the other Party prior to the termination date. In the event of termination, the monthly rate in full shall be due and payable to complete full months.



Section D

TERMS AND CONDITIONS

Confidentiality. Waller County understands that XperNet Services may have control of, access to, or see data or information that is proprietary or private in nature and may contain 'corporate, secure or personal sensitive' information. XperNet Services agrees to keep confidential all information or data and will not disclose such information or data in whole or part to any third party without prior written consent of Waller County. XperNet acknowledges that Waller County is a governmental entity subject to the Texas Public Information Act. XperNet further acknowledges that Waller County will comply with the Public Information Act.

Independent Contractor. XperNet Services is providing services to Waller County as an Independent Contractor. XperNet Services is not an employee of Waller County.

XperNet Services acknowledges that it is a policy of Waller County (county) that:

- a) The use, possession and/or distribution of illegal or unauthorized drugs, and drug related paraphernalia on the County's premises are prohibited as well as the possession of alcoholic beverages on County property, except where authorized by County's management;
- b) Entry or presence on County premises by any person, including XperNet Services constitutes consent to County to conduct searches, whether announced or unannounced, on County premises of the person and his personal effects for such prohibited items; and
- c) Any person who is found in violation of this policy or who refuses to permit a search may be removed and barred from the County, at the sole discretion of the County.



Entire Agreement. This instrument contains the entire agreement between the Parties. Any oral or written representations or modifications concerning this Agreement are of no force and effect excepting a subsequent modification in writing signed by the Parties.

Force Majeure. Neither XperNet Services nor Waller County will be held responsible for delays, failures, or accidents resultant from acts beyond its control. These acts will include, but are not limited to, acts of God, strikes, lockouts, riots, war, terrorists, disease, epidemics, government regulation, fire, power outages or other disasters.

Non-Solicitation of Employees. XperNet Services and Waller County agree not to solicit the employees of either party for employment for a period of 120 calendar days following expiration of the Agreement.

Assignment. This Agreement is not assignable by either party without prior written consent of both parties.

Execution. The Agreement may be executed in several counterparts. Each counterpart is deemed an original. All counterparts together constitute one and the same instrument. Each Party represents and warrants that the undersigned is a duly authorized representative with the power to execute this Agreement.

Waller County
 425 FM 1488
 Hempstead, TX 77445
 979/826-7700

C. Trey Duhon
 Waller County Judge

XperNet Services
 P.O. Box 6505
 Katy, TX 77491
 281/392-5292 Fax: 281/392-3668

Gregory J. Henry
 President

Date

Date

Waller County
DATA BACKUP AND ARCHIVAL MANGEMENT
Professional Services Agreement

Table of Contents

- A. Scope of Project
- B. Schedule of Project
- C. Costs and Charges
- D. Terms and Conditions of Agreement



Section A

SCOPE OF PROJECT Waller County Service Support Agreement

XperNet Services will provide, supervise and manage Data Backup and Archival of Waller County's data and systems as required to keep data secure, protected and readily available. Data Backup Management is performed as required utilizing a Managed Service Platform subscribed by XperNet Services (currently Axcient technologies) per system, server or required device. The cost is predetermined as listed in the Costs and Charges section of this Agreement.

This Agreement will allow for services to be performed in the following areas:

- Data Backup of required and essential systems maintenance and management
- Data Management and maintenance
- Coordination of backup, archival medium/vendor (currently Axcient)
- Main Point of contact for Data Backup and Archiving providers on behalf of Waller County
- Procurement/Management and Support of backup Services on behalf of Waller County



Section B

SCHEDULE OF PROJECT

Term. This Agreement will commence upon the date of execution by both Parties. The Agreement will remain in full force and effect for twelve (12) consecutive months. The Agreement will automatically renew annually thereafter, unless terminated by either Party.

County Holidays and Weekends are not considered standard business days for this Agreement. Therefore, under the time constraints of this Agreement, normal computer repair and response will fall within the hours of 8 a.m. and 5 p.m. Central time. Any requests for support outside of normal business hours (8:00 a.m. and 5:00 p.m. or for longer than 8 hours in one day) may be considered within the severity of the request and availability of XperNet staff.

It is expressly understood by both XperNet Services and Waller County that no additional work or services will be performed by XperNet that would result in additional billings outside the Scope of Project contained in Section A of this Agreement without the express request and approval of Waller County. If such an occurrence does exist, XperNet Services cannot invoice nor expect payment without prior approval from Waller County ordering such services, hardware, software, or otherwise with a definitive amount agreed upon by Waller County.



Section C

Costs and Charges

The cost for XperNet Services to provide the regular maintenance and support services to Waller County is included in the rate. The **monthly** rate for this Agreement is as follows:

Road & Bridge: \$485 for protected storage & management

District Attorney: \$2750 for protected storage & mgmt – data remains On-site ONLY due to regulations

County Servers: \$1225 for protected storage & management

Environmental: \$315 for protected storage & management

Sheriff Office 2 Servers: \$1234 - protected storage & mgmt – data remains On-site ONLY due to regulations

Miscellaneous devices/new servers/data: Off-site Storage/Protection: \$1493

Total Per month: \$7582

Any out-of-pocket charges/expenses (travel or otherwise – if required) will be invoiced as necessary with an additional 15% fee. Any costs related to traveling to Waller County offices ONLY are included in the monthly rate.

Project Award and Payment:

Waller County will pay XperNet Services net in advance of each month. XperNet Services will provide a monthly invoice. Costs of Devices (Servers, Computers, etc) shall solely be at the cost of Waller County

Termination. Either party may terminate this Agreement at any time, without cause, by giving at least sixty (60) days' notice to the other Party prior to the termination date. In the event of termination, the monthly rates in full shall be due and payable to complete each full month.



Section D

TERMS AND CONDITIONS

Confidentiality. Waller County understands that XperNet Services may have control of, access to, or see data or information that is proprietary or private in nature and may contain 'corporate, secure or personal sensitive' information. XperNet Services agrees to keep confidential all information or data and will not disclose such information or data in whole or part to any third party without prior written consent of Waller County. XperNet acknowledges that Waller County is a governmental entity subject to the Texas Public Information Act. XperNet further acknowledges that Waller County will comply with the Public Information Act.

Independent Contractor. XperNet Services is providing services to Waller County as an Independent Contractor. XperNet Services is not an employee of Waller County.

XperNet Services acknowledges that it is a policy of Waller County (county) that:

- a) The use, possession and/or distribution of illegal or unauthorized drugs, and drug related paraphernalia on the County's premises are prohibited as well as the possession of alcoholic beverages on County property, except where authorized by County's management;
- b) Entry or presence on County premises by any person, including XperNet Services constitutes consent to County to conduct searches, whether announced or unannounced, on County premises of the person and his personal effects for such prohibited items; and
- c) Any person who is found in violation of this policy or who refuses to permit a search may be removed and barred from the County, at the sole discretion of the County.

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SERVICES

Entire Agreement. This instrument contains the entire agreement between the Parties. Any oral or written representations or modifications concerning this Agreement are of no force and effect excepting a subsequent modification in writing signed by the Parties.

Force Majeure. Neither XperNet Services nor Waller County will be held responsible for delays, failures, or accidents resultant from acts beyond its control. These acts will include, but are not limited to, acts of God, strikes, lockouts, riots, war, terrorists, disease, epidemics, government regulation, fire, power outages or other disasters.

Non-Solicitation of Employees. XperNet Services and Waller County agree not to solicit the employees of either party for employment for a period of 120 calendar days following expiration of the Agreement.

Assignment. This Agreement is not assignable by either party without prior written consent of both parties.

Execution. The Agreement may be executed in several counterparts. Each counterpart is deemed an original. All counterparts together constitute one and the same instrument. Each Party represents and warrants that the undersigned is a duly authorized representative with the power to execute this Agreement.

Waller County
 425 FM 1488
 Hempstead, TX 77445
 979/826-7700

C. Trey Duhon
 Waller County Judge

XperNet Services
 P.O. Box 6505
 Katy, TX 77491
 281/392-5292 Fax: 281/392-3668

Gregory J. Henry
 President

Date

Date

Waller County
PC & Network
PROFESSIONAL SERVICES AGREEMENT

Table of Contents

- A. Scope of Project
- B. Responsibilities of Parties
- C. Schedule of Project
- D. Costs and Charges
- E. Terms and Conditions of Agreement

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Section A

SCOPE OF PROJECT

Waller County

Service Support Agreement

XperNet Services will provide service and support of Waller County's computers and network system. If a service call for support requires the use of parts as a remedy, pricing for such parts is additional and the cost is predetermined as listed in the Costs and Charges section of this Agreement.

This Agreement will allow for services to be performed in the following areas as specified by Waller County, however not limited to those below:

- Private Networks maintenance
- Mobile Device Management and maintenance as approved
- Server Maintenance and support
- E-mail and security maintenance utilizing in-house as well as third-party and/or on-site/cloud appliances
- Management of Data file storage, security, and management systems
- Management of Internet restrictions and firewall maintenance and review
- Management of Individual computer intelligence (security and access through Domain Control)
- Strategic advice as applied to technology needs
- Main Point of contact for ALL technology-oriented providers on behalf of Waller County
- Manage and Maintain updates, service packs/patches as required and necessary utilizing tools and subscriptions provided and paid for by Waller County
- Printer support for printers that are not beyond the manufacturer's support age
- Management and control of Cybersecurity training via electronic means and personal utilizing County Paid third-party software/vendors as required to effectively maintain county employee training
- Backup and Disaster Recovery utilizing County Paid third parties as well as in-house appliances or devices for data residing on servers as approved
- Utilization of Artificial & Automated Intelligence to assess/audit/and maintain patches, updates and remote control for support needs utilizing secure third-party software
- Coordinate technology needs for new buildings and new county buildouts and remodels; thus working with the County Construction Manager (this agreement does not include installation tasks or relocation services for such new buildouts and installations)
- Provide Managed Services as required for maintenance and security of technology-based systems.
- Maintain County Budget for IT required items
- Remain as purchasing agent for county vendors related to IT services and hardware when required and requested by Waller County
- Support for Sheriff Dept/TLETS/DPS and secure items as required
- Other IT needs as required and mutually agreed upon.



Section B

Responsibilities of the Parties

XperNet Services will:

Provide staff to be on-site at Waller County as required, for regular maintenance and support. Support, research and monitoring may be remote at XperNet Services offices as well as county on-site.

Maintain the security of the network systems. Should security or firewall breach occur, XperNet will respond as promptly as possible to the system(s) affected or diagnosed. The affected system(s) will be disconnected from the network, repaired and verified to be operational prior to reconnection. A network security issue or hack may require total disruption of network resources as required before reconnection is obtained. Security within the computing environment is considered a high priority. Therefore monitoring, notification, modification and/or maintenance of security of the system will be considered as required 24 hours a day, 7 days a week. XperNet utilizes third-party CJIS compliant secure software & systems from Connectwise and others to aid in monitoring, ticket creation, patching and remote connectivity.

Provide required resources in the form of labor only to adequately respond to Waller County's needs to service a situation (or as scheduled with Waller County's contact).

Monitor the available software patches offered by software vendors for network and desktop operating systems, virus software and spyware.

Recommend and install software patch updates on a timely basis to ensure that the most current protection software is employed.

Provide the resources required to adequately service and respond to non-critical issues. Calls for new installations, modifications to systems, office moves, etc. must be made by appointment and scheduled whereas resources from both parties can work together.

Provide administration and management for the project to control resources, costs, and ensure that the quality of service is consistent with the intent.

Promptly service all calls.

Acquire on behalf of Waller County, service parts, software, Managed Services and needed security licenses as required (Cost and Charges Section of this Agreement). If XperNet Services cannot acquire a service part, direction will be given to locate and purchase parts required.

Allow Waller County to utilize this Agreement for any support need including installations. Additional approval and mutual agreement is required if additional billing/time is necessary.

Provide Waller County with IT strategy and growth/change consultation as required to review status, plan and prepare for additional growth/changes and IT infrastructure needs.

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Waller County will:

Provide a single point of contact for all calls for administrative and services related issues under this Agreement. The contact person is identified on the signature page of this Agreement.

Provide a safe and effective work environment for XperNet Services' staff to facilitate the project. This is inclusive to proper login ID's to administer and maintain the network systems as well as access to buildings for Waller County.

Provide XperNet the use of, at full cost to Waller County, wireless devices for remote access utilizing current Cell Providers as well as computing tools equal to the current computing environment as required to complete tasks.

Provide payment in full of the amount agreed in the Cost and Charges Section of this Agreement. Furthermore, provide a Purchase Order or approval as required for the instances that require service, security parts or new parts as necessary upon identification of a problem.

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Section C

SCHEDULE OF PROJECT

Term. This Agreement will commence upon the date of execution by both Parties. The Agreement will remain in full force and effect for twelve (12) consecutive months. The Agreement will automatically renew annually thereafter, unless terminated by either Party.

County Holidays and Weekends are not considered standard business days for this Agreement. Therefore, under the time constraints of this Agreement, normal computer repair and response will fall within the hours of 8 a.m. and 5 p.m. Central time. Any requests for support outside of normal business hours (8:00 a.m. and 5:00 p.m. or for longer than 8 hours in one day) may be considered within the severity of the request and availability of XperNet staff. XperNet agrees to provide after-hours support to the best of its ability to the Sheriff's Department as required based on urgency and criticality of need.

Emergency calls (Server down and entire network malfunction issues) warrant a 4-hour time response and will be considered an emergency event requiring immediate attention.

Notification of a repair in need will warrant (through Waller County's point of contact) XperNet Services engineer to communicate directly with the person in need. The communication will help determine the fault and better prepare the engineer to have the required resources to perform the resolution.

It is expressly understood by both XperNet Services and Waller County that no additional work or services will be performed by XperNet that would result in additional billings outside the Scope of Project contained in Section A of this Agreement without the express request and approval of Waller County. If such an occurrence does exist, XperNet Services cannot invoice nor expect payment without prior approval from Waller County for such services, hardware, software, or otherwise with a definitive amount agreed upon by Waller County.



Section D

Costs and Charges

The cost for XperNet Services to provide the regular maintenance and support services to Waller County is included in the rate. The monthly rate for this Agreement is **\$31,375.00** per month. This rate is inclusive of all labor required under this Agreement. Should a repair in need be resolved remotely from XperNet Services offices, the costs are included under this Agreement. Any out-of-pocket charges/expenses (travel or otherwise) will be invoiced as necessary with an additional 15% fee.

Costs related to traveling to Waller County offices ONLY are included in the monthly rate.

Project Award and Payment:

Waller County will pay XperNet Services net in advance of each month. XperNet Services will provide a monthly invoice. The billings by XperNet Services to Waller County for reimbursement of parts and supplies required under the terms of this Agreement will be payable within 30 days of invoice date. Costs incurred will be invoiced and payable upon each occurrence pursuant to the approved Purchase Order or Commissioners Court Approval. Expenses, costs, etc., if required, will be billed at XperNet Services actual cost plus no more than 15%. XperNet will provide original purchase/proof of payment/receipt along with invoice for such occurrences.

Termination. Either party may terminate this Agreement at any time, without cause, by giving at least thirty (60) days' notice to the other Party prior to the termination date. In the event of termination, the monthly rates in full shall be due and payable to complete the end of a month following 60 days.



Section E

TERMS AND CONDITIONS

Confidentiality. Waller County understands that XperNet Services may have control of, access to, or see data or information that is proprietary or private in nature and may contain 'corporate, secure or personal sensitive' information. XperNet Services agrees to keep confidential all information or data and will not disclose such information or data in whole or part to any third party without prior written consent of Waller County. XperNet acknowledges that Waller County is a governmental entity subject to the Texas Public Information Act. XperNet further acknowledges that Waller County will comply with the Public Information Act.

Independent Contractor. XperNet Services is providing services to Waller County as an Independent Contractor. XperNet Services is not an employee of Waller County.

XperNet Services acknowledges that it is a policy of Waller County (county) that:

- a) The use, possession and/or distribution of illegal or unauthorized drugs, and drug related paraphernalia on the County's premises are prohibited as well as the possession of alcoholic beverages on County property, except where authorized by County's management;
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SERVICES

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Waller County
 425 FM 1488
 Hempstead, TX 77445
 979/826-7700

C. Trey Duhon
 Waller County Judge

XperNet Services
 P.O. Box 6505
 Katy, TX 77491
 281/392-5292 Fax: 281/392-3668

Gregory J. Henry
 President

Date

Date

From: [GrantsABTPA \(TxDMV\)](#)
To: [Brooke Bacuetes](#); [Robert Schields](#); [Joan Beaty](#)
Cc: [Diggs, William](#); [Pence, Earl](#); [Price, Daniel](#); [GrantsABTPA \(TxDMV\)](#)
Subject: Extension: FY25 SB224 Catalytic Converter Grant
Date: Friday, December 5, 2025 3:08:00 PM

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

Good afternoon,

Your agency has been approved for a grant extension for your **FY25 SB224 Catalytic Converter Grant**. The grant term has been extended to **August 31st, 2026**. Please note that no further extensions will be granted. Please complete all required progress reports, expenditure reports, and any follow-up requested by MVCAPA staff as soon as possible. Our goal is to close out all FY25 grants as quickly as we can.

Please let us know if you have any questions and we'd be happy to help.

Sincerely,
Motor Vehicle Crime Prevention Authority

**Waller County Tabulation
Bid 25-004
Construction of Morton Road Overlay**

Recommended: Forde Construction Company, Inc.

Company	Bid Price
Forde Construction Company, Inc.	\$1,578,235.40
AAA Asphalt Paving Inc.	\$2,324,120.80
Texas Materials	\$1,754,940.32

Item No.	Item Description	Spec No.	Unit Measure	Estimated Quantity	AAA Asphalt Paving Inc.		Texas Materials		Forde Construction Col, Inc.	
					Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A SITE PREPARATION & WORK ZONE										
1	PROJECT SIGN		EACH	2	x \$ 1,500.00	\$ 3,000.00	\$ 1,200.00	\$ 2,400.00	\$ 2,000.00	\$ 4,000.00
2	PREPARING RIGHT-OF-WAY	HC 100	LS	1	x \$ 125,000.00	\$ 125,000.00	\$ 198,000.00	\$ 198,000.00	\$ 53,000.00	\$ 53,000.00
3	CONSTRUCTION SAFETY FENCE	HC 556	LF	100	x \$ 3.50	\$ 350.00	\$ 2.15	\$ 215.00	\$ 1.40	\$ 140.00
4	TEMPORARY TRAFFIC CONTROL	HC 694	MONTH	4	x \$ 6,250.00	\$ 25,000.00	\$ 4,500.00	\$ 18,000.00	\$ 12,000.00	\$ 48,000.00
					Subtotal of A	\$ 153,350.00	Subtotal of A	\$ 218,615.00	Subtotal of A	\$ 105,140.00
B REMOVALS										
5	REMOVING STRUCTURES (METAL PIPE)	HC 108	LF	60	x \$ 20.00	\$ 1,200.00	\$ 47.00	\$ 2,820.00	\$ 20.00	\$ 1,200.00
6	REMOVING STRUCTURES (REINFORCED CONCRETE PIPE)	HC 108	LF	184	x \$ 20.00	\$ 3,680.00	\$ 31.00	\$ 5,704.00	\$ 12.00	\$ 2,208.00
					Subtotal of B	\$ 4,880.00	Subtotal of B	\$ 8,524.00	Subtotal of B	\$ 3,408.00
C ROADWAY										
7	EMBANKMENT	HC 132	CY	1,000	x \$ 15.00	\$ 15,000.00	\$ 20.00	\$ 20,000.00	\$ 17.00	\$ 17,000.00
8	FLEXIBLE BASE (6 IN DEPTH)	HC 247	SY	200	x \$ 45.00	\$ 9,000.00	\$ 15.00	\$ 3,000.00	\$ 60.00	\$ 12,000.00
9	DENSE-GRADED HOT-MIX ASPHALT BASE COURSE	HC 292	TON	11	x \$ 500.00	\$ 5,500.00	\$ 200.00	\$ 2,200.00	\$ 430.00	\$ 4,730.00
10	FULL-DEPTH RECLAMATION USING ASPHALT EMULSION (ROAD-MIXED) (6 IN DEPTH)	TxDOT 290	SY	31,750	x \$ 30.00	\$ 952,500.00	\$ 12.00	\$ 381,000.00	\$ 12.50	\$ 396,875.00
11	CEMENT (1% BY WEIGHT)	HC 800	TON	79	x \$ 375.00	\$ 29,625.00	\$ 232.00	\$ 18,328.00	\$ 450.00	\$ 35,550.00
12	FOG SEAL (CSS-1H) (0.05 GAL/SY)	TxDOT 315	GAL	1,588	x \$ 5.00	\$ 7,940.00	\$ 5.00	\$ 7,940.00	\$ 5.00	\$ 7,940.00
13	TACK COAT (CSS-1H) (0.10 GAL/SY)	HC 312	GAL	3,175	x \$ 8.00	\$ 25,400.00	\$ 3.30	\$ 10,477.50	\$ 5.00	\$ 15,875.00
14	DENSE-GRADED HOT-MIX ASPHALT SURFACE COURSE (TY-D SAC-B PG64-22) (3" THICK)	HC 341	TON	5,239	x \$ 150.00	\$ 785,850.00	\$ 129.00	\$ 675,831.00	\$ 129.00	\$ 675,831.00
15	DENSE-GRADED HOT-MIX ASPHALT SURFACE COURSE (TY-D SAC-B PG64-22) (FEATHERING DRIVEWAYS)	HC 341	TON	84	x \$ 150.00	\$ 12,600.00	\$ 315.00	\$ 26,460.00	\$ 475.00	\$ 39,900.00
16	DENSE-GRADED HOT-MIX ASPHALT SURFACE COURSE (TY-D SAC-B PG64-22) (FEATHERING TRANSITIONS AND INTERSECTIONS)	HC 341	TON	19	x \$ 150.00	\$ 2,850.00	\$ 265.00	\$ 5,035.00	\$ 630.00	\$ 11,970.00
17	CLEANING AND RESHAPING DITCHES	TxDOT 760	LF	9,320	x \$ 15.00	\$ 139,800.00	\$ 17.00	\$ 158,440.00	\$ 6.70	\$ 62,444.00
					Subtotal of C	\$ 1,986,065.00	Subtotal of C	\$ 1,308,711.50	Subtotal of C	\$ 1,280,115.00
D SWPPP										
18	SEEDING FOR EROSION CONTROL (HYDRO-MULCH SEEDING)	HC 164	SY	15,534	x \$ 0.60	\$ 9,320.40	\$ 0.83	\$ 12,893.22	\$ 0.75	\$ 11,650.50
19	BIODEGRADABLE EROSION CONTROL LOGS (INSTALLATION 60%, REMOVAL 40%)	HC 591	LF	1,000	x \$ 5.50	\$ 5,500.00	\$ 8.60	\$ 8,600.00	\$ 4.00	\$ 4,000.00
20	SWPPP MONITORING AND DOCUMENTATION	HC 591	MONTH	4	x \$ 1,600.00	\$ 6,400.00	\$ 620.00	\$ 2,480.00	\$ 400.00	\$ 1,600.00
					Subtotal of D	\$ 21,220.40	Subtotal of D	\$ 23,973.22	Subtotal of D	\$ 17,250.50
E DRAINAGE										
21	24" CORRUGATED METAL PIPE (CMP)	TxDOT 460	LF	60	x \$ 35.00	\$ 2,100.00	\$ 150.00	\$ 9,000.00	\$ 148.00	\$ 8,880.00
22	30" REINFORCED CONCRETE PIPE (CL IV) (RCP)	HC 464	LF	72	x \$ 175.00	\$ 12,600.00	\$ 248.00	\$ 17,856.00	\$ 233.00	\$ 16,776.00
23	24" REINFORCED CONCRETE PIPE (CL IV) (RCP)	HC 464	LF	112	x \$ 150.00	\$ 16,800.00	\$ 180.00	\$ 20,160.00	\$ 155.00	\$ 17,360.00
24	CUTTING AND RESTORING PAVEMENT	TxDOT 400	SY	136	x \$ 120.00	\$ 16,320.00	\$ 167.00	\$ 22,712.00	\$ 260.00	\$ 35,360.00
25	CLEAN EXISTING CULVERT	TxDOT 480	EA	40	x \$ 100.00	\$ 4,000.00	\$ 1,012.00	\$ 40,480.00	\$ 350.00	\$ 14,000.00
					Subtotal of E	\$ 51,820.00	Subtotal of E	\$ 110,208.00	Subtotal of E	\$ 92,376.00
F SIGNING AND PAVEMENT MARKINGS										
26	RETROREFLECTORIZED PAVEMENT MARKINGS (TYPE II) (4 IN, YELLOW, DASHED)	HC 666	LF	3,114	x \$ 1.10	\$ 3,425.40	\$ 0.65	\$ 2,024.10	\$ 0.85	\$ 2,646.90
27	RETROREFLECTORIZED PAVEMENT MARKINGS (TYPE II) (4 IN, YELLOW, SOLID)	HC 666	LF	2,220	x \$ 1.00	\$ 2,220.00	\$ 0.60	\$ 1,332.00	\$ 0.85	\$ 1,887.00
28	REFLECTORIZED PAVEMENT MARKINGS (TYPE II) (24", WHITE, SOLID, STOP BAR)	HC 666	LF	14	x \$ 10.00	\$ 140.00	\$ 3.75	\$ 52.50	\$ 8.00	\$ 112.00
29	TRAFFIC SIGNS, ROADSIDE SIGNS, AND MAILBOXES	HC 502	LS	1	x \$ 25,000.00	\$ 25,000.00	\$ 8,000.00	\$ 8,000.00	\$ 1,500.00	\$ 1,500.00
					Subtotal of F	\$ 30,785.40	Subtotal of F	\$ 11,408.60	Subtotal of F	\$ 6,145.90
G EXTRA WORK ITEMS										
30	VIDEO RECORDING CONSTRUCTION	HC 561	LS	1	x \$ 3,000.00	\$ 3,000.00	\$ 500.00	\$ 500.00	\$ 800.00	\$ 800.00
31	CONTINGENCY		LS	1	x \$ 73,000.00	\$ 73,000.00	\$ 73,000.00	\$ 73,000.00	\$ 73,000.00	\$ 73,000.00
					Subtotal G	\$ 76,000.00	Subtotal G	\$ 73,500.00	Subtotal G	\$ 73,800.00
					GRAND TOTAL (Items A-G)	\$ 2,324,120.80	\$ 1,754,940.32	\$ 1,578,235.40		

Engineer's Estimate	
Unit Price	Total Price
\$ 1,500.00	\$ 3,000.00
\$ 75,000.00	\$ 75,000.00
\$ 10.00	\$ 1,000.00
\$ 7,500.00	\$ 30,000.00
Subtotal of A	\$ 109,000.00
\$ 50.00	\$ 3,000.00
\$ 50.00	\$ 9,200.00
Subtotal of B	\$ 12,200.00
\$ 30.00	\$ 30,000.00
\$ 40.00	\$ 8,000.00
\$ 150.00	\$ 1,650.00
\$ 6.00	\$ 190,500.00
\$ 250.00	\$ 19,750.00
\$ 8.00	\$ 12,704.00
\$ 6.00	\$ 19,050.00
\$ 150.00	\$ 785,850.00
\$ 150.00	\$ 12,600.00
\$ 150.00	\$ 2,850.00
Subtotal of C	\$ 1,129,554.00
\$ 2.00	\$ 31,068.00
\$ 10.00	\$ 10,000.00
\$ 1,000.00	\$ 4,000.00
Subtotal of D	\$ 45,068.00
\$ 100.00	\$ 6,000.00
\$ 250.00	\$ 18,000.00
\$ 200.00	\$ 22,400.00
\$ 250.00	\$ 34,000.00
\$ 1,500.00	\$ 60,000.00
Subtotal E	\$ 140,400.00
\$ 2.00	\$ 6,228.00
\$ 2.00	\$ 4,440.00
\$ 20.00	\$ 280.00
\$ 25,000.00	\$ 25,000.00
Subtotal F	\$ 35,948.00
\$ 2,000.00	\$ 2,000.00
\$ 73,000.00	\$ 73,000.00
Subtotal G	\$ 75,000.00
\$ 1,547,170.00	

Percent
Difference
of Lowest

33%
-29%
-86%
60%
-4%

-60%
-76%
-72%

-43%
50%
187%

108%
80%
-38%

-17%
-14%
217%

-62%
-77%
-34%

48%
-7%
-23%

4%
-77%
-34%

-58%
-58%
-60%

-94%
-83%
-2%

Item 42.

Officemakers, Inc.

1005 Katyland Dr.
Katy TX 77493

Phon... 281-574-3800

Fax #

www.officemakers.com

Date	Estimate #
11/11/2025	37885-P

Name / Address

Waller County
Treasurers Office
425 FM 1488
Hempstead, TX 77445

Thank you for the opportunity to earn your business.

The pricing on this Estimate is good for 30 days.

We will meet or beat all Competitor's pricing on identical products and services.

PO Number	Rep	Terms
	TCA	1% 10 Net 30

Contact Name	Contact Phone	Ext.	Alt Contact Name	Alt Contact Phone	Alt Ext.
Chief Raymond S...	979-826-7635				

Description	Qty	Cost	Total
Gen2 Avenir 8 pod of cubicles as drawn grade 1 fabric, 1 duplex outlet per station (price per station)	8	3,219.89	25,759.12
Sliding glass door clear	8	2,238.38	17,907.04
Delivery and Installation: Based upon work being done between 8am - 5pm Monday through Friday. Evening or weekend work will be extra. Any special requirements or changes by client or building management, such as "additional insured" insurance rider, , climbing stairs, space not ready when we arrive or changes requested by client at time of installation, will incur extra pricing.	1	4,300.00	4,300.00

	Subtotal	\$47,966.16
Customer Signature	Date Signed	Sales Tax (0.0%) \$0.00
		Total \$47,966.16

Terms of Sale: All merchandise remains the sole property of OfficeMakers, Inc. until paid in full. All Sales on Factory ordered merchandise are final and not subject to return, used merchandise is subject to a 20% restocking charge. All claims and returns must be accompanied by original receipt. By signing above the buyer and/or their agent agree to comply with these terms as written.

