



NOTICE OF MEETING
WALLER COUNTY, TEXAS
AMENDED REGULAR SESSION
Wednesday, June 25, 2025 at 9:00 AM
Waller County Joe Kuciemba Annex, Hempstead, Texas

AGENDA

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

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

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

CALL TO ORDER

1. Approval of Agenda.

PUBLIC COMMENT

CONSENT AGENDA

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

- [2.](#) Approval of Minutes.
3. Request by County Treasurer for Approval of Payroll Disbursements.
- [4.](#) Request by County Treasurer to approve disbursement of funds for Retiree Insurance Premiums.
- [5.](#) Request by County Treasurer for approval of Monthly Report.
- [6.](#) Request by County Treasurer for approval of Stale Dated check list.
- [7.](#) Request by County Treasurer to approve new assignments of take home vehicles.
8. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers.
- [9.](#) Request by County Auditor to approve official documents an all Monthly Reports.

10. Request by Procurement Director to advertise for bids for the Construction of the Sheriff's Office Maintenance Garage. Advertisement to be paid from line item 125-401-544100 [Bid Notice & Printing].
11. Request by County Engineer to vacate the Subdivision Plat for Carona Estates.
- [12.](#) Request by County Engineer to approve the Final Plat of Bluestem Section 6 and accept the Construction Bond in Precinct 3.
- [13.](#) Request by County Engineer to authorize the issuance of a public notice in the Katy Times, for three consecutive weeks, establishing a public hearing during the regular session of Commissioners' Court on August 6, 2025 Replat of Twinwood Commerce Center to amend Reserve 15C, Block 1. The amendment will create 2 separate commercial reserve by Owners Urban Twinwood, LP.
14. Request to authorize issuance of notice in one or more newspapers of general circulation in Waller County, Texas for a public hearing to be held at the regular session of Commissioners Court on July 23, 2025 concerning the establishment of Waller County Urban Reinvestment Zone 16 pursuant to Texas Tax Code 312.401. Funds to be paid from line item 125-401-44100 [Bid Notices and Printing].
- [15.](#) Request by County Engineer to authorize the issuance of a public notice in the Katy Times, for three consecutive weeks, establishing a public hearing during the regular session of Commissioners' Court on August 6, 2025 Replat of Sky Lakes Subdivision to amend lot 103 and Reserve B of Sky Lakes Subdivision. The amendment will combine Lot 103 and a portion of Reserve B by Owners Patrick and Sara Noll.
- [16.](#) Request by County Engineer to accept a Formal Utility Notice for ARM Energy Monument Interconnect to place a 16' steel pipeline to transport natural gas across Schlipf Rd. right-of-way in Precinct 4.
- [17.](#) Request by County Engineer to accept a Formal Utility Notice for Si Energy to place a 4" HDPE pipeline in the right-of-way of Gassner Ln. in Precinct 3.
- [18.](#) Request by County Engineer to accept a Formal Utility Notice for Cable Tex Communication to place Fiberoptic line in the right-of-way of Old Houston Hwy in Precinct 2.
- [19.](#) Spread upon the minutes the Agreement with Sustainable Security Solutions for annual preventative maintenance services for detention hardware, doors, and security electronic systems in an amount of \$29,979.00 for the term June 25, 2025 through December 31, 2025. Funds to be paid from Sheriff's Office Commissary.

Requests to approve payments on the following:

- [20.](#) Request by County Tax Assessor-Collector to approve refund in excess of \$500.00 in accordance with Article 31.11 State Property Tax Code.
- [21.](#) \$202,539.75 for Invoice #5152025GWA to Waller County Appraisal District from line item 125-437-540500 [Tax Appraisal District].

- [22.](#) \$1,125.00 for Invoice dated May 26, 2025 to Schmidt Funeral Home, Inc. from line item 125-423-540705 [Transport to Morgue].
- [23.](#) \$675.00 for Invoice dated May 28, 2025 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].
- [24.](#) \$5,2000.00 for Invoice #1508 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].
- [25.](#) \$75,000.00 for Invoice #2662 to Waller County Economic Development from line item 125-411-547200 [Economic Development].
- [26.](#) \$100.00 for Texas SmartBuy Dues to Texas Comptroller of Public Accounts from line item 125-411-562300 [County Organizational Dues].
- [27.](#) \$4,642.83 for Invoice #2065974645 to Equifax to be paid from line item 307-504-545000 [Maintenance].
- [28.](#) \$4,024.68 for Invoice #50306 to Blueline TD, LLC from line item 125-600-545403 [Precinct 3 Building].
- [29.](#) \$13,127.18 for Invoice #50600 to Blueline TD, LLC from line item 125-600-581901 [Vehicle Maintenance Garage].
- [30.](#) \$4,982.80 for Invoice #50307, and \$2,408.43 for Invoice #50599, for a total of \$7,391.23 to Blueline TD, LLC from line item 125-600-545402 [Precinct 2 Building].
- [31.](#) \$2,014.63 for Invoice #56 to King Architectural Consulting Services from line item 604-604-545405 [Professional Services].
- [32.](#) \$7,814.98 for Invoice #304200.00-1 to Schaumburg & Polk, Inc for Professional Services rendered March 27, 2025 thru April 27, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
- [33.](#) \$6,817.20 for Invoice #65035800-0425-01 to Kimley-Horn and Associates, Inc. for Professional Services rendered April 3, 2025 thru April 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].
- [34.](#) \$167,048.60 for Invoice #202519478 to LJA Engineering, Inc. for Professional Services rendered April 26, 2025 through May 30, 2025 (11th Invoice). Funds to be paid from line item 605-605-545405 [Prof. Services].
- 35. Request by County Auditor to Approve and/or Ratify Accounts Payable.

DIRECTOR OF POLICY & ADMINISTRATION

- [36.](#) Approve amendments to the Waller County Commissioners Court Rules of Procedure, Conduct, and Decorum.
- 37. Discussion on 2025 Legislative Session.
- [38.](#) Discussion on County Assistance Districts.

- [39.](#) Approve Sunterra Lakes Development Agreement.

ECONOMIC DEVELOPMENT

- [40.](#) Approve the Tax Abatement Agreement between Waller County, Texas and Grundfos CBS, Inc. Grundfos CBS, Inc. is the property owner and the tax abatement applicant. The property is located in the City of Brookshire Reinvestment Zone #3, the designation of which will be considered at the public hearing to be held by the City of Brookshire's City Council on June 5, 2025, prior to the approval of the Tax Abatement Agreement. If designated, City of Brookshire Reinvestment Zone #3 will be generally located in Brookshire, Texas west of Koomey Road, north of Cooper Road, and adjacent to Highway 90 to the north of City of Brookshire Reinvestment Zone #3. Grundfos CBS, Inc. will improve property in City of Brookshire Reinvestment Zone #3 by constructing a new manufacturing building intended for general industrial use that is approximately 125,000 square feet. The estimated cost of the building is approximately \$43,000,000. Grundfos CBS, Inc. will also install personal property used in the manufacturing process at an estimated cost of \$900,000.00.

COUNTY ENGINEER

- [41.](#) Public Hearing: Proposed Major Thoroughfare Plan/Map Amendment, by Astro Sunterra West, L.P. Sunterra Lakes North.
- [42.](#) Approve the Major Thoroughfare Plan/Map Amendment, by Astro Sunterra West, L.P. Sunterra Lakes North.

SHERIFF

- [43.](#) Approve the renewal of M.O.U. between DPS and Sheriff regarding certification of Commercial Vehicle Enforcement Authority for weight enforcement.
- [44.](#) Approve the renewal of the Waller ISD Contract for School Resource Officers. The contract requests two additional deputies, with equipment and patrol vehicles with a 70/30 split.

GRANT MANAGER

45. Approve to authorize the County Grant Manager to submit an election security grant application to the Texas Secretary of State.

PROCUREMENT DIRECTOR

- [46.](#) Approve the purchase of camera system upgrade, additional cameras and equipment at Community Center from Linktas LLC in an amount of \$11,300.00. Funds to be paid from line item 125-442-544400 [Facility Renovations].
- [47.](#) Approve Bill of Sale with Enterprise Fleet Management for 2019 Ford F150 for Constable Precinct 1 in an amount of \$401.00. Funds to be paid from line item 125-511-587523 [Fleet Management].

- [48.](#) Approve Bill of Sale with Enterprise Fleet Management for 2020 Ford F150 for Environmental in an amount of \$1,716.85. Funds to be paid from line item 125-443-587523 [Fleet Management].

AUDITOR

49. Approve engagement letter between Waller County and Stephen L. Crain Consulting, LLC to be paid from line item 125-411-540700 [Audit].

COMMISSIONER, PRECINCT 3

- [50.](#) Discuss and take action on mobility bond firm assignments in Precinct 3.

MISCELLANEOUS

51. Discuss and take action on Woods Rd. in Precinct 4.
52. 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.
53. Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to contract negotiations for it would have a detrimental effect on the position of the County in negotiations with third persons.

EXECUTIVE SESSION

54. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
55. 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.
56. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
57. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session.

ADJOURN MEETING

NOTICE

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



MINUTES

WALLER COUNTY COMMISSIONERS COURT REGULAR SESSION WEDNESDAY – JUNE 11, 2025

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 11th day of June 2025 at its meeting place at the Waller County Joe Kuciemba Annex, Hempstead, Texas.

CALL TO ORDER

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

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

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

Commissioner Smith made motion to approve agenda, seconded by Commissioner Jones.

Motion carried by 4-0 vote.

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

PUBLIC COMMENT

1. Denise Mattox

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 – May 28, 2025 Regular Session
3. Request by County Treasurer for Approval of Payroll Disbursements.
4. Request by County Auditor to Approve and/or Ratify 2025 Budget Adjustments and Departmental Line-Item Transfers. *(no backup submitted)*
5. Request by Justice of the Peace, Pct. 2 for approval of Fixed Asset Transfer to the Maintenance Department.

6. Request by County Engineer to authorize the issuance of a public notice in the Katy Times, for three consecutive weeks, establishing a public hearing during the regular session of Commissioners' Court on July 23, 2025 for a Replat of Rio Acres. The amendment will create 5 lots from the original Lots 4 and 5 of the Rio Acres Subdivision by Owner Justin Capistran and rename the new Lots as Bosque Estates.
7. ~~Request by County Engineer to approve the Final Plat of New Life Subdivision in Precinct 4. Item WITHDRAWN.~~
8. Request by County Engineer to accept Notice for Verizon Wireless for Small Cell Support Pole within right of way of Jordan Ranch Blvd. Project # 2025-656.
9. Request by County Engineer to accept Notice for Verizon Wireless for installation of New Node Support Pole and all Equipment within right of way of Spindletree Lane- Project # 2025-565.
10. Request by County Engineer to accept Notice for San Bernard Electric to install one Power Pole within right of way of Joseph Rd- Project # 2025-545.
11. Request by 9-1-1 Addressing to approve name change of 50 AC Riley Rd Project to Riley Pines (R271177).

Requests to approve payments on the following

12. \$120.00 for Invoice #6916, \$1,720.00 for Invoice #6917, \$120.00 for Invoice #6918, and \$680.00 for Invoice #6919 for a total of \$2,640.00 to The Randle Law Office from line item 125-411-540300 [Legal].
13. \$600.00 for Invoice dated May 14, 2025 to Magnolia Funeral Home, Inc. from line item 125-423-540705 [Transport to Morgue].
14. \$16,351.13 for Invoice #76904330163 dated May 27, 2025 to CleanEarth to be paid from line item 326-527-540800 [Professional & Contracts].
15. \$11,322.54 for Invoice #76904330165 dated May 27, 2025 to CleanEarth to be paid from line item 326-527-540800 [Professional & Contracts].
16. \$1,832.00 for Invoice #BXHS 34153093 to BOXX Modular to be paid from line item 605-605-545405 [Professional Services].
17. \$75,886.10 for Invoice #BXHS 34153125 to BOXX Modular. Funds to be paid from line item 241-545-561209 [All PA Misc.].
18. \$259.67 for Invoice #55 to King Architectural Consulting Services from line item 604-604-545405 [Professional Services].
19. Request by County Auditor to Approve and/or Ratify Accounts Payable.

Motion to approve Consent Agenda minus #7 made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler
Commissioner Jones

– Yes
– Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

PRESENTATION

20. **Presentation** from Citizens in Defense of Waller County.
No action required.

ECONOMIC DEVELOPMENT

21. Terminate tax abatement agreement Contract ID 220803-06 between Waller County, APEX Ag Chem Inc., Peninsula Development, Inc., and Plateau Products, Inc.

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

COUNTY ENGINEER

22. Approve payment of \$14,290.50 for Invoice #99447-1 to R. G. Miller Engineers, Inc. for Professional Services rendered April 2, 2025 through April 20, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

23. Approve payment of \$17,676.22 for Invoice #71412-01 to Binkley & Barfield, Inc. for Professional Services rendered March 19, 2025 through March 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

Motion made by Commissioner Smith, seconded by Commissioner Jones.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

24. Approve payment of \$4,738.40 for Invoice #14780-01 to Binkley & Barfield, Inc. for Professional Services rendered March 19, 2025 through March 31, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

25. Approve payment of \$5,248.80 for Invoice #72214 to Binkley & Barfield, Inc. for Professional Services rendered April 1, 2025 through April 30, 2025. Funds to be paid from line item 605-605-545405 [Prof. Services].

Motion made by Commissioner Jones, seconded by Commissioner Amsler.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

26. Approve payment of \$167,155.92 for Invoice #202515491 to LJA Engineering, Inc. for Professional Services rendered March 29, 2025 through April 25, 2025 (10th Invoice). Funds to be paid from line item 605-605-545405 [Prof. Services].

Motion made by Commissioner Jones, seconded by Commissioner Amsler.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes
Commissioner Jones – Yes

Commissioner Smith – Yes
Commissioner Beckendorff – Yes

27. ~~Approve Sunterra Lakes Development Agreement.~~
Item **WITHDRAWN**.

PROCUREMENT DIRECTOR

28. Approve contract extension with Prosperity Bank for bank depository services for the term August 21, 2025 through December 31, 2025.

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

TREASURER

29. Approve continuation of policy and payment to Texas Association of Counties for Law Enforcement, Privacy or Security Event, and Public Officials Liability and Property coverages effective July 1, 2025.

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

DIRECTOR OF FACILITIES

30. Approve payment of \$2,133,237.76 for Application #31 to SEDALCO, Inc. to be paid from the following line items:

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

\$2,100,210.85 - 604-604-581620 [Bldg Purch, Const, or Improv].

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

31. Approve payment of \$20,141.67 for Application #15 to SEDALCO from line item 125-600-581620 [Justice Center Modulars].

Motion made by Commissioner Smith, seconded by Commissioner Jones.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

MISCELLANEOUS

32. Approve acceptance letter for proposed purchase sale agreement between Waller County and City of Houston.

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

33. Approve Agreement for due diligence studies for proposed purchase sale agreement between Waller County and City of Houston.

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

34. Approve the commencement of repairs by Industrial Scale & Measurement to a truck scale damaged in Precinct 4 based upon quote provided for repairs.

Motion made by Commissioner Smith, seconded by Commissioner Jones.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

35. Approve authorization of firework sales for the Fourth of July in unincorporated areas of Waller County. *(no backup submitted)*

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

Advanced to Agenda Items 37-42

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

EXECUTIVE SESSION

39. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
40. Deliberate business and financial issues related to the purchase, exchange, lease or value of real properties pursuant to Government Code Sections 551.072 and 551.0725. **Item WITHDRAWN.**
41. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.

Court convened to Executive Session at 10:10 a.m.

Court reconvened from Executive Session at 10:27 a.m.

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

Returned to Agenda Item 36

36. Approve settlement offer in CV24-01-0991 Waller County v. Awry Ready Mix Concrete LLC, et al. **Item WITHDRAWN.**

ADJOURN MEETING

Motion to **adjourn** meeting by Commissioner Amsler, seconded by Commissioner Jones.

Motion carried by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

Meeting was **ADJOURNED** at 10:27 a.m.

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

Debbie Hollan
Waller County Clerk

APPROVED this the 25th day of June 2025.

Carbett "Trey" J. Duhon, III
County Judge



Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 18425 - AMWINS GROUP BENEFITS									Vendor Total:	22,900.00
Jul 2025	Invoice	7/1/2025	7/1/2025	7/1/2025	7/1/2025	22,900.00	0.00	0.00	0.00	22,900.00
County Portion Jul1 2025	APBNK - APBNK				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
County Portion Jul 2025	N/A		0.00	0.00	22,900.00	0.00	0.00	0.00		22,900.00
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
125-685-520303	Health Insurance				22,900.00	100.00%				
Vendor: 07548 - TAC HEBP										
Jul 2025 County	Invoice	7/1/2025	7/1/2025	7/1/2025	7/1/2025	13,472.68	0.00	0.00	0.00	13,472.68
BCBS Co Portion Ret Prem Jul 2025	APBNK - APBNK				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
BCBS Co Portion Ret Prem Jul 2025	N/A		0.00	0.00	13,472.68	0.00	0.00	0.00		13,472.68
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
125-685-520303	Health Insurance				13,472.68	100.00%				
Jul 2025 Retiree	Invoice	7/1/2025	7/1/2025	7/1/2025	7/1/2025	6,879.58	0.00	0.00	0.00	6,879.58
BCBS Retiree Payment Jul 2025	APBNK - APBNK				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount		Total
BCBS Retiree Payment Jul 2025	N/A		0.00	0.00	6,879.58	0.00	0.00	0.00		6,879.58
Distributions										
Account Number	Account Name		Project Account Key		Amount	Percent				
999-203-111200	Medical Insurance				6,879.58	100.00%				

Item 4.

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	3	43,252.26	0.00	0.00	0.00	43,252.26	0.00	43,252.26
Grand Total:		43,252.26	0.00	0.00	0.00	43,252.26	0.00	43,252.26

Account Summary

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

Account	Name	Amount
999-203-111200	Medical Insurance	6,879.58
Total:		6,879.58

Monthly Report of Joan Sargent, Waller County Treasurer

MAY 2025



THE STATE OF TEXAS
COUNTY OF WALLER

AFFIDAVIT

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

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

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

Filing with accompanying vouchers this

25th day of June, 2025

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

Page 2 Special Funds report of money received and disbursed

Page 3 Investment Portfolio by fund

Page 4 Long Term Debt

Attachment A Unpaid claims

Joan Sargent
Joan Sargent, CIO, CCT
Waller County Treasurer

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

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

The affidavit must state the amount of the cash and other assets that are in the custody of the County Treasurer at the time of the examination.
{LGC 114.026(d)} \$216,557,748.01 Month Ending Balance

Commissioners' Court Approval:

Carbett "Trey" J. Duhon III
Waller County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

ATTEST:

Debbie Hollan, County Clerk

Date

Monthly Report of Joan Sargent, Waller County Treasurer

MAY 2025

Item 5.

Fund	Beginning Balance	Total Received	Total Disbursed	Adjustments	Account Balances	TexPool Investments	TX Class Investments	Total Fund Balance
101 Voter Reg/Chapter 19	\$6,027.48	\$8.57	\$0.00	\$0.00	\$6,036.05	\$0.00	\$0.00	\$6,036.05
108 Elections	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$166,950.63	\$0.00	\$166,950.63
110 Road & Bridge	\$2,408,722.65	\$350,745.84	\$1,405,346.29	-\$70.00	\$1,354,052.20	\$0.00	\$13,224,257.02	\$14,578,309.22
111 Law Library	\$2,488.19	\$2,814.68	\$559.65	\$70.00	\$4,813.22	\$280,199.83	\$0.00	\$285,013.05
112 Title IV Juv. Justice	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$101,473.17	\$0.00	\$101,473.17
113 DC Recs. Pres.	\$0.00	\$92.68	\$0.00	\$0.00	\$92.68	\$28,256.11	\$0.00	\$28,348.79
114 County RMPF	\$2,383.06	\$3,639.95	\$0.00	\$0.00	\$6,023.01	\$161,088.79	\$0.00	\$167,111.80
115 CC Recs. Pres.	\$3,499.50	\$10,441.66	\$1,084.75	\$0.00	\$12,856.41	\$826,058.15	\$0.00	\$838,914.56
116 CC Preservation	\$56.07	\$142.28	\$0.00	\$0.00	\$198.35	\$38,278.62	\$0.00	\$38,476.97
117 Courthouse Security	\$1,953.76	\$4,608.86	\$0.00	\$0.00	\$6,562.62	\$279,480.56	\$0.00	\$286,043.18
118 Graffiti	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$984.19	\$0.00	\$984.19
119 JP Technology	\$398.59	\$1,895.80	\$600.00	\$0.00	\$1,694.39	\$80,344.02	\$0.00	\$82,038.41
120 DC/Child Abuse Prev	\$0.00	\$6.32	\$0.00	\$0.00	\$6.32	\$1,806.41	\$0.00	\$1,812.73
121 Family Protection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,360.59	\$0.00	\$42,360.59
122 Guardianship	\$200.26	\$511.01	\$0.00	\$0.00	\$711.27	\$69,382.90	\$0.00	\$70,094.17
123 Justice Crt. Sec.	\$11.14	\$17.67	\$0.00	\$0.00	\$28.81	\$26,400.49	\$0.00	\$26,429.30
124 CC-Technology	\$16.02	\$51.07	\$0.00	\$0.00	\$67.09	\$9,163.86	\$0.00	\$9,230.95
125 General	\$2,045,946.33	\$3,132,882.20	\$4,881,156.55	-\$27,081.15	\$270,590.83	\$44,524,428.37	\$38,794,454.39	\$83,589,473.59
126 DC-Technology	\$0.00	\$15.04	\$0.00	\$0.00	\$15.04	\$4,625.12	\$0.00	\$4,640.16
127 CC-RPD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,849.43	\$0.00	\$38,849.43
128 DC-RPD	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31,418.44	\$0.00	\$31,418.44
129 DA Pretrial Div. Fee	-\$4,776.90	\$13,614.77	\$8,837.87	\$0.00	\$0.00	\$84,360.11	\$0.00	\$84,360.11
131 Juv. Case Manager	\$1,921.05	\$29.61	\$0.00	\$0.00	\$1,950.66	\$0.00	\$0.00	\$1,950.66
132 Fire Marshal Fund	\$76,092.02	\$106.26	\$1,365.98	\$0.00	\$74,832.30	\$0.00	\$0.00	\$74,832.30
135 Court Facility	\$69,572.33	\$2,266.49	\$0.00	\$0.00	\$71,838.82	\$0.00	\$0.00	\$71,838.82
137 Justice Crt. Support	\$96,474.01	\$2,665.78	\$0.00	\$0.00	\$99,139.79	\$0.00	\$0.00	\$99,139.79
181 Available School	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$768,242.03	\$768,242.03
186 Ogg Trust	\$20,233.01	\$28.77	\$0.00	\$0.00	\$20,261.78	\$0.00	\$0.00	\$20,261.78
191 Narcotic Program	\$10.69	\$0.00	\$0.00	\$0.00	\$10.69	\$0.00	\$0.00	\$10.69
192 Federal Forfeiture	\$0.00	\$12,000.00	\$12,000.00	\$0.00	\$0.00	\$145,610.04	\$0.00	\$145,610.04
212 SCAAP-Federal Rev.	\$122,183.35	\$0.00	\$0.00	\$0.00	\$122,183.35	\$0.00	\$0.00	\$122,183.35
228 CJD-VOCA #4254701	-\$9,022.82	\$4,679.49	\$8,230.33	\$0.00	-\$12,573.66	\$0.00	\$0.00	-\$12,573.66
234 STEP CMV-00029	-\$17,415.67	\$1,136.03	\$1,440.99	\$12,684.29	-\$5,036.34	\$0.00	\$0.00	-\$5,036.34
235 STEP COMP-00094	-\$20,187.30	\$2,075.58	\$3,538.97	\$14,096.77	-\$7,553.92	\$0.00	\$0.00	-\$7,553.92
241 ARPA Grant	\$458,874.68	\$0.00	\$46,322.80	\$0.00	\$412,551.88	\$0.00	\$0.00	\$412,551.88
244 LHMPP Grant	-\$92,690.00	\$0.00	\$0.00	\$70,070.00	-\$22,620.00	\$0.00	\$0.00	-\$22,620.00
245 CDBG-MIT Brookshire	-\$25.80	\$70,070.00	\$0.00	-\$70,070.00	-\$25.80	\$0.00	\$0.00	-\$25.80
246 CDBG-MIT Prairie View	\$0.00	\$48,942.00	\$48,942.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
247 C4 Radio Grant #5005301	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
307 SAVNS Grant#1446517	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
311 Formula Grant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
318 TJJD-A	\$120,867.40	\$0.00	\$44,393.38	\$0.00	\$76,474.02	\$0.00	\$0.00	\$76,474.02
324 SB22 Grant - DA	\$186,937.38	\$220.01	\$32,220.34	\$0.00	\$154,937.05	\$0.00	\$0.00	\$154,937.05
325 SB22 Grant - SO	\$335,313.32	\$392.32	\$59,422.45	\$0.00	\$276,283.19	\$0.00	\$0.00	\$276,283.19
326 HGAC Recycle Grant	-\$2,435.95	\$0.00	\$685.80	\$0.00	-\$3,121.75	\$0.00	\$0.00	-\$3,121.75
413 SETH Grant	\$50,000.00	\$0.00	\$0.00	\$0.00	\$50,000.00	\$0.00	\$0.00	\$50,000.00
515 Debt Service	\$0.00	\$110,175.31	\$0.00	\$0.00	\$110,175.31	\$0.00	\$2,780,605.35	\$2,890,780.66
602 Tax Notes, Series 2020	\$930.83	\$1.32	\$0.00	\$0.00	\$932.15	\$0.00	\$0.00	\$932.15
603 Tax Notes, Series 2022	\$662.56	\$0.94	\$0.00	\$0.00	\$663.50	\$0.00	\$0.00	\$663.50
604 Co. Courthouse Project	\$0.00	\$1,446,781.41	\$1,446,781.41	\$0.00	\$0.00	\$0.00	\$4,209,257.99	\$4,209,257.99
605 Mobility Bond Ser 2024	\$0.00	\$123,726.30	\$123,726.30	\$0.00	\$0.00	\$0.00	\$105,983,185.66	\$105,983,185.66
999 Payroll	\$542,997.78	\$3,901,690.36	\$3,908,213.72	\$0.00	\$536,474.42	\$0.00	\$0.00	\$536,474.42
Totals	\$6,408,219.02	\$9,248,476.38	\$12,034,869.58	-\$300.09	\$3,621,525.73	\$46,941,519.83	\$165,760,002.44	\$216,323,048.00
			Plus Outstanding Checks		\$3,460,574.10			
			Treasurer's Bank Balance		\$7,082,099.83			
			PB Statement Balance		\$7,082,099.83			
			Reconciled Bank Balance		\$7,082,099.83			

Monthly Report of Joan Sargent, Waller County Treasurer

MAY 2025

Item 5.

Miscellaneous Accounts

Fund	Beginning Balance	Total Received	Total Disbursed	Adjust-ments	Account Balances	TexPool Investments	TX Class Investments	Total Fund Balance
188 Dismuke Estate	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75,307.09	\$0.00	\$75,307.09
			Bank Statement Balance		\$0.00			
189 Hospital Trust	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,482.37	\$0.00	\$3,482.37
			Bank Statement Balance		\$0.00			
238 GLO Buyout/Acq Grant	\$373.69	\$0.24	\$0.00	\$0.00	\$373.93	\$0.00	\$0.00	\$373.93
			Add Outstanding Checks		\$0.00			
			Bank Statement Balance		\$373.93			
239 GLO Infrastructure Grant	\$787.46	\$0.50	\$0.00	\$0.00	\$787.96	\$0.00	\$0.00	\$787.96
			Add Outstanding Checks		\$0.00			
			Bank Statement Balance		\$787.96			
801 JP1 Report Acct	\$21,656.16	\$44,866.35	\$45,958.97	\$0.00	\$20,563.54	\$0.00	\$0.00	\$20,563.54
			Bank Statement Balance		\$20,563.54			
802 JP2 Report Acct	\$16,325.92	\$29,607.03	\$39,032.86	\$0.00	\$6,900.09	\$0.00	\$0.00	\$6,900.09
			Bank Statement Balance		\$6,900.09			
803 JP3 Report Acct	\$18,500.19	\$2,325.68	\$4,721.00	\$0.00	\$16,104.87	\$0.00	\$0.00	\$16,104.87
			Bank Statement Balance		\$16,104.87			
804 JP4 Report Acct	\$4,978.20	\$48,526.67	\$30,540.27	\$0.00	\$22,964.60	\$0.00	\$0.00	\$22,964.60
			Bank Statement Balance		\$22,964.60			
805 DC E-Filing	\$1,182.81	\$10,427.82	\$10,412.00	\$0.00	\$1,198.63	\$0.00	\$0.00	\$1,198.63
			Bank Statement Balance		\$1,198.63			
807 CC Recording Fee	\$4,815.75	\$48,251.69	\$32,120.00	\$0.00	\$20,947.44	\$0.00	\$0.00	\$20,947.44
			Bank Statement Balance		\$20,947.44			
808 CC Credit Card	\$819.98	\$10,534.52	\$10,556.70	\$1,880.00	\$2,677.80	\$0.00	\$0.00	\$2,677.80
			Bank Statement Balance		\$2,677.80			
810 CC E-Filing	\$7,219.63	\$9,073.05	\$6,956.00	-\$1,880.00	\$7,456.68	\$0.00	\$0.00	\$7,456.68
			Bank Statement Balance		\$7,456.68			
811 DC Credit Card	\$2,094.34	\$14,094.16	\$14,042.70	\$0.00	\$2,145.80	\$0.00	\$0.00	\$2,145.80
			Bank Statement Balance		\$2,145.80			
812 R&B Credit Card	\$32,965.70	\$83,229.66	\$72,505.70	\$0.00	\$43,689.66	\$0.00	\$0.00	\$43,689.66
			Bank Statement Balance		\$43,689.66			
814 FM Credit Card	\$29,287.36	\$9,611.86	\$37,591.65	\$0.00	\$1,307.57	\$0.00	\$0.00	\$1,307.57
			Bank Statement Balance		\$1,307.57			
815 Environmental Cr Card	\$4,254.95	\$12,102.35	\$12,970.00	\$0.00	\$3,387.30	\$0.00	\$0.00	\$3,387.30
			Bank Statement Balance		\$3,387.30			
816 JP1 Efile	\$894.11	\$760.58	\$826.00	\$0.00	\$828.69	\$0.00	\$0.00	\$828.69
			Bank Statement Balance		\$828.69			
817 JP2 Efile	\$363.27	\$639.06	\$968.00	\$0.00	\$34.33	\$0.00	\$0.00	\$34.33
			Bank Statement Balance		\$34.33			
818 JP3 Efile	\$244.10	\$3,645.36	\$540.00	\$0.00	\$3,349.46	\$0.00	\$0.00	\$3,349.46
			Bank Statement Balance		\$3,349.46			
819 JP4 Efile	\$113.81	\$1,645.27	\$636.00	\$0.00	\$1,123.08	\$0.00	\$0.00	\$1,123.08
			Bank Statement Balance		\$1,123.08			
820 Treasurer Credit Card	\$0.07	\$1,922.40	\$1,853.35	\$0.00	\$69.12	\$0.00	\$0.00	\$69.12
			Bank Statement Balance		\$69.12			

WALLER COUNTY
INVESTMENT PORTFOLIO FOR MONTH ENDING
MAY 2025

Item 5.

ACTIVITY

FINANCIAL INSTRUMENT AND INVESTED FUND	PURCHASE PRICE	MTD YIELD	BEGINNING BALANCE	TRANSFERS	MTD INTEREST	ENDING BALANCE
TEXAS CLASS INVESTMENTS						
125-General	\$38,649,496.89	4.4083%	\$38,649,496.89	\$0.00	\$144,957.50	\$38,794,454.39
110-R&B	\$13,174,843.90	4.4083%	\$13,174,843.90	\$0.00	\$49,413.12	\$13,224,257.02
515-Debt Service	\$2,770,215.48	4.4083%	\$2,770,215.48	\$0.00	\$10,389.87	\$2,780,605.35
181-Permanent School	\$765,371.45	4.4083%	\$765,371.45	\$0.00	\$2,870.58	\$768,242.03
604-Co Courthouse Project	\$5,635,254.29	4.4083%	\$5,635,254.29	(\$1,446,781.41)	\$20,785.11	\$4,209,257.99
605-Mobility Bond 2024	\$105,710,467.84	4.4083%	\$105,710,467.84	(\$123,726.30)	\$396,444.12	\$105,983,185.66
TEXPOOL INVESTMENTS						
108-Elections	\$166,342.04	4.3077%	\$166,342.04	\$0.00	\$608.59	\$166,950.63
111-Law Library	\$279,178.41	4.3077%	\$279,178.41	\$0.00	\$1,021.42	\$280,199.83
112-Title IV Juvenile Justice	\$101,103.26	4.3077%	\$101,103.26	\$0.00	\$369.91	\$101,473.17
113-RPF District Clerk	\$28,153.14	4.3077%	\$28,153.14	\$0.00	\$102.97	\$28,256.11
114-County RMPF	\$160,501.55	4.3077%	\$160,501.55	\$0.00	\$587.24	\$161,088.79
115-RPF County Clerk	\$823,046.99	4.3077%	\$823,046.99	\$0.00	\$3,011.16	\$826,058.15
116-CC Preservation	\$38,139.08	4.3077%	\$38,139.08	\$0.00	\$139.54	\$38,278.62
117-Courthouse Security	\$278,461.80	4.3077%	\$278,461.80	\$0.00	\$1,018.76	\$279,480.56
118-Graffiti	\$980.47	4.3077%	\$980.47	\$0.00	\$3.72	\$984.19
119-JP Technology	\$80,051.16	4.3077%	\$80,051.16	\$0.00	\$292.86	\$80,344.02
120-DC Child Abuse Prev.	\$1,799.90	4.3077%	\$1,799.90	\$0.00	\$6.51	\$1,806.41
121-Family Protect Fee	\$42,206.17	4.3077%	\$42,206.17	\$0.00	\$154.42	\$42,360.59
122-Guardianship	\$69,129.94	4.3077%	\$69,129.94	\$0.00	\$252.96	\$69,382.90
123-Justice Court Security	\$26,304.23	4.3077%	\$26,304.23	\$0.00	\$96.26	\$26,400.49
124-CC Technology	\$9,130.46	4.3077%	\$9,130.46	\$0.00	\$33.40	\$9,163.86
125-General	\$45,857,013.10	4.3077%	\$45,857,013.10	(\$1,500,000.00)	\$167,415.27	\$44,524,428.37
126-DC Technology	\$4,608.29	4.3077%	\$4,608.29	\$0.00	\$16.83	\$4,625.12
127-CC RP Digitizing	\$38,707.81	4.3077%	\$38,707.81	\$0.00	\$141.62	\$38,849.43
128-DC RP Digitizing	\$31,303.95	4.3077%	\$31,303.95	\$0.00	\$114.49	\$31,418.44
129-DA Pretrial Diversion	\$97,122.67	4.3077%	\$97,122.67	(\$13,114.77)	\$352.21	\$84,360.11
188-Dismuke	\$75,032.57	4.3077%	\$75,032.57	\$0.00	\$274.52	\$75,307.09
189-Hospital	\$3,469.66	4.3077%	\$3,469.66	\$0.00	\$12.71	\$3,482.37
192-Federal Forfeiture	\$152,169.64	4.3077%	\$152,169.64	(\$7,114.63)	\$555.03	\$145,610.04
TOTALS	\$215,069,606.14		\$215,069,606.14	(\$3,090,737.11)	\$801,442.70	\$212,780,311.73

STATISTICS

1. THIS PORTFOLIO IS IN COMPLIANCE WITH THE WALLER COUNTY INVESTMENT POLICY AND APPLICABLE LAW.
2. CURRENT INVESTMENTS ARE AVAILABLE SAME OR NEXT DAY TO MAXIMIZE OPERATING FUNDS.
3. AS A COMPARATIVE BENCHMARK THE AVERAGE 90 DAY T-BILL RATE THIS MONTH 4.23%
4. THE TOTAL AMOUNT OF INVESTED DOLLARS FOR MONTH END: \$212,780,311.73
5. PROSPERITY BANK PLEDGED COLLATERAL MARKET VALUE: \$74,671,377.83
THIS AMOUNT WAS ADEQUATE TO SECURE ALL DEPOSITS AT PROSPERITY BANK.
6. TexPool Rated: AAAm by Standard & Poor's.
7. Texas CLASS Rated: AAAm by Standard & Poor's.
8. THIS REPORT IS PROVIDED ON A MONTHLY BASIS EXCEEDING THE PUBLIC FUNDS INVESTMENT ACT AND WALLER COUNTY INVESTMENT POLICY REQUIREMENTS TO KEEP THE COMMISSIONERS' COURT FULLY INFORMED.

WALLER COUNTY, TEXAS
Summary of Debt

Prepared by Alan Younts, Waller County Auditor

Total Capital Leases

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

Total Bonds

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

Treasurer's Record of Unpaid Claims	As of 5/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
QUILL CORPORATION	04/18/23	3675	\$ 132.06
SPARKLIGHT	07/05/23	5416	\$ (322.29)
TURNER PIERCE AND FULTZ INC.	08/01/23	6062	\$ 323.77
VERIZON	08/15/23	6470	\$ (37.99)
RICOH USA, INC.	09/26/23	7478	\$ 260.24
ENTEC PEST MANAGEMENT INC	10/30/23	8234	\$ 250.00
NAPA AUTO PARTS	01/11/24	9982	\$ 170.88
HOMETOWN HARDWARE	01/22/24	10186	\$ 202.32
NAPA AUTO PARTS	01/26/24	10292	\$ 20.34
BECKENDORFF, JUSTIN	03/07/24	11503	\$ 203.05
KING RANCH AG & TURF	04/11/24	12554	\$ (16.00)
LIMITED SALES, EXCISE, AND USE TAX	04/29/24	12916	\$ 196.40
AT&T -CWO	07/12/24	14793	\$ 47,228.98
DIRECT ENERGY BUSINESS,LLC	10/17/24	17540	\$ 34.53
OTIS ELEVATOR COMPANY	10/18/24	17585	\$ 1,993.64
WALLER COUNTY TAX ASSESSOR	10/29/24	17900	\$ 67.50
HOUSTON AREA POLICE CHIEFS ASSOCIATION	11/18/24	18477	\$ 60.00
CARRINGTON,PATRICE	12/02/24	18727	\$ 300.00
CARRINGTON,PATRICE	12/02/24	18728	\$ 300.00
GUINN & ASSOCIATES, PLLC	12/16/24	19206	\$ 1,420.00
XEROX CORPORATION	01/02/25	19571	\$ 276.13
XEROX CORPORATION	01/02/25	19572	\$ 257.51
XEROX CORPORATION	01/02/25	19573	\$ 205.59
XEROX CORPORATION	01/06/25	19692	\$ 224.82
XEROX CORPORATION	01/06/25	19693	\$ 298.95
BECKENDORFF, JUSTIN	01/06/25	19695	\$ 52.34
XEROX CORPORATION	01/09/25	19776	\$ 168.36
PAPE-DAWSON ENGINEERS	01/09/25	19794	\$ 1,930.50
PAPE-DAWSON ENGINEERS	01/09/25	19796	\$ 4,752.00
TAE4-HYDP DISTRICT 9	01/16/25	20013	\$ 110.00
TAE4-HYDP DISTRICT 9	01/16/25	20014	\$ 110.00
BILL'S EXPRESS LUBE	01/16/25	20017	\$ 88.25
PCN STRATEGIES	01/16/25	20022	\$ 387.66
KATY TIMES	02/10/25	20618	\$ 110.25
KATY TIMES	02/10/25	20619	\$ 110.25
KATY TIMES	02/10/25	20620	\$ 110.25
KATY TIMES	02/10/25	20621	\$ 110.25
DIRECT ENERGY BUSINESS, LLC	02/13/25	20822	\$ 34.53
DIRECT ENERGY BUSINESS, LLC	02/13/25	20823	\$ 31.97
DIRECT ENERGY BUSINESS, LLC	02/13/25	20824	\$ 23.83
DIRECT ENERGY BUSINESS, LLC	02/19/25	20841	\$ 23.44
WAUKESHA-PEARCE INDUSTRIES, LLC	02/28/25	21269	\$ 60,106.00
ODP BUSINESS SOLUTIONS, LLC	03/05/25	21359	\$ 295.30
K-C LEASE SERVICE	03/12/25	21568	\$ 174,935.11
PCN STRATEGIES	03/14/25	21736	\$ 324.84
XEROX CORPORATION	03/24/25	21945	\$ 238.47
COMPUCYCLE	03/26/25	21985	\$ 1,507.60
BRADY INDUSTRIES	03/26/25	22035	\$ 1,823.01
ODP BUSINESS SOLUTIONS, LLC	04/09/25	22433	\$ 233.04
BRADY INDUSTRIES	04/10/25	22444	\$ 1,347.28
GALLS, LLC	04/16/25	22591	\$ 26.40
GALLS, LLC	04/16/25	22592	\$ 29.99
GALLS, LLC	04/16/25	22593	\$ 18.99
GALLS, LLC	04/16/25	22594	\$ 303.70
GALLS, LLC	04/16/25	22595	\$ 309.95
INNOVATIVE COMMUNICATION SYSTEMS	04/21/25	22694	\$ 175.00
ODP BUSINESS SOLUTIONS, LLC	04/21/25	22698	\$ 17.29
DELL MARKETING L.P	04/21/25	22705	\$ 18,193.52
DIRECT ENERGY BUSINESS, LLC	04/21/25	22762	\$ 68.39
ODP BUSINESS SOLUTIONS, LLC	04/22/25	22855	\$ 540.99
BRADY INDUSTRIES	04/22/25	22865	\$ 3,386.84
BRADY INDUSTRIES	04/22/25	22868	\$ 1,748.20
BRADY INDUSTRIES	04/22/25	22869	\$ 669.68
BRADY INDUSTRIES	04/22/25	22870	\$ 1,185.75
ACTION RENTAL	04/24/25	22928	\$ 348.98
FORD, RUSSELL	04/28/25	22968	\$ 65.00
STUART HYDRAULICS	04/28/25	22974	\$ 1,169.69
QUILL CORPORATION	04/28/25	22980	\$ 3,114.85
ODP BUSINESS SOLUTIONS, LLC	04/29/25	22990	\$ 469.63
HOMETOWN HARDWARE	05/01/25	23068	\$ 109.01
HOMETOWN HARDWARE	05/01/25	23069	\$ 42.58
HOMETOWN HARDWARE	05/01/25	23070	\$ 35.98

Treasurer's Record of Unpaid Claims	As of 5/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
GULF COAST CHAPTER TAAO	05/05/25	23142	\$ 25.00
VERIZON	05/05/25	23153	\$ 37.99
BROOKSHIRE HARDWARE	05/05/25	23161	\$ 114.46
HOMETOWN HARDWARE	05/05/25	23168	\$ 164.67
INNOVATIVE COMMUNICATION SYSTEMS	05/05/25	23169	\$ 43.75
C&C SPORTS & APPAREL	05/05/25	23173	\$ 224.00
HOMETOWN HARDWARE	05/05/25	23175	\$ 35.70
HOMETOWN HARDWARE	05/05/25	23176	\$ 35.98
TRANSPORTATION ADVOCACY GROUP	05/05/25	23189	\$ 5,000.00
HOMETOWN HARDWARE	05/05/25	23190	\$ 81.97
HOMETOWN HARDWARE	05/05/25	23191	\$ 73.95
FORT BEND MEDICAL EXAMINER	05/05/25	23209	\$ 8,650.00
RICOH USA INC.	05/05/25	23215	\$ 332.35
HEFLIN WATER WORKS	05/05/25	23229	\$ 3,840.00
HOMETOWN HARDWARE	05/07/25	23247	\$ 278.02
HOMETOWN HARDWARE	05/07/25	23248	\$ 11.98
HOMETOWN HARDWARE	05/08/25	23293	\$ 59.91
HOMETOWN HARDWARE	05/08/25	23294	\$ 53.96
ENTEC PEST MANAGEMENT, INC.	05/08/25	23303	\$ 140.00
HOMETOWN HARDWARE	05/08/25	23312	\$ 20.34
AMERICAN PATRIOT INDUSTRIES	05/08/25	23315	\$ 2,468.60
HOMETOWN HARDWARE	05/08/25	23318	\$ 21.99
SCPDC	05/12/25	23371	\$ 740.42
QUADIENT, INC.	05/12/25	23372	\$ 453.30
LIBERTY TIRE RECYCLING, LLC	05/13/25	23372	\$ 329.96
HOMETOWN HARDWARE	05/13/25	23374	\$ 149.89
HOMETOWN HARDWARE	05/13/25	23375	\$ 65.98
HOMETOWN HARDWARE	05/13/25	23376	\$ 120.00
VOSS LIGHTING	05/13/25	23395	\$ 1,438.71
PRECISION PRINTING	05/13/25	23399	\$ 30.00
SCHMIDT FUNERAL HOME	05/13/25	23405	\$ 1,125.00
THE HOME DEPOT	05/13/25	23408	\$ 1,104.55
AMERICAN FIRE SYSTEMS INC.	05/13/25	23409	\$ 825.00
AMERICAN PATRIOT INDUSTRIES	05/13/25	23410	\$ 1,221.71
TYLER TECHNOLOGIES, INC	05/13/25	23411	\$ 51,933.91
ODP BUSINESS SOLUTIONS, LLC	05/13/25	23415	\$ 336.44
HOMETOWN HARDWARE	05/13/25	23418	\$ 293.97
TEXAS STAR TRANSPORT, LLC	05/14/25	23419	\$ 2,315.26
TEXAS STAR TRANSPORT, LLC	05/14/25	23420	\$ 2,984.42
TEXAS STAR TRANSPORT, LLC	05/14/25	23421	\$ 4,023.20
TEXAS STAR TRANSPORT, LLC	05/14/25	23422	\$ 3,920.80
LIBERTY TIRE RECYCLING, LLC	05/14/25	23484	\$ 1,497.25
HOMETOWN HARDWARE	05/14/25	23496	\$ 25.96
WALLER COUNTY APPRAISAL DISTRICT	05/15/25	23537	\$ 202,539.75
PERFORMANCE TRUCK	05/15/25	23550	\$ 40.00
KIMBALL MIDWEST	05/19/25	23562	\$ 2,661.82
MUSTANG CAT	05/19/25	23568	\$ 284.59
AMERICAN PATRIOT INDUSTRIES	05/19/25	23569	\$ 972.65
L&W SUPPLY	05/19/25	23570	\$ 2,945.46
GRANTWORKS, INC	05/19/25	23571	\$ 26,393.05
PAPE-DAWSON ENGINEERS	05/19/25	23572	\$ 3,284.87
PAPE-DAWSON ENGINEERS	05/19/25	23573	\$ 3,284.87
MOTOROLA SOLUTIONS, INC.	05/19/25	23574	\$ 618.75
ROCA CLEANING SERVICES	05/19/25	23578	\$ 750.00
ENTEC PEST MANAGEMENT, INC.	05/19/25	23581	\$ 150.00
HUSCH BLACKWELL LLP	05/19/25	23583	\$ 907.50
HUSCH BLACKWELL LLP	05/19/25	23584	\$ 675.00
HUSCH BLACKWELL LLP	05/19/25	23585	\$ 2,047.50
HUSCH BLACKWELL LLP	05/19/25	23586	\$ 262.50
HUSCH BLACKWELL LLP	05/19/25	23587	\$ 11,615.00
HUSCH BLACKWELL LLP	05/19/25	23588	\$ 3,800.00
HUSCH BLACKWELL LLP	05/19/25	23589	\$ 808.00
HUSCH BLACKWELL LLP	05/19/25	23590	\$ 157.50
HUSCH BLACKWELL LLP	05/19/25	23591	\$ 977.50
HUSCH BLACKWELL LLP	05/19/25	23592	\$ 2,472.50
HUSCH BLACKWELL LLP	05/19/25	23593	\$ 2,625.00
HUSCH BLACKWELL LLP	05/19/25	23594	\$ 1,955.00
ENTEC PEST MANAGEMENT, INC.	05/19/25	23595	\$ 350.00
ENTEC PEST MANAGEMENT, INC.	05/19/25	23596	\$ 75.00
ENTEC PEST MANAGEMENT, INC.	05/19/25	23597	\$ 225.00
HOMETOWN HARDWARE	05/19/25	23598	\$ 44.31
HOMETOWN HARDWARE	05/19/25	23599	\$ 41.94

Treasurer's Record of Unpaid Claims	As of 5/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
HOMETOWN HARDWARE	05/19/25	23600	\$ 15.99
DANA SAFETY SUPPLY, INC.	05/19/25	23601	\$ 16,905.61
DANA SAFETY SUPPLY, INC.	05/19/25	23602	\$ 18,234.99
DANA SAFETY SUPPLY, INC.	05/19/25	23603	\$ 13,712.38
HAYS COUNTY TREASURER	05/19/25	23609	\$ 7,000.00
XEROX CORPORATION	05/19/25	23619	\$ 341.19
LIBERTY TIRE RECYCLING, LLC	05/19/25	23622	\$ 420.64
IMPACT PROMOTIONAL SERVICE	05/19/25	23630	\$ 122.70
BLUEBONNET HERB FARM	05/19/25	23631	\$ 315.00
TELOMACK CABLING SOLUTIONS	05/19/25	23635	\$ 560.00
MAGNOLIA FUNERAL HOME, INC.	05/19/25	23653	\$ 600.00
HOMETOWN HARDWARE	05/19/25	23656	\$ 51.98
TEXAS STAR TRANSPORT, LLC	05/19/25	23664	\$ 2,451.58
TEXAS STAR TRANSPORT, LLC	05/19/25	23665	\$ 2,064.00
LDD BLUELINE	05/20/25	23689	\$ 3,093.75
LDD BLUELINE	05/20/25	23690	\$ 4,024.68
LDD BLUELINE	05/20/25	23691	\$ 4,982.80
LDD BLUELINE	05/20/25	23692	\$ 13,127.18
LDD BLUELINE	05/20/25	23693	\$ 2,408.43
A2Z LOCKSMITH LLC	05/20/25	23694	\$ 1,198.00
DYNAMIC MOTORS AUTO REPAIR LLC	05/20/25	23699	\$ 102.68
DYNAMIC MOTORS AUTO REPAIR LLC	05/20/25	23700	\$ 916.42
DYNAMIC MOTORS AUTO REPAIR LLC	05/20/25	23701	\$ 1,574.66
ALSCO	05/20/25	23702	\$ 76.39
STUART HYDRAULICS	05/20/25	23703	\$ 269.74
HOMETOWN HARDWARE	05/20/25	23704	\$ 55.92
CINTAS	05/20/25	23706	\$ 94.06
LEGACY WASTE SERVICES	05/20/25	23707	\$ 750.00
HERRMANN INTERNATIONAL	05/20/25	23708	\$ 223.91
LAROCHE	05/20/25	23709	\$ 29.27
UTILITY TRAILER SALES SOUTHEAST TEXAS, INC.	05/20/25	23710	\$ 595.56
UTILITY TRAILER SALES SOUTHEAST TEXAS, INC.	05/20/25	23711	\$ 149.99
TEXAS STAR TRANSPORT, LLC	05/20/25	23717	\$ 3,028.03
TEXAS STAR TRANSPORT, LLC	05/20/25	23718	\$ 3,095.46
TEXAS STAR TRANSPORT, LLC	05/20/25	23719	\$ 2,442.74
TEXAS STAR TRANSPORT, LLC	05/20/25	23720	\$ 3,974.40
TEXAS STAR TRANSPORT, LLC	05/20/25	23721	\$ 4,009.60
XPERNET SERVICES	05/20/25	23722	\$ 714.00
XPERNET SERVICES	05/20/25	23723	\$ 23,890.00
XPERNET SERVICES	05/20/25	23724	\$ 4,600.00
XPERNET SERVICES	05/20/25	23725	\$ 5,655.00
NORTHERN SAFETY CO., INC.	05/20/25	23726	\$ 125.52
SPEEDTECH LIGHTS INC.	05/20/25	23727	\$ 1,014.86
PETROLEUM TRADERS CORPORATION	05/20/25	23728	\$ 17,917.92
PERFORMANCE TRUCK	05/20/25	23729	\$ 40.00
HOMETOWN HARDWARE	05/20/25	23731	\$ 48.13
PITNEY BOWES INC.	05/20/25	23732	\$ 611.28
PITNEY BOWES INC.	05/20/25	23733	\$ 339.00
WE BRAND IT PROMOTIONS	05/20/25	23734	\$ 975.00
QUILL COROPORATION	05/20/25	23737	\$ 24.59
QUILL COROPORATION	05/20/25	23738	\$ 6.49
HOMETOWN HARDWARE	05/20/25	23739	\$ 35.77
MUSTANG CAT	05/20/25	23742	\$ 444.28
MUSTANG CAT	05/20/25	23743	\$ 366.00
METAL CRAFT	05/21/25	23745	\$ 377.66
PEAN, ROBIN	05/21/25	23746	\$ 40.58
PINEDA, MOISES	05/21/25	23747	\$ 24.35
HARDY, CHARLESTON	05/21/25	23748	\$ 40.49
INNOVATIVE COMMUNICATION SYSTEMS	05/21/25	23749	\$ 2,117.00
BOXX MODULAR INC.	05/21/25	23750	\$ 1,832.00
AMERICAN PATRIOT INDUSTRIES	05/21/25	23753	\$ 626.58
AMERICAN PATRIOT INDUSTRIES	05/21/25	23754	\$ 816.58
CHANEY, CAROL A.	05/21/25	23755	\$ 112.71
CHANEY, CAROL A.	05/21/25	23756	\$ 378.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	05/21/25	23757	\$ 135.00
FOURRIER FAMILY DENTISTRY	05/21/25	23758	\$ 736.00
COP STOP	05/21/25	23759	\$ 212.00
COP STOP	05/21/25	23760	\$ 313.50
COP STOP	05/21/25	23761	\$ 1,075.75
SCY IMAGING INC.	05/21/25	23762	\$ 75.00
QUILL COROPORATION	05/21/25	23763	\$ 639.17
QUILL COROPORATION	05/21/25	23764	\$ 472.43

Treasurer's Record of Unpaid Claims	As of 5/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
QUILL COROPORATION	05/21/25	23765	\$ 388.66
QUILL COROPORATION	05/21/25	23766	\$ 67.74
QUILL COROPORATION	05/21/25	23767	\$ 352.94
TRINITY GROUP SERVICES, INC.	05/21/25	23768	\$ 5,258.85
C&G WHOLESALE	05/21/25	23769	\$ 165.96
C&G WHOLESALE	05/21/25	23770	\$ 151.98
C&G WHOLESALE	05/21/25	23771	\$ 81.00
C&G WHOLESALE	05/21/25	23772	\$ 617.94
BILL'S EXPRESS LUBE	05/21/25	23774	\$ 34.00
BILL'S EXPRESS LUBE	05/21/25	23775	\$ 69.95
BILL'S EXPRESS LUBE	05/21/25	23776	\$ 80.95
BILL'S EXPRESS LUBE	05/21/25	23777	\$ 80.95
BILL'S EXPRESS LUBE	05/21/25	23778	\$ 69.95
O'REILLY AUTO PARTS	05/21/25	23779	\$ 21.99
O'REILLY AUTO PARTS	05/21/25	23780	\$ 41.94
O'REILLY AUTO PARTS	05/21/25	23781	\$ 148.98
O'REILLY AUTO PARTS	05/21/25	23782	\$ 174.52
O'REILLY AUTO PARTS	05/21/25	23783	\$ 9.09
O'REILLY AUTO PARTS	05/21/25	23784	\$ 39.99
O'REILLY AUTO PARTS	05/21/25	23785	\$ 148.98
O'REILLY AUTO PARTS	05/21/25	23786	\$ 4.29
SOUTHERN TIRE MART	05/21/25	23787	\$ 1,219.04
SOUTHERN TIRE MART	05/21/25	23788	\$ 3,961.32
SOUTHERN TIRE MART	05/21/25	23789	\$ 2,888.76
WALLER COUNTY FEED	05/21/25	23790	\$ 171.02
WALLER COUNTY PAINT & BODY SHOP & STORAGE	05/22/25	23791	\$ 897.80
WALLER COUNTY PAINT & BODY SHOP & STORAGE	05/22/25	23792	\$ 829.33
WALLER COUNTY PAINT & BODY SHOP & STORAGE	05/22/25	23793	\$ 59.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	05/22/25	23794	\$ 72.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	05/22/25	23795	\$ 72.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	05/22/25	23796	\$ 383.87
WALLER COUNTY PAINT & BODY SHOP & STORAGE	05/22/25	23797	\$ 1,612.70
WALLER COUNTY PAINT & BODY SHOP & STORAGE	05/22/25	23798	\$ 72.00
DYNAMIC MOTORS AUTO REPAIR LLC	05/22/25	23799	\$ 222.20
DYNAMIC MOTORS AUTO REPAIR LLC	05/22/25	23800	\$ 185.74
DYNAMIC MOTORS AUTO REPAIR LLC	05/22/25	23801	\$ 275.63
DYNAMIC MOTORS AUTO REPAIR LLC	05/22/25	23802	\$ 122.00
DYNAMIC MOTORS AUTO REPAIR LLC	05/22/25	23803	\$ 45.71
DYNAMIC MOTORS AUTO REPAIR LLC	05/22/25	23804	\$ 88.48
DYNAMIC MOTORS AUTO REPAIR LLC	05/22/25	23805	\$ 102.68
DYNAMIC MOTORS AUTO REPAIR LLC	05/22/25	23806	\$ 152.26
DYNAMIC MOTORS AUTO REPAIR LLC	05/22/25	23807	\$ 138.10
DYNAMIC MOTORS AUTO REPAIR LLC	05/22/25	23808	\$ 42.18
DYNAMIC MOTORS AUTO REPAIR LLC	05/22/25	23809	\$ 2,203.37
DYNAMIC MOTORS AUTO REPAIR LLC	05/22/25	23810	\$ 389.61
COLLIER EQUINE VET SERVICE, PA	05/22/25	23811	\$ 95.00
COLLIER EQUINE VET SERVICE, PA	05/22/25	23812	\$ 45.00
COLLIER EQUINE VET SERVICE, PA	05/22/25	23813	\$ 45.00
COLLIER EQUINE VET SERVICE, PA	05/22/25	23814	\$ 45.00
COLLIER EQUINE VET SERVICE, PA	05/22/25	23815	\$ 45.00
COLLIER EQUINE VET SERVICE, PA	05/22/25	23816	\$ 45.00
COLLIER EQUINE VET SERVICE, PA	05/22/25	23817	\$ 45.00
COLLIER EQUINE VET SERVICE, PA	05/22/25	23818	\$ 45.00
COLLIER EQUINE VET SERVICE, PA	05/22/25	23819	\$ 45.00
COLLIER EQUINE VET SERVICE, PA	05/22/25	23820	\$ 45.00
COLLIER EQUINE VET SERVICE, PA	05/22/25	23821	\$ 45.00
WILDLIFE CONTROL SUPPLIES	05/22/25	23822	\$ 2,442.77
CELLEBRITE, INC.	05/22/25	23823	\$ 23,150.00
ARROWHEAD SCIENTIFIC	05/22/25	23824	\$ 509.04
JARVIS TIRE AND WHEEL LLC	05/22/25	23825	\$ 710.40
LE, MARK D MD PA	05/22/25	23826	\$ 75.00
LE, MARK D MD PA	05/22/25	23827	\$ 75.00
LE, MARK D MD PA	05/22/25	23828	\$ 75.00
LE, MARK D MD PA	05/22/25	23829	\$ 75.00
COMMUNITY SUPERVISION & CORRECTIONAL DEPARTMENT	05/23/25	23830	\$ 50.00
JUDGE JD LANGLEY	05/23/25	23831	\$ 64.82
C&C SPORTS & APPAREL	05/23/25	23832	\$ 581.00
C&C SPORTS & APPAREL	05/23/25	23833	\$ 230.72
C&C SPORTS & APPAREL	05/23/25	23834	\$ 399.33
FEDEX	05/23/25	23835	\$ 9.28
ENTEC PEST MANAGEMENT, INC.	05/23/25	23836	\$ 425.00
SAN BERNARD ELECTRIC CO-OP	05/23/25	23837	\$ 374.18

Treasurer's Record of Unpaid Claims	As of 5/31/2025		
	Date Registered	Reg #	Amount Registered
Vendors			
MUSTANG CAT	05/23/25	23838	\$ 3,757.52
AMERICAN FIRE SYSTEMS INC.	05/23/25	23839	\$ 350.00
ODP BUSINESS SOLUTIONS, LLC	05/23/25	23840	\$ 103.89
ODP BUSINESS SOLUTIONS, LLC	05/23/25	23841	\$ (37.06)
ODP BUSINESS SOLUTIONS, LLC	05/23/25	23842	\$ 46.60
ODP BUSINESS SOLUTIONS, LLC	05/23/25	23843	\$ 467.83
ODP BUSINESS SOLUTIONS, LLC	05/23/25	23844	\$ 33.99
ODP BUSINESS SOLUTIONS, LLC	05/23/25	23845	\$ 14.67
ODP BUSINESS SOLUTIONS, LLC	05/23/25	23846	\$ 215.62
QUADIENT, INC.	05/23/25	23847	\$ 59.15
QUADIENT, INC.	05/23/25	23848	\$ 141.11
QUADIENT, INC.	05/23/25	23849	\$ 141.11
SPARKLIGHT	05/23/25	23850	\$ 581.00
XEROX CORPORATION	05/23/25	23851	\$ 180.61
ALPHA KAPPA ALPHA SOROIRTY - KENNEDY MOSES	05/23/25	23852	\$ 150.00
KIRBY, KELVIN	05/23/25	23853	\$ 150.00
KPM MANAGEMENT - GREG HENRY	05/23/25	23854	\$ 150.00
HARDEMAN, KIMBALL	05/23/25	23855	\$ 100.00
AMAZON CAPITAL SERVICES	05/23/25	23856	\$ 161.49
AMAZON CAPITAL SERVICES	05/23/25	23857	\$ 79.97
AMAZON CAPITAL SERVICES	05/23/25	23858	\$ 44.40
KING ARCHITECTURAL CONSULTING SERVICES PLLC	05/23/25	23859	\$ 259.67
HOMETOWN HARDWARE	05/23/25	23860	\$ 124.45
PECHUKAS, ROBERT	05/23/25	23861	\$ 544.41
RICOH USA INC.	05/27/25	23863	\$ 130.12
SPARKLIGHT	05/27/25	23864	\$ (334.21)
STEVENSON ENTERPRISES	05/27/25	23865	\$ 812.95
RECOVERY MONITORING	05/27/25	23866	\$ 165.00
RECOVERY MONITORING	05/27/25	23867	\$ 308.00
KIMBALL MIDWEST	05/27/25	23868	\$ 3,514.57
QUILL COROPORATION	05/27/25	23869	\$ (500.22)
QUILL COROPORATION	05/27/25	23870	\$ (611.38)
COP STOP	05/27/25	23871	\$ 1,161.75
DIRECTV	05/27/25	23872	\$ 268.23
OMNIBASE SERVICES OF TEXAS, LP	05/27/25	23873	\$ 18.00
FOURRIER FAMILY DENTISTRY	05/27/25	23874	\$ 516.00
DEAL SIKES	05/27/25	23875	\$ 1,952.50
ROGER N ADAIR	05/27/25	23876	\$ 550.00
CONSOLIDATED COMMUNICATIONS	05/29/25	23879	\$ 1,008.80
CONSOLIDATED COMMUNICATIONS	05/29/25	23880	\$ 1,008.80
CONSOLIDATED COMMUNICATIONS	05/29/25	23881	\$ 1,033.80
CONSOLIDATED COMMUNICATIONS	05/29/25	23882	\$ 1,033.96
CONSOLIDATED COMMUNICATIONS	05/29/25	23883	\$ 1,120.90
CONSOLIDATED COMMUNICATIONS	05/29/25	23884	\$ 1,424.89
DUHON, TREY	05/29/25	23885	\$ 785.33
ANGELO, VALERIE	05/29/25	23886	\$ 24.35
TEXAS GANG INVESTIGATORS ASSOICATION	05/29/25	23887	\$ 400.00
MONTGOMERY COUNTY	05/29/25	23888	\$ 2,400.00
YOUTH OPPORTUNITY INVESTMENTS, LLC	05/29/25	23889	\$ 50.43
AT&T	05/29/25	23890	\$ 713.36
AT&T	05/29/25	23891	\$ 2,520.88
AT&T	05/29/25	23892	\$ 44.58
PHILIPS VETERINARY HOSPITAL	05/29/25	23893	\$ 218.00
ODP BUSINESS SOLUTIONS, LLC	05/29/25	23894	\$ 89.58
ODP BUSINESS SOLUTIONS, LLC	05/29/25	23895	\$ 105.78
ODP BUSINESS SOLUTIONS, LLC	05/29/25	23896	\$ 52.58
ODP BUSINESS SOLUTIONS, LLC	05/29/25	23897	\$ 11.97
ODP BUSINESS SOLUTIONS, LLC	05/29/25	23898	\$ 18.19
ODP BUSINESS SOLUTIONS, LLC	05/29/25	23899	\$ 402.36
ODP BUSINESS SOLUTIONS, LLC	05/29/25	23900	\$ 20.59
AUSTIN COUNTY GLASS	05/29/25	23901	\$ 75.79
AMAZON CAPITAL SERVICES	05/29/25	23902	\$ 246.99
PAPE-DAWSON ENGINEERS	05/29/25	23903	\$ 24,377.15
COBB, FENDLEY & ASSOCIATES INC	05/29/25	23904	\$ 1,321.50
COBB, FENDLEY & ASSOCIATES INC	05/29/25	23905	\$ 1,602.50
COBB, FENDLEY & ASSOCIATES INC	05/29/25	23906	\$ 2,536.00
COBB, FENDLEY & ASSOCIATES INC	05/29/25	23907	\$ 9,583.50
COBB, FENDLEY & ASSOCIATES INC	05/29/25	23908	\$ 7,291.00
RG MILLER ENGINEERS	05/29/25	23909	\$ 14,290.50
BINKLEY & BARFIELD	05/29/25	23910	\$ 4,738.40
BINKLEY & BARFIELD	05/29/25	23911	\$ 17,676.22
BINKLEY & BARFIELD	05/29/25	23912	\$ 53,248.86

Treasurer's Record of Unpaid Claims		As of 5/31/2025	
Vendors	Date Registered	Reg #	Amount Registered
LJA ENGINEERING	05/29/25	23913	\$ 167,155.92
AT&T	05/29/25	23914	\$ 365.87
INTELEPEER HOLDINGS INC.	05/29/25	23915	\$ 1,471.37
SCHMIDT FUNERAL HOME	05/29/25	23916	\$ 675.00
CONSOLIDATED COMMUNICATIONS	05/30/25	23917	\$ 58.70
AMERICAN FIRE SYSTEMS INC.	05/30/25	23918	\$ 4,000.00
BOXX MODULAR INC.	05/30/25	23919	\$ 75,886.10
LANDTECH, INC	05/30/25	23920	\$ 14,706.00
INNOVATIVE COMMUNICATION SYSTEMS	05/30/25	23921	\$ 252.76
HOMETOWN HARDWARE	05/30/25	23922	\$ 215.94
AMERICAN PATRIOT INDUSTRIES	05/30/25	23923	\$ 624.50
STATE BAR OF TEXAS	05/30/25	23924	\$ 120.00
TOTAL UNPAID			\$ 1,371,303.58

Item 5.

Waller County Outstanding Checks
Stale Dated
06/25/2025 Commissioners' Court

Transaction #	Date Issued	Amount	Payee
2039901	02/12/24	\$ 20.00	GUTIERREZ JR., SERGIO
2039924	02/12/24	\$ 20.00	MILLER, ABIGAIL NICOLE
2039939	02/12/24	\$ 20.00	THAMES, NICHOLAS DRAPER
2039947	02/12/24	\$ 20.00	ACEVEDO, MARTIN
2039975	02/12/24	\$ 20.00	MIRELES, VICTOR MANUEL
2039978	02/12/24	\$ 20.00	OLOUGHLIN, DAVID JAMES
2039985	02/12/24	\$ 20.00	PRINGLE, WILLIAM CHARLES
2039987	02/12/24	\$ 20.00	RODRIGUEZ, JASON
2039995	02/12/24	\$ 20.00	VALDEZ, TAMMY RENEE
2039998	02/12/24	\$ 20.00	WHITE, CURTIS ANTHONY
2040010	02/12/24	\$ 20.00	CHEN, WILLIAM
2040022	02/12/24	\$ 20.00	GONZALEZ, MIGUEL M
2040027	02/12/24	\$ 20.00	IVY, BLAKE CHARLES
2040033	02/12/24	\$ 20.00	MILLER, JASMINE LABREA
2040039	02/12/24	\$ 20.00	RAMIREZ, ROJELIO SANCHEZ
1145206	02/20/24	\$ 100.00	FOSTER, CARLA
2040071	02/21/24	\$ 20.00	AKERS, RACHEL DEANNE
2040085	02/21/24	\$ 20.00	GUZMAN, MARIA ALICIA
2040100	02/21/24	\$ 20.00	MENDEZ, JUAN ANTONIO
2040102	02/21/24	\$ 20.00	OSEITUTU, SARAN
2040123	02/26/24	\$ 20.00	MAPLES, WILLIAM
2040126	02/28/24	\$ 20.00	ARAIN, MUHAMMAD ADEEL
2040137	02/28/24	\$ 20.00	EHIWARIO, MICHAEL
2040139	02/28/24	\$ 20.00	FITZMORRIS, CARSON LYNN
2040143	02/28/24	\$ 20.00	GRAHAM, JARRED ALLEN
2040153	02/28/24	\$ 20.00	KUYKENDALL, DETRITCH
2040192	04/03/24	\$ 20.00	WORSHIP III, RICHARD CARL
2040193	04/08/24	\$ 20.00	CHRISTIAN, GREGORY PHILLIP
2040194	04/08/24	\$ 20.00	FLORES, GABRIEL
2040205	04/08/24	\$ 20.00	MIKESKA, GAIL KOB
2040207	04/08/24	\$ 20.00	OLSEN, AUSTIN
2040208	04/08/24	\$ 20.00	RAPE, RACHEL
2040212	05/02/24	\$ 20.00	BAILEY, DESTINEE MICHELLE
2040214	05/02/24	\$ 20.00	BARROS LIMA, FABRICIO
2040217	05/02/24	\$ 20.00	BIALAS, TORIE J.
2040219	05/02/24	\$ 20.00	BREAUX, SUZANNE LAURETTE
2040221	05/02/24	\$ 20.00	BRUCE, KERRY LYNN
2040222	05/02/24	\$ 20.00	CARL, ANDREW JON
2040227	05/02/24	\$ 20.00	COOKSEY, CRYSTAL SHIVERS
2040229	05/02/24	\$ 20.00	COX, SAMMY BELL (J)
2040231	05/02/24	\$ 20.00	DANTE, KISHA MARIE
2040237	05/02/24	\$ 20.00	ELICK, ADAM CHRISTOPHER
2040241	05/02/24	\$ 20.00	GARCIA, ELISA
2040244	05/02/24	\$ 20.00	GONZALEZ, RICHARD
2040245	05/02/24	\$ 20.00	GOODE, JAMES BRIAN
2040249	05/02/24	\$ 20.00	HAMILTON, IAN SCOTT
2040256	05/02/24	\$ 20.00	KEOWN, JOSEPH WAYNE
2040257	05/02/24	\$ 20.00	LEGGETT, BRITTANI NICOLE
2040258	05/02/24	\$ 20.00	MC FARLAND, DARLA LOUISE
2040261	05/02/24	\$ 20.00	MOHR, MICHAEL JEFFREY
2040263	05/02/24	\$ 20.00	OVIEDO, JOANNA
2040265	05/02/24	\$ 20.00	PEARSON, JOSHUA C
2040269	05/02/24	\$ 20.00	RENTERIA, BRENDA J
2040270	05/02/24	\$ 20.00	RING, JACOB OWEN

[illegible]

Total	\$ 1,972.00
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Court Approved Changes: 6/25/2025

ID #	YEAR	MAKE	DESCRIPTION	VEHICLE ID #	DEPT ID #	Vehicle Value	Equipment Value	Total Value	EFF DATE	AL	APD	EQUIP	TAKE-HOME	Date CC Approved	Job Title
173	2015	Chev	Caprice	6G3NS5U22FL121308	1376	\$ 29,315		\$ 29,315	12/17/15	x	x	x	x	02/05/25	Deputy
90	2010	Chev	Tahoe	1GNMCAE09AR195687		\$ 24,215		\$ 24,215	04/09/10	x	x	x	x		Constable
170	2015	Ford	F150	1FTEW1EF3FKE61245		\$ 30,929		\$ 30,929	11/10/15	x	x	x	x	05/01/24	Deputy
266	2019	Ford	F150 Police Responder	1FTEW1P42KKD29681	LEASED	\$ 56,606		\$ 56,606	07/02/19	x	x	x	x	05/01/24	Deputy
Precinct 1, Constable											Total Number of Vehicles:		4		

3	1990	BMV	Cargo Truck	2500354	211	\$ 72,040		\$ 72,040	12/19/13	x	x				
4	1990	BMV	Cargo Truck	2500739	210	\$ 72,040		\$ 72,040	12/19/13	x	x				
105	2010	Dodge	Charger	2B3CA5CTXAH181720	205	\$ 30,000		\$ 30,000	08/29/12	x	x	x	x	04/02/25	Deputy
129	2007	Ford	Crown Victoria	2FAFP71W57X143321	207	\$ 7,000		\$ 7,000	05/02/14	x					
171	2011	Dodge	Charger	2B3CL1CT5BH539729	212	\$ 24,400		\$ 24,400	12/03/15	x	x	x	x	05/01/24	Reserve
214	2007	Hummer	Truck	AM00010	213	\$ 9,000		\$ 9,000	11/14/17	x	x				
231	2018	Ford	F150	1FTEW1E55JKE18638	209	\$ 31,588	\$ 3,250	\$ 34,838	05/30/18	x	x	x	Remove TH		
287	2020	Ford	Explorer	1FM5K8AC4LGB95387	214	\$ 56,602		\$ 56,602	09/17/20	x	x	x			
446	2025	Chevrolet	Silverado Trail Boss	3GCPKCEK1SG316638		\$ 49,282	\$ 5,418	\$ 54,700	05/30/25	x	x	x	x		Constable
447	2025	Chevrolet	Silverado Trail Boss	3GCPKCEK8SG315681		\$ 49,282	\$ 5,418	\$ 54,700	05/30/25	x	x	x			
Precinct 2, Constable											Total Number of Vehicles:		10		

2025 Vehicle Inventory - Road and Bridge

Item 7.

Court Approved Changes: 6/25/2025

VEHICLE ID #	DEPT ID #	Vehicle Value	Equipment Value	Total Value	EFF DATE	AL	APD	EQUIP	TAKE-HOME	Date CC Approved	Job Title
1FT7W2B62LEC47246	1	\$ 44,530	\$ 2,419	\$ 46,949	02/03/20	x	x	x			
3BKZLP9X4PF233680	2	\$ 157,774		\$ 157,774	07/18/22	x	x				
1NKZLP9X6PJ233682	3	\$ 157,774	\$ -	\$ 157,774	10/31/22	x	x	x			
3BKZLP9X6PF233681	4	\$ 157,774		\$ 157,774	07/18/22	x	x				
3HTESTZT0KN141467	6	\$ 114,771		\$ 114,771	03/07/19	x	x				
3HAESTZT3ML609960	7	\$ 119,686		\$ 119,686	03/09/20	x	x				
3ALHCYFEXKDKK6007	8	\$ 106,518		\$ 106,518	07/02/18	x	x				
3ALHCYFE6JDJZ5255	9	\$ 105,955	\$ -	\$ 105,955	02/09/18	x	x				
1NKZLP9X9RJ346805	10	\$ 189,927		\$ 189,927	07/17/23	x	x				
1HTWHAZR09J157063	11	\$ 74,530		\$ 74,530	12/02/08	x					
3HAESTZT5ML609961	12	\$ 119,686		\$ 119,686	03/09/20	x	x				
3ALHCYFEXJDJZ5257	14	\$ 105,955	\$ -	\$ 105,955	02/09/18	x	x				
3ALHCYFE8JDJZ5256	15	\$ 105,955	\$ -	\$ 105,955	02/09/18	x	x				
3ALHCYFE4JDJZ5254	16	\$ 105,955	\$ -	\$ 105,955	02/09/18	x	x	x			
1FDWF36RX9EA32434	17	\$ 31,235		\$ 31,235	01/15/09	x					
1HTEKTAT7MH401338	18	\$ 118,900		\$ 118,900	11/02/20	x	x				
1FDUF4GT9GEC73163	22	\$ 33,445	\$ 7,865	\$ 41,310	01/23/18	x	x	x			
1FDUF4HT8HEE73225	24	\$ 46,035	\$ 11,250	\$ 57,285	01/23/18	x	x	x			
1FDUF4HT6HEC03300	25	\$ 49,218		\$ 49,218	03/27/17	x	x				
1NKZLP9X0RJ346806	26	\$ 189,927		\$ 189,927	09/07/23	x	x				
1FDUF4HT2JEB98988	28	\$ 57,435		\$ 57,435	04/26/18	x	x	x			
1FDUF4HT7KEE56715	29	\$ 58,160		\$ 58,160	05/01/19	x	x	x			
1GD38PE71RF262636	30	\$ 60,831	\$ 16,460	\$ 77,291	01/25/24	x	x	x			
3HAEUMMN9KL112997	49	\$ 113,491		\$ 113,491	05/30/19	x	x				
3GCUYAEF0MG236162	51	\$ 34,989		\$ 34,989	08/12/21	x	x				
4R7BU16262T039420	55	\$ 100		\$ 100	12/10/03	x					
4R7BU16292T040237	56	\$ 100		\$ 100	12/10/03	x					
57	57	\$ 100		\$ 100	01/01/97	x					
1S9P3172XL0420251	60	\$ 68,625		\$ 68,625	01/04/21	x	x	x			
1K9FR4336LB367496	61	\$ 49,596		\$ 49,596	08/31/20	x	x				
6161118851	62	\$ 100		\$ 100	01/01/97	x					
1TKS048284M036368	64			\$ -	03/31/15	x					
36UR5CJ0PG589797	71	\$ 56,420		\$ 56,420	12/15/23	x	x		x	05/01/24	
36UR5CJ2PG589798	72	\$ 56,420		\$ 56,420	12/15/23	x	x		x	05/01/24	General Foreman
36UR5CJ9PG589796	73	\$ 56,420		\$ 56,420	12/15/23	x	x				Equip Operator
3ALAG0CY1FDGR7350	74	\$ 172,630		\$ 172,630	02/12/15	x	x				
1HTWAAAN93J053353	75	\$ 60,000		\$ 60,000	09/30/10	x	x				
2HSCBAER92C045378	78	\$ 30,000		\$ 30,000	04/03/02	x	x				
4140000478	85	\$ 561,069		\$ 561,069	09/08/23	x	x				
4100000718	88	\$ 378,335		\$ 378,335	06/14/16	x	x				

2025 Vehicle Inventory - Road and Bridge

Item 7.

4140000168	89	\$ 385,138		\$ 385,138	07/31/18	x	x				
1GCUYDED7NZ108504	90	\$ 40,505	\$ 3,825	\$ 44,330	01/10/22	x	x	x	x	03/23/22	Engineer
3GCPYDEK8NG145184	91	\$ 40,505	\$ 3,825	\$ 44,330	01/10/22	x	x	x	x	05/01/24	Engineer
3GCPYDEK4NG145182	92	\$ 40,505	\$ 3,825	\$ 44,330	01/10/22	x	x	x	x	05/01/24	Asst Engineer
3GCPYDEK0NG145096	93	\$ 40,505	\$ 3,825	\$ 44,330	01/10/22	x	x	x	x	03/23/22	Construction Inspector
1GCUYDED6NZ110308	94	\$ 43,380	\$ 3,471	\$ 46,851	06/23/22	x	x		x	05/01/24	
1GCUYDED1NZ109230	95	\$ 43,380	\$ 3,471	\$ 46,851	02/22/22	x	x	x	x	03/23/22	GIS Specialist
3GCPDAEK2PG249215	96	\$ 36,583		\$ 36,583	05/04/23	x	x		x	06/21/23	
1GCPDBEK3PZ163935	99	\$ 48,347		\$ 48,347	06/15/23	x	x		x	06/21/23	Construction Inspector
1FMYU02Z95KA93059	103	\$ 100		\$ 100	06/25/04	x					
1FTPW14V37KC60397	104	\$ 24,527		\$ 24,527	04/04/07	x					
1FT7W2B63KEE05947	105	\$ 33,657		\$ 33,657	03/19/19	x	x	x			
1FTRX12W55NA29661	106	\$ 100		\$ 100	10/08/04	x					
1FTFW1E55KKC90553	107	\$ 33,425		\$ 33,425	03/19/19	x	x	x			
1FTPW12V99FA17157	108	\$ 20,174		\$ 20,174	12/02/08	x					
1GCUKNEC8HF112923	109	\$ 30,543		\$ 30,543	12/15/16	x	x				
1FTFW1CT3DKF67561	110	\$ 28,176		\$ 28,176	09/04/13	x	x	x			
1GD38PE7XRF347457	111	\$ 53,866	\$ 9,795	\$ 63,661	04/15/24	x	x				
1FTFW1E56LKD80442	112	\$ 34,240		\$ 34,240	03/30/20	x	x	x			
1GD38PE72RF347338	113	\$ 59,626	\$ 15,555	\$ 75,181	04/15/24	x	x				
1FTFW1E55MFA33923	114	\$ 36,763		\$ 36,763	04/01/21	x	x	x			
1GCEC14VX1Z188421	115			\$ -	06/26/09	x			x	08/21/24	
3GCPDBEK4PG270931	116	\$ 53,661		\$ 53,661	05/25/23	x	x		x	06/07/23	
1FTEW1CG9FKD18098	118	\$ 26,453		\$ 26,453	04/15/15	x	x				
1FTFW1ET6EKF79153	119	\$ 26,766		\$ 26,766	11/05/14	x	x				
1FTFW1ET9DKF67562	120	\$ 28,468		\$ 28,468	09/04/13	x	x	x			
1FTSW20575EA61595	123	\$ 100		\$ 100	10/14/04	x					
1FTVX14547NA54699	124	\$ 19,793		\$ 19,793	04/19/07	x					
1FDUF4HT3HEC03299	125	\$ 57,194		\$ 57,194	02/24/17	x	x		x	05/01/24	Sr Mechanic
2FTRX17W53CB00823	127	\$ 100		\$ 100	12/10/03	x					
1FTPW12V08KD51907	128	\$ 22,595		\$ 22,595	03/25/08	x					
A824221	451			\$ -	03/31/15	x					
16V3F4120P6212881	723	\$ 18,659		\$ 18,659	08/01/22	x	x				
16VEX1922L2056353	724	\$ 8,429	\$ -	\$ 8,429	09/20/22	x					
17YBP1626HB064203	725	\$ 3,304		\$ 3,304	09/20/22	x					
17YBP1628HB064204	726	\$ 3,304		\$ 3,304	09/20/22	x					
17YBP162XHB064205	727	\$ 3,304		\$ 3,304	09/20/22	x					
17YBP1621HB064206	728	\$ 3,304		\$ 3,304	09/20/22	x					
3C6UR5CJ9RG368119	237003	\$ 47,066		\$ 47,066	09/30/24	x	x	x	x	10/30/24	Road Superintendent
3C6UR5CJ2RG369368	237005	\$ 47,066		\$ 47,066	09/30/24	x	x		x	11/13/24	Foreman
3C6UR5CJ9RG368122	237036	\$ 47,066		\$ 47,066	09/30/24	x	x				
3C6UR5CJ9RG368121	237037	\$ 47,066		\$ 47,066	09/30/24	x	x		x	11/13/24	General Foreman
3C6UR5CJ5RG368120	237038	\$ 47,066		\$ 47,066	09/30/24	x	x				

2025 Vehicle Inventory - Road and Bridge

Item 7.

3C6UR5CJ7RG368118	237039	\$ 47,066		\$ 47,066	09/30/24	x	x				
3C63RRGL1RG214454	237062	\$ 81,189		\$ 81,189	09/30/24	x	x		x	10/30/24	Mechanic
3C7WRLFL7RG368660	237063	\$ 80,704	\$ 2,000	\$ 82,704	12/12/24	x	x	x			
1FDXF7DC3SDF08206	237090	\$ 83,875	\$ 143,600	\$ 227,475	10/02/24	x	x	x			
3HSDZAPR2NN619996	825005	\$ 90,000		\$ 90,000	03/31/25	x	x				
1FDXF7DC7TDF01227	237091	\$ 83,875	\$ 143,600	\$ 227,475	03/13/25	x	x	x			

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Court Approved Changes: 6/25/2025

ID #	YEAR	MAKE	DESCRIPTION	VEHICLE ID #	DEPT ID #	Vehicle Value	Equipment Value	Total Value	EFF DATE	AL	APD	EQUIP	TAKE-HOME	Date CC Approved	Job Title
270	2020	Ford	F250 XL 4x4	1FT7W2B62LEC47246	1	\$ 44,530	\$ 2,419	\$ 46,949	02/03/20	x	x	x			
340	2023	Kenworth	T880	3BKZLP9X4PF233680	2	\$ 157,774		\$ 157,774	07/18/22	x	x				
358	2023	Kenworth	T880	1NKZLP9X6PJ233682	3	\$ 157,774	\$ -	\$ 157,774	10/31/22	x	x	x			
341	2023	Kenworth	T880	3BKZLP9X6PF233681	4	\$ 157,774		\$ 157,774	07/18/22	x	x				
245	2019	Int'l	14 YD Dump Truck	3HTESTZT0KN141467	6	\$ 114,771		\$ 114,771	03/07/19	x	x				
274	2021	Int'l	HV613 6x4 Dump Truck	3HAESTZT3ML609960	7	\$ 119,686		\$ 119,686	03/09/20	x	x				
234	2019	FrtLnr	M2 106 Dump Truck	3ALHCYFEXKDKK6007	8	\$ 106,518		\$ 106,518	07/02/18	x	x				
220	2018	FrtLnr	M2 106 Dump Truck	3ALHCYFE6JDJZ5255	9	\$ 105,955	\$ -	\$ 105,955	02/09/18	x	x				
372	2024	Kenworth	T880 Truck	1NKZLP9X9RJ346805	10	\$ 189,927		\$ 189,927	07/17/23	x	x				
102	2009	Int'l	Dump Truck	1HTWHAZR09J157063	11	\$ 74,530		\$ 74,530	12/02/08	x					
275	2021	Int'l	HV613 6x4 Dump Truck	3HAESTZT5ML609961	12	\$ 119,686		\$ 119,686	03/09/20	x	x				
222	2018	FrtLnr	M2 106 Dump Truck	3ALHCYFEXJDJZ5257	14	\$ 105,955	\$ -	\$ 105,955	02/09/18	x	x				
221	2018	FrtLnr	M2 106 Dump Truck	3ALHCYFE8JDJZ5256	15	\$ 105,955	\$ -	\$ 105,955	02/09/18	x	x				
219	2018	FrtLnr	M2 106 Dump Truck	3ALHCYFE4JDJZ5254	16	\$ 105,955	\$ -	\$ 105,955	02/09/18	x	x	x			
20	2009	Ford	F350 4X2	1FDWF36RX9EA32434	17	\$ 31,235		\$ 31,235	01/15/09	x					
299	2021	Int'l	HV607 Water Truck	1HTEKTAT7MH401338	18	\$ 118,900		\$ 118,900	11/02/20	x	x				
215	2016	Ford	F450-Dump body	1FDUF4GT9GEC73163	22	\$ 33,445	\$ 7,865	\$ 41,310	01/23/18	x	x	x			
216	2017	Ford	F450-Service body	1FDUF4HT8HEE73225	24	\$ 46,035	\$ 11,250	\$ 57,285	01/23/18	x	x	x			
207	2017	Ford	F450 Patch Truck	1FDUF4HT6HEC03300	25	\$ 49,218		\$ 49,218	03/27/17	x	x				
373	2024	Kenworth	T880 Truck	1NKZLP9X0RJ346806	26	\$ 189,927		\$ 189,927	09/07/23	x	x				
229	2018	Ford	F450 Chassis	1FDUF4HT2JEB98988	28	\$ 57,435		\$ 57,435	04/26/18	x	x	x			
263	2019	Ford	F450 Sign Truck	1FDUF4HT7KEE56715	29	\$ 58,160		\$ 58,160	05/01/19	x	x	x			
390	2024	GMC	Sierra 3500 HD Dump Bed	1GD38PE71RF262636	30	\$ 60,831	\$ 16,460	\$ 77,291	01/25/24	x	x	x			
264	2019	Int'l	MV 4 X 2 Fuel Truck	3HAEUUMN9KL112997	49	\$ 113,491		\$ 113,491	05/30/19	x	x				
317	2021	Chev	Silverado	3GCUYAEF0MG236162	51	\$ 34,989		\$ 34,989	08/12/21	x	x				
155	2002	Top Hat	Trailer	4R7BU16262T039420	55	\$ 100		\$ 100	12/10/03	x					
156	2002	Top Hat	Trailer	4R7BU16292T040237	56	\$ 100		\$ 100	12/10/03	x					
1	1996	Brutus	Utility Trailer	57	57	\$ 100		\$ 100	01/01/97	x					
300	2020	CrackPro	260 DA Crack Sealer	1S9P3172XL0420251	60	\$ 68,625		\$ 68,625	01/04/21	x	x	x			
285	2020	Kaufman	DT50 Trailer	1K9FR4336LB367496	61	\$ 49,596		\$ 49,596	08/31/20	x	x				
8	1985	Brutus	Trailer	6161118851	62	\$ 100		\$ 100	01/01/97	x					
104	2004	Trail King	Trailer	1TKS048284M036368	64			\$ -	03/31/15	x					
385	2023	Dodge	Ram 2500	36UR5CJ0PG589797	71	\$ 56,420		\$ 56,420	12/15/23	x	x		x	05/01/24	
386	2023	Dodge	Ram 2500	36UR5CJ2PG589798	72	\$ 56,420		\$ 56,420	12/15/23	x	x		x	05/01/24	General Foreman
387	2023	Dodge	Ram 2500	36UR5CJ9PG589796	73	\$ 56,420		\$ 56,420	12/15/23	x	x				Equip Operator
149	2015	FrtLnr	Truck 108SD	3ALAG0CY1FDGR7350	74	\$ 172,630		\$ 172,630	02/12/15	x	x				
98	2003	Int'l	Etnyre Asphalt Truck	1HTWAAAN93J053353	75	\$ 60,000		\$ 60,000	09/30/10	x	x				
148	2002	Int'l	Tractor Truck	2HSCBAER92C045378	78	\$ 30,000		\$ 30,000	04/03/02	x	x				
374	2024	Other	Gradall XL 4100 w bucket	4140000478	85	\$ 561,069		\$ 561,069	09/08/23	x	x				
182	2016	Gradall	XL1400 Excavator	4100000718	88	\$ 378,335		\$ 378,335	06/14/16	x	x				
236	2018	Gradall	XL4100	4140000168	89	\$ 385,138		\$ 385,138	07/31/18	x	x				
325	2022	Chev	Silverado	1GCUYDED7NZ108504	90	\$ 40,505	\$ 3,825	\$ 44,330	01/10/22	x	x	x	x	03/23/22	Engineer
323	2022	Chev	Silverado	3GCPYDEK8NG145184	91	\$ 40,505	\$ 3,825	\$ 44,330	01/10/22	x	x	x	x	05/01/24	Engineer
322	2022	Chev	Silverado	3GCPYDEK4NG145182	92	\$ 40,505	\$ 3,825	\$ 44,330	01/10/22	x	x	x	x	05/01/24	Asst Engineer
324	2022	Chev	Silverado	3GCPYDEK0NG145096	93	\$ 40,505	\$ 3,825	\$ 44,330	01/10/22	x	x	x	x	03/23/22	Construction Inspector
334	2022	Chev	Silverado	1GCUYDED6NZ110308	94	\$ 43,380	\$ 3,471	\$ 46,851	06/23/22	x	x		x	05/01/24	
331	2022	Chev	Silverado	1GCUYDED1NZ109230	95	\$ 43,380	\$ 3,471	\$ 46,851	02/22/22	x	x	x	x	03/23/22	GIS Specialist
366	2021	Chev	Silverado	3GCPDAEK2PG249215	96	\$ 36,583		\$ 36,583	05/04/23	x	x		x	06/21/23	
369	2023	Chev	Silverado	1GCPDBEK3PZ163935	99	\$ 48,347		\$ 48,347	06/15/23	x	x		x	06/21/23	Construction Inspector
48	2005	Ford	Escape	1FMYU02Z95KA93059	103	\$ 100		\$ 100	06/25/04	x					
63	2007	Ford	F150 Supercrew 4x4	1FTPW14V37KC60397	104	\$ 24,527		\$ 24,527	04/04/07	x					
247	2019	Ford	F250 XL 4x4	1FT7W2B63KEE05947	105	\$ 33,657		\$ 33,657	03/19/19	x	x	x			
66	2005	Ford	F150 PU	1FTRX12W55NA29661	106	\$ 100		\$ 100	10/08/04	x					
248	2019	Ford	F150 XL 4x4	1FTFW1E55KKC90553	107	\$ 33,425		\$ 33,425	03/19/19	x	x	x			
61	2009	Ford	F150 Supercrew	1FTPW12V99FA17157	108	\$ 20,174		\$ 20,174	12/02/08	x					

2025 Vehicle Inventory - Road and Bridge

Item 7.

192	2017	Chev	Silverado	1GCUKNEC8HF112923	109	\$ 30,543		\$ 30,543	12/15/16	x	x				
53	2013	Ford	F150 Crew Cab	1FTFW1CT3DKF67561	110	\$ 28,176		\$ 28,176	09/04/13	x	x	x			
394	2024	GMC	Sierra 3500 HD Flatbed	1GD38PE7XRF347457	111	\$ 53,866	\$ 9,795	\$ 63,661	04/15/24	x	x				
278	2020	Ford	F150	1FTFW1E56LKD80442	112	\$ 34,240		\$ 34,240	03/30/20	x	x	x			
401	2024	GMC	Sierra 3500 HD Service Body	1GD38PE72RF347338	113	\$ 59,626	\$ 15,555	\$ 75,181	04/15/24	x	x				
303	2021	Ford	F150	1FTFW1E55MFA33923	114	\$ 36,763		\$ 36,763	04/01/21	x	x	x			
78	2001	Chev	PU	1GCEC14VX1Z188421	115			\$ -	06/26/09	x			x	08/21/24	
367	2023	Chev	Silverado	3GCPDBEK4PG270931	116	\$ 53,661		\$ 53,661	05/25/23	x	x		x	06/07/23	
50	2015	Ford	F150 PU	1FTEW1CG9FKD18098	118	\$ 26,453		\$ 26,453	04/15/15	x	x				
54	2014	Ford	F150 Crew Cab	1FTFW1ET6EKF79153	119	\$ 26,766		\$ 26,766	11/05/14	x	x				
55	2013	Ford	F150 Crew Cab	1FTFW1ET9DKF67562	120	\$ 28,468		\$ 28,468	09/04/13	x	x	x			
70	2005	Ford	F250 PU	1FTSW20575EA61595	123	\$ 100		\$ 100	10/14/04	x					
73	2007	Ford	F150 PU	1FTVX14547NA54699	124	\$ 19,793		\$ 19,793	04/19/07	x					
200	2017	Ford	F450 Patch truck	1FDUF4HT3HEC03299	125	\$ 57,194		\$ 57,194	02/24/17	x	x		x	05/01/24	Sr Mechanic
143	2003	Ford	F150 PU	2FTRX17W53CB00823	127	\$ 100		\$ 100	12/10/03	x					
59	2008	Ford	F150 PU	1FTPW12V08KD51907	128	\$ 22,595		\$ 22,595	03/25/08	x					
5	1977	Linc	Utility Trailer	A824221	451			\$ -	03/31/15	x					
342	2023	Big Tex	Trailer	16V3F4120P6212881	723	\$ 18,659		\$ 18,659	08/01/22	x	x				
268	2020	Big Tex	Utility Trailer	16VEX1922L2056353	724	\$ 8,429	\$ -	\$ 8,429	09/20/22	x					
202	2017	Ameritrail	Utility Trailer TC16610	17YBP1626HB064203	725	\$ 3,304		\$ 3,304	09/20/22	x					
203	2017	Ameritrail	Utility Trailer TC16611	17YBP1628HB064204	726	\$ 3,304		\$ 3,304	09/20/22	x					
204	2017	Ameritrail	Utility Trailer TC16612	17YBP162XHB064205	727	\$ 3,304		\$ 3,304	09/20/22	x					
205	2017	Ameritrail	Utility Trailer TC16613	17YBP1621HB064206	728	\$ 3,304		\$ 3,304	09/20/22	x					
424	2024	Dodge	Ram 2500	3C6UR5CJ9RG368119	237003	\$ 47,066		\$ 47,066	09/30/24	x	x	x	x	10/30/24	Road Superintendent
428	2024	Dodge	Ram 2500	3C6UR5CJ2RG369368	237005	\$ 47,066		\$ 47,066	09/30/24	x	x		x	11/13/24	Foreman
425	2024	Dodge	Ram 2500	3C6UR5CJ9RG368122	237036	\$ 47,066		\$ 47,066	09/30/24	x	x				
426	2024	Dodge	Ram 2500	3C6UR5CJ9RG368121	237037	\$ 47,066		\$ 47,066	09/30/24	x	x		x	11/13/24	General Foreman
429	2024	Dodge	Ram 2500	3C6UR5CJ5RG368120	237038	\$ 47,066		\$ 47,066	09/30/24	x	x				
427	2024	Dodge	Ram 2500	3C6UR5CJ7RG368118	237039	\$ 47,066		\$ 47,066	09/30/24	x	x				
430	2024	Dodge	Ram 3500	3C63RRGL1RG214454	237062	\$ 81,189		\$ 81,189	09/30/24	x	x		x	10/30/24	Mechanic
438	2024	Dodge	RAM 4500	3C7WRLFL7RG368660	237063	\$ 80,704	\$ 2,000	\$ 82,704	12/12/24	x	x	x			
431	2025	Ford	F750	1FDXF7DC3SDF08206	237090	\$ 83,875	\$ 143,600	\$ 227,475	10/02/24	x	x	x			
1	2022	International	LT625	3HSDZAPR2NN619996	825005	\$ 90,000		\$ 90,000	03/31/25	x	x				
1	2026	Ford	F750	1FDXF7DC7TDF01227	237091	\$ 83,875	\$ 143,600	\$ 227,475	03/13/25	x	x	x			

Total Number of Vehicles: 89

89 67 24 17

Court Approved Changes: 6/25/2025

ID #	YEAR	MAKE	DESCRIPTION	VEHICLE ID #	DEPT ID #	Vehicle Value	Equipment Value	Total Value	EFF DATE	AL	APD	EQUIP	TAKE-HOME	Date CC Approved	Driver	Job Title	Signed Taxable Vehicle Benefits Form	TITLES
173	2015	Chev	Caprice	6G3NS5U22FL121308	1376	\$ 29,315		\$ 29,315	12/17/15	x	x	x	x	02/05/25	Edward Braune	Deputy	x	x
90	2010	Chev	Tahoe	1GNMCAE09AR195687		\$ 24,215		\$ 24,215	04/09/10	x	x	x	x		Justin Lane	Constable	x	x
170	2015	Ford	F150	1FTEW1EF3FKE61245		\$ 30,929		\$ 30,929	11/10/15	x	x	x	x	05/01/24	Randy Lewis	Deputy	x	x
266	2019	Ford	F150 Police Responder	1FTEW1P42KKD29681	LEASED	\$ 56,606		\$ 56,606	07/02/19	x	x	x	x	05/01/24	Ann Saunders	Deputy	x	Enterprise Lease
Precinct 1, Constable														Total Number of Vehicles: 4				
3	1990	BMV	Cargo Truck	2500354	211	\$ 72,040		\$ 72,040	12/19/13	x	x							No Title
4	1990	BMV	Cargo Truck	2500739	210	\$ 72,040		\$ 72,040	12/19/13	x	x							No Title
105	2010	Dodge	Charger	2B3CA5CTXAH181720	205	\$ 30,000		\$ 30,000	08/29/12	x	x	x	x	04/02/25	Tim Burke	Deputy	x	x
129	2007	Ford	Crown Victoria	2FAFP71W57X143321	207	\$ 7,000		\$ 7,000	05/02/14	x								x
171	2011	Dodge	Charger	2B3CL1CT5BH539729	212	\$ 24,400		\$ 24,400	12/03/15	x	x	x	x	05/01/24	Jack King	Reserve	x	x
214	2007	Hummer	Truck	AM00010	213	\$ 9,000		\$ 9,000	11/14/17	x	x							No Title
231	2018	Ford	F150	1FTEW1E55JKE18638	209	\$ 31,588	\$ 3,250	\$ 34,838	05/30/18	x	x	x	Remove TH					x
287	2020	Ford	Explorer	1FM5K8AC4LGB95387	214	\$ 56,602		\$ 56,602	09/17/20	x	x	x						Enterprise Lease
446	2025	Chevrolet	Silverado Trail Boss	3GCPKCEK1SG316638		\$ 49,282	\$ 5,418	\$ 54,700	05/30/25	x	x	x	x		Gary Noel	Constable	x	
447	2025	Chevrolet	Silverado Trail Boss	3GCPKCEK8SG315681		\$ 49,282	\$ 5,418	\$ 54,700	05/30/25	x	x	x						
Precinct 2, Constable														Total Number of Vehicles: 10				

Court Approved Changes: 6/25/2025

ID #	YEAR	MAKE	DESCRIPTION	VEHICLE ID #	DEPT ID #	Vehicle Value	Equipment Value	Total Value	EFF DATE	AL	APD	EQUIP	TAKE-HOME	Date CC Approved	Driver	Job Title
270	2020	Ford	F250 XL 4x4	1FT7W2B62LEC47246	1	\$ 44,530	\$ 2,419	\$ 46,949	02/03/20	x	x	x				
340	2023	Kenworth	T880	3BKZLP9X4PF233680	2	\$ 157,774		\$ 157,774	07/18/22	x	x					
358	2023	Kenworth	T880	1NKZLP9X6PJ233682	3	\$ 157,774	\$ -	\$ 157,774	10/31/22	x	x	x				
341	2023	Kenworth	T880	3BKZLP9X6PF233681	4	\$ 157,774		\$ 157,774	07/18/22	x	x					
245	2019	Int'l	14 YD Dump Truck	3HTESTZT0KN141467	6	\$ 114,771		\$ 114,771	03/07/19	x	x					
274	2021	Int'l	HV613 6x4 Dump Truck	3HAESTZT3ML609960	7	\$ 119,686		\$ 119,686	03/09/20	x	x					
234	2019	FrtLnr	M2 106 Dump Truck	3ALHCYFEXKDKK6007	8	\$ 106,518		\$ 106,518	07/02/18	x	x					
220	2018	FrtLnr	M2 106 Dump Truck	3ALHCYFE6JDJZ5255	9	\$ 105,955	\$ -	\$ 105,955	02/09/18	x	x					
372	2024	Kenworth	T880 Truck	1NKZLP9X9RJ346805	10	\$ 189,927		\$ 189,927	07/17/23	x	x					
102	2009	Int'l	Dump Truck	1HTWHAZR09J157063	11	\$ 74,530		\$ 74,530	12/02/08	x						
275	2021	Int'l	HV613 6x4 Dump Truck	3HAESTZT5ML609961	12	\$ 119,686		\$ 119,686	03/09/20	x	x					
222	2018	FrtLnr	M2 106 Dump Truck	3ALHCYFEXJDJZ5257	14	\$ 105,955	\$ -	\$ 105,955	02/09/18	x	x					
221	2018	FrtLnr	M2 106 Dump Truck	3ALHCYFE8JDJZ5256	15	\$ 105,955	\$ -	\$ 105,955	02/09/18	x	x					
219	2018	FrtLnr	M2 106 Dump Truck	3ALHCYFE4JDJZ5254	16	\$ 105,955	\$ -	\$ 105,955	02/09/18	x	x	x				
20	2009	Ford	F350 4X2	1FDWF36RX9EA32434	17	\$ 31,235		\$ 31,235	01/15/09	x						
299	2021	Int'l	HV607 Water Truck	1HTEKTAT7MH401338	18	\$ 118,900		\$ 118,900	11/02/20	x	x					
215	2016	Ford	F450-Dump body	1FDUF4GT9GEC73163	22	\$ 33,445	\$ 7,865	\$ 41,310	01/23/18	x	x	x				
216	2017	Ford	F450-Service body	1FDUF4HT8HEE73225	24	\$ 46,035	\$ 11,250	\$ 57,285	01/23/18	x	x	x				
207	2017	Ford	F450 Patch Truck	1FDUF4HT6HEC03300	25	\$ 49,218		\$ 49,218	03/27/17	x	x					
373	2024	Kenworth	T880 Truck	1NKZLP9X0RJ346806	26	\$ 189,927		\$ 189,927	09/07/23	x	x					
229	2018	Ford	F450 Chassis	1FDUF4HT2JEB98988	28	\$ 57,435		\$ 57,435	04/26/18	x	x	x				
263	2019	Ford	F450 Sign Truck	1FDUF4HT7KEE56715	29	\$ 58,160		\$ 58,160	05/01/19	x	x	x				
390	2024	GMC	Sierra 3500 HD Dump Bed	1GD38PE71RF262636	30	\$ 60,831	\$ 16,460	\$ 77,291	01/25/24	x	x	x				
264	2019	Int'l	MV 4 X 2 Fuel Truck	3HAEUMMN9KL112997	49	\$ 113,491		\$ 113,491	05/30/19	x	x					
317	2021	Chev	Silverado	3GCUYAEF0MG236162	51	\$ 34,989		\$ 34,989	08/12/21	x	x					
155	2002	Top Hat	Trailer	4R7BU16262T039420	55	\$ 100		\$ 100	12/10/03	x						
156	2002	Top Hat	Trailer	4R7BU16292T040237	56	\$ 100		\$ 100	12/10/03	x						
1	1996	Brutus	Utility Trailer	57	\$ 100			\$ 100	01/01/97	x						
300	2020	CrackPro	260 DA Crack Sealer	1S9P3172XL0420251	60	\$ 68,625		\$ 68,625	01/04/21	x	x	x				
285	2020	Kaufman	DT50 Trailer	1K9FR4336LB367496	61	\$ 49,596		\$ 49,596	08/31/20	x	x					
8	1985	Brutus	Trailer	6161118851	62	\$ 100		\$ 100	01/01/97	x						
104	2004	Trail King	Trailer	1TKS048284M036368	64			\$ -	03/31/15	x						
385	2023	Dodge	Ram 2500	36UR5CJ0PG589797	71	\$ 56,420		\$ 56,420	12/15/23	x	x		x	05/01/24	Unassigned	
386	2023	Dodge	Ram 2500	36UR5CJ2PG589798	72	\$ 56,420		\$ 56,420	12/15/23	x	x		x	05/01/24	Andy Cavazos	General Foreman
387	2023	Dodge	Ram 2500	36UR5CJ9PG589796	73	\$ 56,420		\$ 56,420	12/15/23	x	x				Dennis Murphree	Equip Operator
149	2015	FrtLnr	Truck 108SD	3ALAG0CY1FDGR7350	74	\$ 172,630		\$ 172,630	02/12/15	x	x					
98	2003	Int'l	Etnyre Asphalt Truck	1HTWAAAN93J053353	75	\$ 60,000		\$ 60,000	09/30/10	x	x					
148	2002	Int'l	Tractor Truck	2HSCBAER92C045378	78	\$ 30,000		\$ 30,000	04/03/02	x	x					
374	2024	Other	Gradall XL 4100 w bucket	4140000478	85	\$ 561,069		\$ 561,069	09/08/23	x	x					
182	2016	Gradall	XL1400 Excavator	4100000718	88	\$ 378,335		\$ 378,335	06/14/16	x	x					
236	2018	Gradall	XL4100	4140000168	89	\$ 385,138		\$ 385,138	07/31/18	x	x					
325	2022	Chev	Silverado	1GCUYDED7NZ108504	90	\$ 40,505	\$ 3,825	\$ 44,330	01/10/22	x	x	x	x	03/23/22	Lonnie Sikes	Engineer
323	2022	Chev	Silverado	3GCPYDEK8NG145184	91	\$ 40,505	\$ 3,825	\$ 44,330	01/10/22	x	x	x	x	05/01/24	Ross McCall	Engineer
322	2022	Chev	Silverado	3GCPYDEK4NG145182	92	\$ 40,505	\$ 3,825	\$ 44,330	01/10/22	x	x	x	x	05/01/24	Luke Fortkamp	Asst Engineer
324	2022	Chev	Silverado	3GCPYDEK0NG145096	93	\$ 40,505	\$ 3,825	\$ 44,330	01/10/22	x	x	x	x	03/23/22	Robert Goodspeed	Construction Inspector
334	2022	Chev	Silverado	1GCUYDED6NZ110308	94	\$ 43,380	\$ 3,471	\$ 46,851	06/23/22	x	x		x	05/01/24	Unassigned	
331	2022	Chev	Silverado	1GCUYDED1NZ109230	95	\$ 43,380	\$ 3,471	\$ 46,851	02/22/22	x	x	x	x	03/23/22	John Murrell	GIS Specialist
366	2021	Chev	Silverado	3GCPDAEK2PG249215	96	\$ 36,583		\$ 36,583	05/04/23	x	x		x	06/21/23	Unassigned	
369	2023	Chev	Silverado	1GCPDBEK3PZ163935	99	\$ 48,347		\$ 48,347	06/15/23	x	x		x	06/21/23	Vincent Hensen	Construction Inspector
48	2005	Ford	Escape	1FMYU02Z95KA93059	103	\$ 100		\$ 100	06/25/04	x						
63	2007	Ford	F150 Supercrew 4x4	1FTPW14V37KC60397	104	\$ 24,527		\$ 24,527	04/04/07	x						
247	2019	Ford	F250 XL 4x4	1FT7W2B63KEE05947	105	\$ 33,657		\$ 33,657	03/19/19	x	x	x				
66	2005	Ford	F150 PU	1FTRX12W55NA29661	106	\$ 100		\$ 100	10/08/04	x						
248	2019	Ford	F150 XL 4x4	1FTFW1E55KCC90553	107	\$ 33,425		\$ 33,425	03/19/19	x	x	x				
61	2009	Ford	F150 Supercrew	1FTPW12V99FA17157	108	\$ 20,174		\$ 20,174	12/02/08	x						
192	2017	Chev	Silverado	1GCUKNEC8HF112923	109	\$ 30,543		\$ 30,543	12/15/16	x	x					
53	2013	Ford	F150 Crew Cab	1FTFW1CT3DKF67561	110	\$ 28,176		\$ 28,176	09/04/13	x	x	x				
394	2024	GMC	Sierra 3500 HD Flatbed	1GD38PE7XRF347457	111	\$ 53,866	\$ 9,795	\$ 63,661	04/15/24	x	x					
278	2020	Ford	F150	1FTFW1E56LKD80442	112	\$ 34,240		\$ 34,240	03/30/20	x	x	x				

2025 Vehicle Inventory - Road and Bridge

Item 7.

401	2024	GMC	Sierra 3500 HD Service Bod	1GD38PE72RF347338	113	\$ 59,626	\$ 15,555	\$ 75,181	04/15/24	x	x					
303	2021	Ford	F150	1FTFW1E55MFA33923	114	\$ 36,763		\$ 36,763	04/01/21	x	x	x				
78	2001	Chev	PU	1GCEC14VX1Z188421	115			\$ -	06/26/09	x			x	08/21/24	Unassigned	
367	2023	Chev	Silverado	3GCPDBEK4PG270931	116	\$ 53,661		\$ 53,661	05/25/23	x	x		x	06/07/23	Unassigned	
50	2015	Ford	F150 PU	1FTEW1CG9FKD18098	118	\$ 26,453		\$ 26,453	04/15/15	x	x					
54	2014	Ford	F150 Crew Cab	1FTFW1ET6EKF79153	119	\$ 26,766		\$ 26,766	11/05/14	x	x					
55	2013	Ford	F150 Crew Cab	1FTFW1ET9DKF67562	120	\$ 28,468		\$ 28,468	09/04/13	x	x	x				
70	2005	Ford	F250 PU	1FTSW20575EA61595	123	\$ 100		\$ 100	10/14/04	x						
73	2007	Ford	F150 PU	1FTVX14547NA54699	124	\$ 19,793		\$ 19,793	04/19/07	x						
200	2017	Ford	F450 Patch truck	1FDUF4HT3HEC03299	125	\$ 57,194		\$ 57,194	02/24/17	x	x		x	05/01/24	McRoy Thompson	Sr Mechanic
143	2003	Ford	F150 PU	2FTRX17W53CB00823	127	\$ 100		\$ 100	12/10/03	x						
59	2008	Ford	F150 PU	1FTPW12V08KD51907	128	\$ 22,595		\$ 22,595	03/25/08	x						
5	1977	Linc	Utility Trailer	A824221	451			\$ -	03/31/15	x						
342	2023	Big Tex	Trailer	16V3F4120P6212881	723	\$ 18,659		\$ 18,659	08/01/22	x	x					
268	2020	Big Tex	Utility Trailer	16VEX1922L2056353	724	\$ 8,429	\$ -	\$ 8,429	09/20/22	x						
202	2017	Ameritrail	Utility Trailer TC16610	17YBP1626HB064203	725	\$ 3,304		\$ 3,304	09/20/22	x						
203	2017	Ameritrail	Utility Trailer TC16611	17YBP1628HB064204	726	\$ 3,304		\$ 3,304	09/20/22	x						
204	2017	Ameritrail	Utility Trailer TC16612	17YBP162XHB064205	727	\$ 3,304		\$ 3,304	09/20/22	x						
205	2017	Ameritrail	Utility Trailer TC16613	17YBP1621HB064206	728	\$ 3,304		\$ 3,304	09/20/22	x						
424	2024	Dodge	Ram 2500	3C6UR5CJ9RG368119	237003	\$ 47,066		\$ 47,066	09/30/24	x	x	x	x	10/30/24	Marty Seets	Road Superintendent
428	2024	Dodge	Ram 2500	3C6UR5CJ2RG369368	237005	\$ 47,066		\$ 47,066	09/30/24	x	x		x	11/13/24	Gerald Ingram	Foreman
425	2024	Dodge	Ram 2500	3C6UR5CJ9RG368122	237036	\$ 47,066		\$ 47,066	09/30/24	x	x					
426	2024	Dodge	Ram 2500	3C6UR5CJ9RG368121	237037	\$ 47,066		\$ 47,066	09/30/24	x	x		x	11/13/24	Travis Heath	General Foreman
429	2024	Dodge	Ram 2500	3C6UR5CJ5RG368120	237038	\$ 47,066		\$ 47,066	09/30/24	x	x					
427	2024	Dodge	Ram 2500	3C6UR5CJ7RG368118	237039	\$ 47,066		\$ 47,066	09/30/24	x	x					
430	2024	Dodge	Ram 3500	3C63RRGL1RG214454	237062	\$ 81,189		\$ 81,189	09/30/24	x	x		x	10/30/24	Garrell GW Noel	Mechanic
438	2024	Dodge	RAM 4500	3C7WRLFL7RG368660	237063	\$ 80,704	\$ 2,000	\$ 82,704	12/12/24	x	x	x				
431	2025	Ford	F750	1FDXF7DC3SDF08206	237090	\$ 83,875	\$ 143,600	\$ 227,475	10/02/24	x	x	x				
1	2022	International	LT625	3HSDZAPR2NN619996	825005	\$ 90,000		\$ 90,000	03/31/25	x	x					
1	2026	Ford	F750	1FDXF7DC7TDF01227	237091	\$ 83,875	\$ 143,600	\$ 227,475	03/13/25	x	x	x				

Total Number of Vehicles: 89

89 67 24 17

MONTHLY REPORT DUE TO COMMISSIONER'S COURT	
DATE: MAY 2025	
OFFICE	DATE RECEIVED
ANIMAL CONTROL	6/3/25
AUDITOR	6/11/25
CONSTABLE PCT#1	
CONSTABLE PCT#2	6/2/25
CONSTABLE PCT#3	6/4/25
CONSTABLE PCT#4	
COUNTY CLERK	6/3/25
DISTRICT CLERK	6/3/25
ENVIRONMENTAL	5/8-5/22-5/29-
FIRE MARSHALL	6/11/25
JP#1	5/16-5/27-5/29/25
JP#2	5/12-5/16-5/28-6/2/25
JP#3	5/2-5/5-5/12-5/16-
JP#4	5/13-6/2/25
LIBRARY - HEMPSTEAD	
LIBRARY- BROOKSHIRE	
RECYCLE CENTER	6/2/25
ROAD AND BRIDGE	5/20/25-6/2/25
SHERIFF	6/3/25
TAX OFFICE	6/5/25



WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Bluestem Section 6

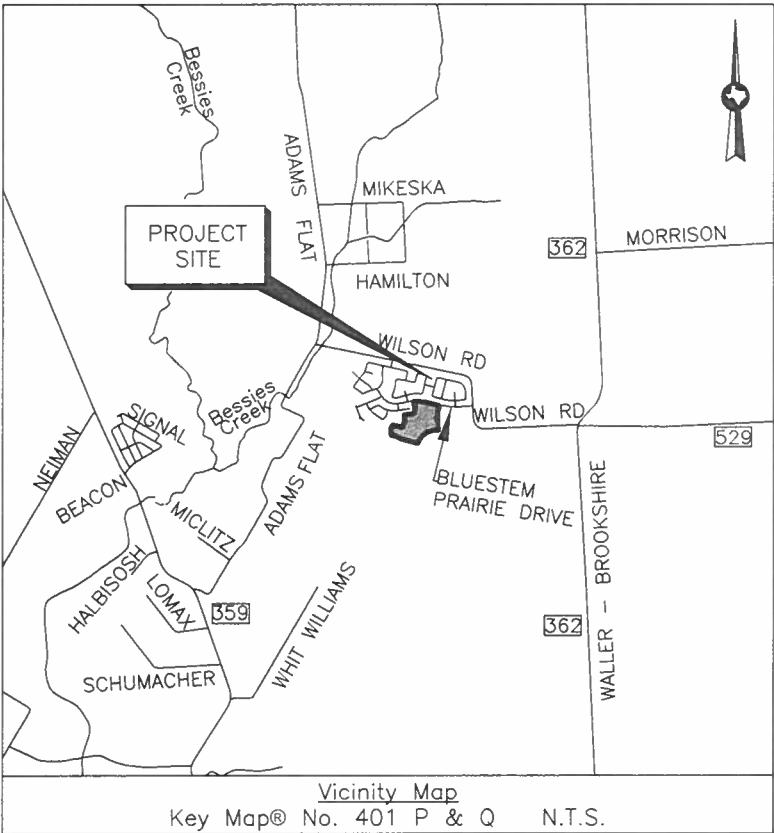
Date: June 25, 2025

Background

Final Plat of Bluestem Section 6 Subdivision which consists of 24.29 acres will include 109 Lots, 3 Blocks and 3 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF BLUESTEM SECTION 6

BEING A SUBDIVISION OF 24.29 ACRES OUT OF
THE WILLIAM B. ELLIS SURVEY, A-127,
WALLER COUNTY, TEXAS.

109 LOTS 3 BLOCKS 3 RESERVES

OWNER

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

JUNE, 2025	OWNER: BLUESTEM DEVELOPMENT COMPANY LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUESTEM SECTION 6	 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
SHEET 1 OF 19				

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 6, make subdivision of the property, according to the lines, streets, lots, alleys, parks, building lines and easement as shown, and dedicate to the public, the streets, alleys, parks and easements shown, forever, and waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

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

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

FURTHER, We do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of Bluestem Section 6 where public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish and dedicate to the use of the public utilities forever all public utility easements shown in said adjacent acreage.

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

- 1. That drainage of septic tanks into roads, streets, alleys, or public ditches, streams, 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.

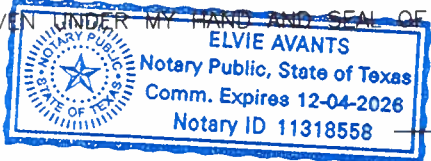
WITNESS our hand in Waller County, Texas, this 5 day of June, 2025.

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 5 day of June, 2025.



Elvie Avants
Notary Public in and for the State of Texas
My Commission expires: 12.04.2026

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

Item 12.

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

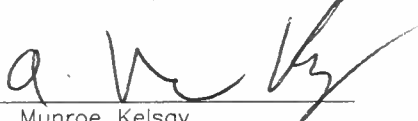
By: _____
Deputy

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, 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, dated February 18, 2009.


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

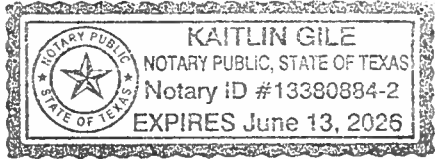


STATE OF TEXAS ☒
COUNTY OF Harris

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 27th day of May, 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.

JUNE, 2025	OWNER: BLUESTEM DEVELOPMENT COMPANY LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUESTEM SECTION 6	 ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plattng@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 3 OF 19				

- (1) B.L. indicates Building Line
C.I.P. indicates capped iron pipe
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
U.E. indicates Utility Easement
VOL. indicates Volume
W.C.C.F. NO. indicates Waller County Clerk's File Number
W.C.D.R. indicates Waller County Deed Records

 indicates Street Name Change

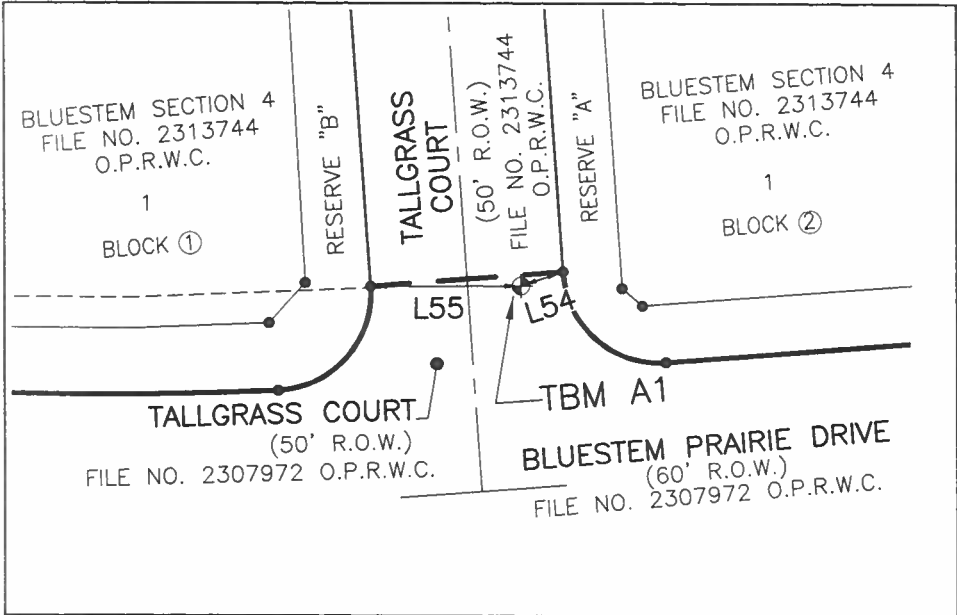
- (2) All side lot lines are either perpendicular or radial to street frontage unless otherwise noted.
- (3) All easements extend equidistant from either side of the property and lot lines unless otherwise noted.
- (4) All bearings are Lambert grid bearings and all coordinates refer to the Texas State 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.
- (5) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- (6) 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.
- (7) There are no pipelines or pipeline easements within the boundaries of this plat.
- (8) Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.
- (9) 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.
- (10) The property subdivided in the foregoing plat lies in Waller County, Waller County M.U.D. No. 41 and Royal Independent School District.
- (11) A subdivision variance has been approved to allow a minimum lot width of 40' by Waller County Commissioners Court on July 28, 2021.
- (12) A subdivision variance has been approved to allow a minimum right-of-way width of 60' to 50' by Waller County Commissioners Court on July 28, 2021.
- (13) 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.
- (14) 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.
- (15) 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.
- (16) 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.
- (17) The proposed land uses for Bluestem Section 6 shall consist of residential, right-of-way, recreation, landscape, and open space.

RESERVE TABLE		
RESERVE	RESTRICTED TO	AREA
A	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY USES	2.2538 ACRES/98,178 SQ. FT.
B	LANDSCAPE, OPEN SPACE & UTILITY USES	0.1673 ACRE/7,289 SQ. FT.
C	LANDSCAPE, OPEN SPACE & UTILITY USES	0.1267 ACRE/5,521 SQ. FT.
		TOTAL ACREAGE=2.5478 ACRES

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			Item 12.
LINE	BEARING	D	
L1	S14°22'29"W	71.12	
L2	S02°49'11"E	50.00'	
L3	S87°10'03"W	134.13'	
L4	S76°12'34"W	51.21'	
L5	S74°37'19"W	44.99'	
L6	S70°17'18"W	44.99'	
L7	S65°57'17"W	44.99'	
L8	S61°37'15"W	44.99'	
L9	S57°17'14"W	44.99'	
L10	S52°57'12"W	44.99'	
L11	S48°37'10"W	44.99'	
L12	S44°17'13"W	44.99'	
L13	S39°57'04"W	44.99'	
L14	S35°37'07"W	44.99'	
L15	S29°20'19"W	85.35'	
L16	S23°23'16"W	58.90'	
L17	N68°10'19"W	91.56'	
L18	N59°30'18"W	46.06'	
L19	N57°49'13"W	45.79'	
L20	N70°39'43"W	44.44'	
L21	N79°16'48"W	44.50'	
L22	N85°31'37"W	56.39'	
L23	N26°39'39"E	122.65'	
L24	N17°33'38"E	47.90'	
L25	N75°50'24"E	46.71'	
L26	N61°01'38"E	49.82'	
L27	N06°06'43"E	170.14'	
L28	S87°10'03"W	96.73'	
L29	S72°02'18"W	26.54'	
L30	S86°05'53"E	67.87'	
L31	N26°11'09"W	85.39'	
L32	N03°00'20"E	134.51'	
L33	S31°18'16"E	158.58'	
L34	N86°59'40"W	33.31'	
L35	S75°33'02"W	80.95'	
L36	S00°38'18"E	125.73'	
L37	N89°21'42"E	9.03'	
L38	S53°41'25"W	11.22'	
L39	S36°18'35"E	2.65'	
L40	S52°32'38"E	11.88'	
L41	N21°25'16"W	12.68'	
L42	N78°26'23"W	59.28'	
L43	N82°44'07"W	102.42'	
L44	S69°18'33"W	154.44'	
L45	N14°22'29"E	109.10'	
L46	N56°11'13"E	25.00'	
L47	N67°35'15"E	78.03'	
L48	N87°10'03"E	83.95'	
L49	S47°49'57"E	16.62'	
L50	S47°20'11"E	53.21'	
L51	N87°10'03"E	49.99'	
L52	N02°49'57"W	45.68'	
L53	N14°22'29"E	126.12'	
L54	N71°56'10"E	11.52'	
L55	S89°45'23"E	38.93'	



DETAIL
TEMPORARY BENCHMARK (TBM) A1
SCALE: 1"=50'
CUT BOX IN CONCRETE
ELEV.=181.35'
PROJECT BENCHMARK: NGS NO. AW2192
ELEV. 203.756'
(SEE SHEET 14)

FIELD NOTES of a 24.29 acre tract of land situated in the William B. Ellis Survey Abstract No. 127, Waller County, Texas; said 24.29 acre tract of land being out of and a part of a called 183.76 acre tract of land as described in deed and recorded under Waller County Clerk's File No. (W.C.C.F. No.) 2415761; said 24.29 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, S 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-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found at the NW corner of this tract of land, the Northeast corner of Reserve "B", Block 3, Bluestem Section 3 as recorded in File Number 2309783 of the Official Public Records of Waller County (O.P.R.W.C.) and in the Southerly right-of-way line of Bluestem Prairie Drive (60 feet wide) as recorded in File No. 2307972 O.P.R.W.C., being in the arc of a non-tangent curve to the right.

- 1) THENCE along the Northerly line of this tract of land, the Southerly right-of-way line of said Bluestem Prairie Drive and said non-tangent curve to the right having a radius of 970.00 feet, a central angle of 20°36'46", an arc length of 348.97 feet and a chord bearing S 85°55'54" E, a distance of 347.09 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the point of tangency.
- 2) THENCE S 75°37'31" E along the Northerly line of this tract of land and the Southerly right-of-way line of said Bluestem Prairie Drive a distance of 402.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Northeast corner of this tract of land and a point of curvature to the right.

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

- 3) Along 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 S 30°37'31" E, a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of tangency.
- 4) S 14°22'29" W a distance of 71.12 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of curvature to the left.
- 5) Along said curve to the left having a radius of 825.00 feet, a central angle of 16°54'57", an arc length of 243.57 feet and a chord bearing S 05°55'00" W, a distance of 242.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a point of reverse curvature.
- 6) Along said reverse curve to the right having a radius of 25.00 feet, a central angle of 89°42'32", an arc length of 39.14 feet and a chord bearing S 42°18'48" W, a distance of 35.27 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 7) S 02°49'11" E, 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, being in the arc of a non-tangent curve to the right.
- 8) Along said non-tangent 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 S 47°49'57" E, a distance of 35.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of tangency.
- 9) S 02°49'57" E, a distance of 301.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southeast corner of this tract of land.

THENCE along the Southerly line of this tract of land the following courses and distances:

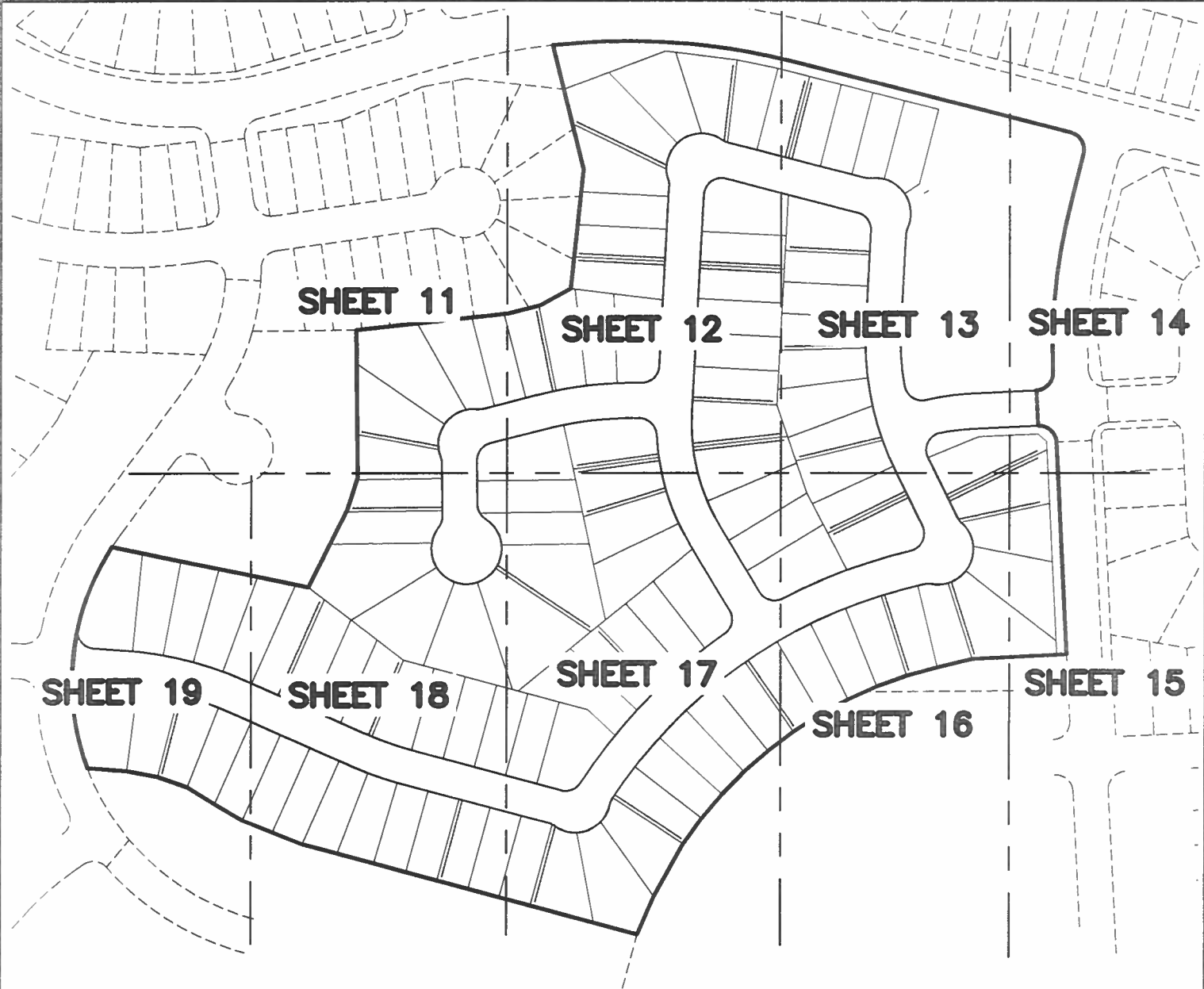
- 10) S 87°10'03" W, a distance of 134.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 11) S 76°12'34" W, a distance of 51.21 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 12) S 74°37'19" W, a distance of 44.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 13) S 70°17'18" W, a distance of 44.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 14) S 65°57'17" W, a distance of 44.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 15) S 61°37'15" W, a distance of 44.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 16) S 57°17'14" W, a distance of 44.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 17) S 52°57'12" W, a distance of 44.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 18) S 48°37'10" W, a distance of 44.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 19) S 44°17'13" W, a distance of 44.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 20) S 39°57'04" W, a distance of 44.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.

FIELD DESCRIPTION CONTINUED:

- 21) S 35°37'07" W, a distance of 44.99 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 22) S 29°20'19" W, a distance of 85.35 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 23) S 23°23'16" W, a distance of 58.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southwest corner of this tract of land.
- THENCE along the Westerly line of this tract of land the following courses and distances:
- 24) N 74°54'45" W, a distance of 493.20 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 25) N 68°10'19" W, a distance of 91.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 26) N 59°30'18" W, a distance of 46.06 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 27) N 57°49'13" W, a distance of 45.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 28) N 70°39'43" W, a distance of 44.44 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 29) N 79°16'48" W, a distance of 44.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 30) N 85°31'37" W, a distance of 56.39 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner, being in the arc of a non-tangent curve to the right.
- 31) Along said non-tangent curve to the right having a radius of 350.00 feet, a central angle of 53°37'16", an arc length of 327.55 feet and a chord bearing N 06°14'17" E, a distance of 315.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 32) S 78°26'25" E, a distance of 284.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 33) N 26°39'39" E, a distance of 122.65 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 34) N 17°33'38" E, a distance of 47.90 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 35) N 00°32'30" W, a distance of 210.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 36) N 83°52'09" E, a distance of 216.83 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 37) N 75°50'24" E, a distance of 46.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 38) N 61°01'38" E, a distance of 49.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 39) N 06°06'43" E, a distance of 170.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner.
- 40) N 13°54'25" W, a distance of 182.47 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 24.29 acres (1,057,953 sq. ft.) of land.

JUNE, 2025	OWNER: BLUESTEM DEVELOPMENT COMPANY LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUESTEM SECTION 6		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 plattling@ehra.team WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300
SHEET 7 OF 19				

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	970.00'	20°36'46"	348.97'	S85°55'54"E	347.09'
C2	25.00'	90°00'00"	39.27'	S30°37'31"E	35.36'
C3	825.00'	16°54'57"	243.57'	S05°55'00"W	242.69'
C4	25.00'	89°42'32"	39.14'	S42°18'48"W	35.27'
C5	25.00'	90°00'00"	39.27'	S47°49'57"E	35.36'
C6	350.00'	53°37'16"	327.55'	N06°14'17"E	315.73'
C7	530.00'	3°54'05"	36.09'	S75°53'01"W	36.08'
C8	300.00'	15°07'45"	79.22'	S79°36'11"W	78.99'
C9	500.00'	19°54'56"	173.80'	S76°08'26"E	172.92'
C10	500.00'	8°43'47"	76.18'	S70°32'51"E	76.11'
C11	50.00'	72°12'15"	63.01'	N68°59'07"E	58.92'
C12	740.00'	43°57'36"	567.76'	N54°51'48"E	553.94'
C13	50.00'	103°01'45"	89.91'	N25°19'43"E	78.28'
C14	400.00'	29°11'29"	203.79'	N11°35'24"W	201.60'
C15	50.00'	78°37'51"	68.62'	N36°18'35"W	63.36'
C16	50.00'	101°22'09"	88.46'	S53°41'25"W	77.37'
C17	300.00'	34°18'37"	179.65'	S14°08'58"E	176.98'
C18	520.00'	17°27'19"	158.42'	S84°16'41"W	157.81'
C19	50.00'	76°11'19"	66.49'	S37°27'22"W	61.70'
C20	25.00'	98°51'00"	43.13'	S36°40'24"E	37.98'
C21	525.00'	19°54'56"	182.49'	S76°08'26"E	181.57'
C22	475.00'	8°43'47"	72.37'	S70°32'51"E	72.30'
C23	25.00'	72°12'15"	31.51'	N68°59'07"E	29.46'
C24	765.00'	22°11'00"	296.19'	N43°58'30"E	294.34'
C25	25.00'	86°22'17"	37.69'	N11°52'52"E	34.22'
C26	325.00'	28°57'03"	164.22'	N16°49'45"W	162.48'
C27	25.00'	86°29'21"	37.74'	N45°35'54"W	34.26'
C28	495.00'	15°36'24"	134.83'	S83°21'13"W	134.41'
C29	25.00'	76°11'19"	33.24'	S37°27'22"W	30.85'
C30	25.00'	56°53'35"	24.82'	S29°05'05"E	23.82'
C31	50.00'	274°58'30"	239.96'	S79°57'23"W	67.58'
C32	25.00'	38°04'56"	16.62'	N18°24'10"E	16.31'
C33	25.00'	21°02'22"	9.18'	N11°09'29"W	9.13'
C34	50.00'	118°16'03"	103.21'	N37°27'22"E	85.84'
C35	25.00'	21°02'22"	9.18'	N86°04'13"E	9.13'
C36	545.00'	15°46'38"	150.07'	N83°26'20"E	149.60'
C37	25.00'	88°19'19"	38.54'	N47°10'00"E	34.83'
C38	25.00'	21°02'22"	9.18'	N07°30'51"W	9.13'
C39	50.00'	143°26'53"	125.18'	N53°41'25"E	94.96'
C40	25.00'	21°02'22"	9.18'	S65°06'20"E	9.13'
C41	25.00'	21°02'22"	9.18'	S86°08'42"E	9.13'
C42	50.00'	120°42'35"	105.34'	S36°18'35"E	86.91'
C43	25.00'	21°02'22"	9.18'	S13°31'31"W	9.13'
C44	375.00'	12°55'31"	84.60'	S03°27'25"E	84.42'
C45	25.00'	93°38'04"	40.86'	S56°44'13"E	36.46'
C46	325.00'	10°43'18"	60.82'	N81°48'24"E	60.73'
C47	275.00'	8°52'08"	42.57'	S82°43'59"W	42.53'
C48	25.00'	104°29'04"	45.59'	S26°03'23"W	39.53'
C49	25.00'	22°20'25"	9.75'	S37°21'22"E	9.69'
C50	50.00'	149°29'34"	130.46'	S26°13'13"W	96.48'
C51	25.00'	23°27'04"	10.23'	S89°14'28"W	10.16'
C52	715.00'	44°08'38"	550.88'	S55°26'37"W	537.35'
C53	25.00'	22°07'50"	9.66'	S22°18'23"W	9.60'
C54	50.00'	114°53'09"	100.26'	S68°41'03"W	84.29'
C55	25.00'	21°02'22"	9.18'	N64°23'34"W	9.13'
C56	525.00'	8°43'47"	79.99'	N70°32'51"W	79.91'
C57	475.00'	19°54'56"	165.11'	N76°08'26"W	164.28'
C58	25.00'	98°51'00"	43.13'	S44°28'37"W	37.98'
C59	25.00'	103°01'45"	44.95'	S25°19'43"W	39.14'
C60	765.00'	14°31'09"	193.86'	S69°35'01"W	193.34'
C61	25.00'	86°22'17"	37.69'	N74°29'25"W	34.22'
C62	275.00'	34°18'37"	164.68'	N14°08'58"W	162.23'
C63	25.00'	101°22'09"	44.23'	N53°41'25"E	38.68'
C64	25.00'	78°37'51"	34.31'	S36°18'35"E	31.68'
C65	425.00'	29°11'29"	216.53'	S11°35'24"E	214.20'
C66	800.00'	17°12'26"	240.26'	N05°46'16"E	239.36'
C67	970.00'	9°49'45"	166.40'	S78°50'51"W	166.20'



JUNE, 2025

SHEET 9 OF 19

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

FINAL PLAT OF
BLUESTEM
SECTION 6

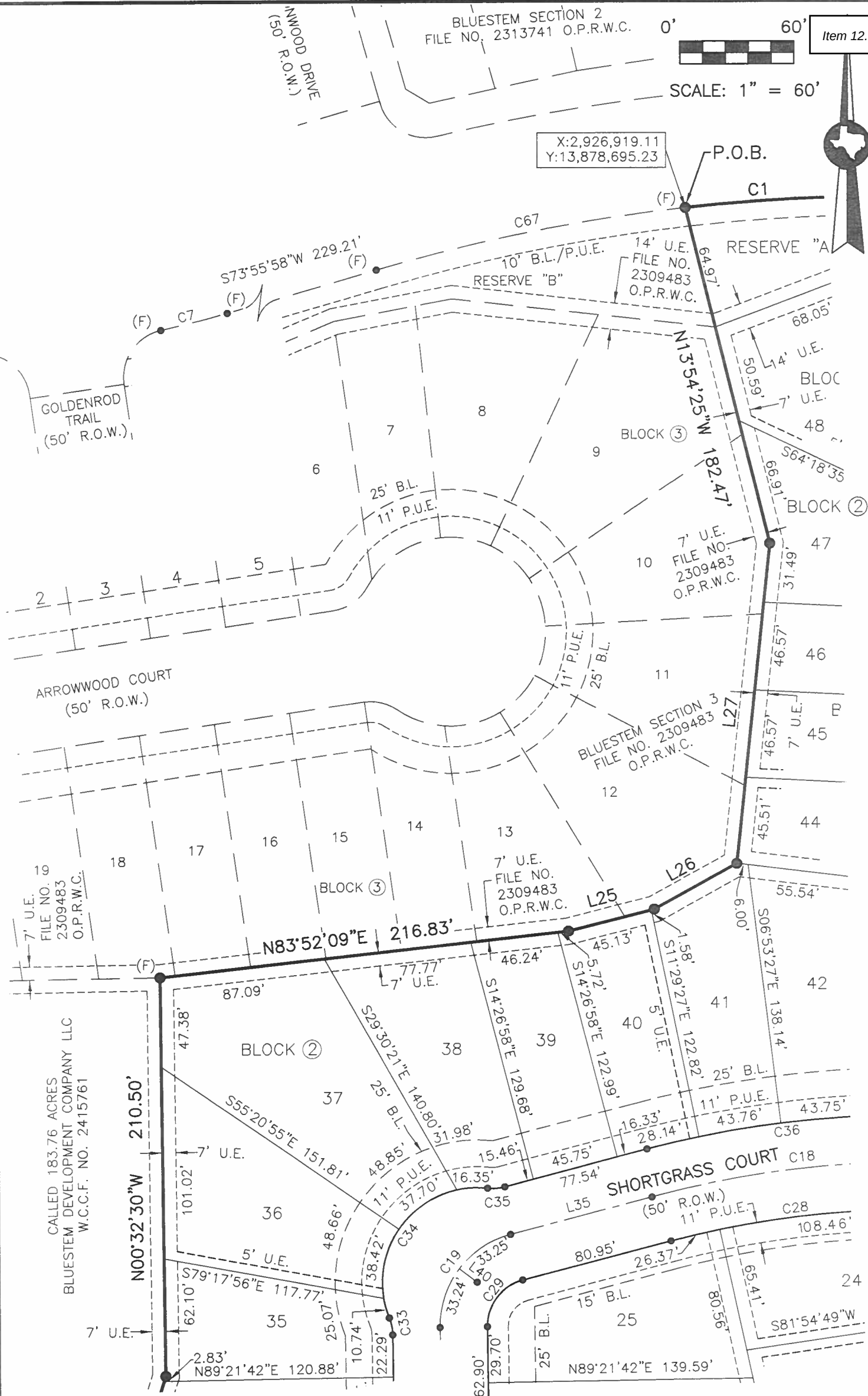


ENGINEERING THE FUTURE
SINCE 1936

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

ADDRESS TABLE			
BLOCK	LOT	STREET	NUMBER
1	1	JUNIPER DR	3005
	2		3009
	3		3013
	4		3017
	5		3021
	6		3025
	7		3029
	8		3033
	9		3037
	10		3041
	11		3045
	12		3049
	13		3053
	14		3057
	15		3061
	16		3065
	17		3069
	18		3073
	19		3077
	20		3081
	21		3085
	22		3089
	23		3093
	24		3097
	25		3101
	26		3105
	27		3109
	28		3113
	29		3117
	30		3121
	31		3125
	32		3129
	33		3133
	RES-B		3001

ADDRESS TABLE			
BLOCK	LOT	STREET	NUMBER
2	1	JUNIPER DR	3122
	2		3118
	3		3114
	4		3110
	5		3106
	6		3102
	7		3098
	8		3094
	9		3090
	10		3086
	11		3082
	12		3078
	13		3074
	14		3070
	15		3066
	16		3062
	17		3058
	18		3054
	19		3050
	20		3046
	21	WALNUT MILL LANE	3007
	22		3011
	23		3015
	24		3019
	25	SHORTGRASS COURT	3031
	26		3035
	27		3039
	28		3043
	29		3047
	30		3051
	31		3048
	32		3044
	33		3040
	34		3036
	35		3032
	36		3028
	37		3024
	38		3020
	39		3016
	40		3012
	41		3008
	42		3004
	43		3000
	44	WILDRYE TRAIL	3068
	45		3064
	46		3060
	47		3056
	48		3052
	49		3048
	50		3044
	51		3040
	52		3036
	53		3032
	54		3028
	55		3024
	56		3020
	RES-A	FLATLAND DRIVE	3002
3	1	WILDRYE TRAIL	3021
	2		3017
	3		3013
	4		3009
	5		3005
	6		3001
	RES-C	JUNIPER DRIVE	3000
	7		3004
	8		3008
	9		3012
	10	WALNUT MILL LANE	3000
	11		3004
	12		3008
	13		3012
	14		3016
	15	WILDRYE TRAIL	3075
	16		3071
	17		3067
	18		3063
	19		3059
	20		3055



JUNE, 2025

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

FINAL PLAT OF
BLUESTEM
SECTION 6



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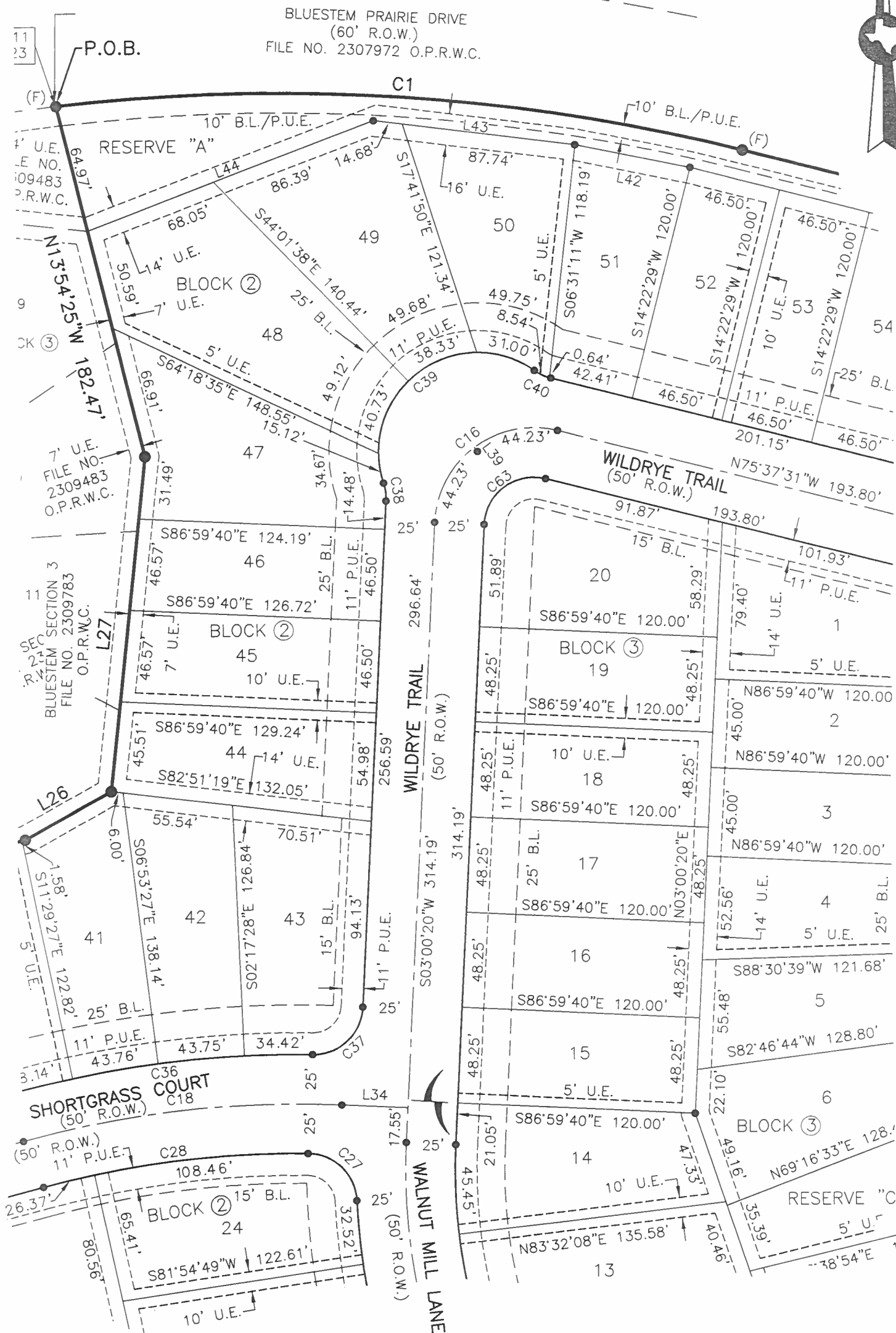
BLOCK ②

BLUESTEM
FILE NO. 2313741



Item 12.

SCALE: 1" = 60'



JUNE, 2025

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

FINAL PLAT OF
BLUESTEM
SECTION 6



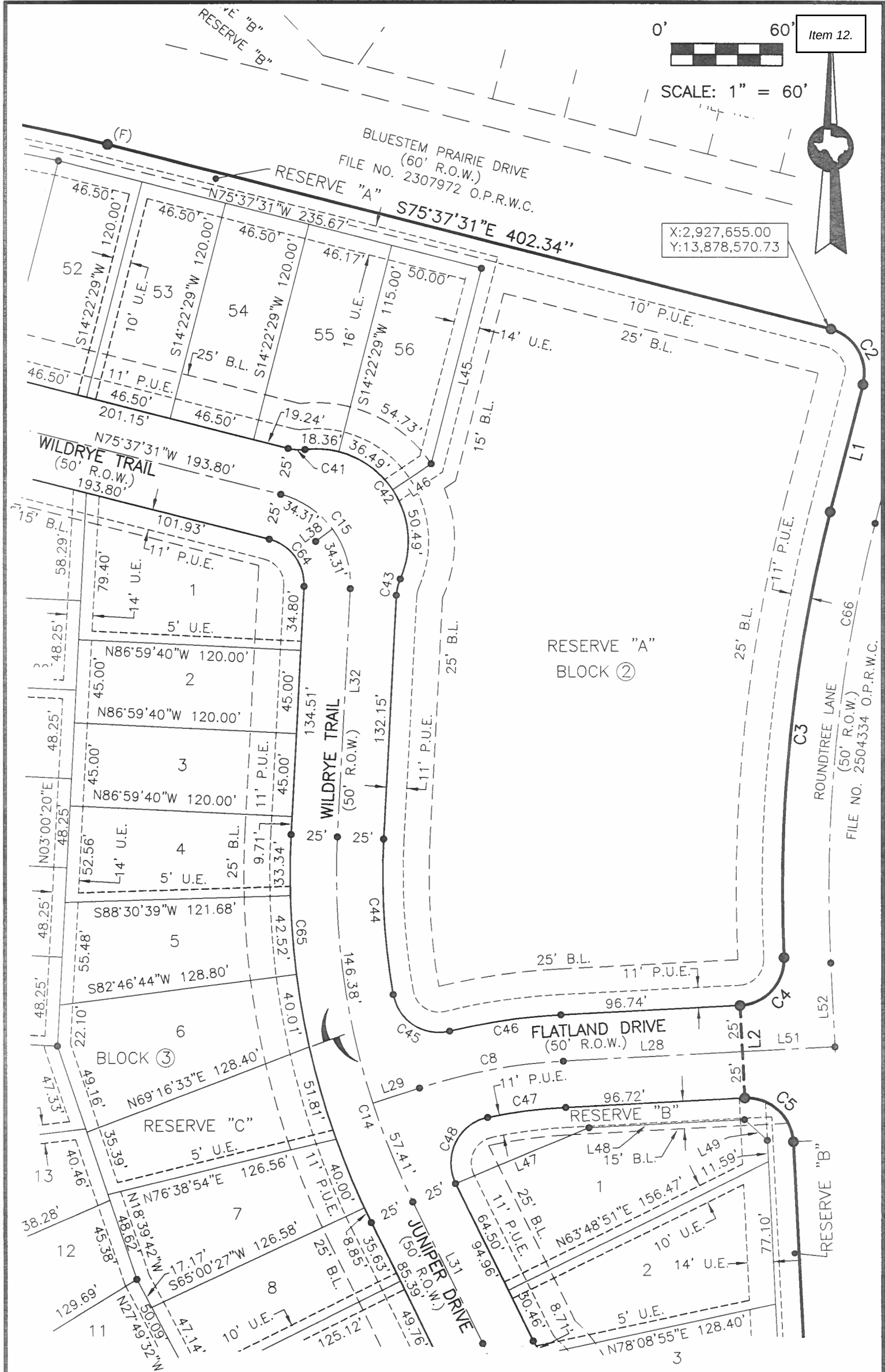
10011 MEADOWGLEN LN
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713-784-4500
platt@ehra.team
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

SHEET 12 OF 19



Item 12.

SCALE: 1" = 60'



X:2,927,655.00
Y:13,878,570.73

JUNE, 2025

SHEET 13 OF 19

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

FINAL PLAT OF
BLUESTEM
SECTION 6

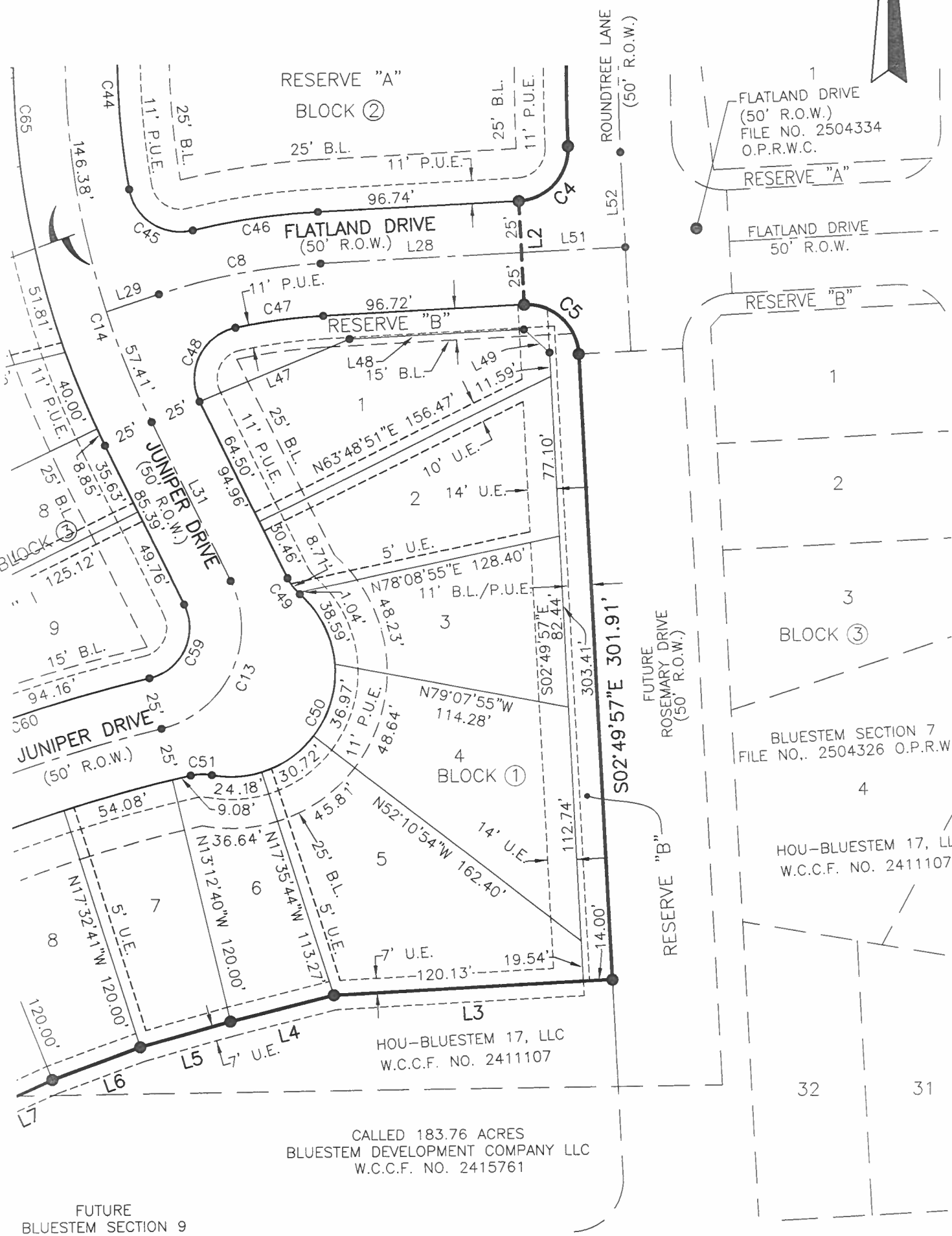


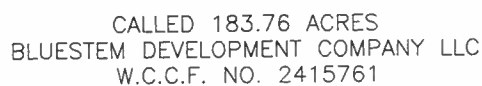
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TBPE No. F-726
TBPELS No. 10092300





FUTURE
BLUESTEM SECTION 9

4 CALLED 12.98 ACRES
BLUESTEM DEVELOPMENT
HOLDING COMPANY, LLC
W.C.C.F. NO. 2307502



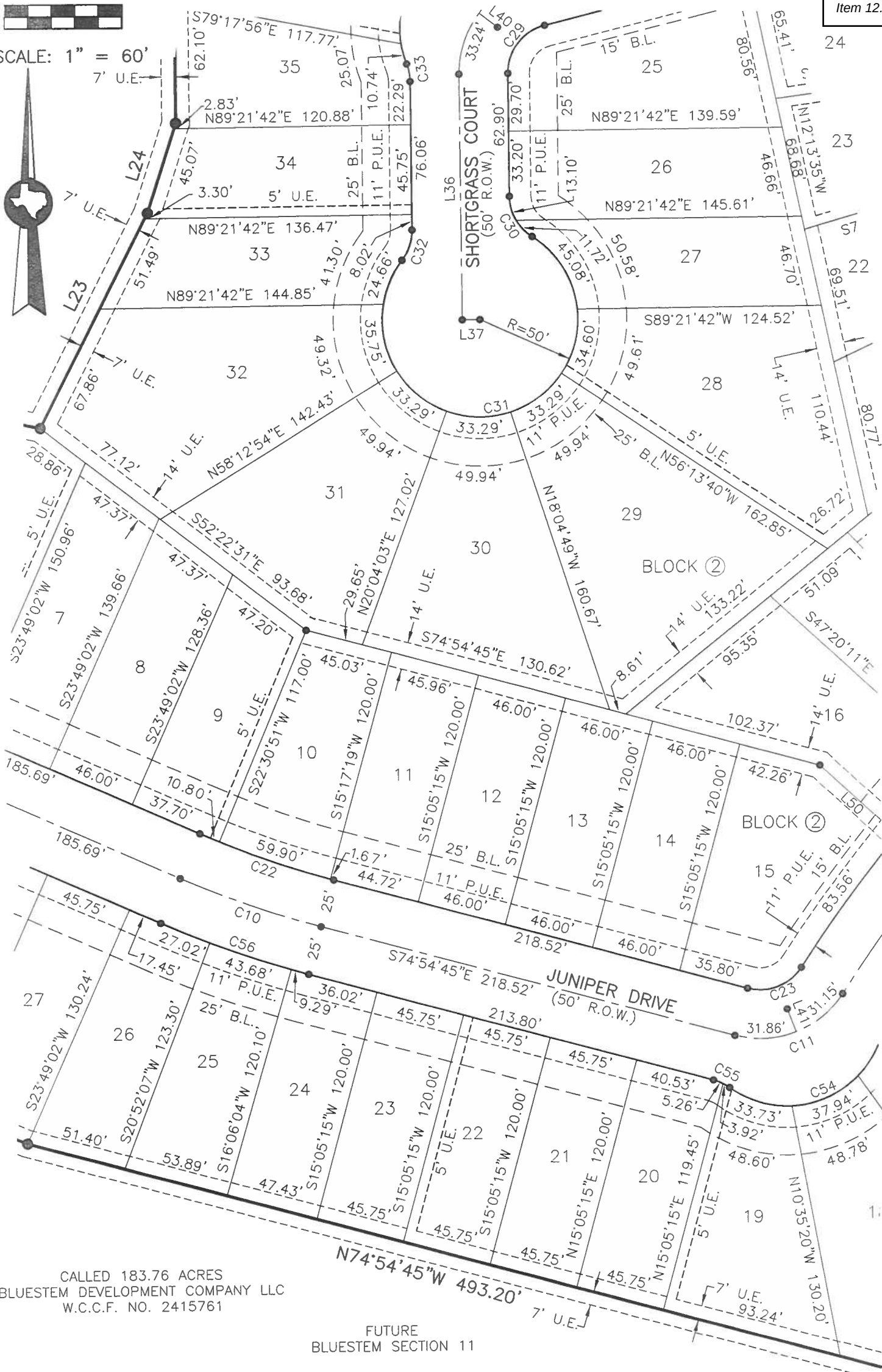
0' 60'



SCALE: 1" = 60'



Item 12.



CALLED 183.76 ACRES
BLUESTEM DEVELOPMENT COMPANY LLC
W.C.C.F. NO. 2415761

FUTURE
BLUESTEM SECTION 11

0' 60'



SCALE: 1" = 60'



CALLLED 183.76 ACRES
BLUESTEM DEVELOPMENT COMPANY LLC
W.C.C.F. NO. 2415761

FUTURE
BLUESTEM SECTION 8

CALLLED 183.76 ACRES
BLUESTEM DEVELOPMENT COMPANY LLC
W.C.C.F. NO. 2415761

FUTURE
GOLDENROD TRAIL
(50' R.O.W.)

1' RESERVE
(SEE NOTE 16)

X:2,926,259.44
Y:13,877,667.80

CALLLED 183.76 ACRES
BLUESTEM DEVELOPMENT COMPANY LLC
W.C.C.F. NO. 2415761

JUNE, 2025

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

FINAL PLAT OF
BLUESTEM
SECTION 6



ENGINEERING THE FUTURE
SINCE 1936

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TBPE No. F-726
TBPELS No. 10092300

**NOTICE OF RECEIPT OF APPLICATION
TO REVISE A SUBDIVISION PLAT FILED FOR RECORD WITH THE COUNTY CLERK**

APPLICATION: Urban Twinwood, LP, owners, are requesting to be allowed to amend Reserve 15C, Block 1, Final Replat of Twinwood Commerce Center. The amendment will create 2 separate commercial reserves.

This Replat request, if approved, will only revise the applicant's property.

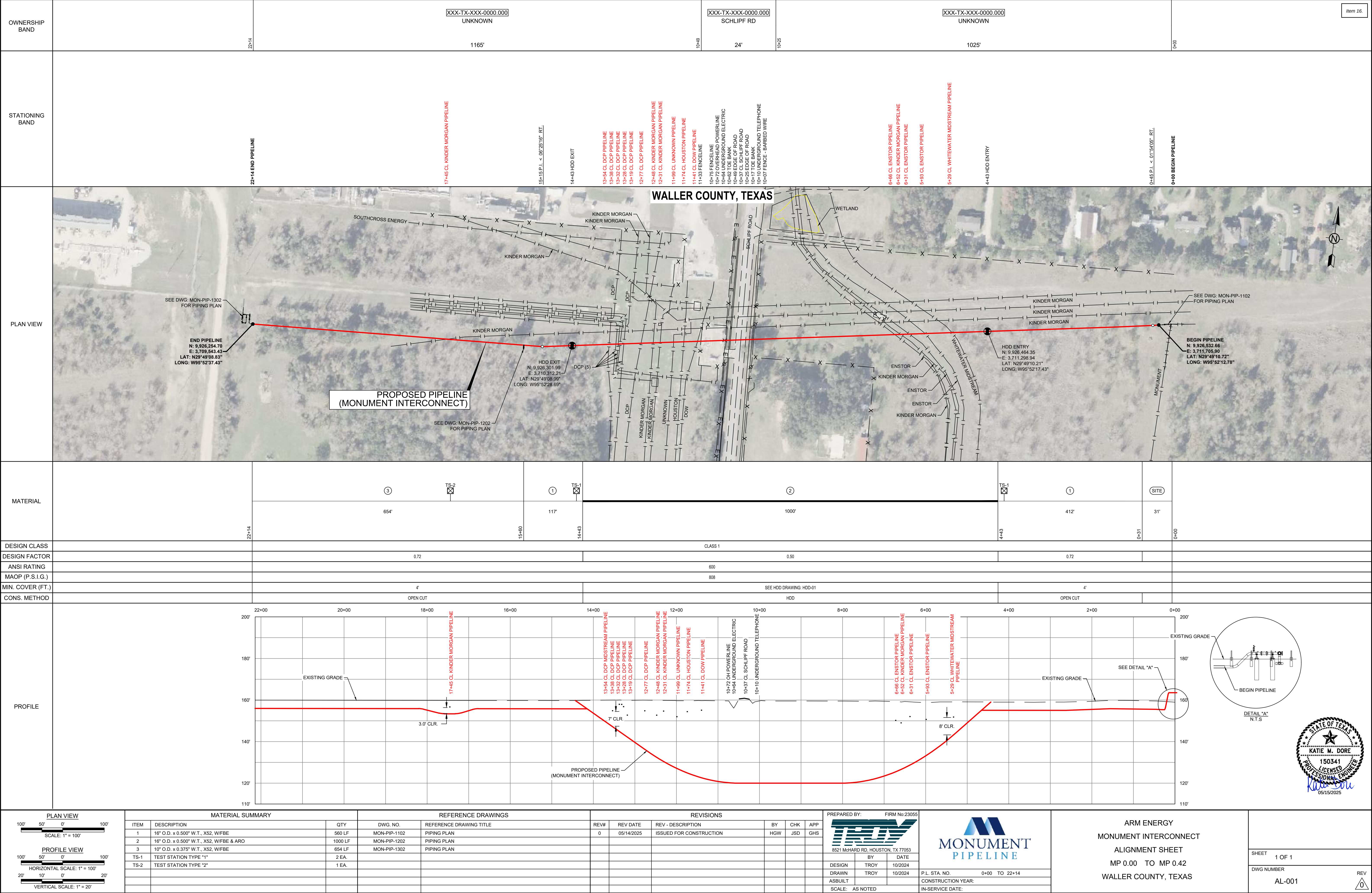
PUBLIC HEARING: A public hearing will be held during the regular session of Commissioners' Court on August 6, 2025, at 9:00 am at the Joe Kuciemba Annex, 425 FM 1488., Hempstead, Texas, 77445.

**NOTICE OF RECEIPT OF APPLICATION
TO REVISE A SUBDIVISION PLAT FILED FOR RECORD WITH THE COUNTY CLERK**

APPLICATION: Patrick Noll & Sara Noll Owners, is requesting to be allowed to amend Lot 103 & Reserve B of Sky Lakes Subdivision. The amendment will combine Lot 103 and a portion of Reserve B.

This Replat request, if approved, will only revise the applicant's property.

PUBLIC HEARING: A public hearing will be held during the regular session of Commissioners' Court on *AUGUST 6, 2025 at 9:00 am* at the Joe Kuciemba Annex, 425 FM 1488., Hempstead, Texas, 77445.



**PERPETUAL BOND COVERING CABLE, CONDUIT AND/OR POLE LINE
ACTIVITY IN, UNDER, ACROSS OR ALONG WALLER COUNTY ROADS
(AUTHORIZED)**

BOND NO. 72737785

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WALLER

§

Amerapex Services Group

WESTERN SURETY COMPANY

THAT WE, whose <sup>2950 N. Loop W. Ste. 1100,
Houston, TX 77092</sup> is the Principal, and ^{is} a Corporation existing under and by virtue of the laws of the state of SD and authorized to do an indemnifying business in the State of Texas, and whose principal office is located at * , whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought within said State is ** and whose (address, phone) is ** hereinafter called the Surety, are held and firmly bound onto, Carbett "Trey" J. Duhon III, County Judge of Waller County, Texas, or his successors in office, in the full sum of *** Dollars (\$200,000.00) current, lawful money of the United States of America, to be paid to said Carbett "Trey" J. Duhon III, County Judge of Waller County, Texas, or his successors in office, to which payment well and truly to be made and done, we, the undersigned, bind ourselves and each of us, our heirs, executors, administrator, successors, assigns, and legal representatives, jointly and severally, by these presents.

THE CONDITION OF THIS BOND IS SUCH THAT, WHEREAS, the above bound principal contemplates laying, constructing, maintaining and/or repairing one or more cables, conduits, and/or pole lines in, under, across and/or along roads, streets and highways in the County of Waller, and the State of Texas, under the jurisdiction of the Commissioners' Court of Waller County, Texas.

AND WHEREAS, the principal desires to provide Waller County with a perpetual bond covering all such cable, conduit and/or pole line activity;

NOW, THEREFORE, if the above bound principal shall faithfully perform all its cable, conduit and/or pole line activity (including, but not limited to the laying, constructing, maintaining and/or repair of cables, conduits and/or pole lines) in, under, across and/or along roads, streets and highways in the County of Waller and State of Texas, under the jurisdiction of the Commissioners Court of Waller County, Texas at the time and in the manner therein specified, and shall pay over and make good and reimburse Waller County, all loss and damages which Waller County may sustain by reason of any failure or default on the part of said principal, then this obligation shall be null and void otherwise to remain in full force and effect.

This bond is payable at the County Courthouse in the County of Waller and State of Texas.

It is understood that at any time Waller County deems itself insecure under this bond, it may require further and/or additional bonds of the principal.

* 101 S. Reid St., Ste.300, Sioux Falls, SD 57103-7046

** RICHARD ALLEN COVINGTON
10100 KATY FREEWAY, STE.400, HOUSTON, TX 77043-5267

*** Two Hundred Thousand and 00/100

EXECUTED this 27th day of May , 2025 .



Amerapex Services Group

PRINCIPAL

[Signature]

BY

WESTERN SURETY COMPANY

SURETY

[Signature]
BY Richard Covington, Attorney-in-fact

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

RICHARD ALLEN COVINGTON of Houston,
State of Texas, with limited authority, its true and lawful Attorney-in-Fact, will full power and authority hereby conferred to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

Cable, Conduit and/or Pole Line Activity in, Under, Across, or Along County
One Roads - County of Waller

bond with bond number: 72737785

for Amerapex Services Group

as Principal in the penalty amount not to exceed: \$ 200,000.00

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its
Vice President with the corporate seal affixed this 27th day of May,
2025.

ATTEST

L. Bauder

L. Bauder, Assistant Secretary

WESTERN SURETY COMPANY

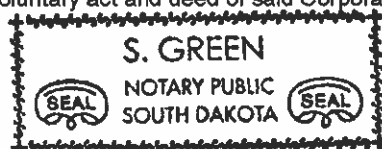
Larry Kasten

Larry Kasten, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss

On this 27th day of May, 2025, before me, a Notary Public, personally appeared
Larry Kasten and L. Bauder

who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the voluntary act and deed of said Corporation.



My Commission Expires February 12, 2027

S. Green

Notary Public

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.

**PERFORMANCE BOND COVERING ALL CABLE, CONDUIT AND/OR POLE LINE
ACTIVITY IN, UNDER, ACROSS OR ALONG WALLER COUNTY ROAD,
COMMERCIAL DRIVEWAY AND MEDIAN OPENINGS OR MODIFICATIONS
(AUTHORIZED)**

BOND NO 72737785

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WALLER

§

THAT WE, whose (address, phone) is Amerapex Services Group, 2950 N. Loop W. Ste 1100, Houston, TX 77092, 713-263-0900 Texas, hereinafter called the Principal, and Western Surety Company, a Corporation existing under and by virtue of the laws of the state of South Dakota and authorized to do an indemnifying business in the state of Texas, and whose principal office is located at (name/address/phone) Western Surety Company 101 S. Reid St., Ste 300, Sioux Falls, SD 57103-7046, 605-336-0850, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought within said state is Richard Allen Covington and whose address is 10100 Katy Freeway, Ste 400, Houston, TX 77043, hereinafter called the Surety, and held and firmly bound unto, Carbett "Trey" J. Duhon III, County Judge of Waller County, Texas, or his successors in office, in the full sum of One Hundred Eighty Two Thousand Six Hundred Seventy One and 50/100---Dollars (\$182,671.50) current, lawful money of the United States of America, to be paid to said Carbett "Trey" J. Duhon, County Judge of Waller County, Texas, or his successors in office, to which payment well and truly to be made and done, we, the undersigned, bind ourselves and each of us, our heirs, executors, administrators, successors, assigns, and legal representatives, jointly and severally, by these presents.

THE CONDITION OF THIS BOND IS SUCH THAT, WHEREAS, the above bound principal contemplates laying, constructing, maintaining and/or repairing one or more cables, conduits, and/or pole lines in, under, across and/or along roads, streets and highways, commercial driveway and median openings or modifications in the County of Waller, and the State of Texas, under the jurisdiction of the Commissioners' Court of Waller County, Texas.

AND WHEREAS, the principal desires to provide Waller County with a performance bond covering all such cable, conduit and/or pole line activity, commercial driveway and median openings or modifications;

NOW, THEREFORE, if the above bound principal shall faithfully perform all its cable, conduit and/or pole line activity (including, but not limited to the laying, construction, maintenance and/or repair of cables, conduits and/or pole lines) in, under, across and/or along roads, streets and highways, commercial driveway and median openings or modifications in the County of Waller and State of Texas, under the jurisdiction of the Commissioners Court of Waller County, Texas, pursuant to and in accordance with minimum requirements and conditions at the time and in the manner therein specified, and shall pay over and make good and reimburse Waller County, all loss and damages which Waller County may sustain by reason of any failure or default on the part of said principal, then this obligation shall be null and void, otherwise to remain in full force and effect.

This bond is payable at the County Courthouse in the County of Waller and State of Texas.

It is understood that at any time Waller County deems itself insecure under this bond, it may require further and/or additional bonds of the principal.

EXECUTED this 27th day of May, 20 25.

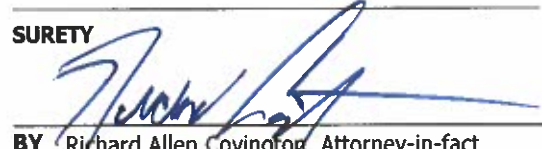
Amerapex Services Group

PRINCIPAL

BY 

Western Surety Company

SURETY

BY  Richard Allen Covington, Attorney-in-fact

Western Surety Company

Item 16.

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Marc W Boots, Vickie Lacy, Richard Covington, Ryan Varela, Ashley Koletar, Jacob Boots, Maria D Zuniga, Joseph R Aulbert, Stephanie Moore Harold, Michael Garcia, Melanie Salinas, Individually

of Houston, TX, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 6th day of May, 2025.



WESTERN SURETY COMPANY

Larry Kasten, Vice President

State of South Dakota }
County of Minnehaha } ss

On this 6th day of May, 2025, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

March 2, 2026



M. Bent, Notary Public

CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Laws and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 27th day of May, 2025.



WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

Go to www.cnasurety.com > Owner / Obligor Services > Validate Bond Coverage, if you want to verify bond authenticity.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/26/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER McGriff, a Marsh & McLennan Agency LLC Company 10100 Katy Freeway, #400 Houston, TX 77043	CONTACT NAME: PHONE (A/C, No, Ext): 713-877-8975 FAX (A/C, No): 713-877-8974 E-MAIL ADDRESS: lgarza@mcgriff.com														
INSURER(S) AFFORDING COVERAGE															
INSURED Amerapex Holdings, LLC Amerapex Corporation Amerapex NDT LLC Amerapex Services Group, LLC 2950 North Loop W, Suite 1100 Houston, TX 77092	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 80%;">INSURER</th> <th style="width: 20%;">NAIC #</th> </tr> <tr> <td>INSURER A : Indian Harbor Insurance Company</td> <td>36940</td> </tr> <tr> <td>INSURER B : National Union Fire Insurance Company of Pittsburgh, PA</td> <td>19445</td> </tr> <tr> <td>INSURER C : Commerce and Industry Insurance Company</td> <td>19410</td> </tr> <tr> <td>INSURER D : United Specialty Insurance Company</td> <td>12537</td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER	NAIC #	INSURER A : Indian Harbor Insurance Company	36940	INSURER B : National Union Fire Insurance Company of Pittsburgh, PA	19445	INSURER C : Commerce and Industry Insurance Company	19410	INSURER D : United Specialty Insurance Company	12537	INSURER E :		INSURER F :	
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INSURER E :															
INSURER F :															

COVERAGES **CERTIFICATE NUMBER:** BQ2YAAUS **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD'L SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Contractor's Pollution \$1,000,000 ☒ Each Incident GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC ☐ OTHER		US00089858L125A	02/28/2025	02/28/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY		CA7550817	02/28/2025	02/28/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A D	UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$		US00089859L125A BTM2512726	02/28/2025	02/28/2026	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐ N/A	WC15203008	02/28/2025	02/28/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Professional Liability		US00089858L125A	02/28/2025	02/28/2026	Each Claim \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate holder is included as an Additional Insured on the General Liability and Automobile Liability policies and granted Waiver of Subrogation on the General Liability, Automobile Liability and Workers Compensation policies, all as required by written contract. Primary & Non-Contributory wording is included on General Liability as required by written contract. The General Liability policy does not exclude Contractual Liability. In the event of cancellation by the insurance company(ies) the General Liability, Automobile Liability and Workers' Compensation policies have been endorsed to provide (30) days Notice of Cancellation (except for non-payment) to the certificate holder shown below. The Excess Liability policy is excess of the General Liability, Auto and Employer's Liability policies. Certificate holder is included as an Additional Insured and granted Waiver of Subrogation on the Excess Liability policy as required by written contract.

CERTIFICATE HOLDER

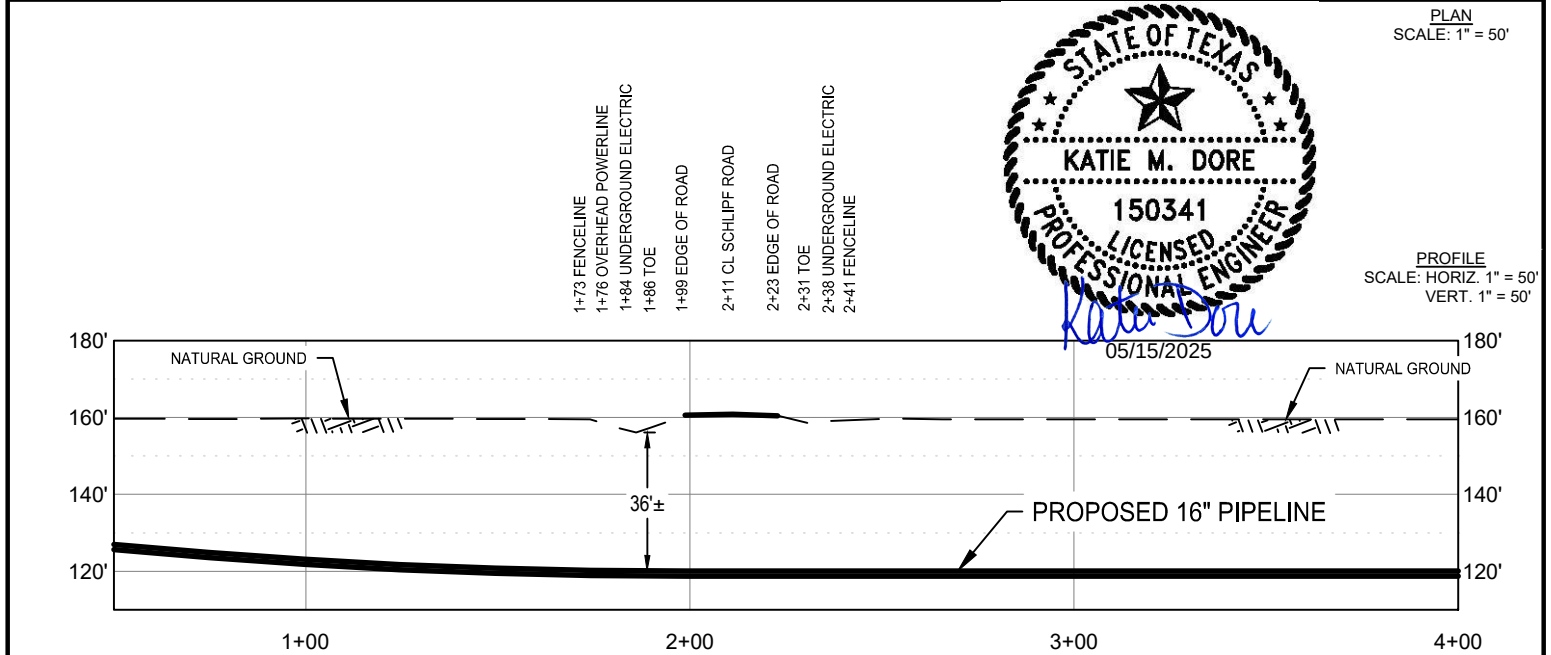
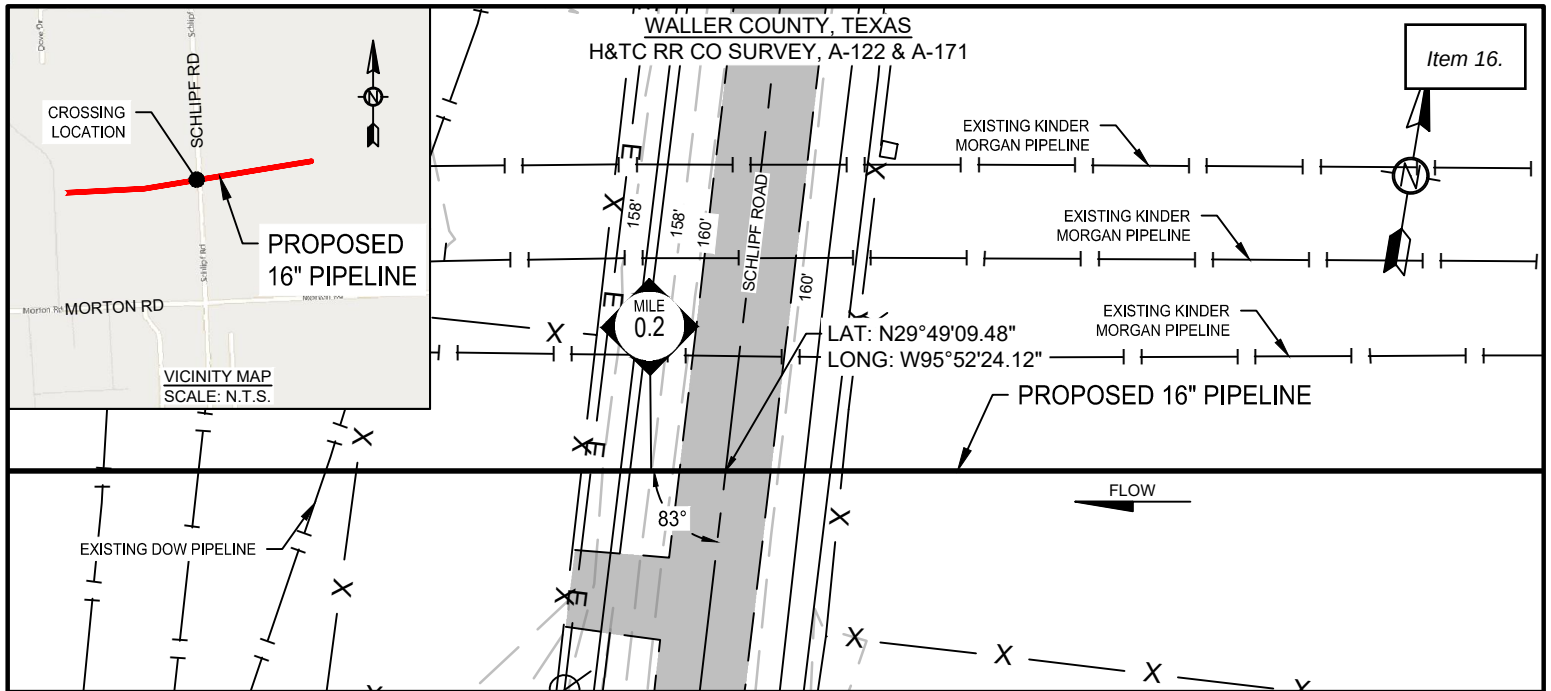
International-Matex Tank Terminals LLC
 c/o ISNetwork
 400 Poydras St., Suite 3000
 New Orleans, LA 70130

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

R. Michael Broadlove, Jr.



NOTES:

1. THE COMPANY HAS MADE AN EFFORT TO LOCATE ALL UNDERGROUND FACILITIES NOW EXISTING BUT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP NOR DOES IT ACCEPT ANY RESPONSIBILITY FOR ERRORS IN LOCATION OR FOR FAILURE TO INDICATE ANY SUCH FACILITIES.
2. AT CROSSINGS, A MINIMUM OF 5 FEET PIPELINE VERTICAL CLEARANCE SHALL BE MAINTAINED FROM THE LOWEST NATURAL GROUND ELEVATION WITHIN THE R.O.W., OR UNLESS OTHERWISE STIPULATED BY THE CORRESPONDING PERMITTING AGENCY.
3. A MINIMUM CLEARANCE OF 24 INCHES BETWEEN THE PROPOSED PIPELINE AND ANY EXISTING FACILITIES WILL BE MAINTAINED.
4. CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
5. BEARINGS SHOWN ARE GRID AND REFER TO THE NAD83 TEXAS STATE PLANE, CENTRAL ZONE US. FOOT.
6. PRIMARY METHOD OF CONSTRUCTION : HDD

PIPE SPECIFICATION:

1. PRODUCT PIPE UNDER ROAD WILL CONSIST OF 16" O.D. X MIN. 0.500" W.T., X-52 PIPE, FBE AND ARO.
2. MAXIMUM ALLOWABLE OPERATION PRESSURE (MAOP) = 808 PSI.
3. ASSUMED MAXIMUM OPERATING TEMPERATURE = 90° FAHRENHEIT.

0' 25' 50'
SCALE: 1" = 50'



REVISIONS

REV#	REV DATE	REV NAME	DRN	CHK	APP
0	05/14/2025	ISSUED FOR CONSTRUCTION	HGW	JSD	GHS

PREPARED BY: FIRM No:23055

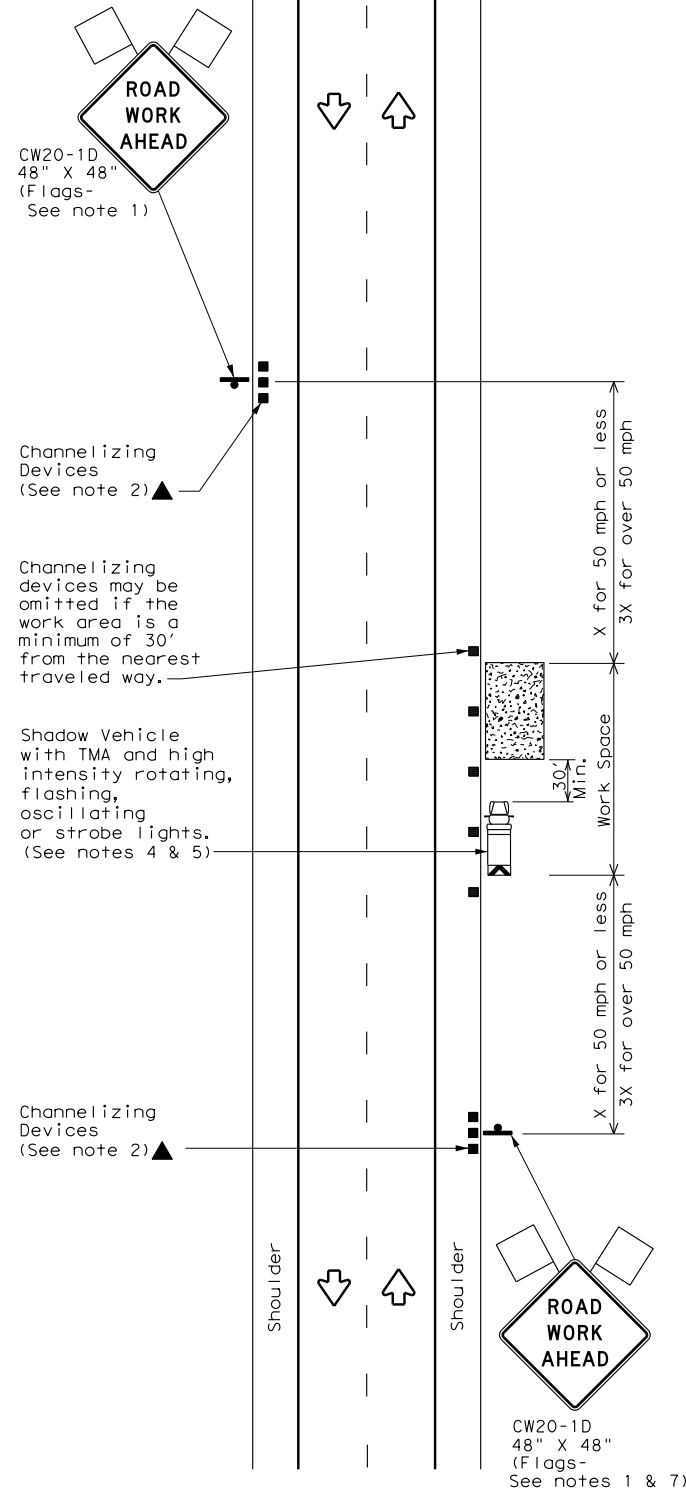


ARM ENERGY
MONUMENT INTERCONNECT
PROPOSED ROAD CROSSING AT
SCHLUPF ROAD
PROPOSED 16" PIPELINE
WALLER COUNTY, TEXAS

DWG NUMBER
RD-001

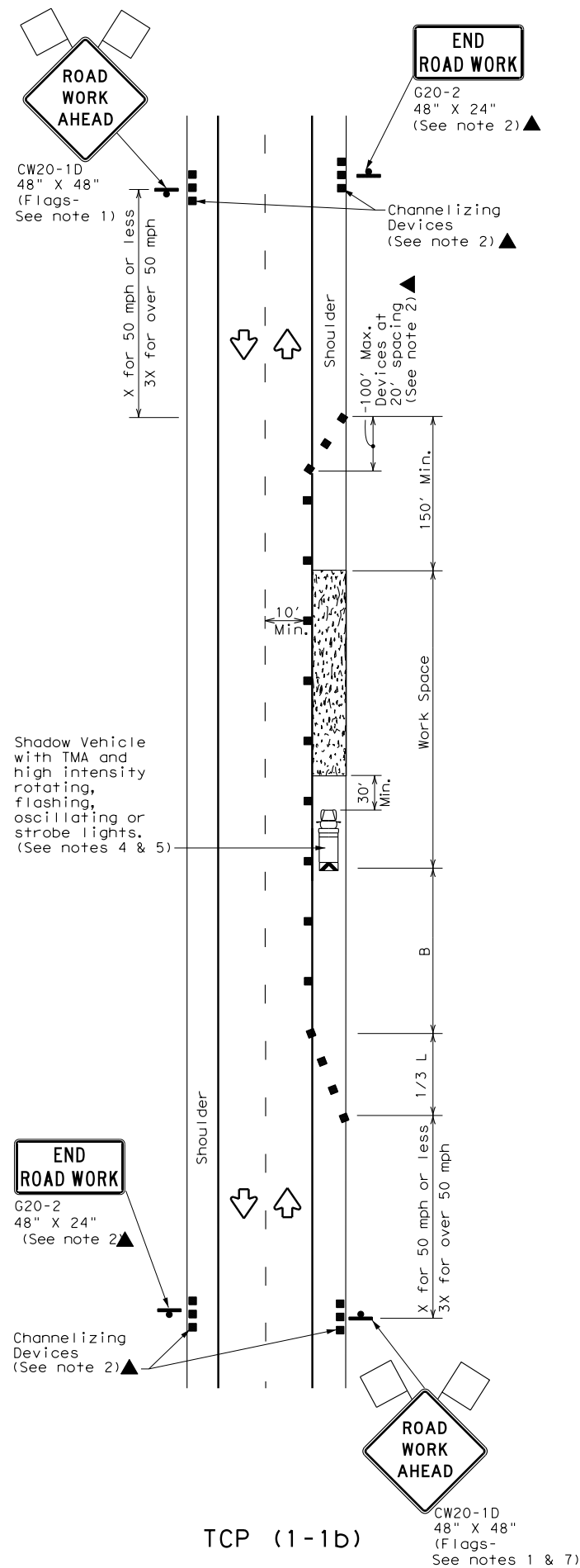
REV
0

DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.



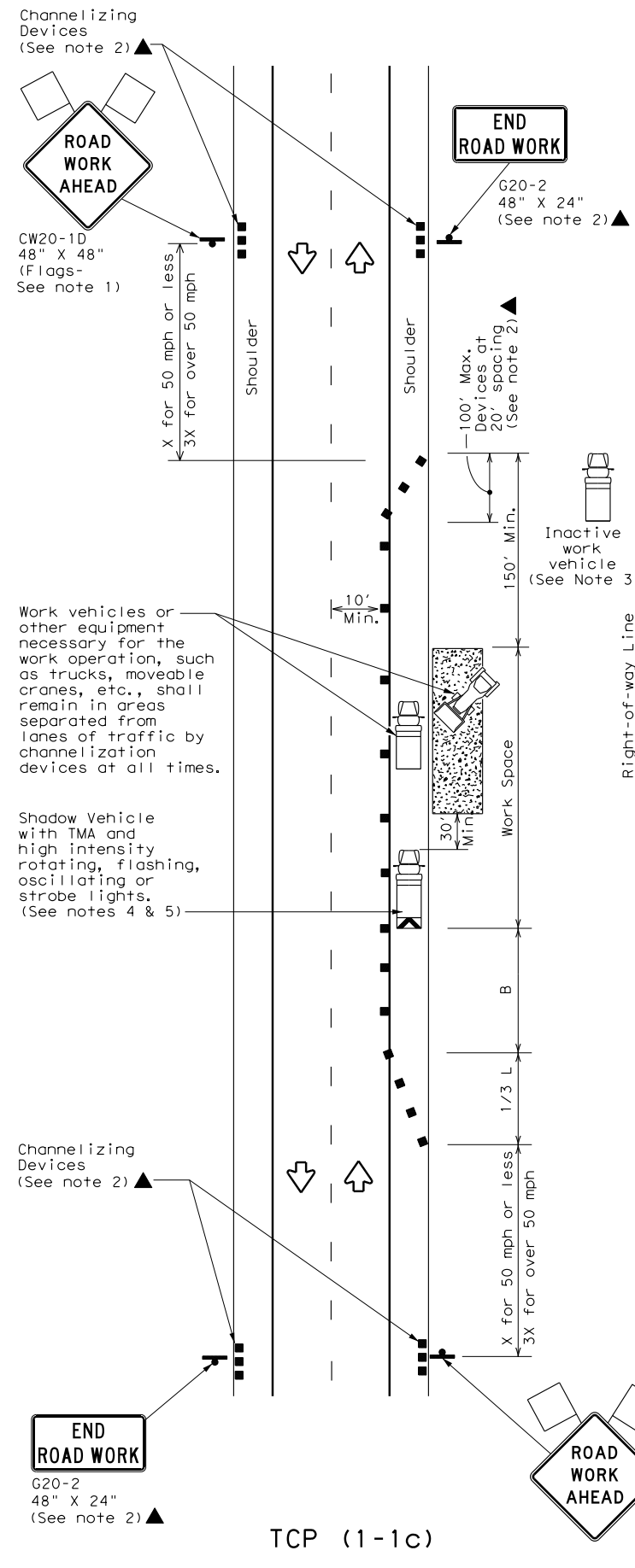
TCP (1-1a)

WORK SPACE NEAR SHOULDER
Conventional Roads



TCP (1-1b)

WORK SPACE ON SHOULDER
Conventional Roads



TCP (1-1c)

WORK VEHICLES ON SHOULDER
Conventional Roads

LEGEND				Item 17.
	Type 3 Barricade		Channelizing Devices	
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)	
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)	
	Sign		Traffic Flow	
	Flag		Flagger	

Posted Speed *	Formula	Minimum Desirable Taper Lengths **			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent		
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L = WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

** Taper lengths have been rounded off.

L=Length of Taper (FT) W=Width of Offset (FT) S=Posted Speed (MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓		

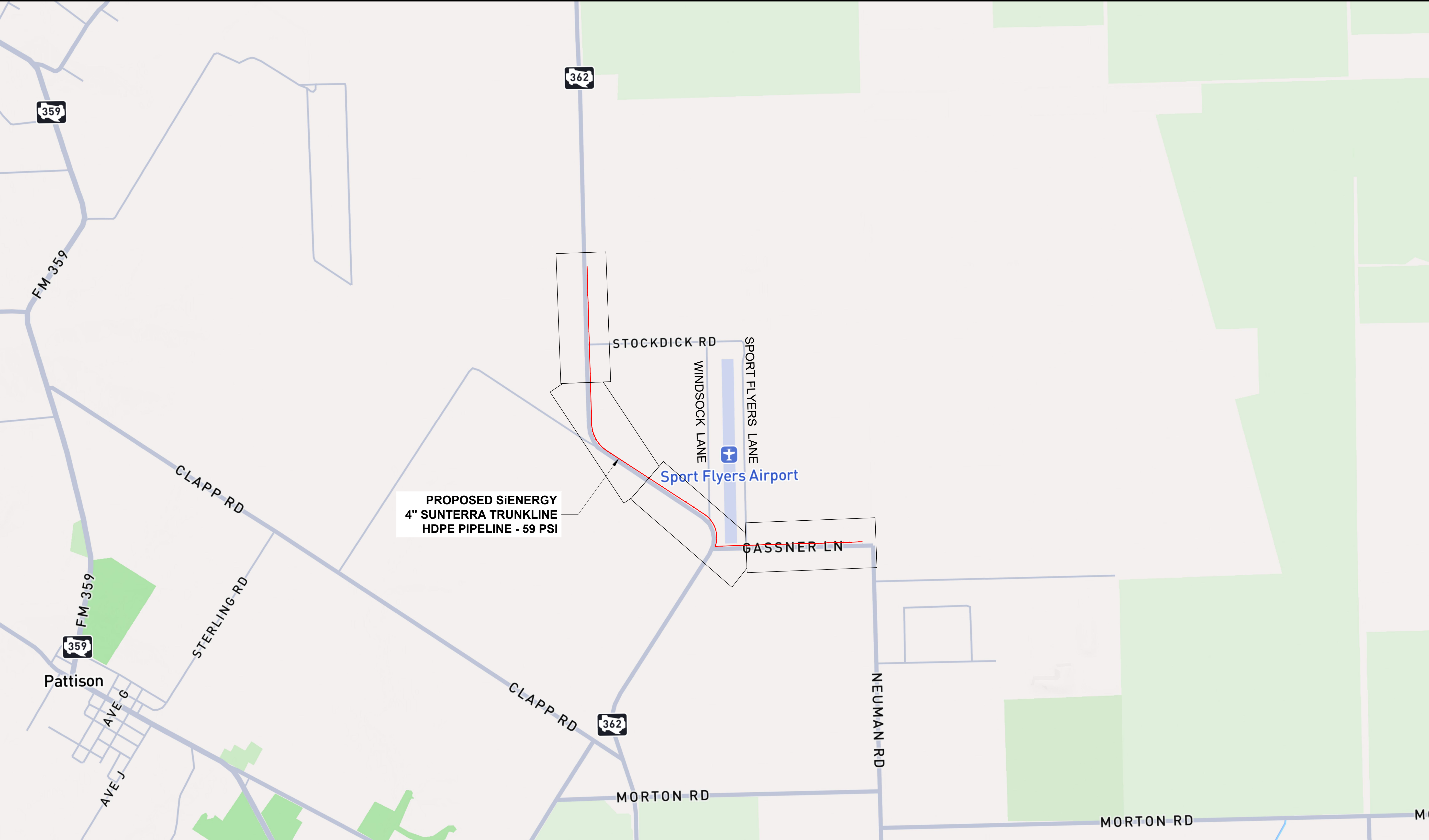
GENERAL NOTES

- Flags attached to signs where shown are REQUIRED.
- All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
- Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
- A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
- Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect wider work spaces.
- See TCP(5-1) for shoulder work on divided highways, expressways and freeways.
- CW21-5 "SHOULDER WORK" signs may be used in place of CW20-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

**TRAFFIC CONTROL PLAN
CONVENTIONAL ROAD
SHOULDER WORK**

TCP (1-1) - 18

FILE: tcp1-1-18.dgn	DN:	CK:	DW:	CK:
© TxDOT December 1985	CONT	SECT	JOB	HIGHWAY
REVISIONS				
2-94 4-98				
8-95 2-12				
1-97 2-18				
	DIST	COUNTY	SHEET NO.	



NOTES	LEGEND
1. CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND VERIFICATION OF ALL UNDERGROUND UTILITIES PRIOR TO AND DURING CONSTRUCTION.	
2. CONTRACTOR IS REQUIRED TO CONTACT TxDOT DISTRICT SIGNAL SHOP FOR LINE LOCATES IF BURIED PORTION OF THIS WORK TAKES PLACE NEAR TxDOT TRAFFIC SIGNALS.	
3. CONTRACTOR IS TO CALL THE TxDOT INSPECTOR 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.	
4. ALL DISTANCES SHOWN ARE GRID DISTANCES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 1983, SOUTH CENTRAL ZONE, US SURVEY FOOT, AS DERIVED FROM A GLOBAL POSITIONING SYSTEM (GPS) STATIC SURVEY.	
5. AN ATTEMPT HAS BEEN MADE TO LOCATE EXISTING PIPELINES AND UTILITIES ADJACENT TO AND CROSSING THE PROPOSED PIPELINE ROUTE, BUT THERE IS NO GUARANTEE THAT ALL LINES HAVE BEEN LOCATED.	
6. CONTRACTOR TO FIELD VERIFY ALL LOCATIONS OF FOREIGN PIPELINES AND UNDERGROUND UTILITIES. THE HORIZONTAL LOCATIONS OF THE UTILITIES SHOWN ON THESE PLANS DOES NOT RELIEVE THE CONTRACTOR FROM HIS DUTY TO COMPLY WITH APPLICABLE UTILITY DAMAGE PREVENTION LAWS AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO, GIVING NOTIFICATION TO UTILITY OWNERS' "ONE CALL" CENTERS BEFORE EXCAVATION. THE CONTRACTOR AGREES TO BE LIABLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR DUE TO CONTRACTOR'S FAILURE TO ACCURATELY LOCATE THE UNDERGROUND UTILITIES.	
7. THIS DOCUMENT IS NOT A BOUNDARY SURVEY. THE PARCEL LINES SHOWN HEREIN ARE PUBLICLY AVAILABLE PARCEL DATA, AND SHOULD NOT BE CONSTRUED TO REPRESENT ACTUAL PROPERTY LINES.	

NO.	DATE	REVISION	BY	APPD.
0	01/14/25	ISSUED FOR CONSTRUCTION	CD	RM



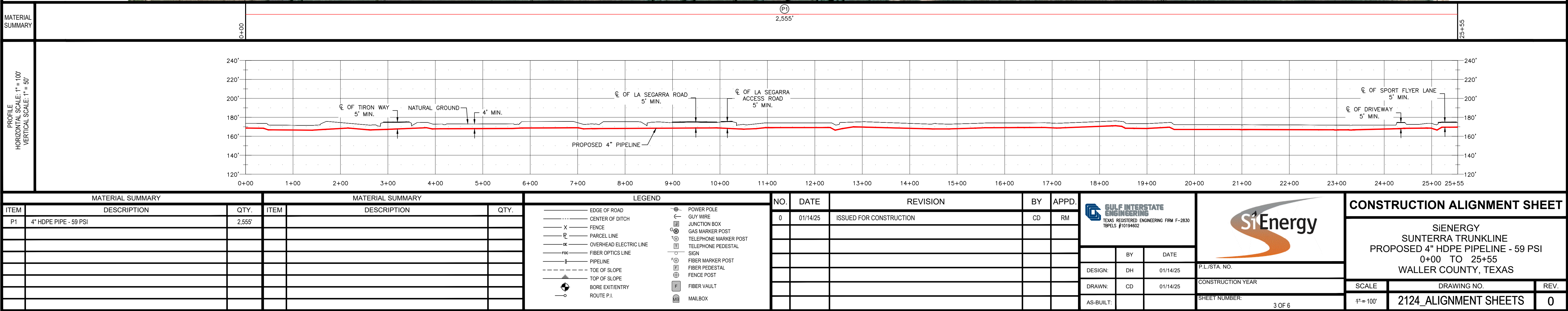
**GULF INTERSTATE
ENGINEERING**
TEXAS REGISTERED ENGINEERING FIRM F-2830
TPEELS #10154652

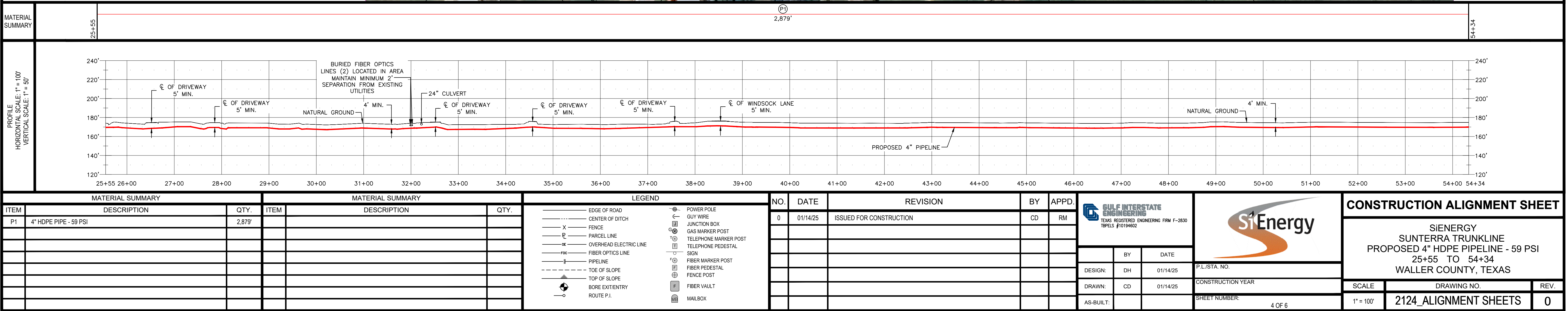
	BY	DATE
DESIGN:	DH	01/14/25
DRAWN:	CD	01/14/25
AS-BUILT:		



P.L./STA. NO.
CONSTRUCTION YEAR
SHEET NUMBER:
1 OF 6

COVER SHEET		
SIENERGY SUNTERRA TRUNKLINE PROPOSED 4" HDPE PIPELINE - 59 PSI WALLER COUNTY, TEXAS		
SCALE	DRAWING NO.	REV.
N.T.S.	2124_ALIGNMENT SHEETS	0





**PERPETUAL BOND COVERING CABLE, CONDUIT AND/OR POLE LINE
ACTIVITY IN, UNDER, ACROSS OR ALONG WALLER COUNTY ROADS
(AUTHORIZED)**

BOND NO. 3522572

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WALLER

§

THAT WE, SiEnergy, LP whose (address, phone) is 13215 Bee Cave Pkwy, Galleria Oaks Bldg B, Ste B-250, Bee Cave, TX 78738, (512) 615-4542 the Principal, and SureTec Insurance Company, a Corporation existing under and by virtue of the laws of the state of Texas and authorized to do an indemnifying business in the State of Texas, and whose principal office is located at 2103 CityWest Blvd., Suite 1300, Houston, TX 77042, (713)812-0800, whose officer residing in the State of Texas, authorized to accept service in all suits and actions brought within said State is Brett Lomax and whose (address, phone) is 2103 CityWest Blvd., Suite 1300, Houston, TX 7742, (713) 812-0800, hereinafter called the Surety, are held and firmly bound unto, Carbett "Trey" J. Duhon III, County Judge of Waller County, Texas, or his successors in office, in the full sum of Fifty Thousand and 00/100 Dollars (\$ 50, 000.00) current, lawful money of the United States of America, to be paid to said Carbett "Trey" J. Duhon III, County Judge of Waller County, Texas, or his successors in office, to which payment well and truly to be made and done, we, the undersigned, bind ourselves and each of us, our heirs, executors, administrator, successors, assigns, and legal representatives, jointly and severally, by these presents.

THE CONDITION OF THIS BOND IS SUCH THAT, WHEREAS, the above bound principal contemplates laying, constructing, maintaining and/or repairing one or more cables, conduits, and/or pole lines in, under, across and/or along roads, streets and highways in the County of Waller, and the State of Texas, under the jurisdiction of the Commissioners' Court of Waller County, Texas.

AND WHEREAS, the principal desires to provide Waller County with a perpetual bond covering all such cable, conduit and/or pole line activity;

NOW, THEREFORE, if the above bound principal shall faithfully perform all its cable, conduit and/or pole line activity (including, but not limited to the laying, constructing, maintaining and/or repair of cables, conduits and/or pole lines) in, under, across and/or along roads, streets and highways in the County of Waller and State of Texas, under the jurisdiction of the Commissioners Court of Waller County, Texas at the time and in the manner therein specified, and shall pay over and make good and reimburse Waller County, all loss and damages which Waller County may sustain by reason of any failure or default on the part of said principal, then this obligation shall be null and void otherwise to remain in full force and effect.

This bond is payable at the County Courthouse in the County of Waller and State of Texas.

It is understood that at any time
bond, it may require further and/or additional

Waller County deems itself insecure under this
bonds of principal.

EXECUTED this 4th day of April, 2025

SiEnergy, LP

PRINCIPAL

BY

SureTec Insurance Company

SURETY

BY

Tami Jones, Attorney-in-Fact

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

Robert F. Bobo, Florence McClellan, Rachel Richardson, Aaron P. Clark, Craig C Payne, Laura Kneitz, Nick Patetta, Teresa D Kelly, Tami Jones, Erica Kneitz, Kala Kelly, Timothy F Kelly, Josh Wright, Lauren Rumsey, Ivette Bustos, Walker Wilks, Daisy Greathouse

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Twenty Five Million and 00/100 Dollars (\$25,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, any Senior Vice President, Vice President, Assistant Vice President, Secretary, Assistant Secretary, Treasurer or Assistant Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 13th day of March, 2025.

SureTec Insurance Company

By:

Michael C. Keimig, President



Markel Insurance Company

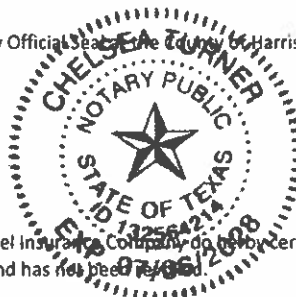
By:

Lindsey Jennings, Vice President

State of Texas
County of Harris:

On this 13th day of March, 2025 A. D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Official Seal, in the County of Harris, the day and year first above written.



By:

Chelsea Turner, Notary Public
My commission expires 7/6/2028

We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 4th day of April, 2025.

SureTec Insurance Company

By:

M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By:

Andrew Marquis, Assistant Secretary

SureTec Insurance Company

IMPORTANT NOTICE Statutory Complaint Notice/Filing of Claims

To obtain information or make a complaint: You may call the Surety's toll free telephone number for information or to make a complaint or file a claim at: 1-866-732-0099. You may also write to the Surety at:

SureTec Insurance Company
9737 Great Hills Trail, Suite 320
Austin, TX 78759

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at 1-800-252- 3439. You may write the Texas Department of Insurance at:

PO Box 149104
Austin, TX 78714-9104
Fax#: 512-490-1007
Web: <http://www.tdi.texas.gov>
Email: ConsumerProtection@tdi.texas.gov

PREMIUM OR CLAIMS DISPUTES: Should you have a dispute concerning your premium or about a claim, you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ORIGIN ID:BSMA (512) 615-4542
PETER JETTY
SIENERGY
13215 BEE CAVE PKWY.
SUITE B-250
BEE CAVE, TX 78738
UNITED STATES US

SHIP DATE: 08APR25
ACTWGT: 1.00 LB
CAD: 250229124MINET4535

BILL SENDER

TO **ATTN: J. ROSS MCCALL**
WALLER COUNTY ROAD & BRIDGE DEPT.
775 BUS. 290 EAST

HEMPSTEAD TX 77445
REF: (979) 826-7670

PO:

DEPT:



WED - 09 APR 12:00P

PRIORITY OVERNIGHT

ASR

77445

AB LKSA

TX-US IAH

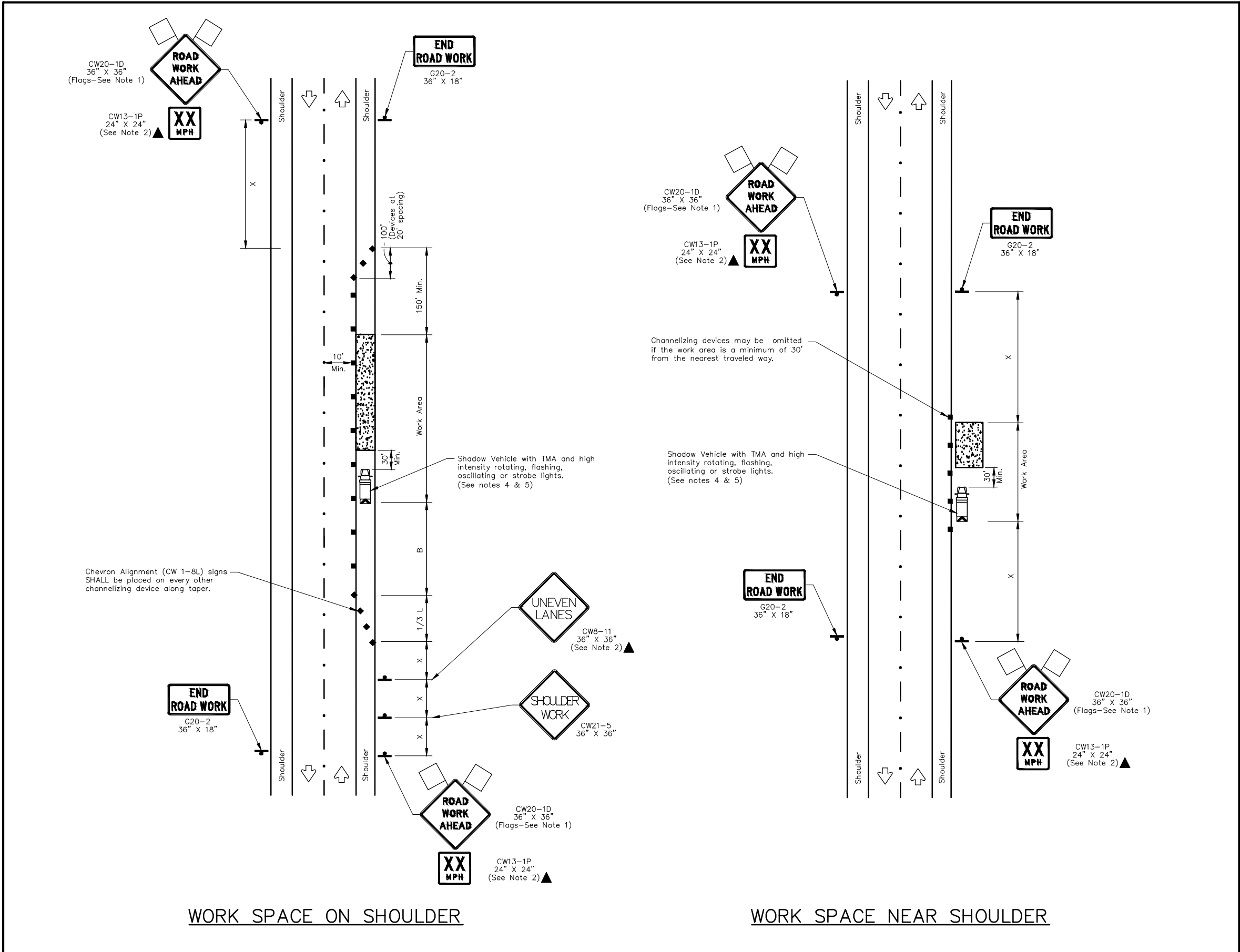


After printing this label:
1. Fold the printed page along the horizontal line
2. Place label in shipping pouch and affix it to your shipment

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on FedEx.com. FedEx will not be responsible for any claim in excess of \$100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of \$100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is \$1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

Item 17.

2025-657



TRAFFIC CONTROL PLAN SECTION SHALL COMPLETED BY ENGINEER							Item 18.
ROADWAY	POSTED SPEED	TAPER LENGTH	SPACING CHANNELIZING DEVICES		SIGN SPACING	BUFFER SPACE	
			TAPER	TANGENT			
OLD HOUSTON HWY	45	450	45	90	320	195	

LEGEND

	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths "L"			Suggested Maximum Spacing of Channelizing Devices		Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
		10' Offset	11' Offset	12' Offset	On a Taper	On a Tangent		
30	$L = \frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L=WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

GENERAL NOTES

NO.	REVISIONS	DATE	NAME
△			
△			
△			
△			
△			

WALLER COUNTY
ENGINEERING DEPARTMENT

FOR INTERIM REVIEW ONLY

DOCUMENT INCOMPLETE:
NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES

ENGINEER: NAME
P.E. SERIAL No. NUMBER
DATE: / /

PROJECT TITLE:		TRAFFIC STANDARD
SHEET DESCRIPTION: TRAFFIC CONTROL PLAN (SHOULDER WORK)		TCP-SW
DRAWN BY: BSH	DATE: 8/18/17	SHEET NO: /
CR'D BY: BSH	SCALE: NONE	

359

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DA 1365PA

DA 1365PA

John Fairey Garden

RED LINE REPRESENTS PROPOSED BURIED INSTALLATION IN THE PUBLIC ROW.

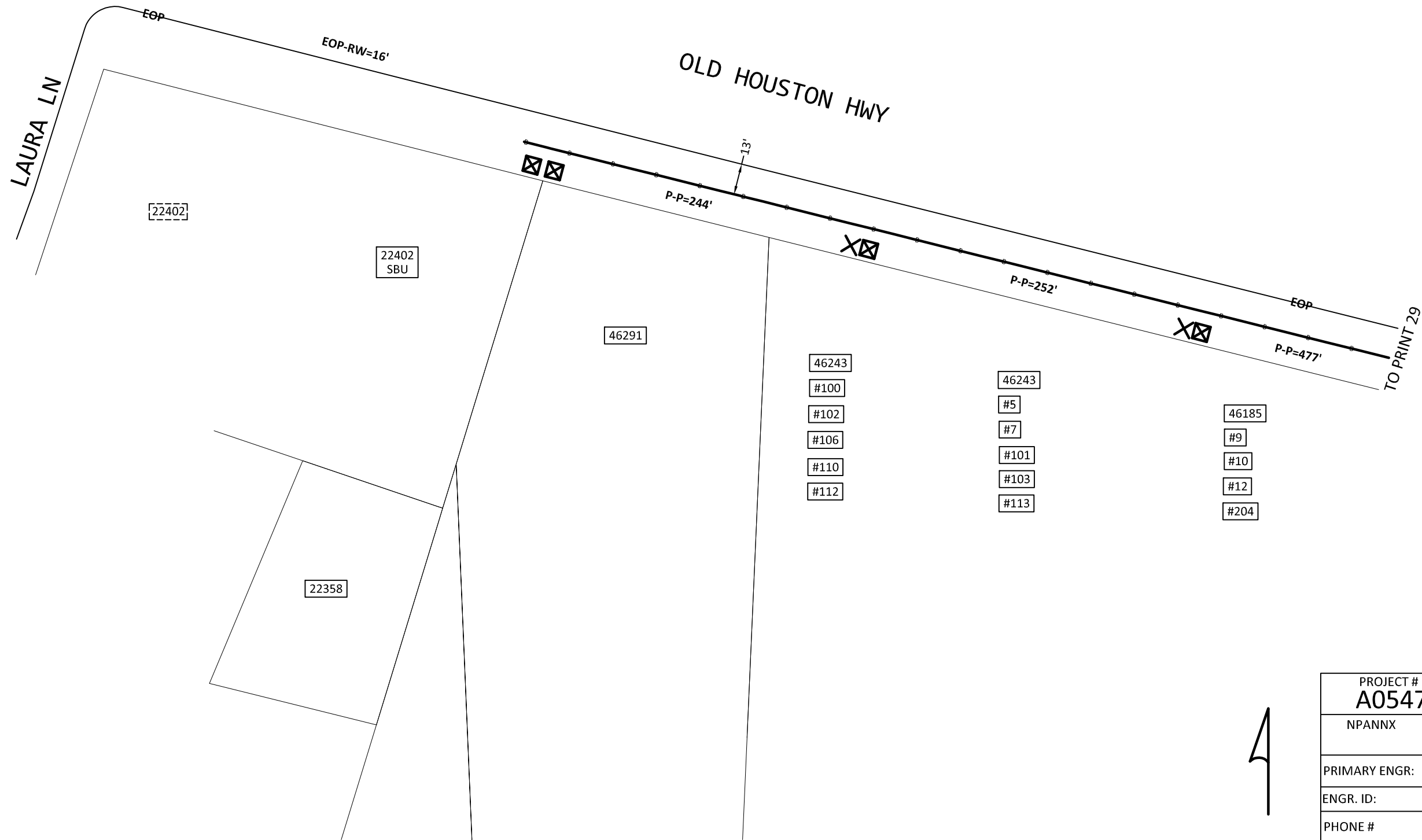
**RED LINE REPRESENTS PROPOSED BURIED
INSTALLATION IN THE PUBLIC ROW.**

WALLER COUNTY
PERMIT REQUIRED
SEE PERMIT #0001

BEFORE YOU
DIG !
2 DAYS PRIOR
CALL 811

CONSTRUCTION NOTE:
ALL BURIED FIBER CABLES PLACED ON
THIS PROJECT ARE BORED @ 36" DEEP
AND PLACED IN INNERDUCT UNLESS
SPECIFICALLY NOTED OTHERWISE.

PROJECT # A05476R		DATE SVC REQ'D	
NPANNX	GEO LOC	CLLI	
PRIMARY ENGR:			
ENGR. ID:		PERMIT REQ'D.	Y
PHONE #		PRINT 2	

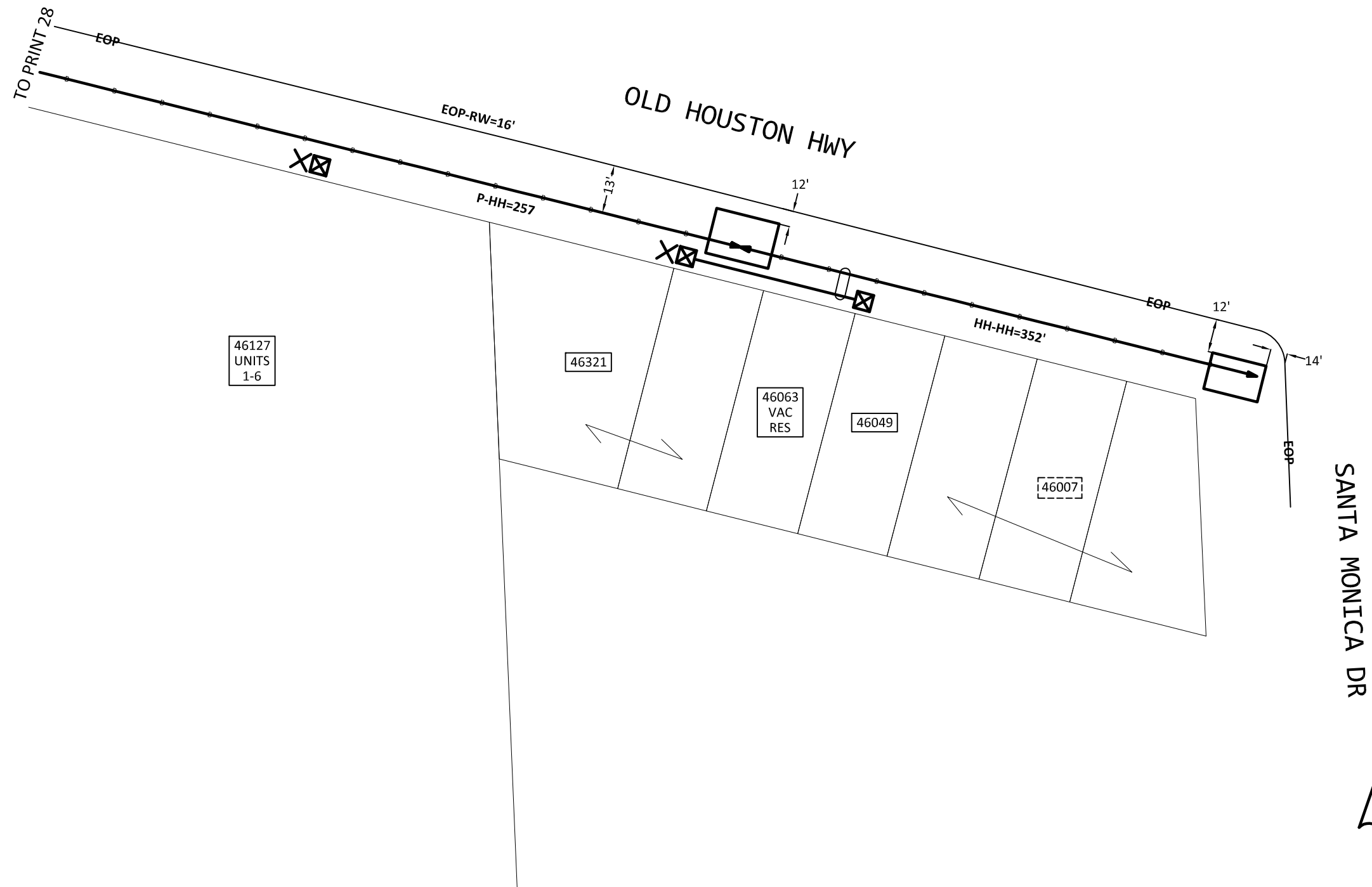


WALLER COUNTY
PERMIT REQUIRED
SEE PERMIT #0001

BEFORE YOU
DIG !
2 DAYS PRIOR
CALL 811

CONSTRUCTION NOTE:
ALL BURIED FIBER CABLES PLACED ON
THIS PROJECT ARE BORED @ 36" DEEP
AND PLACED IN INNERDUCT UNLESS
SPECIFICALLY NOTED OTHERWISE.

PROJECT # A05476R		DATE SVC REQ'D	
NPANNX	GEO LOC	CLLI	
PRIMARY ENGR:			
ENGR. ID:		PERMIT REQ'D.	Y
PHONE #		PRINT 28	



WALLER COUNTY
PERMIT REQUIRED
SEE PERMIT #0001

BEFORE YOU
DIG !
2 DAYS PRIOR
CALL 811

CONSTRUCTION NOTE:
ALL BURIED FIBER CABLES PLACED ON
THIS PROJECT ARE BORED @ 36" DEEP
AND PLACED IN INNERDUCT UNLESS
SPECIFICALLY NOTED OTHERWISE.

PROJECT # A05476R		DATE SVC REQ'D	
NPANNX	GEO LOC	CLLI	
PRIMARY ENGR:			
ENGR. ID:		PERMIT REQ'D.	Y
PHONE #		PRINT 29	

Right of Way Performance and Completion Bond - Single Job Continuous

Bond No. SU 7118735-0000

KNOW ALL MEN BY THESE PRESENTS:

THAT WE CableTex Communication, LLC as Principal, and Arch Insurance Company, a corporation duly incorporated under the laws of the State of Missouri and authorized to do business in the State of Texas, as Surety, are held and firmly bound unto Waller County, Texas, as Obligee, in the penal sum of Fifty Thousand Dollars (\$50,000) Dollars, for the payment of which we hereby bind ourselves, our heirs, executors and administrators, jointly and severally, firmly by these presents.

WHEREAS, the Principal has obtained or is about to obtain a permit for purposes of performing the following work in the public right of way:

Placement of AT&T cables and related appurtenances within Waller Co. ROW

(the "Permitted Work"); and

WHEREAS, the Principal is required to maintain a performance and completion bond guaranteeing that either the Permitted Work will be completed in its entirety or the public right of way will be restored to its condition prior to the commencement of the Permitted Work if the Principal fails to complete the Permitted Work to the satisfaction of the Obligee.

NOW, THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH, that if the Principal shall faithfully comply with all applicable laws, statutes, ordinances, rules or regulations pertaining to the Permitted Work, and shall either complete the Permitted Work in its entirety or restore the public right of way to its condition prior to the commencement of the Permitted Work, then this obligation shall be null and void; otherwise to remain in full force and effect.

This bond shall become effective on 06/11/2025.

PROVIDED, that regardless of the number of years this bond is in force, the Surety shall not be liable hereunder for a larger amount, in the aggregate, than the penal sum listed above.

PROVIDED FURTHER, that the Surety may terminate its liability hereunder as to future acts of the Principal at any time by giving thirty (30) days written notice of such termination to the Obligee.

SIGNED, SEALED AND DATED this 06/11/2025.

CableTex Communication, LLC

Troy Hart Principal

Arch Insurance Company

Christopher Kolger Attorney-in-fact



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Aaron Steffey and Chris Kolger of Houston, TX (EACH)

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Million Five Hundred Thousand Dollars (1,500,000.00). This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on December 11, 2020, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

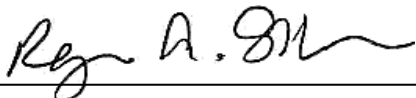
"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on December 11, 2020:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on December 11, 2020, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 6th day of August, 2021

Attested and Certified

Arch Insurance Company



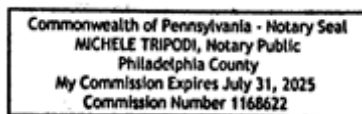
Regan A. Shulman, Secretary




Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, **Michele Tripodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

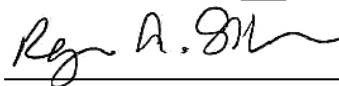



Michele Tripodi, Notary Public
My commission expires 07/31/2025

CERTIFICATION 7

I, **Regan A. Shulman**, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated August 6, 2021** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 11th day of June, 2025.



Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance – Surety Division
3 Parkway, Suite 1500
Philadelphia, PA 19102

To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.





CERTIFICATE OF LIABILITY INSURANCE

DATE (6/1/18) Item 18.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER PABLO ABELLO INSURANCE 16646 Clay Rd, Suite B Houston, TX 77084	CONTACT NAME: Pablo Abello PHONE (A/C, No, Ext): (281)815-5855 E-MAIL ADDRESS: ed_abello@comcast.net FAX (A/C, No): (281)988-5634
INSURED CableTex Communications, LLC 4933 Schurmier Houston TX 77048	INSURER(S) AFFORDING COVERAGE INSURER A: Accelerant Specialty Insurance INSURER B: Texas Mutual insurance INSURER C: State Farm Insurance INSURER D: Burlington Insurance Co INSURER E: Evanston Insurance INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE ☒ OCCUR Ded. \$2500 GEN'L AGGREGATE LIMIT APPLIES PER: POLICY ☒ PRO-JECT ☐ LOC OTHER:	y	y	DCS000040400	10/12/2024	10/12/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
C	AUTOMOBILE LIABILITY ANY AUTO ☒ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY	y	y	167-2036-E04-53H 009	11/3/2024	11/3/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Hired Autos \$ 50,000
D	UMBRELLA LIAB ☒ EXCESS LIAB ☒ DED ☐ RETENTION \$ ☐	y	y	097BE10648	10/12/2024	10/12/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	y	0001314181	10/15/2024	10/15/2025	PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Code 99613.

CERTIFICATE HOLDER

CANCELLATION

Waller County, Texas
425 FM 1488
Hempstead, TX 77445

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

STATE OF TEXAS
COUNTY OF WALLER

AGREEMENT BETWEEN THE WALLER COUNTY SHERIFF AND SUSTAINABLE SECURITY SOLUTIONS FOR ANNUAL PREVENTATIVE MAINTENANCE SERVICES

This Agreement for annual preventative maintenance services ("Agreement") is entered into on the date of the last signature affixed hereto ("Effective Date") by and between the Waller County Sheriff ("Sheriff"), and Sustainable Security Solutions, Inc. ("Contractor"), a Texas corporation, with its principal place of business at 1107 Basse Road, San Antonio, Texas 78212 (each referred to individually as "Party" and collectively as "Parties").

WHEREAS, the Sheriff desires to contract with Contractor to provide certain annual maintenance services for detention door hardware, sliding detention doors, and detention electronic devices and equipment to be performed at the Waller County Jail, and Contractor desires to provide such services to the Sheriff under the terms and conditions hereof;

WHEREAS, the Sheriff shall use commissary funds to pay for such services;

WHEREAS, the Sheriff and Contractor have the intent to comply with all applicable laws relative to performance of the Agreement; and

WHEREAS, the Sheriff and Contractor desire to enter into this Agreement to clarify and make explicit the rights, duties, and responsibilities between the Parties;

NOW, THEREFORE, the Parties agree that the foregoing is true and correct, and further agree as follows:

SECTION 1. AGREEMENT

- 1.1 Services to be Performed: Contractor shall perform the services as set forth herein, and the County agrees to pay the fees as set forth herein as full and final compensation for all services performed under this Agreement. Contractor shall perform the services as further described in Exhibit A.
- 1.2 Character and Extent of Services: Contractor agrees to perform the services as specified by Contractor in Exhibit A, Contractor's Proposal. The services shall be performed at the Waller County Jail, located at 300 Sheriff R. Glenn Smith Dr., Hempstead, Texas 77445. Contractor shall perform the services, which include inspecting, cleaning, adjusting, lubricating, and repairing for detention door hardware and sliding detention doors; and inspecting, cleaning, updating software and firmware, and repairing detention security electronic devices and equipment as specified in Exhibit A. Specifically excluded from the services to be performed are: access control system equipment and devices, replacement hardware and hardware components, and replacement electronic devices, CPUs, monitors, control equipment, and security electronics components. Contractor shall perform the services upon the terms and conditions set forth in this Agreement and its exhibits.

Contractor shall furnish all personnel, labor, equipment, supplies, deliverables, and all other items necessary to provide all of the work as specified by the terms and conditions of the Agreement.

- 1.3 Exhibits: Exhibit A, Contractor's Proposal is attached hereto, and incorporated by reference as if it were fully set forth herein for all purposes.

SECTION 2. DESIGNATED REPRESENTATIVES

- 2.1 Sheriff's Designated Representatives: The Sheriff designates the Chief Deputy of the Justice Command and the Jail Administrator as his Designated Representatives with regard to the services performed under this Agreement.
- 2.2 Contractor's Designated Representatives: Contractor designates [NAME] as its Designated Representative with regard to the services performed under this Agreement.
- 2.3 Changes to Designated Representatives: Either Party may change its Designated Representative(s) by providing written notice to the other Party.

SECTION 3. CONTRACTOR'S OBLIGATIONS

- 3.1 Time for Performance: Contractor shall provide the services as provided herein immediately upon execution of the Agreement, and throughout the term specified in Section 5.
- 3.2 Contractor's Performance: Contractor shall provide the services identified in Exhibit A, on an annual or semi-annual basis, in accordance with Exhibit A. Contractor shall be responsible for conducting its activities in order to achieve the performance of the Agreement. Contractor shall furnish all labor, equipment, fuel, supervision, and any other item or service necessary to perform the services in accordance with the terms and conditions of this Agreement.
- 3.3 Standard of Performance: The services performed shall be to the satisfaction of the Sheriff. In the event the Sheriff determines, in his sole discretion, that the services are not performed satisfactorily, the Contractor shall promptly remedy the work to the satisfaction of the Sheriff.
- 3.4 Texas Commission on Jail Standards: Contractor shall perform the services in accordance with any applicable rules adopted by the Texas Commission on Jail Standards.
- 3.5 Meetings and Cooperation: Contractor shall meet with the Sheriff or his Designated Representative(s) on an as needed basis to ensure the services are performed satisfactorily, and to make any necessary or requested adjustments. Contractor shall cooperate at all times with the Sheriff, and other contractors providing services to the Sheriff to maintain maximum security and efficiency.
- 3.6 Necessary and Qualified Staff: Contractor shall provide necessary staff and equipment to perform the services, and shall be responsible for any cost associated with implementing this Agreement. Contractor agrees to employ, maintain, and assign a sufficient number of competent and qualified personnel to provide the services required by this Agreement.
- 3.7 Criminal History Background Investigation: Contractor agrees that the personnel that will perform work under this Agreement shall be subject to a criminal history background investigation by the Sheriff's Office. Contractor will provide any information requested by

the Sheriff to perform the investigation. Contractor further agrees that its personnel will comply with any and all security measures and identification required by the Sheriff.

- 3.8 Personnel Clearance: Contractor's personnel shall not access Sheriff secure areas or information without first obtaining clearance for those personnel from the Sheriff or his Designated Representative(s). Contractor agrees that it will replace any personnel that the Sheriff or his Designated Representative(s) determine in good-faith is incompetent, careless, unsuitable, or otherwise objectionable in performing any work under this Agreement.
- 3.9 Compliance with Security Measures: Contractor agrees that its employees and personnel will comply with security measures put in place by the Sheriff or his Designated Representative(s) prior to performing any services under this Agreement, and shall not access any secure area or information prior to receiving approval from the Sheriff or his Designated Representative(s).

SECTION 4. CONTRACT PRICE

- 4.1 Total Fee: In consideration of the services to be performed by the Contractor under the terms of this Agreement, the Sheriff shall pay to Contractor the amount of twenty-nine thousand nine hundred and seventy-nine dollars (\$29,979.00), which shall be paid from the Sheriff's commissary funds.
- 4.2 Invoices: Contractor shall provide to the Sheriff an invoice each month in which services are performed indicating the services actually performed.

SECTION 5. TERM AND TERMINATION

- 5.1 Agreement Term: The term of this Agreement shall begin on the Effective Date and terminate on December 31, 2025 (the "Initial Term"), unless either Party terminates this Agreement in accordance with its terms. Upon expiration of the Initial Term, the Agreement may be extended for a one (1) year period at a seven percent (7%) increase to the Contract Price (the "Renewal Term").
- 5.2 Automatic Termination: This Agreement shall automatically terminate upon complete performance of the terms and conditions of the Agreement by each Party, or otherwise in accordance with its terms.
- 5.3 Termination for Failure to Perform: Either Party may terminate this Agreement if the other Party fails to perform in accordance with the terms of this Agreement, provided that the failure to perform is at no fault of the terminating Party. Contractor shall be responsible for any expenses it incurs after the date of termination.
- 5.4 Termination for Insolvency and Bankruptcy: The Sheriff, in his sole discretion, may immediately terminate this Agreement without notice or the opportunity to cure if Contractor becomes insolvent or files any petition for bankruptcy.
- 5.5 Termination for Cause or Convenience: The Sheriff may terminate this Agreement for cause or convenience by providing written notice to the Contractor in accordance with Section 5.6. The notice must state the reasons for such termination. The Agreement will continue in force during the 30 day notice period.
- 5.6 Notice of Termination: The terminating Party shall provide 30 days written notice of

termination to the other Party as provided in Section 16.16.

- 5.7 **Opportunity to Cure:** A Party receiving notice of termination for failure to perform in accordance with the terms of this Agreement shall have the opportunity to cure its failure to perform beginning on the day of its receipt of the written notice, and continuing for thirty (30) calendar days thereafter. The cure, if made, shall be to the terminating Party's satisfaction. If no cure is made, the Agreement will terminate on the date specified in the written termination notice, or if no date is specified, on the thirtieth (30th) calendar day after the date of receipt of the notice, unless otherwise agreed by the Parties.
- 5.8 **Termination Without Penalty:** Contractor shall not be entitled to lost or anticipated profits, or any other damages, whether direct or indirect, should the Sheriff choose to exercise his option to terminate.
- 5.9 **Prorated Refund:** In the event that the Sheriff terminates the Contract prior to the termination date provided in Section 5.1, Contractor shall refund to the Sheriff a prorated portion of the Contract Price.

SECTION 6. NO EXCLUSION OR PAYMENT

- 6.1 **No Exclusion or Payment:** Contractor understands and agrees that this Agreement does not create an exclusive right for Contractor to provide the services contemplated by this Agreement.

SECTION 7. RECORDS AND AUDITS

- 7.1 **Records and Audits:** The Sheriff, and the Waller County Auditor shall have access to and the right to examine any directly pertinent books, documents, papers, and records of Contractor involving transactions relating to this Agreement. The Sheriff shall give Contractor reasonable advance notice of intended inspections or audits. Contractor shall maintain records necessary for the Sheriff or the County Auditor to complete an audit, and to comply in all respects with any request by the Sheriff or the County Auditor for records and documents for the purpose of performing an audit.

SECTION 8. INTERPRETATION

- 8.1 **Interpretation:** This Agreement controls over any other document, terms, or conditions in regard to the services to be performed hereunder. In the event of any discrepancy between the provisions of this Agreement and Exhibit A, the Agreement shall control.

SECTION 9. SITE INSPECTION AND COORDINATION

- 9.1 **Site Inspection and Coordination:** Contractor represents that Contractor is thoroughly acquainted with all matters relating to the performance of this Agreement. Contractor understands that it will be performing the services in a correctional facility. All services under this Agreement shall be coordinated under, and performed to the satisfaction of the Sheriff or his Designated Representative(s).

SECTION 10. LIMITATION OF LIABILITY

- 10.1 **Limitation of Liability:** Contractor understands that it will be performing the services in a correctional facility. **Neither the Sheriff nor the County shall be liable for any damage to any property owned by Contractor that is caused by an inmate. Neither the Sheriff nor the County shall be liable under any theory of recovery, including negligence, for**

any damages arising out of or pertaining to Contractor's performance of this Agreement, or the products or services provided by Contractor under this Agreement.

SECTION 11. PERMITS; COMPLIANCE WITH LAWS AND REGULATIONS.

- 11.1 Permits; Compliance with Laws and Regulations: Contractor shall possess or obtain any applicable permits required by municipal ordinance, county ordinance, or state or federal law for the performance of the services prior to executing this Agreement. Contractor shall perform its obligations pursuant to this Agreement in accordance with all federal, state, and local statutes, ordinances, laws, regulations, and executive, administrative, and judicial orders applicable to the services to be performed.

SECTION 12. INDEPENDENT CONTRACTOR.

- 12.1 Independent Contractor: In performing the services under this Agreement, Contractor and its employees are independent contractors. Contractor shall exercise independent judgment in performing its duties under this Agreement, in cooperation with the Sheriff, and is solely responsible for setting working hours, scheduling or prioritizing its work flow, and determining how the work is to be performed. No term or provision of this Agreement or act of the Contractor in the performance of this Agreement shall be construed as making Contractor or its employees an agent, servant, or employee of the Sheriff or County in any capacity or form.

SECTION 13. INDEMNITY.

- 13.1 INDEMNITY: CONTRACTOR, ITS OFFICERS, DIRECTORS, PARTNERS, CONTRACTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNS, VENDORS, GRANTEEES, AND/OR TRUSTEES (COLLECTIVELY REFERRED TO AS "CONTRACTOR" FOR PURPOSES OF THIS SECTION), AGREE TO RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS THE COUNTY AND ITS OFFICERS, OFFICIALS, DEPARTMENT HEADS, REPRESENTATIVES, AGENTS, AND EMPLOYEES (COLLECTIVELY REFERRED TO AS "COUNTY" FOR PUPOSES OF THIS SECTION) FROM ANY AND ALL CLAIMS, DEMANDS, DAMAGES, INJURIES – INCLUDING DEATH – LIABILITIES, AND EXPENSES (INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING DIRECTLY OUT OF OR RESULTING FROM THE OPERATION OR PERFORMANCE OF CONTRACTOR UNDER THIS AGREEMENT. THE COUNTY WILL NOT ACCEPT LIABILITY FOR INJURIES THAT ARE THE RESULT OF THE NEGLIGENCE, MALFEASANCE, ACTION, OR OMMISION OF CONTRACTOR. CONTRACTOR AGREES TO ACCEPT LIABILITY FOR INJURIES TO ITSELF OR OTHERS CAUSED BY ITS OWN NEGLIGENCE, MALFEASANCE, ACTION, OR OMMISSION. THIS INDEMNIFICATION PROVISION IS ALSO SPECIFICALLY INTENDED TO APPLY TO, BUT NOT BE LIMITED TO, ANY AND ALL CLAIMS, WHETHER CIVIL OR CRIMINAL, BROUGHT AGAINST COUNTY BY ANY GOVERNMENT AUTHORITY OR AGENCY RELATED TO ANY PERSON PROVIDING SERVICES UNDER THIS AGREEMENT THAT ARE BASED ON ANY FEDERAL IMMIGATION LAW AND ANY AND ALL CLAIMS, DEMANDS, DAMAGES, ACTIONS, AND CAUSES OF ACTION OF EVERY KIND AND

NATURE, KNOWN AND UNKNOWN, EXISTING OR CLAIMED TO EXIST, RELATING TO OR ARISING OUT OF ANY EMPLOYMENT RELATIONSHIP BETWEEN CONTRACTOR AND ITS EMPLOYEES OR SUBCONTRACTORS AS A RESULT OF THAT SUBCONTRACTOR'S OR EMPLOYEE'S EMPLOYMENT AND/OR SEPARATION FROM EMPLOYMENT WITH THE CONTRACTOR, INCLUDING BUT NOT LIMITED TO ANY DISCRIMINATION CLAIM BASED ON SEX, SEXUAL ORIENTATION OR PREFERENCE, RACE, RELIGION, COLOR, NATIONAL ORIGIN, AGE OR DISABILITY UNDER FEDERAL, STATE OR LOCAL LAW, RULE OR REGULATION, AND/OR ANY CLAIM FOR WRONGFUL TERMINATION, BACK PAY, FUTURE WAGE LOSS, OVERTIME PAY, EMPLOYEE BENEFITS, INJURY SUBJECT TO RELIEF UNDER THE WORKERS' COMPENSATION ACT OR WOULD BE SUBJECT TO RELIEF UNDER ANY POLICY FOR WORKERS COMPENSATION INSURANCE, AND ANY OTHER CLAIM, WHETHER IN TORT, AGREEMENT, OR OTHERWISE.

COUNTY SHALL HAVE THE RIGHT TO APPROVE DEFENSE COUNSEL TO BE RETAINED BY CONTRACTOR IN FULFILLING ITS OBLIGATION TO DEFEND AND INDEMNIFY COUNTY HEREUNDER, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY COUNTY IN WRITING. COUNTY RESERVES THE RIGHT TO PROVIDE A PORTION OR ALL OF ITS OWN DEFENSE; HOWEVER, COUNTY IS UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY COUNTY IS NOT TO BE CONSTRUED AS A WAIVER OF CONTRACTOR'S OBLIGATION TO DEFEND COUNTY OR AS A WAIVER OF CONTRACTOR'S OBLIGATION TO INDEMNIFY COUNTY PURSUANT TO THIS AGREEMENT. IF CONTRACTOR FAILS TO RETAIN COUNTY APPROVED DEFENSE COUNSEL WITHIN TEN (10) BUSINESS DAYS OF COUNTY'S WRITTEN NOTICE THAT COUNTY IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT, COUNTY SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON ITS OWN BEHALF, AND CONTRACTOR SHALL BE LIABLE FOR ALL REASONABLE ATTORNEY FEES AND COSTS INCURRED BY COUNTY. CONTRACTOR AND COUNTY AGREE TO FURNISH TIMELY WRITTEN NOTICE TO EACH OTHER OF ANY SUCH CLAIM.

THIS SECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

SECTION 14. INSURANCE REQUIREMENTS

14.1 **Insurance Limits and Required Certificates:** Contractor shall provide the Sheriff with certificates of insurance evidencing compliance with the requirements of this Section. The certificates shall indicate the name of Sustainable Security Solutions, Inc., the name of the insurance company, the policy number, and the term and limits of coverage. The insurance coverage must be with a company authorized to do business in the State of Texas, and shall be of the following types and limits:

- a. Workers Compensation in accordance with the laws of the State of Texas.
- b. Employers' Liability insurance with limits of not less than \$1,000,000 per injury

by accident, \$1,000,000 per injury by disease, and \$1,000,000 per bodily injury by disease.

- c. Comprehensive general liability insurance with a limit of not less than \$1,000,000 each occurrence and \$2,000,000 in the annual aggregate. Policy shall cover liability for bodily injury, personal injury, and property damage and products/completed operations arising out of the business operations of the policy holder.
 - d. Business Automobile Liability coverage for owned, non-owned, and hired vehicles, with minimum limits of not less than \$1,000,000 each occurrence combined single limit for Bodily Injury and Property Damage combined.
- 14.2 Additional Insured: Contractor's insurance policies that cover performance under this Agreement shall name the Sheriff's Office and Waller County Jail as an additional insured.
- 14.3 Certificates of Insurance: Contractor shall provide the Sheriff with certificates of such insurance within thirty (30) days of the Effective Date, and the certificates shall indicate insurance coverage as of the Effective Date.
- 14.4 No Decrease in Liability: The Sheriff's acceptance of the certificates of insurance shall not relieve or decrease Contractor's liability.
- 14.5 No Cancellation or Modification: Contractor shall not cancel or modify the insurance coverages required by this Agreement without providing thirty (30) days written notice to the Sheriff. Contractor shall not allow a lapse in the insurance coverage specified in this Agreement during the Initial Term or any Renewal Term.

SECTION 15. ASSIGNMENT

- 15.1 Assignment: Contractor shall not sell, assign, transfer, or convey this Agreement, in whole or in part, without the prior written consent of the Sheriff. The following conditions must be met before any permitted assignment becomes effective: a) Contractor must give written notice of a proposed assignment to the Sheriff at least thirty (30) days prior to the effective date of the assignment; b) the assignee must explicitly accept all of Contractor's obligations under this Agreement; c) Contractor must retain its obligations to the County under this Agreement until the assignment is effective; d) the Assignment must be executed by both Contractor and the assignee; e) Contractor must provide the Sheriff a fully executed assignment agreement not later than five (5) business days after the assignment is signed, and f) the Sheriff provides a signed, written consent to the assignment.

SECTION 16. MISCELLANEOUS PROVISIONS

- 16.1 Recitals: The Recitals are incorporated into this Agreement.
- 16.2 Jurisdiction and Venue: This Agreement is made in and shall be construed according to the laws of the State of Texas, without regard to its conflict of laws provisions. Venue of any court action(s) brought directly or indirectly by reason of this Agreement shall be in a court of competent jurisdiction in Waller County, Texas. This Agreement is made and is to be performed in Waller County, Texas.
- 16.3 Right of Review: The Sheriff or his Designated Representative(s) may review and inspect any and all of the services performed by Contractor under this Agreement. Sheriff and his

Designated Representative(s) are granted the right to audit, at the Sheriff's election, all of Contractor's records and billings related to the performance of this Agreement as may be reasonably necessary. Contractor agrees to retain such records for a minimum of three (3) years following completion of this Agreement. Any payment, settlement, satisfaction, or release made or provided during the course of performance of this Agreement shall be subject to Sheriff's rights as may be disclosed by a review under this section.

- 16.4 No Subcontractors: Contractor shall not subcontract any portion of its duties under this Agreement, unless the Sheriff has provided prior written consent. In the event that the Sheriff provides written consent for a portion of the services to be performed by a subcontractor, the subcontractor must agree to be bound by the terms of this Agreement.
- 16.5 No Waiver: No claim or right arising out of a breach of this Agreement can be discharged in whole or in part by a waiver or renunciation of the claim or right unless the waiver or renunciation is supported by consideration and is in writing signed by the aggrieved party. The Sheriff's failure to require strict performance of any provision of this Agreement does not waive or diminish the Sheriff's right thereafter to demand strict compliance with that or any other provision. The Sheriff's waiver or failure to exercise in any respect any right provided for in this agreement shall not be deemed a waiver of any further right under this agreement. The Sheriff and his employees, officers, and officials do not waive, modify, or alter to any extent any of their defenses, immunities, or remedies.
- 16.6 Force Majeure: Neither Party shall be deemed to have breached any provision of this Agreement as a result of any delay, failure in performance, or interruption of services resulting directly or indirectly from acts of God, network failures, acts of civil or military authorities, civil disturbances, wars, energy crises, fires, transportation contingencies, interruptions in third-party telecommunications, or Internet equipment or service, or other catastrophes, or any other occurrences which are reasonably beyond a Party's control. The Parties are required to use due caution and preventive measures to protect against the effects of force majeure, and the burden of proving that a force majeure event has occurred shall rest on the Part seeking relief under this provision. The Party seeking relief due to force majeure is required to promptly notify the other Party in writing, citing the details of the force majeure event and the relief sought, and shall resume performance immediately after the obstacles to performance caused by a force majeure event have been removed, provided the Agreement has not been terminated. Delay or failure of performance, by either Party to this Agreement, causes solely by a force majeure event, shall be excused for the period of delay caused solely by the force majeure event.
- 16.7 Severability: If any provision of this agreement is invalid, illegal, or unenforceable under any applicable statute, court decision, or rule of law, it is to that extent to be deemed omitted. In such event, there shall be substituted for such deleted provisions a provision as similar as possible in terms and in effect to such deleted provision that is valid, legal, or enforceable. The remainder of the agreement shall be valid and enforceable to the maximum extent possible.
- 16.8 Entire Agreement: This Agreement, together with all of its exhibits, embodies the complete agreement of the Parties hereto, superseding all oral or written previous and contemporary agreements between the Parties and relating to matters in this Agreement. The Agreement may not be modified, altered, or amended except by written instrument duly executed by

both Parties.

- 16.9 Titles Not Restrictive: The titles assigned to the various sections and paragraphs of this Agreement are for convenience only. Titles shall not be considered restrictive of the subject matter of any part of this Agreement.
- 16.10 Tax Exempt: The Sheriff's Office and Waller County Jail are tax-exempt, and neither will pay a tax from which it is exempt. Tax exempt paperwork may be provided upon written request.
- 16.11 No Arbitration: A dispute arising under this Agreement shall not be subject to arbitration.
- 16.12 Waiver of Subrogation: Contractor and Contractor's insurance carrier waive any and all rights whatsoever with regard to subrogation against the Sheriff, Waller County Jail, and Waller County as indirect parties to any suit arising out of personal or property damages resulting from Contractor's, its employees', or permitted subcontractors' performance under this Agreement.
- 16.13 No Third-Party Beneficiaries: This Agreement does not inure to the benefit of any third party, except permitted successor or assigns.
- 16.14 Authority to Sign: Signatories to this Agreement represent and warrant that they have the authority to bind the respective parties.
- 16.15 Confidentiality: The Sheriff's Office and Waller County Jail are bound by Texas Government Code Chapter 552, the Public Information Act, and other laws concerning government records. Contractor shall clearly and noticeably mark all confidential information and documents it provides to the Sheriff pursuant to this Agreement. The Sheriff will make good faith efforts to promptly notify Contractor if any such information is requested in a public information request, subpoena, or other method so Contractor may argue against the release of such information. Contractor recognizes and understands that the final decision as to what information must be disclosed pursuant to the PIA lies with the Texas Attorney General. Contractor further agrees that the Sheriff or another Waller County employee may furnish information acquired through or pursuant to this Agreement and that is requested through the PIA to the Texas Attorney General for a determination of whether the information must be disclosed. Neither the Sheriff, nor the County, or any of either's officers, or employees shall have any liability or obligation to any party for the disclosure to the public, or to any person or persons, of any items or data furnished to the Sheriff by Contractor in reliance on any statute, court opinion, court order, or the advice, decision, or opinion of the Texas Attorney General.
- 16.16 Notices: Notices delivered hereunder shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested. Mailed notices shall be deemed received three (3) business days after the notice is placed in the mail with proper postage paid. Any notice or certification to be provided pursuant to this Agreement shall be delivered to the following persons, unless a substitute representative is designated in writing:

To the Sheriff:

Attn: Waller County Sheriff
400 Sheriff R. Glenn Smith Dr.

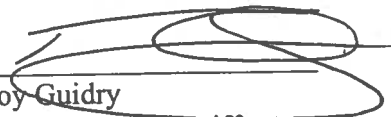
To Contractor:

Attn: Brian Holden
1107 Basse Road

Hempstead, Texas 77445

San Antonio, TX 78212

SHERIFF



Troy Guidry
Waller County Sheriff

Date: 6.16.25

CONTRACTOR



Brian Holden
Sustainable Security Solutions

Date: 6/11/2025



Texas Smart Buy Vendor #18306006505

June 4, 2025

Cost Proposal

Waller County Justice Center
Attn: Captain Dawn Miller

RE: Waller County Justice Center – Detention Door Hardware, Sliding Detention Doors, and Security Electronics Service and Maintenance Annual Agreement

We are pleased to provide your firm with a Proposal on the following in accordance with our inclusions and exclusions listed below:

Inclusions:

1. We will provide an annual preventative maintenance service for detention door hardware and sliding detention doors. This will be one annual trip to the facility.
 - We will perform the following activities as required for all detention door hardware and door accessories to ensure hardware is functioning properly at all door openings:
 - i. Inspect
 - ii. Clean
 - iii. Adjust
 - iv. Lubricate
 - v. On the spot repairs (if possible)
2. We will perform semi-annual preventative maintenance services for the detention security electronics systems. The following activities are required for detention security electronic devices and equipment to ensure proper functionality:
 - Inspect
 - Clean
 - Update software and firmware as required
 - i. Updates are based on the manufacturer's recommendations and the performance of the systems.
 - On the spot repairs (if possible)
3. A report will be provided upon completion that will detail all the work performed at each opening. A report will be provided upon completion that will detail all the work performed at each opening. We will provide maintenance services for security electronics equipment and software.



Texas Smart Buy Vendor #18306006505

4. Telephone support will be available during normal business hours (0800-1700), Monday through Friday (excluding holidays) for the duration of this agreement.
5. This agreement is valid for one (1) year from the date of an executed Purchase Order.

Specific Exclusions:

1. Access Control System Equipment and Devices
2. Replacement hardware and hardware components.
3. Replacement electronic devices, CPUs, monitors, control equipment, and security electronics components.
4. *If any hardware, components, or devices need to be replaced, pricing will be provided before proceeding
5. Taxes

Detention Security Electronics:	\$16,877.00
Detention Hardware, Swing Doors, and Sliding Doors:	\$14,976.00

Annual Preventative Maintenance Service

Lump Sum Including Discount:	\$29,979.00
Excludes Sales and Use Tax/ Excludes Bond	

*For service and maintenance provided outside of a Service Agreement while a Service Agreement is in place, hourly rates will be \$125/hr.

Terms and Conditions:

- A. Pricing is valid for 60 days.
- B. S3 requires an executed Purchase Order to proceed with this Service Agreement.
- C. Invoices to be sent after completion of service trip. Payment Terms: Net 30, no retainage
- D. This agreement may be extended to one additional year at this price plus 7%.

If you should require any further information, please do not hesitate to contact me.



SUSTAINABLE
SECURITY SOLUTIONS

Item 19.

Texas Smart Buy Vendor #18306006505

Sincerely,

Brian Holden
Sustainable Security Solutions

Accepted By: _____

Purchase Order Number: _____

Purchase Order Amount: _____



WALLER COUNTY TAX OFFICE

Item 20.

WALLER COUNTY, TEXAS

(979) 826-7620
(979) 826-7619 FAX

CAROLYN MIEDKE
Tax Assessor-Collector

730 9TH STREET
Hempstead, TX 77445

Tax Office Refunds for 06/13/2025

Over \$500 Refunds

Account #	Recipient	Amount
R389201	MASON ELISHA	1,566.50
R6846	GENTRY DOYLE LEE	4,669.31
R28939	WALLER EXPRESS MART LLC	2,299.69
R399997	GAYER PATRICIA LYNN	1,902.42
R388951	PATEL KETAN K	734.67
R351442	FRANCOIS ALWOOD CRAIG	1,329.99
R399191	ALAS ROBERTO JOSE PENATE	5,276.80
R345906	AGNEW ANNA MARIA	1,214.57
R388788	LERETA LLC	725.04
R399232	CORELOGIC	1,462.42
R45645	HARRISON PATSY A	2,567.29
P306143	KB HOME LONE STAR INC	538.42
R20414	CORELOGIC	1,319.31
R365072	PATEL NISHA KIRAN	945.38
R20414	CORELOGIC	1,319.31
R20414	CORELOGIC	1,703.97
R379095	CORELOGIC	2,883.39
R372602	CORELOGIC	913.70
R372602	CORELOGIC	2,466.48
R389946	CORELOGIC	3,031.10
R12555	CORELOGIC	2,225.52
R15437	CORELOGIC	1,659.09
R28167	CORELOGIC	1,114.97
R29674	CORELOGIC	976.42
R365369	CORELOGIC	1,463.68
R387769	CORELOGIC	705.91
R387898	CORELOGIC	2,720.07
R389092	CORELOGIC	1,400.80
R389612	CORELOGIC	890.37
R397723	CORELOGIC	520.20
R398687	CORELOGIC	1,467.08
R399172	CORELOGIC	1,647.95
R399675	CORELOGIC	1,407.88

R179131	LERETA LLC	928.25
R226519	LERETA LLC	1,157.59
R399392	LERETA LLC	524.58
R189303	ROBERTS, CHARLES	691.69
R179131	URBANOVSKY DAVID C	594.00
R226519	PEREZ MARICELA	1,780.50
R378792	SL5 WEST 10LP	56,777.63
R176166	JOHNSON TRACY THOMPSON	1,554.17
R12464	RONNIE SCHULTZ	1,803.19
R13389	POARCH/SWINBANK LLC	1,535.50
R153258	ASHLEY WOOD	2,084.18
R169733	JOSE AND MARIA ARBIZU	1,373.77
R207723	KECK TERRY & JUDY	646.18
R222573	LYDAY EVAN & SARAH	2,333.49
R222573	EVAN LYDAY	1,399.66
R240558 & R339143	HAMILTON DEON	850.90
R241470	TRIPLE W RANCH LLC	1,129.58
R26411	ARONSON MICHAEL R & CHERYL M	1,313.07
R29450	COUNCIL KALEY AMBER LIFE ESTATE	1,071.91
R345531	KNEISLEY BENJAMIN DAVID	2,020.35
R365251 & R398653	PENNYMAC	7,658.28
P305150	SOUTHWESTERN PNEUMATIC	4,806.25
R379655	ROBERTSON JAN-MICHAEL	1,118.60
R379711	NAIDU VENKATA NAGA SAIRAM	661.72
R388558	JOHNNIE AND RENEE HOOPER	847.19
R397732	OKUMU BENTA	550.54
R399702	COCHENOUR-SMITH COLLIN	561.00
R409134	MONTEIRO ROY F	694.06
R12464	RONNIE NEIL SCHULTZ	826.22
R339034	SUN WEST MORTGAGE CO INC	3,150.54

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

Date	Invoice #
5/15/2025	5152025GWA

Bill To
WALLER COUNTY C/O COUNTY TREASURER 425 FM 1488, #102 HEMPSTEAD, TX 77445

Quantity	Description	Rate	Amount
	2025 ADOPTED ANNUAL ALLOCATION \$810,159.00		
1	3 RD QUARTER ALLOCATION PAYMENT	\$202,539.75	\$202,539.75
Registration # <u>023537</u> Joan Sargent Waller Co. Treasurer Deputy <u>36</u> Date <u>5-15-25</u>			
TOTAL DUE BY JUNE 30			\$202,539.75

MAY 15 '25 AM 9:40 TREASURER

MAY 15 '25 PM 2:15 AUDITOR

WALLER COUNTY APPRAISAL DISTRICT

PHYSICAL ADDRESS:
900 13th STREET
HEMPSTEAD, TX 77445
(979) 921-0060



MAILING ADDRESS:
P. O. BOX 887
HEMPSTEAD, TX 77445
(979) 921-0377 FAX

MAY 15, 2025

TO: ALL WALLER COUNTY TAXING UNITS
SUBJECT: 3RD QUARTER 2025 APPRAISAL DISTRICT ALLOCATIONS

Enclosed is an invoice for your taxing unit's share in the cost of Appraisal District operations. This invoice uses your tax levy for 2024 in the calculation of the quarterly assessments, as required by Section 6.06(e) of the Texas Property Tax Code.

For billing address corrections or updates, please fill in the blanks below and return to the Appraisal District or email to either beckyg@waller-cad.org or lorid@waller-cad.org. If you have any questions, you may call us at (979) 921-0060.

If you prefer your invoice to be sent via email, please provide your email address below.

Taxing Jurisdiction Name: _____

Presiding Officer or Contact Name: _____

Mailing Address: _____

City, State & Zip Code: _____

Email Address: _____

☐ Send my invoices to the above email address.

Schmidt Funeral Home

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

INVOICE
May 26, 2025

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

0239C9

J6

6-3-25

Quantity	Item	Units	Description	Discount %	Taxable	Unit Price	Total
1			First Call - [] - per Judge Kreneck				425.00
1			Transport to Fort Bend ME				500.00
1			Body Bag				200.00
Balance Due							\$1125.00

Thank You,

Donna Schmidt Fricke
 Schmidt Funeral Home
 Brookshire, TX

4/9/25 2:51 PM 5/17/25 10:22 AM

3/15/25 8:17 AM 5/17/25 10:22 AM

Schmidt Funeral Home

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

INVOICE
May 28, 2025

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

023916

JG 50525

May 28, 2025

Quantity	Item	Units	Description	Discount %	Taxable	Unit Price	Total
1			2 Man First Call - per Judge J. Karisch				475.00
1			Body Bag				200.00
Balance Due							\$675.00

Thank You,

Donna Schmidt Fricke
 Schmidt Funeral Home
 Brookshire, TX

INVOICE

Fort Bend Medical Examiner
 3840 Bamore Road
 Rosenberg, TX 77471

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

**Bill to**

Judge Trey Duhon
 Waller County Judge
 836 Austin Street, Suite 203
 Hempstead, TX 77445

Ship to

Judge Trey Duhon
 Waller County Judge
 836 Austin Street, Suite 203
 Hempstead, TX 77445

Invoice details

Invoice no.: 1508
 Terms: Net 30
 Invoice date: 06/02/2025
 Due date: 07/02/2025

024086
 J6 6-4-25
 J. Treasurer

#	Date	Product or service	Description	Qty	Rate	Amount
1.	10/05/2024	Autopsy	Full Autopsy Case# 24-02571WL ordered by Judge Marian Jackson	1	\$2,600.00	\$2,600.00
2.	12/17/2024	Autopsy	Full Autopsy Case# 24-03204WL ordered by Judge Ted Krenek	1	\$2,600.00	\$2,600.00
Total						\$5,200.00

JUN 4 2025 4:13 PM

JUN 25 2025 3:21 PM

JUN 10 2025 10:47 AM

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

Inv Item 25.

Bill To
Waller County 425 FM 1488 Hempstead, TX 77445

Date	Invoice No.	P.O. Number	Terms	Project
06/03/25	2662	contract	Net 15	

Item	Description	Quantity	Rate	Amount
County Contract payment	2025 Contract - 3rd Qtr Payment Registration # 024080 Joan Sargent Waller Co. Treasurer Deputy <u>JG</u> Date <u>6-4-25</u>	1	75,000.00	75,000.00
			JUN3'25PM4:58TREASURER	
			JUN4'25PM4:13AUDITOR	
			Subtotal	\$75,000.00
			Sales Tax	\$0.00
			Total	\$75,000.00

**GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS**

P.O. Box 13528 • Austin, TX 78711-3186

TREY DUHON
WALLER COUNTY
TREY DUHON
836 AUSTIN STREET

HEMPSTEAD, Texas 77445

JUN4'25PM4:14AUDITOR

JUN3'25AM11:31TREASURER

Invoice -First Notice

Texas SmartBuy Membership Program
State of Texas cooperative purchasing annual participation fee

Account number: **C2370**

Authorized signers: TREY DUHON. ALAN YOUNTS

Registration # **024090**
Joan Sargent Waller Co. Treasurer
Deputy **JG** Date **6-4-25**

Primary contact email: t.duhon@wallercounty.us

Secondary contact email: a.younts@wallercounty.us

If your agent of record (contact person) changed, please visit the Comptroller website at comptroller.texas.gov/purchasing/members/forms/

Texas SmartBuy annual membership participation fee: \$100

Due Date: 8/2/2025

To Submit your payment, login to TxSmartBuy, navigate to Membership Details and select Submit Payment.

If a credit card is not available, the membership fee may be paid by check mailed to Texas Comptroller of Public Accounts, Texas SmartBuy Membership, P.O. Box 13528, Austin, TX 78711

Note: Payment must be received by the due date to ensure uninterrupted access to Texas SmartBuy statewide contacts. Questions? Please contact our office at 512-463-3368 or members@cpa.texas.gov



Appriss Insights LLC
11432 LACKLAND ROAD
SAINT LOUIS, MO 63146

BILL TO:

Waller County
TX Vine Contact544
836 Austin Street, Room 221
Hempstead, TX 77445

INVOICE

Overview

Customer Number: 0245/102637
Invoice Date: 05/31/2025
Invoice Number: 2065974645
Current Invoice: \$4,642.83
Terms: NET 30
Due Date: 06/30/2025

Account Summary

Previous Account Balance \$0.00

Current Charges

Current Invoice Subtotal \$4,642.83
Current Tax Subtotal \$0.00
Current Invoice Total \$4,642.83

Total Account Balance: \$4,642.83

TO PAY OR VIEW INVOICE DETAILS ONLINE GO TO:

<https://invoice.equifax.com>

YOUR CUSTOMER NUMBER

0245/102637

Please return lower portion with payment and enter invoice payment amounts - DO NOT STAPLE



Waller County
2065974645 102637

Invoice Number	Balance	Applied Amount
2065974645	\$4,642.83	

Payment and contact information on back of remittance stub

**TOTAL
AMOUNT
ENCLOSED**

\$, , .

MAKE CHECKS PAYABLE TO

Appriss Insights LLC
4076 PAYSPIRE CIRCLE
CHICAGO, IL 60674-4076

2065974645000000464283X02450000102637



Customer Name: Waller County
Customer Number: 102637
Invoice Number: 2065974645
Invoice Date: 05/31/2025

Item 27.

SERVICE SUMMARY

Description		Quantity	Unit Amount	Amount	
ALL LOCATIONS					
1	VINE-Quarterly	1	4,642.83000	\$4,642.83	
Service Summary Total				\$4,642.83	
VINE from 03/01/2025-05/31/2025					
1	VINE-Quarterly	1	4,642.83000	\$4,642.83	
Location:000. Total				\$4,642.83	
Service Summary Total				\$4,642.83	
Service Subtotal				\$4,642.83	
TAX SUMMARY					
Jurisdiction	Product	Rate	Non-Taxable Amount	Taxable Amount	Total
AUSTIN METROPOLITAN TRANSIT AUTHORITY	1 - Information Services Delivered Electronically	0	\$4,642.83	\$0.00	\$0.00
AUSTIN	1 - Information Services Delivered Electronically	0	\$4,642.83	\$0.00	\$0.00
TEXAS	1 - Information Services Delivered Electronically	0	\$4,642.83	\$0.00	\$0.00
Tax Subtotal				\$0.00	
CURRENT INVOICE TOTAL				\$4,642.83	

Payment Instructions

Wire Transfer Details

Bank of America

Account Number: 5800404260

Routing Number: ACH/EFT - 071000039 Wire - 026009593

Customer Assistance: <https://theworknumber.com/support-for-verifiers/billing-and-invoicing/>

For Remittance Notices - please email ewspaymentinfo@equifax.com

TO PAY OR VIEW INVOICE DETAILS ONLINE GO TO:

<https://invoice.equifax.com>

YOUR CUSTOMER NUMBER

0245/102637



Customer Name: Waller County
Customer Number: 102637
Invoice Number: 2065974645
Invoice Date: 05/31/2025

STATEMENT OF ACCOUNT AS OF 05/31/2025

Transaction Date	Days Outstanding	Description	Transaction Number	Transaction Amount	Open Balance
05/31/2025	1	Invoice	2065974645	\$4,642.83	\$4,642.83
TOTAL ACCOUNT BALANCE					\$4,642.83

Item 27.

**** Intentionally left blank****

LDDBlueline

333 Cypress Run, Suite 350, Houston, TX, 77094

MAY 20 25 PM 3:59 AM JOTTOR

MAY 19 25 PM 1:47 PM TREASURER

Waller County

836 Austin Street
Suite 124
Hempstead, TX 77445
Danny Rothe

No: 50306
Date: 02/28/2025
Due Date: 03/15/2025

Waller County Precinct 3 Annex Building

06.24.007

For Services Rendered Through 2/28/2025

Please make checks payable to LDDBlueline, Inc.

Professional Services

	Contract Amount	Previously Billed	% Complete	Invoice Amount
Programming/Scematic Design	\$49,500.00	\$44,550.00	98.00	\$3,960.00
Design Development	\$61,875.00	\$.00	0.00	\$.00
Construction Documents	\$86,625.00	\$.00	0.00	\$.00
Procurement	\$12,375.00	\$.00	0.00	\$.00
Construction Administration	\$37,125.00	\$.00	0.00	\$.00
Total Professional Services	\$247,500.00	\$44,550.00		\$3,960.00

Reimbursable

	Unit Rate	Qty	Markup	Amount
Mileage	0.70	84.00	1.10	\$64.68
Total Reimbursable				\$64.68

Invoice Amount

\$4,024.68

Registration # 023690
Joan [unclear] Waller Co. Treasurer
Deputy Jo Date 5-20-25

APPROVED
DANNY ROTHE
WC/BK/CM

5/2/2025

D. R. Rothe

LDDBlueline

333 Cypress Run, Suite 350, Houston, TX, 77094

MAY 16 2025 PM 1:46 STREET VIEW

Waller County

836 Austin Street
Suite 124
Hempstead, TX 77445
Danny Rothe

No: 50600
Date: 04/30/2025
Due Date: 05/30/2025

Vehicle Maintenance Garage

0625003

For Services Rendered Through 4/30/2025

Please make checks payable to LDDBlueline, LLC

MAY 20 2025 PM 3:55 ALDUTOR

Professional Services

	Contract Amount	Previously Billed	% Complete	Invoice Amount
Programming/Schematic Design	\$9,500.00	\$0.00	100.00	\$9,500.00
Design Development	\$11,875.00	\$0.00	30.00	\$3,562.50
Construction Documents	\$16,625.00	\$0.00	0.00	\$0.00
Procurement	\$2,375.00	\$0.00	0.00	\$0.00
Construction Phase	\$7,125.00	\$0.00	0.00	\$0.00
Total Professional Services	\$47,500.00	\$0.00		\$13,062.50

Reimbursable

	Unit Rate	Qty	Markup	Amount
Mileage	0.70	84.00	1.10	\$64.68
Total Reimbursable				\$64.68

Invoice Amount

\$13,127.18

Registration # 023692
Joan - County of Waller Co. Treasurer
Deputy JG Date 5-20-25

APPROVED
DANNY ROTHE
WC/DC/CM

5/12/2025

D. R. Rothe

LDDBlueline

333 Cypress Run, Suite 350, Houston, TX, 77094

MAY 15/25 PM 1:47 TREASURER

Waller County

836 Austin Street
Suite 124
Hempstead, TX 77445
Danny Rothe

No: 50307
Date: 02/28/2025
Due Date: 03/15/2025

Waller County Precinct 2 Annex Building

06.24.008

For Services Rendered Through 2/28/2025

Please make checks payable to LDDBlueline, LLC

MAY 20/25 AM 9:59 AUDITOR

Professional Services

	Contract Amount	Previously Billed	% Complete	Invoice Amount
Programming/Schematic Design	\$37,500.00	\$31,875.00	98.00	\$4,875.00
Design Development	\$46,875.00	\$0.00	0.00	\$0.00
Construction Documents	\$65,625.00	\$0.00	0.00	\$0.00
Procurement	\$9,375.00	\$0.00	0.00	\$0.00
Construction Administration	\$28,125.00	\$0.00	0.00	\$0.00
Total Professional Services	\$187,500.00	\$31,875.00		\$4,875.00

Reimbursable

	Unit Rate	Qty	Markup	Amount
Mileage	0.70	140.00	1.10	\$107.80
Total Reimbursable				\$107.80

Invoice Amount

\$4,982.80

Registration # **023691**
Joan Sargent Waller Co. Treasurer
Deputy JO Date 5-20-25

APPROVED
DANNY ROTHE
WC/DC/CM
5/2/2025

D. R. Roth



333 Cypress Run, Suite 350, Houston, TX, 77094

MAY 15/25 PM 1 45 TREASURER

MAY 20/25 AM 9:59 AUDITOR

MAY 20/25 AM 9:59 AUDITOR

Waller County

836 Austin Street
Suite 124
Hempstead, TX 77445
Danny Rothe

No: 50599
Date: 04/30/2025
Due Date: 05/15/2025

Waller County Precinct 2 Annex Building

06.24.008

For Services Rendered Through 4/30/2025

Please make checks payable to LDDBlueline, LLC

Professional Services

	Contract Amount	Previously Billed	% Complete	Invoice Amount
Programming/Schematic Design	\$37,500.00	\$37,500.00	100.00	\$.00
Design Development	\$46,875.00	\$2,343.75	10.00	\$2,343.75
Construction Documents	\$65,625.00	\$.00	0.00	\$.00
Procurement	\$9,375.00	\$.00	0.00	\$.00
Construction Administration	\$28,125.00	\$.00	0.00	\$.00
Total Professional Services	\$187,500.00	\$39,843.75		\$2,343.75

Reimbursable

	Unit Rate	Qty	Markup	Amount
Mileage	0.70	84.00	1.10	\$64.68
Total Reimbursable				\$64.68

Invoice Amount

\$2,408.43

Registration # 023693
Jury Fee \$0.00
Jury Fee Date 5-20-25

APPROVED
DANNY ROTHE
WC/DF/CM
5/12/2025

D. Rothe

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

KING
Architectural Consulting Services PLLC

Billed To	Date of Issue	Invoice Number	Amount Due (USD)
Danny Rothe	06/04/2025	0000056	\$2,014.63
Waller County	Due Date		
836 Austin Street Hempstead, TX 77445	07/11/2025		

Description	Rate	Qty	Line Total
Third Party Architectural Services 10 hour trip to WC on June 3, 2025 with observation of New CH and 1 hour for review of Pay App #31 and Pay App #15 in office	\$150.00	11	\$1,650.00
Insurance Reimbursable	\$109.67	1	\$109.67
Travel Expense, lunch	\$13.94	1	\$13.94
Travel Expense, Mileage	\$0.585	412	\$241.02
Subtotal			2,014.63
Tax			0.00
Total			2,014.63
Amount Paid			0.00
Amount Due (USD)			\$2,014.63

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!

Payment schedule

King Architectural Consulting Services PLLC

Below is your monthly payment schedule. Hiscox will collect funds automatically on the dates listed. You will not receive any further billing statements unless you make a change to your policy, so it is important to keep this document for future reference.

Upcoming payment schedule

You will be charged the amounts listed below on the following dates:

- September 7, 2024 \$109.63
- October 7, 2024 \$109.67
- November 7, 2024 \$109.67
- December 7, 2024 \$109.67
- January 7, 2025 \$109.67
- February 7, 2025 \$109.67
- March 7, 2025 \$109.67
- April 7, 2025 \$109.67
- May 7, 2025 \$109.67
- June 7, 2025 \$109.67
- July 7, 2025 \$109.67
- August 7, 2025 \$109.67

INVOICE #56 6.4.25

To ensure your business remains protected, your coverage will automatically renew with the same payment method and frequency listed above. You will receive a new payment schedule and updated policy documents at least 45 days before renewal.

Lunch - Trip
to WALKER County
6.3.25

McAlister's Deli
1006 University Dr. East
College Station, TX 77840
(979) 846-6000

M. King

24

Host: Cashier 3
24

06/03/2025
12:46 PM
30043

Order Type: Dine-In

Memphian

9.99

Chips in a Bag

Salt & Vinegar Chips

2.89

Tea

Half & Half Tea

12.88

Subtotal

Total Tax

1.06

Dine-In Total 13.94

13.94

M/C-FP

Auth:01658C

Hungry for more? We are hiring!
Text SWEETEA to 27000 to Apply!



239973174542

Get rewarded! Scan the barcode in our
new app to earn points for this visit!

--- Check Closed ---

Waller County Check Request/Reimbursement Form**Employee submitting request:**

Julie Adams

Department:

Road and Bridge Department

Total Amount Due:

\$7,814.98

Please make check payable to:**Name:**

Schaumburg & Polk, Inc.

Address: 8865 College Street, Suite 100

Beaumont, TX 77707

Please mail check to:**Name:**

Schaumburg & Polk, Inc.

Address: 8865 College Street, Suite 100

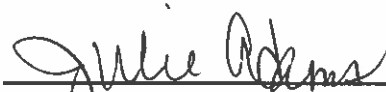
Beaumont, TX 77707

Purpose of check: Inv # 304200.00 - 1 Project: Pitts Rd

Professional Services from March 27, 2025 to April 27, 2025

Charge to GL line:

Mobility Bond


Signature of Person Submitting Request

Date

6-4-25


Signature of Official/Department Head Submitting Request

Date

6-4-25

Invoice



SCHAUMBURG & POLK, INC.

April 28, 2025

Invoice No:

0000304200.00 - 1

WALLER COUNTY
J. ROSS MCCALL, P.E.
775 BUS 290 EAST
HEMPSTEAD 77445

Project 0000304200.00 PITTS ROAD

PROFESSIONAL ENGINEERING SERVICES
R.MCCALL@WALLERCOUNTY.US

Professional Services from March 27, 2025 to April 27, 2025

Fee

Phase	Contract Fee	Percent Complete	Billed To Date	Current Billing
GENERAL	260,499.20	3.00	7,814.98	7,814.98
PRELIM DESIGN	206,870.00	0.00	0.00	0.00
ENVIRONMENTAL	18,590.00	0.00	0.00	0.00
GEOTECHNICAL	70,880.94	0.00	0.00	0.00
STRUCTURAL	63,067.00	0.00	0.00	0.00
SUE	93,050.00	0.00	0.00	0.00
SURVEY	85,730.00	0.00	0.00	0.00
TRAFFIC	81,873.84	0.00	0.00	0.00
FINAL DESIGN	219,420.00	0.00	0.00	0.00
BID/CONSTRUCTION	150,000.00	0.00	0.00	0.00
Total Fee	1,249,980.98		7,814.98	7,814.98
		Previous Fee Billing	0.00	
	Total Fee			7,814.98
Billing Limits	Current	Prior	To-Date	
Fees	7,814.98	0.00	7,814.98	
Limit			1,099,980.98	
Remaining			1,092,166.00	
		Total this Invoice		\$7,814.98

Billings to Date

	Current	Prior	Total
Fee	7,814.98	0.00	7,814.98
Totals	7,814.98	0.00	7,814.98

Waller County
23407 Pitts Rd
Progress Report

Work Period: March 27,2025 to April 27,2025

Previous Month:

General:

- SPI coordinated with LJA on fee schedules on the prime agreement.
- SPI coordinated with team on subconsultant agreements.
- SPI attended Kick-off/NTP Meeting.
- SPI coordinated with LJA and team regarding Right-of-Entry Letters.
- SPI attended Harris County Coordination Meeting.

Next Month:

Preliminary Engineering:

- TNP to finish topographic survey (field and office).
- TEDSI to perform traffic counts and prepare Signal Warrant Analysis.
- PDE to start coordinating with utilities companies.

Issues:

Preliminary Engineering:

- Waiting on approval of the boring hole location exhibit.

Schedule:

PER Submittal: 8/29/2025 (draft)
70% Submittal: 2/2/2026
95% Submittal: 5/4/2026
100% Submittal: 7/23/2026

Julie Adams

From: Luke Fortkamp
Sent: Wednesday, June 4, 2025 10:24 AM
To: Julie Adams
Subject: RE: Mobility Bond Invoices

Julie,

Not sure about the check reimbursement form at the beginning of these. Both of these should be ok to place on the agenda.

Thanks,
-Luke

From: Julie Adams <j.adams@wallercounty.us>
Sent: Wednesday, June 4, 2025 10:20 AM
To: Luke Fortkamp <l.fortkamp@wallercounty.us>
Subject: Mobility Bond Invoices

Hi, Luke.

Can you please let me know if these are ok to place on the Agenda?

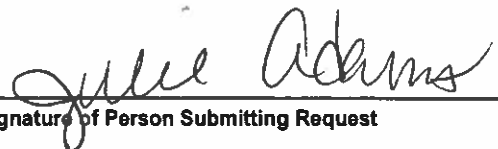
Thank you,

Julie Adams

Waller County Road and Bridge

775 Bus Hwy 290 East
Hempstead, Texas 77445
979-826-7670



Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge Department**Total Amount Due:**\$6,817.20**Please make check payable to:****Name:**Kimley-Horn and Associates, Inc.**Address:**P.O. Box 951640Dallas, TX 75395-1640**Please mail check to:****Name:**Kimley-Horn and Associates, Inc.**Address:**P.O. Box 951640Dallas, TX 75395-1640**Purpose of check:**Inv # 65035800-0425-01 Project: 23102 Double Culvert RoadFor services rendered April 3, 2025 through April 30, 2025**Charge to GL line:**Mobility Bond
Signature of Person Submitting Request6-4-25
Date
Signature of Official/Department Head Submitting Request6-4-25
Date



Invoice for Professional Services

Please remit payment electronically to:

Account Name: KIMLEY-HORN AND ASSOCIATES, INC.
 Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104
 Account Number: 2073089159554
 ABA#: 121000248
 Please send remittance information to: payments@kimley-horn.com

If paying by check, please remit to:

KIMLEY-HORN AND ASSOCIATES, INC.
 P.O. BOX 951640
 DALLAS, TX 75395-1640

WALLER COUNTY TEXAS
 425 FM 1488
 HEMPSTEAD, TX 77445

Invoice Amount: \$6,817.20

Invoice No: 065035800-0425-01
 Invoice Date: Apr 30, 2025

Federal Tax Id: 56-0885615
 For Services Rendered April 3- Apr 30, 2025

Project No: 065035800
 Project Name: 23102 DOUBLE CULVERT ROAD
 Project Manager: SMOAK, SONNY

Client Reference:

LUMP SUM

KH Ref # 065035800.1-31960426

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
PROJECT ADMINISTRATION & PERMITTING	104,880.00	6.50%	6,817.20	0.00	6,817.20
PRELIMINARY ENGINEERING	536,332.69	0.00%	0.00	0.00	0.00
FINAL DESIGN	269,375.00	0.00%	0.00	0.00	0.00
Subtotal	910,587.69	0.75%	6,817.20	0.00	6,817.20
Total LUMP SUM					6,817.20

HOURLY NOT TO EXCEED

KH Ref # 065035800.3-31960428

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

Total Invoice: \$6,817.20



Progress Report #1 (April 2025) 23102 Double Culvert Rd Segment 1

Project: Double Culvert Rd Segment 1
KHA Project #065035800

Date: May 19, 2025

Prepared by: Sonny Smoak, P.E.

Explanation of Effort (through April 30th):

During the month of April 2025, Kimley-Horn performed the following tasks:

- Survey and survey coordination
- Coordination with all subconsultants during kick-off and NTPs
- Mailed ROE letters

Anticipated Activities Next Month:

We anticipate performing the following tasks next month:

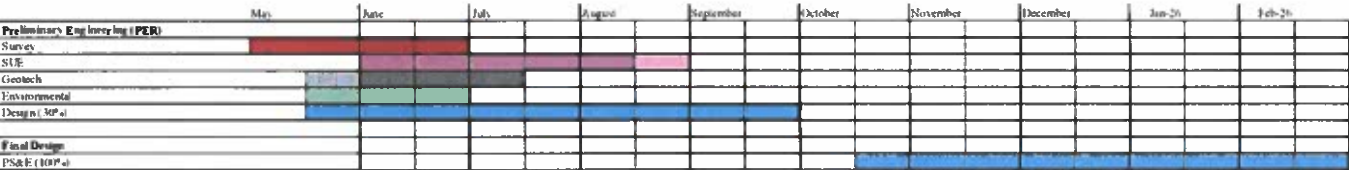
- Survey and survey coordination
- Coordination with landowners
- Coordination with remaining subs
- Commence initial drainage study data gathering
- Initiate front-end plan preparations

Pending Needs/Requests:

- N/A

Double Culvert Rd Segment I (KH Proj # 065035800)

Updated 5-19-23



• Indicates shift in schedule

Julie Adams

From: Luke Fortkamp
Sent: Wednesday, June 4, 2025 10:24 AM
To: Julie Adams
Subject: RE: Mobility Bond Invoices

Julie,

Not sure about the check reimbursement form at the beginning of these. Both of these should be ok to place on the agenda.

Thanks,
-Luke

From: Julie Adams <j.adams@wallercounty.us>
Sent: Wednesday, June 4, 2025 10:20 AM
To: Luke Fortkamp <l.fortkamp@wallercounty.us>
Subject: Mobility Bond Invoices

Hi, Luke.

Can you please let me know if these are ok to place on the Agenda?

Thank you,

Julie Adams

Waller County Road and Bridge

775 Bus Hwy 290 East
Hempstead, Texas 77445
979-826-7670



Waller County Check Request/Reimbursement FormEmployee submitting request: Julie AdamsDepartment: Road and Bridge DepartmentTotal Amount Due: \$167,048.60

Please make check payable to:

Name: LJA Engineering, Inc.Address: Dept. 803P.O. Box 4346 Houston, TX 77210-4346

Please mail check to:

Name: LJA Engineering, Inc.Address: Dept. 803P.O. Box 4346 Houston, TX 77210-4346Purpose of check: Invoice # 11 # 202519478 Project # PM5121-2471For Professional Services Rendered April 26, 2025 through May 30, 2025.Charge to GL line: Mobility Bond

Julie Adams 6/13/25
Signature of Person Submitting Request Date

[Signature] 6/13/25
Signature of Official Department Head Submitting Request Date



Program Management Item 34.

512.439.4700

TBPELS F-14256

www.LJAProgramManagement.com

7500 Rialto Boulevard, Building II, Suite 100, Austin, Texas 78735

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

Invoice Date: 06/06/2025
Invoice No.: 202519478
Project No.: PM5121-2471
Bill No.: 11
P.O. No.: 207745

INVOICE

Description: Waller County 2023 Road Bond Program GEC

For Professional Services Rendered: 4/26/25 through 5/30/25.

Contract Amount: \$15,000,000.00
Authorized Amount: \$3,000,000.00

Invoice Amount: \$167,048.60
Previous Invoiced Amount: \$1,129,772.20
Invoiced to Date: \$1,296,820.80

Balance Remaining: \$1,703,179.20

TOTAL AMOUNT DUE THIS INVOICE **\$167,048.60**

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 Phone 713.953.5200
 Suite 600 Fax 713.953.5026
 Houston, TX 77042 www.lja.com

June 06, 2025

Invoice No: 202519478

For services through 5/30/2025

Bill To:

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

Questions about the invoice?

Please email Billing@lja.com

Questions about the payment?

Please email AR@lja.com

Project No: PM5121-2471

Waller County Bond Program Management

Project Manager: John Tyler

T&M Phase: 903 - Utility Coordination

Professional Services	Billed Hours	Billed Rate	Current Billed
Design Engineer			
Villarreal Guevara, Alejandro	44.00	\$203.37	\$8,948.28
Villarreal Guevara, Alejandro	4.00	\$207.43	\$829.72
Project Coordinator III			
Medina, Natasha	1.00	\$142.49	\$142.49
Utility Coordinator			
Ramirez, Jose	7.00	\$172.08	\$1,204.56
Ramirez, Jose	6.00	\$175.52	\$1,053.12
<i>Subtotal</i>	62.00		\$12,178.17
Total For Phase: 903			\$12,178.17

T&M Phase: 904 - Program Management

Professional Services	Billed Hours	Billed Rate	Current Billed
Admin/Clerical			
Harper, Carrie	3.00	\$109.51	\$328.53
Deputy Project Manager			
Freeman, Daniel	7.00	\$328.52	\$2,299.64
Freeman, Daniel	40.50	\$335.09	\$13,571.15
Design Engineer			
Dezarn, Katlyn	107.00	\$203.37	\$21,760.59
Dezarn, Katlyn	67.00	\$207.43	\$13,897.81
Humphries, Chasen	25.50	\$203.37	\$5,185.94
Humphries, Chasen	25.00	\$207.43	\$5,185.75
Lim, Jonah	24.00	\$207.43	\$4,978.32
Engineer-in-Training I			
Perez Nino, Gregorio	4.00	\$109.51	\$438.04

GIS Manager

Parks, James	1.00	\$140.79	\$140.79
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Project Engineer

Mcbride, Robert	16.00	\$234.65	\$3,754.40
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Mcbride, Robert	15.00	\$239.35	\$3,590.25
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Project Manager

Tyler, John	6.50	\$350.42	\$2,277.73
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Tyler, John	71.50	\$357.42	\$25,555.53
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Senior Engineer

Mikhail, Magdy	2.00	\$297.23	\$594.46
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Senior Project Engineer

Coronado, Marcus	30.50	\$250.30	\$7,634.15
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Coronado, Marcus	13.00	\$255.30	\$3,318.90
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Senior Technical Advisor

Stuart, Justin	20.00	\$462.74	\$9,254.80
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<i>Subtotal</i>	<i>478.50</i>		<i>\$123,766.78</i>
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Total For Phase: 904	\$123,766.78
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T&M Phase: 905 - Project Coordination**Professional Services****Billed Hours****Billed Rate****Current Billed**

Admin/Clerical

Solice, Karen	3.50	\$111.70	\$390.95
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Project Coordinator III

Medina, Natasha	11.00	\$139.70	\$1,536.70
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Medina, Natasha	5.00	\$142.49	\$712.45
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Project Engineer

Mcbride, Robert	7.00	\$234.65	\$1,642.55
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Mcbride, Robert	7.00	\$239.35	\$1,675.45
-----------------	------	----------	------------

Senior Engineer

Keck, Michael	22.00	\$297.23	\$6,539.06
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Keck, Michael	19.00	\$303.17	\$5,760.23
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Mikhail, Magdy	0.50	\$297.23	\$148.62
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Mikhail, Magdy	2.50	\$303.17	\$757.93
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Senior Engineer Tech

Ortega, Jesus	14.00	\$140.79	\$1,971.06
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Ortega, Jesus	1.00	\$143.61	\$143.61
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Senior Project Engineer

Coronado, Marcus	1.50	\$250.30	\$375.45
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Senior Technical Advisor

Stuart, Justin	11.00	\$453.66	\$4,990.26
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<i>Subtotal</i>	<i>105.00</i>		<i>\$26,644.32</i>
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Total For Phase: 905	\$26,644.32
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T&M Phase: 907 - GIS

Professional Services	Billed Hours	Billed Rate	Current Billed
GIS Analyst			
Kingsley, Scotty	20.50	\$90.73	\$1,859.97
GIS Database Administrator			
Lyde, Robert	2.50	\$172.33	\$430.83
Senior Project Engineer			
Coronado, Marcus	1.50	\$255.30	\$382.95
Technical Coordinator I			
McCarter, Matt	9.00	\$175.52	\$1,579.68
<i>Subtotal</i>	33.50		\$4,253.43
Total For Phase: 907			\$4,253.43

T&M Phase: Z99 - Other Direct Costs

Reimbursable Expenses	Current Billed	
Mileage	\$193.90	
Parking/Tolls/Cab	\$12.00	
<i>Subtotal</i>	<i>\$205.90</i>	
	Total For Phase: Z99	\$205.90

TOTAL AMOUNT DUE \$167,048.60

	Current	Previous	Total	Contract
<i>BTD for Total Project</i>	\$167,048.60	\$1,129,772.20	\$1,296,820.80	\$3,000,000.00

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

BILLING BACKUP

Friday, June 6, 2025 9:34:11 AM

T&M Phase: 903 - Utility Coordination

Professional Services		Date	Billed Hours	Billed Rate	Current Billed
Design Engineer					
Alejandro Villarreal Guevara	T814977	04/28/25	8.00	203.37	\$1,626.96
Review of active application for placing utilities in Waller co ROW to verify if past comments are still applicable					
Alejandro Villarreal Guevara	T814977	04/29/25	8.00	203.37	\$1,626.96
Review of active application for placing utilities in Waller co ROW to verify if past comments are still applicable					
Alejandro Villarreal Guevara	T814977	04/30/25	8.00	203.37	\$1,626.96
Review of active application for placing utilities in Waller co ROW to verify if past comments are still applicable					
Alejandro Villarreal Guevara	T814977	05/01/25	8.00	203.37	\$1,626.96
Review of active application for placing utilities in Waller co ROW to verify if past comments are still applicable					
Alejandro Villarreal Guevara	T814977	05/02/25	8.00	203.37	\$1,626.96
Review of active application for placing utilities in Waller co ROW to verify if past comments are still applicable					
Alejandro Villarreal Guevara	T817714	05/08/25	4.00	203.37	\$813.48
Placing utilities in Counties ROW permit review					
Alejandro Villarreal Guevara	T821329	05/15/25	1.00	207.43	\$207.43
Utility permit coordination meeting to get new standards					
Alejandro Villarreal Guevara	T829205	05/23/25	2.00	207.43	\$414.86
Plans for placing utilities in Waller Co ROW review					
Alejandro Villarreal Guevara	T832947	05/27/25	1.00	207.43	\$207.43
Ut					
Project Coordinator III					
Natasha Medina	T833288	05/30/25	1.00	142.49	\$142.49
filing					
Utility Coordinator					
Jose Ramirez	T814648	04/28/25	2.00	172.08	\$344.16
MGO Training					
Jose Ramirez	T814648	05/01/25	1.00	172.08	\$172.08
MGO					
Jose Ramirez	T817385	05/07/25	3.00	172.08	\$516.24
MGO					
Jose Ramirez	T817385	05/08/25	1.00	172.08	\$172.08
Jose Ramirez	T826568	05/15/25	2.00	175.52	\$351.04
MGO					
Jose Ramirez	T828877	05/22/25	1.00	175.52	\$175.52
Jose Ramirez	T828877	05/23/25	2.00	175.52	\$351.04
Jose Ramirez	T832622	05/30/25	1.00	175.52	\$175.52

Professional Services	Date	Billed Hours	Billed Rate	Current Billed
Mgo Briefing for meeting				
Total For Phase: 903				\$12,178.17

T&M Phase: 904 - Program Management

Professional Services	Date	Billed Hours	Billed Rate	Current Billed
Admin/Clerical				
Carrie Harper T815024	04/30/25	1.50	109.51	\$164.27
Admin				
Carrie Harper T817761	05/07/25	1.50	109.51	\$164.27
Admin				
Deputy Project Manager				
Daniel Freeman T821718	05/12/25	1.00	328.52	\$328.52
Daniel Freeman T821718	05/13/25	3.00	328.52	\$985.56
Daniel Freeman T821718	05/14/25	3.00	328.52	\$985.56
Daniel Freeman T821718	05/15/25	2.00	335.09	\$670.18
Daniel Freeman T829593	05/20/25	7.50	335.09	\$2,513.18
Daniel Freeman T829593	05/21/25	6.00	335.09	\$2,010.54
Daniel Freeman T829593	05/22/25	2.00	335.09	\$670.18
Daniel Freeman T829593	05/23/25	4.00	335.09	\$1,340.36
Daniel Freeman T833331	05/27/25	6.00	335.09	\$2,010.54
Daniel Freeman T833331	05/28/25	6.00	335.09	\$2,010.54
Daniel Freeman T833331	05/29/25	6.00	335.09	\$2,010.54
Daniel Freeman T833331	05/30/25	1.00	335.09	\$335.09
Design Engineer				
Chasen Humphries T826803	05/12/25	8.00	203.37	\$1,626.96
Chasen Humphries T826803	05/13/25	8.75	203.37	\$1,779.49
Chasen Humphries T826803	05/14/25	8.75	203.37	\$1,779.49
Chasen Humphries T826803	05/15/25	5.25	207.43	\$1,089.01
Chasen Humphries T829259	05/22/25	8.50	207.43	\$1,763.16
Chasen Humphries T829259	05/23/25	5.25	207.43	\$1,089.01
Chasen Humphries T833002	05/27/25	4.00	207.43	\$829.72
intersection design				
Chasen Humphries T833002	05/30/25	2.00	207.43	\$414.86
intersection design				
Jonah Lim T831719	05/27/25	9.00	207.43	\$1,866.87
Reviewing project details, Developing typical sections				
Jonah Lim T831719	05/28/25	9.00	207.43	\$1,866.87
Developing typical sections, Editing typical sections				
Jonah Lim T831719	05/29/25	6.00	207.43	\$1,244.58
Developing TCP typical sections, Editing typical sections, Developing TCP design narrative, reviewing TCP options				

Professional Services		Date	Billed Hours	Billed Rate	Current Billed
Katlyn Dezarn	T816445	04/28/25	9.00	203.37	\$1,830.33
Katlyn Dezarn	T816445	04/29/25	9.00	203.37	\$1,830.33
Katlyn Dezarn	T816445	04/30/25	9.00	203.37	\$1,830.33
Katlyn Dezarn	T816445	05/01/25	9.00	203.37	\$1,830.33
Katlyn Dezarn	T816445	05/02/25	4.00	203.37	\$813.48
Katlyn Dezarn	T819187	05/02/25	4.00	203.37	\$813.48
Katlyn Dezarn	T819187	05/05/25	9.00	203.37	\$1,830.33
Katlyn Dezarn	T819187	05/06/25	9.00	203.37	\$1,830.33
Katlyn Dezarn	T819187	05/07/25	9.00	203.37	\$1,830.33
Katlyn Dezarn	T819187	05/08/25	9.00	203.37	\$1,830.33
Katlyn Dezarn	T828394	05/12/25	9.00	203.37	\$1,830.33
Katlyn Dezarn	T828394	05/13/25	9.00	203.37	\$1,830.33
Katlyn Dezarn	T828394	05/14/25	9.00	203.37	\$1,830.33
Katlyn Dezarn	T828394	05/15/25	9.00	207.43	\$1,866.87
Katlyn Dezarn	T831168	05/19/25	9.00	207.43	\$1,866.87
Katlyn Dezarn	T831168	05/20/25	9.00	207.43	\$1,866.87
Katlyn Dezarn	T831168	05/21/25	9.00	207.43	\$1,866.87
Katlyn Dezarn	T832154	05/27/25	9.00	207.43	\$1,866.87
Katlyn Dezarn	T832154	05/28/25	9.00	207.43	\$1,866.87
Katlyn Dezarn	T832154	05/29/25	9.00	207.43	\$1,866.87
Katlyn Dezarn	T832154	05/30/25	4.00	207.43	\$829.72
Engineer-in-Training I					
Gregorio Perez Nino	T816187	05/01/25	1.00	109.51	\$109.51
Waller County (Buller Rd'FM 1458) drafting alternative routes (linework)					
Gregorio Perez Nino	T816187	05/02/25	2.00	109.51	\$219.02
Waller County (Buller Rd'FM 1458) drafting alternative routes (linework)					
Gregorio Perez Nino	T818930	05/05/25	1.00	109.51	\$109.51
Waller County (FM 1458) updating alternative routes					
GIS Manager					
James Parks	T814731	04/29/25	1.00	140.79	\$140.79
Waller County Map Exhibit discussion and prep					
Project Engineer					
Robert McBride	T816582	04/28/25	1.00	234.65	\$234.65
Program Management					
Robert McBride	T816582	04/29/25	2.00	234.65	\$469.30
program management					
Robert McBride	T816582	04/30/25	1.00	234.65	\$234.65
program management					
Robert McBride	T816582	05/01/25	1.00	234.65	\$234.65
program management					

Professional Services		Date	Billed Hours	Billed Rate	Current Billed
Robert McBride	T819323	05/05/25	1.00	234.65	\$234.65
program management					
Robert McBride	T819323	05/07/25	4.00	234.65	\$938.60
program management					
Robert McBride	T819323	05/08/25	3.00	234.65	\$703.95
program management					
Robert McBride	T827727	05/12/25	1.00	234.65	\$234.65
Program Management					
Robert McBride	T827727	05/13/25	1.00	234.65	\$234.65
program management					
Robert McBride	T827727	05/14/25	1.00	234.65	\$234.65
program management					
Robert McBride	T827727	05/15/25	1.00	239.35	\$239.35
program management					
Robert McBride	T830448	05/19/25	1.00	239.35	\$239.35
program management					
Robert McBride	T830448	05/20/25	4.00	239.35	\$957.40
program management					
Robert McBride	T830448	05/21/25	2.00	239.35	\$478.70
program management					
Robert McBride	T830448	05/22/25	2.00	239.35	\$478.70
program management					
Robert McBride	T831432	05/27/25	2.00	239.35	\$478.70
program management					
Robert McBride	T831432	05/28/25	2.00	239.35	\$478.70
program management					
Robert McBride	T831432	05/29/25	1.00	239.35	\$239.35
program management					
Project Manager					
John Tyler	T817665	05/07/25	1.00	350.42	\$350.42
coord of proj issues. prog admin.					
John Tyler	T817665	05/08/25	2.00	350.42	\$700.84
review of proj eng contracts. monthly reporting. TxDOT proj coordination.					
John Tyler	T821280	05/12/25	2.50	350.42	\$876.05
weekly prog mtg. Proj discussions. utility coord. prog coord.					
John Tyler	T821280	05/13/25	1.00	350.42	\$350.42

Professional Services		Date	Billed Hours	Billed Rate	Current Billed
prog coord. agreement review.					
John Tyler	T821280	05/15/25	6.00	357.42	\$2,144.52
prog coord. Clay proj mtg. utility coord mtg on reviews.					
John Tyler	T821280	05/16/25	5.50	357.42	\$1,965.81
prog admin. Katy mtg prep. sub invoice reviews. proj coord. developer coord.					
John Tyler	T829157	05/19/25	7.00	357.42	\$2,501.94
weekly prog mtg. coord of Grange mtg. prep for Katy mtg. Rev/comment Cochran ESA. ROE rejection discussion.					
John Tyler	T829157	05/20/25	8.00	357.42	\$2,859.36
prog admin. city of katy mtg. proj monthly mtgs. ESA coord.					
John Tyler	T829157	05/21/25	7.50	357.42	\$2,680.65
Grange mtg. prog admin. project mtgs. Website review mtgs.					
John Tyler	T829157	05/22/25	5.50	357.42	\$1,965.81
prog admin. Morton temp design. City of Katy coord/reviews. Website review. Sch review/comments.					
John Tyler	T829157	05/23/25	6.00	357.42	\$2,144.52
sch review mtg. prog admin. proj coord w/trails. commissioner mtg prep. Wilson intersection conceptual review.					
John Tyler	T832899	05/27/25	5.50	357.42	\$1,965.81
prog admin. proj mtgs. Penick/Neuman. BKDD internal coord. Comm mtg prep. Website review/direction.					
John Tyler	T832899	05/28/25	8.50	357.42	\$3,038.07
p2 and p4 monthly mtgs. comm crt mtg. coord with auditor. coord with facility mgr. mtg with Cty eng.					
John Tyler	T832899	05/29/25	6.50	357.42	\$2,323.23
proj coord. prog org/coord. Schlipf/Mayer start up. Follow-up on commissioner mtgs.					
John Tyler	T832899	05/30/25	5.50	357.42	\$1,965.81

Professional Services		Date	Billed Hours	Billed Rate	Current Billed
prog team mtg wkly. coord with auditor. prog admin/contracts					
Senior Engineer					
Magdy Mikhail	T818101	05/08/25	1.50	297.23	\$445.85
Review test plan					
Magdy Mikhail	T818101	05/09/25	0.50	297.23	\$148.62
Review test plan					
Senior Project Engineer					
Marcus Coronado	T815105	04/28/25	3.00	250.30	\$750.90
Project Implantation Plan (PIP)					
Marcus Coronado	T815105	04/29/25	2.00	250.30	\$500.60
Project Implantation Plan (PIP)					
Marcus Coronado	T815105	04/30/25	1.50	250.30	\$375.45
Project Implantation Plan (PIP)					
Marcus Coronado	T815105	05/01/25	7.00	250.30	\$1,752.10
Project Implantation Plan (PIP)					
Marcus Coronado	T817842	05/08/25	7.00	250.30	\$1,752.10
Project Implementation Plan					
Marcus Coronado	T817842	05/09/25	8.00	250.30	\$2,002.40
Project Implementation Plan					
Marcus Coronado	T821457	05/13/25	2.00	250.30	\$500.60
Project Implantation Plan					
Marcus Coronado	T829333	05/19/25	7.00	255.30	\$1,787.10
Project Implementation Plan					
Marcus Coronado	T829333	05/20/25	3.00	255.30	\$765.90
Project Implementation Plan					
Marcus Coronado	T829333	05/21/25	3.00	255.30	\$765.90
Project Implementation Plan					
Senior Technical Advisor					
Justin Stuart	T829444	05/19/25	8.00	462.74	\$3,701.92
May programmatic schedule updates.					
Justin Stuart	T829444	05/20/25	8.00	462.74	\$3,701.92
May programmatic schedule updates					
Justin Stuart	T829444	05/21/25	4.00	462.74	\$1,850.96
May programmatic schedule updates					
Total For Phase: 904					\$123,766.81

T&M Phase: 905 - Project Coordination

Professional Services		Date	Billed Hours	Billed Rate	Current Billed
Admin/Clerical					
Karen Solice	T829528	05/19/25	0.75	111.70	\$83.78
Karen Solice	T829528	05/20/25	0.25	111.70	\$27.93
Karen Solice	T829528	05/21/25	0.75	111.70	\$83.78
Karen Solice	T829528	05/22/25	0.50	111.70	\$55.85
Karen Solice	T829528	05/23/25	0.25	111.70	\$27.93
Karen Solice	T833266	05/27/25	0.25	111.70	\$27.93
Karen Solice	T833266	05/28/25	0.25	111.70	\$27.93
Karen Solice	T833266	05/29/25	0.25	111.70	\$27.93
Karen Solice	T833266	05/30/25	0.25	111.70	\$27.93
Project Coordinator III					
Natasha Medina	T815325	04/28/25	5.00	139.70	\$698.50
Waller sharefile KCI agreement					
Natasha Medina	T815325	04/29/25	1.00	139.70	\$139.70
filing					
Natasha Medina	T815325	05/02/25	1.00	139.70	\$139.70
Morton Road					
Natasha Medina	T818062	05/05/25	2.00	139.70	\$279.40
Morton Road agreement					
Natasha Medina	T818062	05/06/25	1.00	139.70	\$139.70
Contract language					
Natasha Medina	T821675	05/12/25	1.00	139.70	\$139.70
Morton Road Contract follow up and filing					
Natasha Medina	T829550	05/19/25	1.00	142.49	\$142.49
Waller catch up					
Natasha Medina	T829550	05/20/25	2.00	142.49	\$284.98
Boiler Plate doc issues					
Natasha Medina	T829550	05/21/25	2.00	142.49	\$284.98
Cochran contract edits filing					
Project Engineer					
Robert McBride	T816582	04/29/25	1.00	234.65	\$234.65
proposal/cost estimate review					
Robert McBride	T816582	04/30/25	1.00	234.65	\$234.65
proposal/cost estimate review					
Robert McBride	T816582	05/01/25	1.00	234.65	\$234.65
proposal/cost estimate review					
Robert McBride	T819323	05/07/25	2.00	234.65	\$469.30

Professional Services		Date	Billed Hours	Billed Rate	Current Billed
proposal/cost estimate review					
Robert McBride	T827727	05/13/25	1.00	234.65	\$234.65
proposal/cost estimate review					
Robert McBride	T827727	05/14/25	1.00	234.65	\$234.65
proposal/cost estimate review					
Robert McBride	T827727	05/15/25	1.00	239.35	\$239.35
proposal/cost estimate review					
Robert McBride	T830448	05/20/25	2.00	239.35	\$478.70
proposal/cost estimate review					
Robert McBride	T830448	05/21/25	1.00	239.35	\$239.35
proposal/cost estimate review					
Robert McBride	T831432	05/27/25	1.00	239.35	\$239.35
proposal/cost estimate review					
Robert McBride	T831432	05/28/25	1.00	239.35	\$239.35
proposal/cost estimate review					
Robert McBride	T831432	05/29/25	1.00	239.35	\$239.35
proposal/cost estimate review					
Senior Engineer					
Magdy Mikhail	T821714	05/14/25	0.50	297.23	\$148.62
Provide recommendation for testing of organics					
Magdy Mikhail	T833327	05/29/25	0.50	303.17	\$151.59
Develop a Template for scope					
Magdy Mikhail	T833327	05/30/25	2.00	303.17	\$606.34
Update Geotechnical scope and template					
Michael Keck	T816545	04/28/25	2.00	297.23	\$594.46
Michael Keck	T816545	04/29/25	2.00	297.23	\$594.46
Michael Keck	T816545	04/30/25	2.00	297.23	\$594.46
Michael Keck	T816545	05/01/25	2.00	297.23	\$594.46
Michael Keck	T819286	05/05/25	2.00	297.23	\$594.46
Michael Keck	T819286	05/06/25	2.00	297.23	\$594.46
Michael Keck	T819286	05/07/25	2.00	297.23	\$594.46
Michael Keck	T819286	05/08/25	2.00	297.23	\$594.46
Michael Keck	T827692	05/12/25	2.00	297.23	\$594.46
Michael Keck	T827692	05/13/25	2.00	297.23	\$594.46
Michael Keck	T827692	05/14/25	2.00	297.23	\$594.46
Michael Keck	T827692	05/15/25	2.00	303.17	\$606.34
Michael Keck	T827692	05/16/25	1.00	303.17	\$303.17
Michael Keck	T830411	05/16/25	2.00	303.17	\$606.34
Michael Keck	T830411	05/19/25	2.00	303.17	\$606.34
Michael Keck	T830411	05/20/25	2.00	303.17	\$606.34

Professional Services		Date	Billed Hours	Billed Rate	Current Billed
Michael Keck	T830411	05/21/25	2.00	303.17	\$606.34
Michael Keck	T830411	05/22/25	2.00	303.17	\$606.34
Michael Keck	T831395	05/27/25	2.00	303.17	\$606.34
Michael Keck	T831395	05/28/25	2.00	303.17	\$606.34
Michael Keck	T831395	05/29/25	2.00	303.17	\$606.34
Senior Engineer Tech					
Jesus Ortega	T827750	05/12/25	3.00	140.79	\$422.37
Temp signal exhibit					
Jesus Ortega	T827750	05/13/25	7.00	140.79	\$985.53
Temp signal exhibit					
Jesus Ortega	T827750	05/14/25	4.00	140.79	\$563.16
Temp signal exhibit					
Jesus Ortega	T831457	05/28/25	1.00	143.61	\$143.61
Cost for Signal Mod at FM 529 & FM 372					
Senior Project Engineer					
Marcus Coronado	T815105	04/28/25	1.00	250.30	\$250.30
Project Files Sharing options					
Marcus Coronado	T815105	04/29/25	0.50	250.30	\$125.15
Project Files Sharing options					
Senior Technical Advisor					
Justin Stuart	T815218	05/01/25	3.00	453.66	\$1,360.98
Organizing design schedule for the programmatic schedule update.					
Justin Stuart	T826935	05/12/25	4.00	453.66	\$1,814.64
Updating the Program's Production Schedule.					
Justin Stuart	T826935	05/13/25	4.00	453.66	\$1,814.64
Updating the Program's Production Schedule.					
Total For Phase: 905					\$26,644.36

T&M Phase: 907 - GIS

Professional Services		Date	Billed Hours	Billed Rate	Current Billed
GIS Analyst					
Scotty Kingsley	T816169	04/25/25	1.00	90.73	\$90.73
GIS Services: Waller County Mobility Exhibit (K. Dezarn)					
Scotty Kingsley	T816169	04/28/25	3.50	90.73	\$317.56
GIS Services: Waller County Mobility Exhibit (K. Dezarn)					
Scotty Kingsley	T816169	04/29/25	2.00	90.73	\$181.46
GIS Services: Waller County Mobility Exhibit (K. Dezarn)					
Scotty Kingsley	T816169	05/01/25	2.00	90.73	\$181.46
GIS Services: Waller County Mobility Exhibit (K. Dezarn)					

Professional Services		Date	Billed Hours	Billed Rate	Current Billed
Scotty Kingsley	T818912	05/05/25	3.00	90.73	\$272.19
GIS Services: Waller Mobility Projects Exhibit (K. Dezarn)					
Scotty Kingsley	T818912	05/06/25	2.50	90.73	\$226.83
GIS Services: Waller Mobility Projects Exhibit (K. Dezarn)					
Scotty Kingsley	T818912	05/07/25	0.50	90.73	\$45.37
GIS Services: Waller Mobility Projects Exhibit (K. Dezarn)					
Scotty Kingsley	T828141	05/12/25	1.00	90.73	\$90.73
GIS Services: Waller County Mobility Exhibit					
Scotty Kingsley	T828141	05/13/25	4.50	90.73	\$408.29
GIS Services: Waller County Mobility Exhibit					
Scotty Kingsley	T828141	05/14/25	0.50	90.73	\$45.37
GIS Services: Waller County Mobility Exhibit					
GIS Database Administrator					
Robert Lyde	T832287	05/27/25	1.00	172.33	\$172.33
Adding project PDF's to 2 projects on the Mobility GIS dashboard site					
Robert Lyde	T832287	05/30/25	1.50	172.33	\$258.50
Updating project information. Addressing desired site changes.					
Senior Project Engineer					
Marcus Coronado	T829333	05/21/25	1.50	255.30	\$382.95
Meeting to discuss website and Waller planning, file structure review					
Technical Coordinator I					
Matt McCarter	T829640	05/21/25	1.00	175.52	\$175.52
Internal coordination					
Matt McCarter	T829640	05/23/25	8.00	175.52	\$1,404.16
Website support/review					
Total For Phase: 907					\$4,253.45

T&M Phase: Z99 - Other Direct Costs

Reimbursable Expenses	Invoice Number	Date	Quantity	Unit Rate	Current Billed
Mileage					
John Tyler	E62837	04/23/25	26.00	0.70	\$18.20
HC Coord Mtg.					
Robert McBride	E63038	04/03/25	66.00	0.70	\$46.20
Waller County Pct 4 Meeting: Sugar Land, TX to Waller County Joe Kuciamba Annex, 425 FM 1488, Hempstead, TX 77445 to Sugar Land, TX					
Robert McBride	E63038	04/09/25	70.00	0.70	\$49.00
Waller County Pct 4 Meeting w/City of Brookshire: Sugar Land, TX to 1111 Kenney St, Brookshire, TX 77423 (BKDD office) to Sugar Land, TX					
Robert McBride	E63038	04/10/25	115.00	0.70	\$80.50
Waller County Pct 4 Program Management Meeting: Sugar Land, TX to 775 US-290 BUS, Hempstead, TX 77445 (Waller County Road & Bridge) to Sugar Land, TX					

Reimbursable Expenses	Invoice Number	Date	Quantity	Unit Rate	Current Billed
Parking/Tolls/Cab					
John Tyler	E62837	04/23/25			\$12.00
HC Coord Mtg.					
Total For Phase: Z99					\$205.90
Total Time and Material Fees					\$167,048.60
Total Amount Due					\$167,048.60

PRIOR INVOICES DUE

6/6/2025 9:34:11 AM

Invoice No	Inv Date	Amount	Payment	Balance	Days
202515491	05/07/2025	\$167,155.92	\$0.00	\$167,155.92	30
Grand Total				\$167,155.92	



**WALLER COUNTY
ROAD BOND '23**

Monthly Progress Report May 2025

Contract No: PM5121-2471

Project Description: Waller County Road Bond Program GEC

Progress Reporting Period: April 26, 2025 – May 30, 2025

Project Manager: John Tyler

Progress Summary:

Project Design Engineer Coordination

- Summary of effort
 - Continued reviewing draft scopes and fees with prime engineers; Cochran, Morton, Old Houston, and Woods Roads.
 - Held and continued organizing project design engineer kick-off meetings, Stockdick.
 - Negotiate scopes and fees with prime engineers.
 - Finalize scopes and fees for submission to Court for contract approval.
 - Held monthly project meetings.
 - Managed the right of entry process, beginning the field work of the surveyors and geotechnical engineers.
- Deliverables
 - Draft scope and fee from 2 projects. (16 approved)
- Problems Encountered:
 - None.
- 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 of Project Plan Submittals

- Summary of effort
 - None.
- Deliverables
 - None.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Effort will begin after engineering firms have begun contract services.

Utility Coordination

- Summary of effort
 - Continued research on potential conflicts for projects.

- Provided information for use in project estimates.
- Review installation/relocation requests from utility companies along projects using county's MGO software.
- Deliverables
 - None.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Will continue to support the project estimates.
 - Continue developing utility conflict lists.

Program Management

- Summary of effort
 - Continued organizing, preparing, and holding project design engineers kick-off meetings.
 - Continued discussions on potential additional project assignments; Buller, Wilson/359 .
 - Submitted 1 ESA for court approval on 4/30 and 2 ESA's for court approval on 5/28.
 - Continued adjusting overall program schedule based upon precinct information.
 - Continued adjusting program expenditures in accordance with updated schedule.
 - Continued contact with TxDOT to coordinate program with current TxDOT projects in Waller County.
 - Held monthly commissioner meetings
 - Reviewed subconsultant invoices and submitted to County Engineer's office.
 - Met with the City of Katy, Harris County, and BKDD to coordinate projects.
 - Received and organized developer agreements with the County.
 - Continued development of Road Bond website.
 - Informed utility companies of future project contact for coordination.
 - Responded to calls from landowners receiving ROE letters.
- Deliverables
 - Preliminary cost estimates and schedule.
 - 3 ESA's for County review and placement on county agenda for approval.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Complete negotiations with prime engineers for 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.
 - Go Live with Road Bond Website.

Project Coordination

- Summary of effort
 - Began monthly project meetings.
 - Coordinated between projects and County.
 - Coordinated project team survey and geotechnical field work with County.
 - Reviewed right of entry letters distributed to adjacent landowners to projects.

- Deliverables
 - Updated project information.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Surveying and Geotech field work.
 - Draft PER reviews for a few projects.

Right of Way Coordination

- Summary of effort
 - None.
- Deliverables
 - None.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Effort will begin after selection of engineers.

GIS

- Summary of effort
 - Modified KMZ for updated program information.
 - Organized website information and organization.
 - Organized/updated sharefile for program use.
- Deliverables
 - None.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Go live with program website.

Bidding Phase Services

- Summary of effort
 - None.
- Deliverables
 - None.
- Problems Encountered:
 - None.
- Progress Expected Next Month:
 - Effort will begin when first project design is 50% complete.

John Tyler
Parking \$12.00
04/23/25

ONE CITY CENTRE
(713)659-5621
1821 Main St. (MG)
OR
1110 Lamar St. (FG)
Entered:
2025/04/23 09:38
Ticket#: 43265965
Dur: 1:20:52
Paid On:
2025/04/23 11:00
Paid: \$ 12.00
Original Fee: \$ 12.00
GST: \$ 0.00
PST: \$ 0.00
Change: \$ 0.00
VISA
SC: \$ 0.00
Merchant ID:
Transaction type: SALE
TID: 25046498
Card type: ICC
Total: USD 12.00
CUM: NO CARDHOLDER VERIFICATION
Err code: 0000
Date: 23/04/25
Time: 10:59
Ref: e3f9b5f4-5b20-f011-8a7a-000000000000
5694e2a8
Auth Code: 00580T
Acquirer: MASTERCARD
Pan: xxxxxxxxxxxx0986
Pan Seq No: 02
Application: CHASE MASTERCARD
AID: A0000000041010
TUR: 0000000000
IAD: 021400420322000002475000000000
00000000FF
AC: 6314EEF491A06AC5
ATC: 02AF
TSI: C800

Transaction Approved

Cardholder copy
Retain this copy for
statement verification

I agree to pay above amount
according to card issuer
agreement
this copy for your records

Omni Riverway
4 Riverway, Houston, TX 77056
DATE: 04/23/25
TIME: 06:16 PM
Receipt No. 2/2344/85
* Original *
Ticket: 263306
Entry : 04/23/25 04:42 PM
LPR
TAX included 16.24
Credit 16.24
Trans ID : 500070350
Card No. : xxxxxxxxxxxx0986
Card Type: MASTER CARD

Julie Adams

From: Andrea Hill-Stevens <ahillstevens@lja.com>
Sent: Friday, June 6, 2025 12:13 PM
To: Ross McCall
Cc: Julie Adams; John Tyler
Subject: LJA Program Management (PM5121-2471) - Waller County Bond Program Mgmt - May Invoice 202519478 053025
Attachments: LJA Program Management (PM5121-2471) Waller County Invoice 202519478 053025.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 May 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.

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RULES OF PROCEDURE, CONDUCT AND DECORUM

AT MEETINGS OF THE

WALLER COUNTY COMMISSIONERS COURT

- I. All Regular, Special, Emergency and Executive Session Meetings of the Waller County Commissioners Court will be called and conducted in accordance with the provisions of the Texas Open Meetings Act, Chapter 551, Government Code.
- II. Regular, Special, and Emergency Meetings of the Waller County Commissioners Court are open to the public and to representatives of the press and media. Executive Sessions of the Commissioners Court are not open to the public, the press, or the media and only those individuals expressly requested or ordered to be present are allowed to attend Executive Session.
- III. The Waller County Commissioners Court meets in Regular Session every other Wednesday each month . For a matter or issue to appear as an agenda item on the Agenda of any Regular Meeting of the Commissioners Court, a request must be filed with, and approved by, at least one Commissioner or the County Judge by 12:00 p.m. (noon) on the Wednesday immediately preceding the next Regular Meeting of the Commissioners Court.
 - A. The County Judge may group routine items without controversy together on the Court's Voting Session Agenda as "Consent Items," which items may be approved by the Court on a single motion and vote.
 1. Prior to consideration of the "Consent Items" the County Judge, or presiding member of the Court, will honor any request from any Court Member that an item be removed from the Consent Items and separately considered by the Court.
 2. Each Voting Session agenda item may, after discussion, be designated as "Consent", if appropriate, and included in the consent motion of the appropriate Voting Session. However, any single Court Member may prevent an item from being included in the Voting Session consent motion.

- B. The Court may act on multiple discussion items with one motion so long as items to be acted upon in this manner are under the same department (I.E. County Engineer, Sheriff's Office, etc.) However, any single Court Member may remove an item from the group action for separate discussion and action by the Court.
- C. Items that are likely to be discussed in Executive Session may be grouped on the agenda with an indication under which provisions of the Texas Open Meetings Act the Executive Session will be heard.
- IV. The business of Waller County is conducted by and between the members of the Waller County Commissioners Court and by those members of the County staff, elected officials, department heads, consultants, experts and/or members of the public requested to be present and participate. While the public is invited to attend all meetings of the Commissioners Court (except Executive Sessions) the public's participation therein is limited to that of observers unless a member of the public is invited to address the Commissioners Court on a particular issue or unless the member of the public completes a Public Participation Form and submits same to the County Clerk prior to the time the agenda item is addressed by the Court. The Court will make every reasonable effort to accommodate requests for interpreters but may need advanced notice to be able to accommodate such requests. A sample of the Waller County Commissioners Court Public Participation Form is attached hereto as Exhibit "A".
- A. Each member of the public who appears before the Commissioners Court shall be limited to a maximum of three (3) minutes to make his/her remarks. Time for each speaker shall be maintained by the County Clerk or such other designated representative of the Commissioners Court. Members of the public who have properly completed a Public Participation Form and submitted same to the County Clerk must wait to be recognized before they will be allowed to address the Court.
- B. Maximum discussion on any agenda item, regardless of the number of members of the public wishing to address the Commissioners Court on such

agenda item shall be limited to thirty (30) minutes. If more than six (6) members of the public wish to address a particular agenda item, then time allocated to members of the public recognized to speak shall be divided equally between those members of the public wishing to speak for the agenda item and those members of the public wishing to speak against the agenda item.

- C. In matters of exceptional interest, the Court may, by the majority vote of the members of the Court in attendance at the meeting, either shorten or lengthen the time allocated for all members of the public and/or the amount of time allocated for all agenda items and/or a specific agenda item.
- D. It is the intention of the Court to provide an open access to the citizens of Waller County to address the Commissioners Court and express themselves on issues of County Government. Members of the public are reminded that the Waller County Commissioners Court is a Constitutional Court, with both judicial and legislative powers, created under Article V, Section 1 and Section 18 of the Texas Constitution. As a Constitutional Court, the Waller County Commissioners Court also possesses the power to issue a Contempt of Court Citation under §81.023 of the Texas Local Government Code. Accordingly, members of the public in attendance at any Regular, Special and/or Emergency Meeting of the Court shall conduct themselves with proper respect and decorum in speaking to, and/or addressing the Court; in participating in public discussions before the Court; and in all actions in the presence of the Court. Those members of the public who do not conduct themselves in an orderly and appropriate manner will be ordered to leave the meeting. Refusal to abide by the Court's Order and/or continued disruption of the meeting may result in a Contempt of Court citation.
- E. It is not the intention of the Waller County Commissioners Court to provide a public forum for the demeaning of any individual or group. Neither is it the intention of the Court to allow a member (or members) of the

public to insult the honesty and/or integrity of the Court, as a body, or any member or members of the Court, individually or collectively. Accordingly, profane, insulting, or threatening language directed toward the Court and/or any person in the Court's presence and/or racial, ethnic, or gender slurs or epithets will not be tolerated. These Rules do not prohibit public criticism of the Commissioners Court, including criticism of any act, omission, policy, procedure, program, or service. Violation of these rules may result in the following sanctions:

1. Cancellation of a speaker's remaining time;
2. Removal from the Commissioners Courtroom;
3. A Contempt Citation; and/or
4. Such other civil and/or criminal sanctions as may be authorized under the Constitution, Statutes and Codes of the State of Texas.

V. All members of the Court and public are expected to conduct themselves in a manner that demonstrates respect towards others and the Court itself. Behavior that impedes or disrupts the business of the Commissioners Court while Court is in session is prohibited and unlawful pursuant to Texas Penal Code § 42.05. It is the intention of Waller County Commissioners Court to attend to County business effectively and efficiently, without undue interruption. Cell phone usage during Commissioners Court is strictly prohibited. All cell phones, pagers, and other mobile communication devices should be in "silent" mode at all times while Court is in session.

VI. The County Judge is the presiding officer of the Waller County Commissioners Court and is a fully participating member thereof. In the absence of the County Judge, the members present at the Regular, Special, Emergency Meeting or Executive Session, shall select a Commissioner to preside over of the Court meeting.

VII. The presiding officer of the Commissioners Court is responsible for conducting all meetings in accordance with these Rules of Decorum and Procedure. The presiding officer shall conduct the meeting in the following manner:

A. When an individual member of the Commissioners Court wishes to make a motion, the presiding officer shall first recognize the individual's right to speak. The individual may then make the motion. A second is then required prior to any discussion or debate on the matter before the Court.

B. Only after the motion and second, the presiding officer repeats the motion and opens the floor to discussion of the motion. The maker of the motion speaks first, and the presiding officer allows proponents and opponents to alternate speaking if possible. A member who has not yet spoken has precedence over those who have already voiced an opinion. The presiding officer has the authority to end discussion if it becomes too personal or too longwinded by calling for a vote.

C. Motions are limited to those listed in Addendum A, "Motions at a Glance." A member may only make one motion at a time. The presiding officer may decline to allow more than three motions (one main, two secondary) on the floor at one time; for example, one substantive motion and two motions to amend. When multiple motions are on the floor, the last motion made should be the first voted on.

D. The presiding officer at the officer's discretion but in keeping with these rules, makes procedural rulings. The body may overrule the presiding officer's procedural ruling with a motion, second, and majority vote to do so.

E. Three members of the Court constitute a quorum unless the Court is levying taxes, in which case four members constitutes a quorum or unless the Court is canvassing an election, in which case only two members of the Court constitutes a quorum. If a quorum is present, the Judge shall take a vote by asking for the "ayes" and "nays". Silence shall indicate an "aye" vote.

Abstentions should be stated on the record. Approval of a motion is attained by a majority vote of all the votes cast when a quorum is present. The presiding officer shall announce the result of the vote and each member's vote verbally to ensure a complete record.

VIII. Special Rules for the Press and Media:

A. No media personnel or equipment, including lights, cameras or microphones will be located on the Commissioners Court bench nor closer than five feet (5') in front of the Commissioners Court bench.

B. Reporters and media technicians are required to structure their movements, equipment set-up and take-down and adjustments, etc. in such a manner as to not disrupt the Commissioners Court deliberations or the ability of the public to see, hear, and participate in the proceedings.

C. Interviews shall not be conducted inside the Commissioners Courtroom during the time the Court is in session.

D. Media interviews which are conducted outside the Commissioners Courtroom should be conducted in such a manner that the interview does not disturb, impede, or disrupt the proceedings of any Regular, Special, Emergency and/or Executive Session Meeting of the Court.

IX. The Sheriff of Waller County, Texas, or his designated deputy, shall serve as the Bailiff at all Regular, Special and Emergency Meetings of the Court. However, in the event of the absence of the Sheriff, or in the event that there exists a conflict of interest between the Sheriff, any member of the Sheriff's Department, and the Commissioners Court, or in the event of an Executive Session of the Court in which the Sheriff is not an authorized participant, then in such event, the Court shall appoint such other commissioned peace officers to serve as Bailiff as may be necessary.

X. From time to time, the Commissioners Court shall conduct town meetings and public hearings. These rules of procedure, conduct and decorum shall also apply to such town meetings and public hearings, however, the Commissioners Court may adopt such additional and supplemental rules for such meetings as may be necessary and appropriate to conduct such meetings in an orderly, efficient, and proper manner.

XI. These Rules of Procedure, Conduct and Decorum at Meetings of the Waller County Commissioners Court shall be effective immediately upon adoption by the

Court and shall remain in full force and effect until amended or repealed by a Majority vote of the Commissioners Court. These Rules may be temporarily suspended by majority vote of the Court in a manner that does not conflict with the Texas Open Meetings Act.

[Signature page follows]

ADOPTED BY THE UNANIMOUS VOTE OF THE _____ COUNTY
COMMISSIONERS COURT on this the _____ day of _____, 20_____.

County Judge

Commissioner, Pct. 1

Commissioner, Pct. 3

Commissioner, Pct. 2

Commissioner, Pct. 4

Attest:

3600 W Sam Houston Parkway S Suite 600
Houston, Texas 77042
Phone 713.953.5200
LJA.com

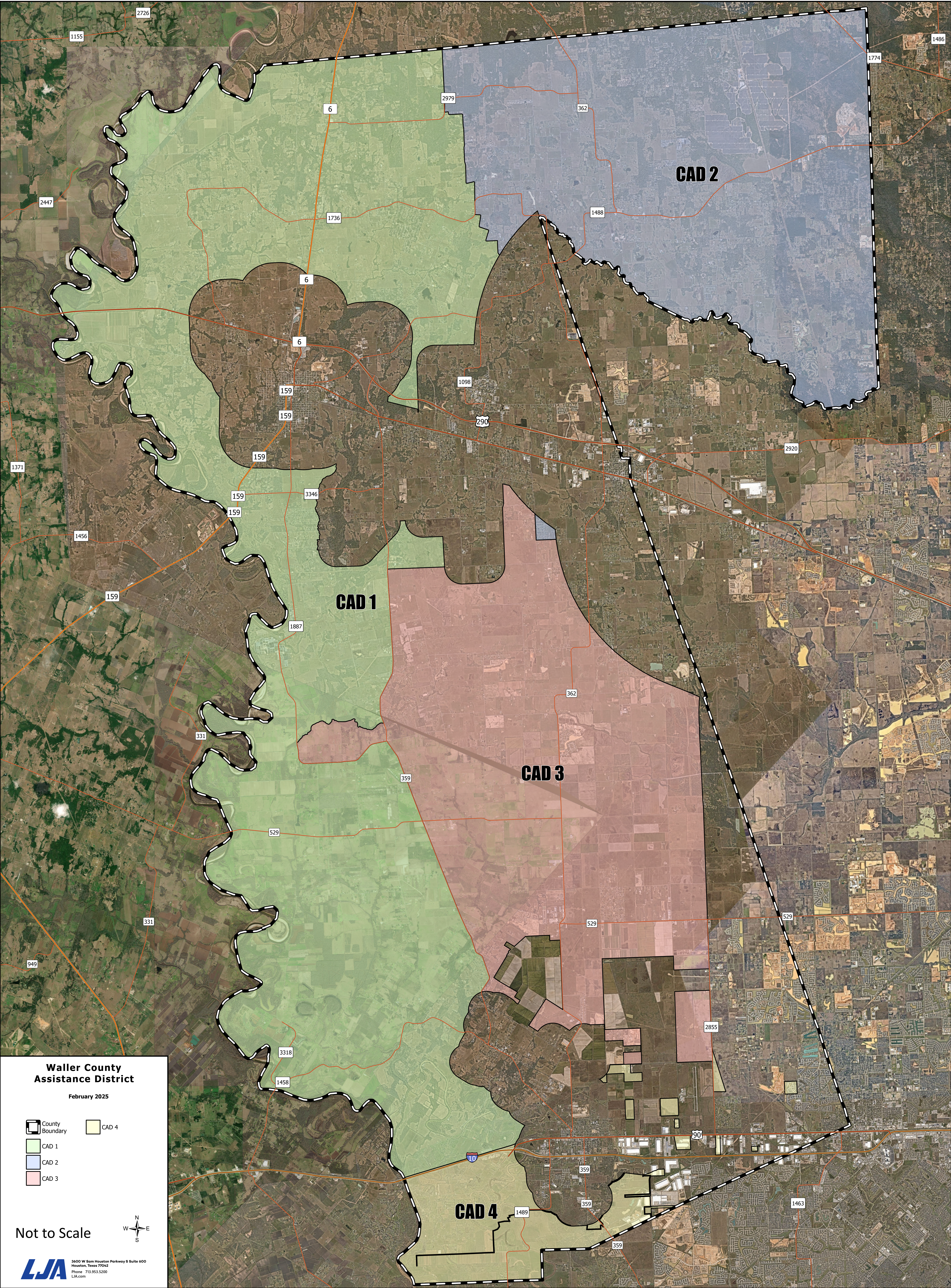


EXHIBIT B
PLAN of DEVELOPMENT
Sunterra Lakes

A. Introduction

Sunterra Lakes (Project) is a master planned community consisting of approximately 1,464.79 acres located east of FM 362, south of FM 529, and north of Stockdick Road, as shown in Exhibit A, *Boundary Map*.

The developers, Astro Sunterra West, L.P. and Astro Sunterra Lakes North, L.P. (collectively referred to as the "Developer"), desires to construct a community surrounded by "resort style" amenities with numerous lakes, open space and recreation sites interconnected with on-street and off-street trails to allow easy access for residents. This development will boast a wide range of housing types and prices, a diverse selection of lots, including numerous lake-view lots, and an appropriate spectrum of non-residential land uses to support a quality residential development.

This Plan of Development (PD), its description, rules, and regulations shall apply to the property. The plan for the development and the projected lot count is shown in Exhibit C, *Conceptual Development Plan*.

This PD includes the following sections:

- A. Introduction
- B. General Provisions
- C. Land Uses
- D. Development Regulations
- E. Parks, Recreation and Trails
- F. Street Plan & Cross-Sections
- G. Building Regulations

B. General Provisions

- B1.** The PD approved herein will be constructed, developed, and maintained in compliance with the Development Agreement to which this PD is attached (Development Agreement), and other applicable ordinances of Waller County (County). If any provision or regulation of any County ordinance applicable in the Sunterra Lakes PD is not contained in this PD, all the regulations contained in the County's ordinance applicable to the Sunterra Lakes PD, in effect on the effective date of this PD, will apply to this PD as though written herein, except to the extent the County regulation or provision conflicts with a provision of this PD.
- B2.** If there are discrepancies between the text of this PD and the figures attached, the text shall prevail.

- B3.** The Project shall be developed in accordance with the following exhibits and figures that are attached to and made part of this PD:

Exhibit A:	<i>Boundary Map</i>
Exhibit B:	<i>Vicinity Map</i>
Exhibit C:	<i>General Development Plan</i>
Exhibit D:	<i>Jurisdiction Exhibit</i>
Exhibit E:	<i>Roadway Improvement Plan</i>
Exhibit F:	<i>Major Thoroughfare Plan</i>
Exhibit G:	<i>Fence Exhibit</i>
Exhibit H:	<i>Trails, Landscape and Open Space Exhibit</i>

Figure 1:	<i>Street cross section, Local Street – 60-foot Right-of-Way</i>
Figure 2:	<i>Street cross section, Collector Street – Four Lanes</i>
Figure 3:	<i>Street cross section, Collector Street – Two Lanes</i>

- B4.** A homeowners association (HOA) shall be established and made legally responsible to maintain all common areas, private streets, recreation reserves and community amenities not otherwise dedicated to the public. All land and facilities dedicated to a municipal utility district (MUD) shall be maintained by said MUD.
- B5.** The HOA shall enforce restrictions regarding on-street parking on residential streets. Said restrictions regarding on-street parking cannot be omitted, amended, or changed without the review and favorable vote of the County Commissioner's Court.
- B6.** The Developer may not add property to the Development Agreement and PD without additional County Commissioners Court approval. In the event of an annexation, all PD constraints on land uses, such as maximum lot or unit counts, will be increased proportionately to accommodate the additional annexation of property(s) into the Development Agreement and PD.
- B7.** The Developer or MUD shall maintain a construction/maintenance bond for a minimum of one year. Developer or MUD can reduce the required maintenance bond by 50% when the roadway is substantially complete and formally accepted into the one-year maintenance period. After the County accepts the roadway, the bond can be reduced by 100% and released.
- B8.** The Developer shall only fund or construct road improvements where the Developer constructs direct connections into existing County/TxDOT-maintained roads. Refer to Exhibit E.

B9. The parties agree this PD was created by the Developer for generally illustrating the boundary, lot mix and simplified layout of the Project. Any amendment to the PD shall be considered an amendment to the Development Agreement and shall replace the PD and become a part of the Development Agreement. The Waller County Engineer (the “County Engineer”) may administratively approve any amendments to the PD that the County Engineer deems in his/her reasonable discretion to be minor in nature. Any change in the PD that does not materially increase density of residences by more than 1.0 unit per gross acre shall be deemed minor in nature. Relocation of residential lots set forth in the PD shall be deemed minor in nature, so long as such relocation remains in the spirit of the PD. Upon approval by the County Engineer of a minor revised PD, or approval by the County Commissioner’s Court or County official or Commissioner with delegated authority for approval of a revised PD containing more than minor revisions, the revised PD shall replace and supersede the then-current PD.

B10. The following major modifications of the PD require approval by the County Commissioner’s Court:

1. Any increase in the maximum permitted single-family lots or multifamily units as outlined in **Section C - Land Uses**.
2. Deviations from the Development Regulations specified in **Section D** that are intended to achieve a different design character. However, this does not preclude any individual variances with a physical hardship that may be approved by the Commissioners Court on a case-by-case basis.

B11. A phase update to the General Development Plan shall not be required unless there are substantial changes to collector road alignments or internal street patterns. The Developer shall submit such changes to the County Engineer and the County Engineer shall review and determine if the changes are substantial enough to warrant a new General Development Plan that requires approval by the County Commissioners Court. Changes in lot sizes shall not constitute a substantial change if the lot size split percentages are consistent with this PD.

C. Land Uses

- C1.** The maximum number of single-family lots shall not exceed 4,500 lots, and a maximum of 400 multi-family for a total number of dwelling units not to exceed 4,900.
- C2.** Within the proposed Project area, land shall be dedicated to the County, MUD(s), or HOA for parks and open spaces at a rate of one acre per 54 planned dwelling units. Public park areas must have at least 60 feet of frontage on a public street. Open spaces without developer-added improvements—such as trails, benches, or shelters that support active recreation—will not count toward the minimum public park requirement. Maintenance of all public parks and open spaces may be handled by the HOA or MUD(s).

- C3.** Commercial and non-residential uses are regulated by applicable County ordinances and design guidelines imposed by the Developer. The Developer has limited the Development Plan to one potential multifamily development on one of the swing/flex tracts shown on Exhibit C: *General Development Plan*.
- C4.** For the purposes of this Agreement, “Build-to-Rent” shall mean any residential development in which multiple dwelling units—including, but not limited to, single-family homes, duplexes, or townhomes—are constructed on public or private streets, and held under common ownership for the primary purpose of leasing to individual tenants, rather than for sale to individual owner-occupants.

Build-to-Rent developments shall be permitted solely within those portions of the Sunterra Lakes Subdivision designated as Swing/Flex land use, as depicted in Exhibit C. Build-to-Rent developments are expressly prohibited in all other areas of the Sunterra Lakes Subdivision. Furthermore, apartment developments are strictly prohibited throughout the entirety of the Sunterra Lakes Subdivision.

D. Development Regulations

- D1. Roadway Design** – Roadways within this Project shall be developed in accordance with the following regulations:

a. Prairie Parkway (SH 36A)

1. Developer shall plat 180’ of right-of-way (ROW) with adjacent development as it progresses. An additional 270’ of width on either side of the 180’ will be dedicated to the MUD(s) and be available for an ultimate width of 450’. The MUD will be allowed to occupy this additional 270’ with drainage, detention, landscape, walking paths, sidewalks and utilities. No homes or other vertical structures shall be constructed in this 450’ width.
2. Developer shall not be required to construct any part of the Prairie Parkway (SH 36A) roadway except what is required to cross with the planned at-grade collector roadway.
3. Water, wastewater, storm sewer, drainage ditches, dry utilities (gas, telecom, power, etc) will be allowed to cross the platted 180’ ROW where necessary to serve the development.
4. See *Exhibit I Future 36A*.

b. Arterial Streets (Major Thoroughfares) – roadway geometry for major thoroughfares shall comply with all County regulations and requirements in effect as of this date of this Agreement, as adopted by the County Commissioners Court and attached as Appendix A and *Exhibit F Major Thoroughfare Plan*.

1. Stockdick Road
 - i. Developer shall dedicate 50' of ROW from the existing center line of Stockdick Road from FM 362 to the north-south collector.
 - ii. Developer shall be responsible to construct two (2) westbound lanes from FM 362 to the north-south collector.
 - iii. Developer shall dedicate 100' of ROW from the north-south collector east to the eastern property line.
 - iv. The Developer shall be responsible to construct the four (4) lane roadway from the north-south collector road to the eastern property line.
2. Beckendorff Road
 - i. Developer shall dedicate 100' of ROW.
 - ii. Developer shall construct a four (4) lane boulevard from FM 362 to the eastern property line prior to 90% of the lots are platted.

c. Collector Streets

1. 80' minimum ROW width
2. 10' minimum landscape reserve adjacent to ROW
3. 500' minimum centerline radius
4. Paving width shall be 33' B-B minimum.
5. A divided collector shall be 21' B-B both ways with 20' wide median.
6. All collector streets shall be considered self-imposed collector streets as the Project is not subject to any collector streets on the County's Major Thoroughfare Plan at the time of approval and execution of this PD.

d. Local Streets

1. 60' minimum ROW width
2. 28' paving width
3. 125' minimum centerline radius
4. 50' centerline radius on knuckles
5. 60' radius on knuckle bulbs
6. 60' radius on cul-de-sac bulbs
7. 50' radius on cul-de-sac and knuckle bulbs (back of curb)
8. Center point of bulb on cul-de-sac or knuckle may be offset from right of way centerline.

e. Private Streets - Shall be designed as a local street and adhere to **Item d** above.

f. Except as specifically stated herein, roadway construction details for concrete thickness, reinforcement, and subgrade shall comply with County regulations and requirements, as adopted by the County Commissioners Court.

- g. The Developer is not responsible for any improvements to any exterior roadways except as determined by the *Royal Wailea Traffic Impact Analysis* dated February 26, 2024, submitted by Quiddity Engineering, LLC (Engineer) and reviewed by Waller County. The County has no objections to the mitigation measures as submitted. In the event any ROW or additional paving improvements are required outside the Project boundary per the TIA, County shall be responsible for obtaining such ROW at its cost and Developer shall commence construction after such ROW is obtained. The Developer is only responsible for making existing roadway improvements as identified by the TIA and shown on Exhibit E, *Roadway Improvement Plan*.
 - h. If the Developer does not complete the full construction of any future County-maintained roadway within the tract boundary, the Developer shall contribute funds for the future construction of such roadways by the County. The County shall provide the cost per linear foot for the length of the roadway to be constructed within the development boundary.
- D2. Points of Access** - Points of access within the Project shall be determined for all residential sections based on the following:
- a. One (1) point of access is allowed for up to 150 lots.
 - b. The Developer will provide a second point of access for any phase of development or section greater than 150 lots.
 - 1. A boulevard paving section shall be considered two (2) points of access.
 - 2. Construction of the various external connection and internal street patterns may be phased, except that the ultimate design shall not allow more than 150 lots to be limited to a single point of ingress and egress to the larger interconnected street network.
- D3. Block Length and Intersection Spacing** - The proposed subdivision shall adhere to the block length and intersection spacing standards as outlined in Exhibit C - General Development Plan. The design will ensure that block lengths are manageable to promote accessibility and connectivity within the development. Additionally, intersection spacing will be established to facilitate safe and efficient vehicular and pedestrian movement, thereby enhancing traffic flow throughout the subdivision.
- D4. Roundabouts**
- a. Roundabout design will be reviewed on a case-by-case basis depending on the roadway intersection type(s) and any relevant information as specified in the TIA.
 - b. Roundabouts will be designed in accordance with any relevant regional or national design standards and are intended to be designed similarly to other roundabouts found within the region.

D5. Development Regulations for Single-Family Lots – Single-family home sites within the Project shall be developed in accordance with the following regulations:

a. Lots

1. The maximum number of lots shall not exceed 4,500 lots.
2. Minimum lot size, forty feet (40') wide.
3. Lots less than fifty feet (50') in width shall not exceed 34% of the total lot count.
4. Lot width measurement shall be taken at the building line. The measurement of the building line shall be based off a tangential width on radial shaped lots, not based on arc length.
5. The minimum lot width on a cul-de-sac or knuckle that is fronted entirely by lots (no landscape reserves or other reserves) shall be such that the projected width at the curb line allows for thirteen (13') feet plus the width of the driveway and radii (3 feet) on each side of the driveway.
6. Lots less than five thousand (5,000 s.f.) square feet shall be subject to a \$3.33 per square foot fee for any lots under 5,000 square feet. Fees shall be due to Waller County upon submission and approval of the final plat.
7. Maximum lot coverage: Sixty-five (65%) percent calculated as the ground covered by building structures, principal or accessory, of the gross lot surface area.
8. Minimum front yard building setback: 25 feet; 20 feet on cul-de-sac bulbs as measured from the front property / ROW.
9. Minimum side yard building setbacks: 5 feet for interior, non-corner lots and the non-street side of corner lots; 15 feet exterior side yard for corner lots. Minimum 25 feet garage setback if the garage door faces the side street.
10. Minimum rear yard building setback: 10 feet for lots backing local and collector streets, except when the rear utility easement width is greater than ten (10) feet, in which case the greater width is the minimum rear yard building setback. When a lot or a reserve is either directly adjacent to a major thoroughfare ROW or directly adjacent to a reserve less than fifteen (15) feet wide that is adjacent to a major thoroughfare, the minimum rear yard building setback is twenty –five (25) feet measured from the street ROW line and a minimum of ten (10) feet from the rear property line. When a residential lot backs to a designated major thoroughfare and a detached one-story garage is constructed on the residential lot, the rear yard building setback between the detached one-story garage and the rear property line may be reduced to a minimum of three (3) feet if a minimum of twenty –five (25) feet is maintained between the rear of the one-story detached garage and the ROW line of the major thoroughfare.

b. Shade Trees

1. All lots shall have a minimum of one (1) tree, planted in the ROW or front yard setback. The trees must be a minimum of two and one-half (2-1/2) inches in caliper width measured from the base of the trunk to 6" above soil level, and a minimum height of eight (8) feet as measured at the tree trunk from the ground as planted.
2. In addition, one tree shall be provided within 15 feet of a street-side lot line per 50 feet of lot frontage on the side street, or portion thereof. Required trees shall be placed within the side yard setback or the adjacent ROW.

c. Parking

Each single-family home in the Project shall be subject to parking restrictions to be memorialized in separately filed covenants and restrictions as follows:

1. Resident Parking. Vehicles of residents shall be parked in the resident's garage or driveway.
2. Guest parking. Guests of residents must park in the driveway of the single-family residence they are visiting and may only park on the street if the driveway is not capable of parking another vehicle. This provision does not apply to law enforcement vehicles, emergency services vehicles, vehicles of service workers such as landscapers, construction workers, or plumbers, but does apply to vehicles belonging to caregivers or domestic help that routinely provide services to the resident.
3. Enforcement. The enforcement of these parking restrictions shall be done both in accordance with Chapter 684 of the Texas Transportation Code relating to the towing of vehicles, and in accordance with provisions relating to the issuance of fines and the granting of variances from the parking restrictions to be contained in separately filed covenants and restrictions.

d. Screening Walls

Where residential lots are platted adjacent to major roadways a minimum six feet (6') tall masonry wall shall be built along the back or side lot line adjacent to major thoroughfares as shown on Exhibit G, *Fence Exhibit*. At the Developer's opinion six feet (6') tall masonry or enhanced cedar will be installed along the collector roads.

e. Specialty Products

1. 20% of total lot count (not to exceed).
2. Specialty Project shall include:
 - i. Townhome (attached or detached)
 - ii. Patio Home (not centered patio homes)
 - iii. Duplex
 - iv. Cluster
 - v. Quads
 - vi. Alley Loaded Product (with primary access from a road)
 - vii. New product dictated by market trends
3. Minimum lot sizes shall be 3,000 square feet.

E. Parks, Recreation and Trails

As shown on Exhibit H, *Trails, Trails, Landscape and Open Space Exhibit*, an integrated network of open space and recreational amenities shall be provided in accordance with the following regulations:

- a. A maximum of fifty percent (50%) of the required area for neighborhood park land may be provided by private neighborhood park land consisting of the following:
 1. Small “pocket parks”, recreation or open space reserves of a minimum one-tenth (1/10) acre, strategically located near the entries of various neighborhood pods, as shown on Exhibit H, Trails, Landscape and Open Space. The contributing park / recreation / open space areas will be dispersed throughout the community so that nearly every home is located within one-quarter (1/4) mile from the nearest neighborhood park.
 2. Two large, recreation reserves of a minimum area of five (5) acres each including water recreation, playground, picnic areas and/or other active recreational uses.
- b. A minimum of fifty percent (50%) of the required area for neighborhood park land shall be provided consisting of the following:
 1. Unencumbered landscape buffer, open space and trails.
 2. Land which is encumbered by detention areas, lake and drainage channel borders, or other similar characteristics shall qualify at a fifty percent (50%) credit for public park but only if it complies with criteria listed below.
 - i. Shall have a minimum frontage of 60 feet on a public street. Portions of open space that do not have any additional man-made improvements provided by the Developer, such as concrete cart path, hiking/running trail, benches or shelters that facilitate an active human recreational role will not be considered contributing to the minimum neighborhood park area requirement.
 - ii. Areas along lake and drainage channel borders shall have a minimum width of twenty feet (20'). Borders along lakes and drainage channels adjacent to roadways shall be measured from the back of curb to top of bank; and
 - iii. Side slopes for area used in credit not to exceed a four to one (4:1) ratio.

- iv. A minimum of two (2) view corridors per lake with an unobstructed view from the adjacent streets with a minimum combined width of 60 feet, per lake, shall be provided to each permanent lake. The minimum width of a single view corridor is 20 feet. Views to the permanent lakes from the view corridors shall not be obstructed by fences, structures, screening or landscaping that would prevent seeing the lake area.
 - v. View corridors shall be separated by a minimum of one thousand (1,000) feet as measured along the lake water edge. Unless the lake is less than one thousand (1,000) feet in length in which case the view corridors shall be separated by at least 4/5 the total length of the lake.
- c. Minimum 5-foot-wide sidewalks shall be provided along both sides of local residential streets. All sidewalks shall be constructed in accordance with the County details and shall meet the State of Texas American with Disabilities Act accessibility guidelines.
 - d. Minimum 5-foot-wide sidewalks shall be provided along both sides of major thoroughfares and internal collectors within and adjacent to the property. The sidewalks may meander out of the ROW and into an adjacent landscape reserve if so provided. The HOA or MUD, and not the County, shall be responsible for the maintenance of ancillary signage and landscape features. Where a walking trail is provided along a major thoroughfare or internal collector and adjacent to a pipeline or detention/amenity pond, a sidewalk in the ROW shall not be required. However, the walking trail and sidewalk should be connected to provide a continuous connection.
 - e. The Developer, HOA, or MUD shall be eligible to install landscaping features within the ROW. All such features must adhere to applicable County design and safety standards. Landscaping features may include, but are not limited to, softscape elements (e.g., trees, shrubs, and ground cover), hardscape elements (e.g., decorative pavers and retaining walls), irrigation systems, and entry monumentation. The HOA or MUD, and not the County, shall bear full responsibility for the maintenance, repair, and replacement of these landscaping features to ensure their continued functionality and aesthetic appeal.

F. Street Plan and Cross Sections

All new construction will be concrete curb and gutter with the ultimate storm sewer. Dead-end streets that terminate at properties with potential for future development may remain as dead-end streets, with extensions required up to the property line. Dead-end streets that will remain as dead-ends shall end in a temporary cul-de-sac with a minimum ROW radius of 60 feet (minimum base 50-foot radius) with dead-end street signs clearly posted. All other County requirements for dead-end street design shall remain applicable.

1. Street cross sections listed below.
 - Figure 1: *Street cross section, Local Street – 60-foot Right-of-Way*
 - Figure 2: *Street cross section, Collector Street – Four Lanes*
 - Figure 3: *Street cross section, Collector Street – Two Lanes*
2. Street improvements: Streets shall be built in phases as the Project develops in accordance with the County's Engineering Design Criteria, Development Agreement, and as shown on Exhibit E, *Roadway Improvement Plan*.
3. Upon approval of this PD, the County will amend its major thoroughfare plan to reflect the revised alignments of Prairie Parkway (SH 36A) in accordance with Exhibit F, *Major Thoroughfare Plan* of this PD.

G. Building Regulations

Single-family homes within the Project shall be developed in accordance with the following building regulations:

The Developer and/or the HOA will establish an Architectural Review Committee to create, review and enforce architectural and design standards for the single-family homes within the Project. There may be additional sub-homeowner associations and Property Owner's Associations (POA) may be established for non-residential property owners for the same purpose. These construction guidelines will be developed prior to any single-family home construction and will be filed in the property records separately from this PD.

H. Other Provisions

After 25% of planned residential units are occupied (not platted lots) within the Development, it is understood and agreed that the Developer and/or HOA shall contract with the Waller County Sheriff's Department to provide supplemental police protection services to Developer's Property. The interlocal agreement for such services shall be identical to the form of agreement entered into with other municipal utility districts in Waller County, Texas.

I. Applicability

This PD shall apply to any development within this Project and has no expiration. It shall be upheld for any and all existing and future developers or builders, except and unless a new amended agreement is written and approved by all owners and applicable agencies.

EXHIBIT B
PLAN of DEVELOPMENT
Sunterra Lakes

A. Introduction

Sunterra Lakes (Project) is a master planned community consisting of approximately 1,464.79 acres located east of FM 362, south of FM 529, and north of Stockdick Road, as shown in Exhibit A, *Boundary Map*.

The developers, Astro Sunterra West, L.P. and Astro Sunterra Lakes North, L.P. (collectively referred to as the "Developer"), desires to construct a community surrounded by "resort style" amenities with numerous lakes, open space and recreation sites interconnected with on-street and off-street trails to allow easy access for residents. This development will boast a wide range of housing types and prices, a diverse selection of lots, including numerous lake-view lots, and an appropriate spectrum of non-residential land uses to support a quality residential development.

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- B7.** The Developer or MUD shall maintain a construction/maintenance bond for a minimum of one year. Developer or MUD can reduce the required maintenance bond by 50% when the roadway is substantially complete and formally accepted into the one-year maintenance period. After the County accepts the roadway, the bond can be reduced by 100% and released.
- B8.** The Developer shall only fund or construct road improvements where the Developer constructs direct connections into existing County/TxDOT-maintained roads. Refer to Exhibit E.

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C4. Build-to-rent shall be prohibited in the Sunterra Lakes Subdivision.

- C4.** For the purposes of this Agreement, “Build-to-Rent” shall mean any residential development in which multiple dwelling units—including, but not limited to, single-family homes, duplexes, or townhomes—are constructed on public or private streets, and held under common ownership for the primary purpose of leasing to individual tenants, rather than for sale to individual owner-occupants.

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2. Developer shall not be required to construct any part of the Prairie Parkway (SH 36A) roadway except what is required to cross with the planned at-grade collector roadway.
3. Water, wastewater, storm sewer, drainage ditches, dry utilities (gas, telecom, power, etc) will be allowed to cross the platted 180’ ROW where necessary to serve the development.
4. See *Exhibit I Future 36A*.

b. Arterial Streets (Major Thoroughfares) – roadway geometry for major thoroughfares shall comply with all County regulations and requirements in effect as of this date of this Agreement, as adopted by the County Commissioners Court and attached as Appendix A and *Exhibit F Major Thoroughfare Plan*.

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- ii. Developer shall be responsible to construct two (2) westbound lanes from FM 362 to the north-south collector.
 - iii. Developer shall dedicate 100' of ROW from the north-south collector east to the eastern property line.
 - iv. The Developer shall be responsible to construct the four (4) lane roadway from the north-south collector road to the eastern property line.
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- i. Developer shall dedicate 100' of ROW.
 - ii. Developer shall construct a four (4) lane boulevard from FM 362 to the eastern property line prior to 90% of the lots are platted.

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2. 10' minimum landscape reserve adjacent to ROW
3. 500' minimum centerline radius
4. Paving width shall be 33' B-B minimum.
5. A divided collector shall be 21' B-B both ways with 20' wide median.
6. All collector streets shall be considered self-imposed collector streets as the Project is not subject to any collector streets on the County's Major Thoroughfare Plan at the time of approval and execution of this PD.

d. Local Streets

1. 60' minimum ROW width
2. 28' paving width
3. 125' minimum centerline radius
4. 50' centerline radius on knuckles
5. 60' radius on knuckle bulbs
6. 60' radius on cul-de-sac bulbs
7. 50' radius on cul-de-sac and knuckle bulbs (back of curb)
8. Center point of bulb on cul-de-sac or knuckle may be offset from right of way centerline.

e. Private Streets - Shall be designed as a local street and adhere to **Item d** above.

f. Except as specifically stated herein, roadway construction details for concrete thickness, reinforcement, and subgrade shall comply with County regulations and requirements, as adopted by the County Commissioners Court.

g. The Developer is not responsible for any improvements to any exterior roadways except as determined by the *Royal Wailea Traffic Impact Analysis* dated February 26, 2024, submitted by Quiddity Engineering, LLC (Engineer) and reviewed by Waller County. The County has no objections to the mitigation measures as submitted. In the event any ROW or additional paving improvements are required outside the Project boundary per the TIA, County shall be responsible for obtaining such ROW at its cost and Developer shall commence construction after such ROW is obtained. The Developer is only responsible for making existing roadway improvements as identified by the TIA and shown on Exhibit E, *Roadway Improvement Plan*.

h. If the Developer does not complete the full construction of any future County-maintained roadway within the tract boundary, the Developer shall contribute funds for the future construction of such roadways by the County. The County shall provide the cost per linear foot for the length of the roadway to be constructed within the development boundary.

D2. Points of Access - Points of access within the Project shall be determined for all residential sections based on the following:

- a. One (1) point of access is allowed for up to 150 lots.
- b. The Developer will provide a second point of access for any phase of development or section greater than 150 lots.
 1. A boulevard paving section shall be considered two (2) points of access.
 2. Construction of the various external connection and internal street patterns may be phased, except that the ultimate design shall not allow more than 150 lots to be limited to a single point of ingress and egress to the larger interconnected street network.

D3. Block Length and Intersection Spacing - The proposed subdivision shall adhere to the block length and intersection spacing standards as outlined in Exhibit C - General Development Plan. The design will ensure that block lengths are manageable to promote accessibility and connectivity within the development. Additionally, intersection spacing will be established to facilitate safe and efficient vehicular and pedestrian movement, thereby enhancing traffic flow throughout the subdivision.

D4. Roundabouts

- a. Roundabout design will be reviewed on a case-by-case basis depending on the roadway intersection type(s) and any relevant information as specified in the TIA.
- b. Roundabouts will be designed in accordance with any relevant regional or national design standards and are intended to be designed similarly to other roundabouts found within the region.

D5. Development Regulations for Single-Family Lots – Single-family home sites within the Project shall be developed in accordance with the following regulations:

a. Lots

1. The maximum number of lots shall not exceed 4,500 lots.
2. Minimum lot size, forty feet (40') wide.
3. Lots less than fifty feet (50') in width shall not exceed 34% of the total lot count.
4. Lot width measurement shall be taken at the building line. The measurement of the building line shall be based off a tangential width on radial shaped lots, not based on arc length.
5. The minimum lot width on a cul-de-sac or knuckle that is fronted entirely by lots (no landscape reserves or other reserves) shall be such that the projected width at the curb line allows for thirteen (13') feet plus the width of the driveway and radii (3 feet) on each side of the driveway.
6. Lots less than five thousand (5,000 s.f.) square feet shall be subject to a \$3.33 per square foot fee for any lots under 5,000 square feet. Fees shall be due to Waller County upon submission and approval of the final plat.
7. Maximum lot coverage: Sixty-five (65%) percent calculated as the ground covered by building structures, principal or accessory, of the gross lot surface area.

8. Minimum front yard building setback: 25 feet; 20 feet on cul-de-sac bulbs as measured from the front property / ROW.
9. Minimum side yard building setbacks: 5 feet for interior, non-corner lots and the non-street side of corner lots; 15 feet exterior side yard for corner lots. Minimum 25 feet garage setback if the garage door faces the side street.
10. Minimum rear yard building setback: 10 feet for lots backing local and collector streets, except when the rear utility easement width is greater than ten (10) feet, in which case the greater width is the minimum rear yard building setback. When a lot or a reserve is either directly adjacent to a major thoroughfare ROW or directly adjacent to a reserve less than fifteen (15) feet wide that is adjacent to a major thoroughfare, the minimum rear yard building setback is twenty-five (25) feet measured from the street ROW line and a minimum of ten (10) feet from the rear property line. When a residential lot backs to a designated major thoroughfare and a detached one-story garage is constructed on the residential lot, the rear yard building setback between the detached one-story garage and the rear property line may be reduced to a minimum of three (3) feet if a minimum of twenty-five (25) feet is maintained between the rear of the one-story detached garage and the ROW line of the major thoroughfare.

b. Shade Trees

1. All lots shall have a minimum of one (1) tree, planted in the ROW or front yard setback. The trees must be a minimum of two and one-half (2-1/2) inches in caliper width measured from the base of the trunk to 6" above soil level, and a minimum height of eight (8) feet as measured at the tree trunk from the ground as planted.
2. In addition, one tree shall be provided within 15 feet of a street-side lot line per 50 feet of lot frontage on the side street, or portion thereof. Required trees shall be placed within the side yard setback or the adjacent ROW.

c. Parking

Each single-family home in the Project shall be subject to parking restrictions to be memorialized in separately filed covenants and restrictions as follows:

1. Resident Parking. Vehicles of residents shall be parked in the resident's garage or driveway.
2. Guest parking. Guests of residents must park in the driveway of the single-family residence they are visiting and may only park on the street if the driveway is not capable of parking another vehicle. This provision does not apply to law enforcement vehicles, emergency services vehicles, vehicles of service workers such as landscapers, construction workers, or plumbers, but does apply to vehicles belonging to caregivers or domestic help that routinely provide services to the resident.

3. Enforcement. The enforcement of these parking restrictions shall be done both in accordance with Chapter 684 of the Texas Transportation Code relating to the towing of vehicles, and in accordance with provisions relating to the issuance of fines and the granting of variances from the parking restrictions to be contained in separately filed covenants and restrictions.

d. Screening Walls

Where residential lots are platted adjacent to major roadways a minimum six feet (6') tall masonry wall shall be built along the back or side lot line adjacent to major thoroughfares as shown on Exhibit G, *Fence Exhibit*. At the Developer's opinion six feet (6') tall masonry or enhanced cedar will be installed along the collector roads.

e. Specialty Products

1. 20% of total lot count (not to exceed).
2. Specialty Project shall include:
 - i. Townhome (attached or detached)
 - ii. Patio Home (not centered patio homes)
 - iii. Duplex
 - iv. Cluster
 - v. Quads
 - vi. Alley Loaded Product (with primary access from a road)
 - vii. New product dictated by market trends
3. Minimum lot sizes shall be 3,000 square feet.

E. Parks, Recreation and Trails

As shown on Exhibit H, *Trails, Trails, Landscape and Open Space Exhibit*, an integrated network of open space and recreational amenities shall be provided in accordance with the following regulations:

- a. A maximum of fifty percent (50%) of the required area for neighborhood park land may be provided by private neighborhood park land consisting of the following:
 1. Small "pocket parks", recreation or open space reserves of a minimum one-tenth (1/10) acre, strategically located near the entries of various neighborhood pods, as shown on Exhibit H, *Trails, Landscape and Open Space*. The contributing park / recreation / open space areas will be dispersed throughout the community so that nearly every home is located within one-quarter (1/4) mile from the nearest neighborhood park.
 2. Two large, recreation reserves of a minimum area of five (5) acres each including water recreation, playground, picnic areas and/or other active recreational uses.

- b. A minimum of fifty percent (50%) of the required area for neighborhood park land shall be provided consisting of the following:
 - 1. Unencumbered landscape buffer, open space and trails.
 - 2. Land which is encumbered by detention areas, lake and drainage channel borders, or other similar characteristics shall qualify at a fifty percent (50%) credit for public park but only if it complies with criteria listed below.
 - i. Shall have a minimum frontage of 60 feet on a public street. Portions of open space that do not have any additional man-made improvements provided by the Developer, such as concrete cart path, hiking/running trail, benches or shelters that facilitate an active human recreational role will not be considered contributing to the minimum neighborhood park area requirement.
 - ii. Areas along lake and drainage channel borders shall have a minimum width of twenty feet (20'). Borders along lakes and drainage channels adjacent to roadways shall be measured from the back of curb to top of bank; and
 - iii. Side slopes for area used in credit not to exceed a four to one (4:1) ratio.
 - iv. A minimum of two (2) view corridors per lake with an unobstructed view from the adjacent streets with a minimum combined width of 60 feet, per lake, shall be provided to each permanent lake. The minimum width of a single view corridor is 20 feet. Views to the permanent lakes from the view corridors shall not be obstructed by fences, structures, screening or landscaping that would prevent seeing the lake area.
 - v. View corridors shall be separated by a minimum of one thousand (1,000) feet as measured along the lake water edge. Unless the lake is less than one thousand (1,000) feet in length in which case the view corridors shall be separated by at least $\frac{4}{5}$ the total length of the lake.
- c. Minimum 5-foot-wide sidewalks shall be provided along both sides of local residential streets. All sidewalks shall be constructed in accordance with the County details and shall meet the State of Texas American with Disabilities Act accessibility guidelines.
- d. Minimum 5-foot-wide sidewalks shall be provided along both sides of major thoroughfares and internal collectors within and adjacent to the property. The sidewalks may meander out of the ROW and into an adjacent landscape reserve if so provided. The HOA or MUD, and not the County, shall be responsible for the maintenance of ancillary signage and landscape features. Where a walking trail is provided along a major thoroughfare or internal collector and adjacent to a pipeline or detention/amenity pond, a sidewalk in the ROW shall not be required. However, the walking trail and sidewalk should be connected to provide a continuous connection.

- e. The Developer, HOA, or MUD shall be eligible to install landscaping features within the ROW. All such features must adhere to applicable County design and safety standards. Landscaping features may include, but are not limited to, softscape elements (e.g., trees, shrubs, and ground cover), hardscape elements (e.g., decorative pavers and retaining walls), irrigation systems, and entry monumentation. The HOA or MUD, and not the County, shall bear full responsibility for the maintenance, repair, and replacement of these landscaping features to ensure their continued functionality and aesthetic appeal.

F. Street Plan and Cross Sections

All new construction will be concrete curb and gutter with the ultimate storm sewer. Dead-end streets that terminate at properties with potential for future development may remain as dead-end streets, with extensions required up to the property line. Dead-end streets that will remain as dead-ends shall end in a temporary cul-de-sac with a minimum ROW radius of 60 feet (minimum base 50-foot radius) with dead-end street signs clearly posted. All other County requirements for dead-end street design shall remain applicable.

1. Street cross sections listed below.
 - Figure 1: *Street cross section, Local Street – 60-foot Right-of-Way*
 - Figure 2: *Street cross section, Collector Street – Four Lanes*
 - Figure 3: *Street cross section, Collector Street – Two Lanes*
2. Street improvements: Streets shall be built in phases as the Project develops in accordance with the County's Engineering Design Criteria, Development Agreement, and as shown on Exhibit E, *Roadway Improvement Plan*.
3. Upon approval of this PD, the County will amend its major thoroughfare plan to reflect the revised alignments of Prairie Parkway (SH 36A) in accordance with Exhibit F, *Major Thoroughfare Plan* of this PD.

G. Building Regulations

Single-family homes within the Project shall be developed in accordance with the following building regulations:

The Developer and/or the HOA will establish an Architectural Review Committee to create, review and enforce architectural and design standards for the single-family homes within the Project. There may be additional sub-homeowner associations and Property Owner's Associations (POA) may be established for non-residential property owners for the same purpose. These construction guidelines will be developed prior to any single-family home construction and will be filed in the property records separately from this PD.

H. Other Provisions

After 25% of planned residential units are occupied (not platted lots) within the Development, it is understood and agreed that the Developer and/or HOA shall contract with the Waller County Sheriff's Department to provide supplemental police protection services to Developer's Property. The interlocal agreement for such services shall be identical to the form of agreement entered into with other municipal utility districts in Waller County, Texas.

I. Applicability

This PD shall apply to any development within this Project and has no expiration. It shall be upheld for any and all existing and future developers or builders, except and unless a new amended agreement is written and approved by all owners and applicable agencies.

STATE OF TEXAS §

COUNTY OF WALLER §

TAX ABATEMENT AGREEMENT BETWEEN
WALLER COUNTY, TEXAS AND
GRUNDFOS CBS, INC.

This Tax Abatement Agreement (this “Agreement”) is entered into by and between the County of Waller, Texas (“County”), duly acting herein by and through the County Judge, and Grundfos CBS, Inc. (“Grundfos”), a Delaware corporation with its principal place of business at 902 Koomey Road, Brookshire, Texas 77423. Grundfos owns the property subject to this Agreement, and on which the Improvements (defined hereafter) will be made. The taxable real and personal property is located within Waller County, Texas, in the City of Brookshire, Texas, and is in the City of Brookshire Reinvestment Zone #3 (“Reinvestment Zone”) designated by the City of Brookshire on June 5, 2025. This Agreement is entered as of the last day of signature affixed hereto (the “Effective Date”).

RECITALS:

WHEREAS, on the 5th day of June, 2025 the City of Brookshire passed an Order establishing City of Brookshire Reinvestment Zone #3, a Reinvestment Zone for commercial/industrial tax abatement (“Order”), as authorized by Texas Tax Code Chapter 312, attached hereto as Exhibit C; and

WHEREAS, the City entered into a tax abatement agreement under Texas Tax Code § 312.204 with the property owner; and

WHEREAS, the County is a taxing unit under Texas Tax Code § 312.002, in which the property is located, and wishes to enter into a tax abatement agreement with the property owner; and

WHEREAS, the County has previously adopted the Waller County Tax Abatement Policy Guidelines & Criteria (“Policy”) governing Tax Abatement Agreements and Reinvestment Zones; and

WHEREAS, the Policy constitutes appropriate guidelines and criteria governing Tax Abatement Agreements to be entered into by the County; and

WHEREAS, the County has adopted a resolution stating that it elects to participate in tax abatement; and

WHEREAS, in order to maintain and/or enhance the commercial/industrial economic and employment base of County, to otherwise further the goals of the Policy previously adopted by County, and for the long-term benefit of the County;

NOW THEREFORE, the parties hereto mutually agree as follows:

COVENANTS AND AGREEMENTS:

1. This Agreement shall begin on the Effective Date, and continue until termination in accordance with its terms (the “Agreement Term”).
2. The “Premises” is the parcel of land described in Exhibit A, which is attached hereto and incorporated herein.
3. Grundfos shall make or cause to be made real and personal property improvements (the “Improvements”) on the Premises, and the Improvements shall be of the kind, number, and location specifically described in Exhibit B, which is attached hereto and incorporated herein. In addition, Grundfos shall install and maintain, or cause to be installed and maintained, at the Premises the Improvements described on Exhibit B, the taxable value of which shall be as identified on Exhibit B, and shall be for the purpose of allowing Grundfos to operate or cause the Premises to be operated as required in Section 3.

- a. Grundfos shall ensure the Improvements are diligently and faithfully undertaken and completed in a good and workmanlike manner, in compliance with all applicable federal, state, and local laws and regulations.
 - b. Grundfos shall have additional reasonable time to complete the Improvements in the event of “force majeure,” if Grundfos is diligently and faithfully pursuing completion of the Improvements. “Force majeure” shall mean any contingency or cause beyond the reasonable control of Grundfos including, without limitation, an act of God, public enemy, war, riot, civil commotion, insurrection, or labor strikes.
4. Grundfos shall, by the end of YEAR 1 of the Abatement Period referenced in Section 9, and until the expiration of the Abatement Period, continuously operate and maintain, or cause to be continually operated and maintained, the Premises as a production facility for water pumps and related equipment. If Grundfos operations at the Premises are prevented due to force majeure, such interruption of operations shall not constitute a default hereunder.
5. Grundfos shall file or cause to be filed the Forms 50-116, 50-141, 50-142, and/or any other reasonably required documentation, to verify personal property values and continued compliance for the abatement granted, to the Waller County Appraisal District annually during the Abatement Period for so long as the law requires annual application. The forms shall be timely filed in accordance with applicable law, and in no event filed later than the final extension allowed by law. Failure to do so and cure such default within thirty (30) days after receipt of notice of the same may result in the termination of this Agreement. Further, Grundfos agrees to allow both the County and the Waller County Appraisal

District access to the Improvements to confirm rendered inventory values as part of ensuring compliance with this Agreement.

6. Grundfos shall, in writing in a form reasonably acceptable to both Grundfos and the County and, until the expiration or termination of this Agreement, annually certify compliance with this Agreement, including the Employment requirements set forth in Section 7.
7. EMPLOYEES: For the duration of this Agreement, Grundfos shall employ an agreed number of persons as set forth below.
 - a. Grundfos must hire a minimum of ten (10) new Employees (defined hereafter) each Year of the Abatement Period. For example, this requires ten (10) new Employees by the end of Year 1 of the Abatement Period, and an additional ten (10) new Employees by the end of Year 2 of the Abatement Period, for a total of 20 Employees by the end of Year 2, and continuing for each subsequent Year of the Abatement Period. In the event that Grundfos employs more than ten (10) new Employees during any year of the Abatement Period, then the year immediately following the year in which Grundfos exceeds ten (10) new Employees will be credited with the excess number of new Employees. The new Employees must be employed at or based from the Premises. New Employees may include persons transferred from an existing facility in another Texas county. The parties agree and understand that the number of Employees within a certain class may increase or decrease and that Grundfos will be in compliance with the Employee requirements as long as ten (10) new Employees are employed each Year during the Abatement Period, as described herein, regardless of the number of new Employees in each position.

- b. An Employee is a person who (i) is paid directly by Grundfos or in the case of a contract employee paid directly or indirectly by Grundfos, and (ii) regularly works at least 35 hours a week at or based from the Premises, excluding time taken for holidays, vacations, sick leave, or other regular leave.
- c. Where there are qualified applicants living in Waller County, Grundfos shall make a good faith effort to employ such persons living in Waller County, Texas for its new Employees. Grundfos may contact the County to assist in obtaining applicable training grants, if available, to ensure that citizens of Waller County are given every opportunity for employment.
- d. Grundfos, upon a five (5) business day prior request by the County, shall validate compliance with the terms of this Section 6 by allowing the County to review Grundfos' records and documents on location at the Premises, or such other reasonable location agreed to by the Parties, that are directly related to Grundfos obligations with regards to the Employees for the sole purpose of verification of the information contained in the compliance certifications due pursuant to Section 5; provided, however, such review must be done during normal business hours no more than once per calendar year, and the County shall not be permitted to photocopy any documentation. Grundfos may withhold any information it reasonably deems to be sensitive (subject to the requirements of any applicable statute). In the event that the County is unable to determine compliance because access to information is denied, or information is withheld hereunder, then the County may terminate this Agreement upon written notice to Grundfos. The County agrees it will make best efforts not to interrupt the Grundfos business with such

reviews, and Grundfos shall not be required to disclose the names or other sensitive personally identifiable information (such as social security numbers, home addresses or telephone numbers) of specific Employees.

8. It is understood, and agreed among the parties, that beginning Year 1 of the Abatement Period, as defined herein, and continuing each year thereafter, as provided in law, the Premises and any and all Improvements shall be appraised at market value effective January 1 of each tax year, including the value of any partially completed Improvements.
9. INVENTORY: By the beginning of Year 2 of the Abatement Period, and continuing during the Abatement Period, Grundfos shall maintain a minimum \$2,186,176.00 rendered taxable inventory value at the Premises. Grundfos agrees to render all Personal Property for tax valuation purposes with the Chief Appraiser for the Waller County Appraisal District annually and within the deadline for filing renditions. Grundfos shall give the Waller County Appraisal District any necessary permission required for the Waller County Appraisal District to provide copies of Grundfos tax documents with inventory values to the County for the purpose of verifying rendered inventory values.
10. Subject to the terms and conditions of this Agreement, and subject to the rights of the holders of any outstanding bonds of the County, a portion of the ad valorem property taxes only for real and personal property Improvements for the Premises, which would otherwise be owed to the County, shall be abated for a period of years, commencing January 1, 2028 and terminating December 31, 2033("Abatement Period").
 - a. Said Abatement Period shall be only for qualifying real and personal property Improvements, referenced in Exhibit B, in an amount equal to the percentages listed below:

YEAR 1 (2028) 100%
 YEAR 2 (2029) 100%
 YEAR 3 (2030) 75%
 YEAR 4 (2031) 75%
 YEAR 5 (2032) 75%
 YEAR 6 (2033) 50%

- b. The abatement percentages in Section 9(a) shall be applied only to the taxes assessed for each year during the Abatement Period on the value of the real and personal property Improvements identified on Exhibit B.
- c. Grundfos shall have the right to protest any appraisals of the Premises, Improvements, or any portion thereof, during the term of this Agreement. Nothing in this Agreement shall affect the right to protest and/or contest any taxes assessed on the Premises and any and all Improvements, and the abatement percentages shall be applied to the amount of taxes finally determined to be due as a result of any such protest and/or contest.
- d. If the certified appraised value of the real property Improvements is reduced, regardless of the initial appraised value, as the result of Grundfos' protest, the percentage of abatement granted herein will be adjusted downward by the same percentage, then rounded to the nearest whole number. For example, if the protest of the certified appraised value is reduced by 6.6% then the percentage of the tax abatement granted in any given year under this Agreement on the Improvements would be decreased by the same percentage, rounded upward to the nearest whole number, thereby reducing the abatement by 7%.

DEFAULT:

- 11. Grundfos shall be in default if it fails to perform its obligations in accordance with this Agreement. Default includes, but is not limited to:

- a. Improvements not installed or maintained in accordance with this Agreement as described in Exhibit B, except where force majeure is the cause, as provided under Section 2(b);
- b. Grundfos fails to employ the number of persons in accordance with (and during the period set forth in) Section 7 of this Agreement for any consecutive 90-day period, which would reduce the abatement by the same percentage as noted in Section 13;
- c. With respect to the Abatement Period, Grundfos fails to timely file, or cause to be filed, annual renditions for the Premises and any and all Improvements or Grundfos fails to file, or cause to be filed, an annual application with the Waller County Appraisal District for so long as the law requires such an application;
- d. During the Agreement Term, Grundfos allows their ad valorem taxes owed to the County, or any other taxes owed to any other taxing entity located in whole or in part in the County, to become delinquent without timely and properly following the legal procedures for protest and/or contest of any such taxes;
- e. During the Agreement Term, Grundfos operates, allows the Premises to be operated in violation of public health and safety laws; or causes or allows the Premises or any part thereof to become a public nuisance, as provided under the appropriate ordinances of Waller County, or the State of Texas;
- f. For duration of the Abatement Period beginning with Year 2, if Grundfos fails to maintain a minimum of \$2,186,176.00 rendered taxable value of inventory at the Premises, then Grundfos shall not be entitled to the abatement of property taxes for the year in which the default occurs.

12. In the event Grundfos defaults as described in Section 10, the County, or the Waller County Appraisal District shall give Grundfos written notice of such default. If Grundfos has not cured such default under Section 10 within sixty (60) days of said written notice or, if the nature of such default is such that sixty (60) days is not sufficient to affect such cure, does not commence such cure within such sixty (60) days and diligently pursue it to completion, the County may take the actions permitted in Section 12 or Section 13, as applicable.
13. In the event that Grundfos fails to maintain the required minimum number of Employees at the Premises in accordance with (and during the period set forth in) Section 6 for any consecutive 90-day period, the tax abatement granted by this Agreement will be reduced as a percentage based on the difference. The amount of the tax abatement granted by this Agreement for the tax year following the year in which the requirement was not met is reduced by the same percentage, rounded to the nearest whole number, as the percentage decrease in the actual number of Employees that is maintained in the 90-day period. For example, if the actual average number of Employees is reduced by 6.6% during a given year, then the percentage of the tax abatement granted for that year under this Agreement on the Improvements would be decreased by the same percentage, rounded upward to the nearest whole number reducing the abatement by 7%. Should Grundfos not maintain the required number of employees, and reduce the taxable value of real property as a result of tax protest, then the greater of the two shall be applied to the reduction.
14. This Agreement may be terminated as follows:
 - a. This Agreement shall automatically terminate upon complete performance of the terms and conditions of the Agreement.

- b. Either party may terminate this Agreement if Grundfos elects not to proceed with the project before the Abatement Period commences.
 - c. If Grundfos, or any permitted successor or assign filed any petition for bankruptcy, then this Agreement shall be deemed to have automatically terminated one (1) day prior to the filing of the petition for bankruptcy, and upon such termination, all taxes previously abated under this Agreement shall be recaptured by the County.
 - d. The County may terminate this Agreement in the event of default in the manner described below.
15. In the event of default under Section 10(a) and Section 10(c)-(e), the County may (after notice and opportunity to cure as provided for herein) terminate this Agreement upon written notice of termination to Grundfos, and the County, in such event, shall be entitled to recapture any and all property taxes which have been abated as a result of this Agreement for those years in which Grundfos was in default under Section 10(a) and Section 10 (c)-(e), and all such taxes shall be paid to the County within sixty (60) days of Grundfos' receipt of written demand from the County following the expiration of the cure period described in Section 11 (provided no cure is made).
- a. In addition to any taxes due as a result of default hereunder, interest on any amounts subject to recapture or not current as of the time of default may be charged at the statutory rate of delinquent taxes, as determined by Chapter 33 of the Texas Tax Code.
 - b. Notwithstanding subsection (a) above, in the event of default or termination, no penalty shall be charged under Chapter 33 of the Texas Tax Code.

MISCELLANEOUS:

16. The County represents and warrants that the Premises do not include any property that is owned by a member of the Waller County Commissioners Court, or owned by any party responsible for the approval of this Agreement.
17. The terms and conditions of this Agreement are binding upon the permitted successors and assigns of all parties.
 - a. This Agreement cannot be assigned by Grundfos without the County's written consent, which shall not be unreasonably withheld. In order for an Assignment to be effective, the following conditions must be met:
 - i. An Assignment must be publicly posted by the County for 30 days prior to the regularly scheduled Commissioners Court meeting where consent to the Assignment will be considered;
 - ii. The assignee must explicitly accept all or assignor's obligations under this Agreement,
 - iii. The assignor retains all of its obligations under this Agreement until the Assignment becomes effective;
 - iv. The Assignment is executed by both the assignor and the assignee.
 - v. The assignor provides the County a fully executed Assignment agreement not later than ten (10) business days prior to the date the Commissioners Court will consider consenting to the Assignment.
 - b. Grundfos may assign this Agreement without written consent from the County if such assignment is to any entity that, directly or indirectly, is controlled by, or is in common control with Grundfos, provided that:

- i. The assignor gives written notice of any such assignment to the County at least thirty (30) days prior to the effective date of the assignment;
 - ii. The Assignment is made a part of the official minutes of a regularly scheduled Commissioners Court meeting, and notice of the Assignment is publicly posted for 30 days prior to the regularly scheduled Commissioners Court meeting;
 - iii. The assignee explicitly accepts all of assignor's obligations under this Agreement;
 - iv. The assignor retains its obligations to the County under this Agreement until the Assignment is effective;
 - v. The Assignment is executed by both the assignor and the assignee; and
 - vi. The assignor provides the County a fully executed Assignment agreement not later than five (5) business days prior to the date the Assignment is included in the official minutes of the Commissioners Court meeting.
18. This Agreement does not inure to the benefit of any third-party, except permitted successors or assigns
19. Grundfos recognizes and understands that Waller County will not provide public support for companies or companies with a partial ownership from or investors from communist countries or those companies coming from countries with poor human rights records. Grundfos agrees that in the event Grundfos allows such a company to occupy or possess any portion of the Premises, this Agreement will be immediately terminated. In such event, the County shall be entitled to recapture any and all property taxes which have been abated

as a result of this Agreement for those years in which Grundfos violated this Section of the Agreement.

20. It is understood and agreed between the parties that Grundfos is acting independently in the performance of its obligations hereunder, and the County assumes no responsibilities or liabilities for Grundfos' performance of this Agreement. GRUNDFOS AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE COUNTY, INCLUDING BUT NOT LIMITED TO THE COUNTY'S OFFICIALS, OFFICERS, EMPLOYEES, AGENTS, AND AFFILIATES, AND THE WALLER COUNTY APPRAISAL DISTRICT, FROM ANY AND ALL THIRD PARTY CLAIMS, LOSSES, DAMAGES, INJURIES, SUITS, JUDGMENTS, AND REASONABLE ATTORNEY'S FEES RELATING TO GRUNDFOS' BREACH OF PERFORMANCE OF ITS OBLIGATIONS UNDER THIS AGREEMENT. In no event shall Grundfos indemnify County for acts, omissions or defaults of County, including, without limitation, the negligence or willful misconduct of County or any agents, consultants, or employees thereof.
21. Grundfos agrees that both the Waller County Appraisal District and the County, and their agents or employees shall, during the Agreement Term, have the reasonable right of access to the Premises after five (5) business days' prior written notice to inspect the Improvements to ensure that the Improvements have been made and are being made in accordance with this Agreement. After completion of the Improvements, both the Waller County Appraisal District and the County, and their agents and employees shall have the continuing right of reasonable access to ensure that the Premises are thereafter maintained and operated in accordance with this Agreement, during the Abatement Period. The County agrees (i) to give Grundfos notice of its intent to inspect the Premises at least two (2) business days prior to such inspections, (ii) that such inspections shall be during normal

- business hours, and (iii) Grundfos shall be permitted to have a representative accompany the County's representative(s) at all times during such inspections. The County's inspections, if any, shall not constitute an acknowledgment or certification to Grundfos, or any third party, that Grundfos followed federal, state, or local laws or regulations.
22. This Agreement shall be construed and interpreted in accordance with Texas law, and it is performable in Waller County, Texas. Any disputes regarding this agreement shall be litigated or mediated in Waller County, Texas.
 23. This Agreement was authorized by the Commissioners Court of Waller County, Texas at this meeting on June 25, 2025, whereupon it was duly determined that the County Judge would execute the Agreement on behalf of Waller County, Texas.
 24. All amendments and additions to this Agreement and its Exhibits must be approved in writing by Grundfos and the Waller County Commissioners Court, and be done in accordance with Texas Tax Code Chapter 312.
 25. Signatories to this Agreement represent and warrant that they have the authority to bind the respective parties.
 26. Except as otherwise expressly set forth in this Agreement, each of the parties will bear its own expenses in connection with the transactions contemplated by this Agreement.
 27. In the event any section, subsection, paragraph, subparagraph, or sentence herein is held invalid, illegal or unenforceable, the balance of this Agreement shall stand, shall be enforceable and shall be read as if the parties intended at all times to delete said invalid section, subsection, paragraph, subparagraph, or sentence. In such event there shall be substituted for such deleted provisions a provision as similar as possible in terms and in effect to such deleted provision that is valid, legal and enforceable.

28. The County shall have the right to seek any remedy available at law to which it may be entitled, in addition to the remedies provided herein.
29. Except as may otherwise be provided herein, this Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof and none of the parties hereto has relied upon any fact or representation not expressly set forth herein. No obligations, agreements, representations, warranties, or certifications, expressed or implied, shall exist among the parties with respect to the subject matter hereof except as expressly stated herein.
30. All headings and captions used herein are for the convenience of the parties only and are of no meaning in the interpretation or effect of this Agreement.
31. Grundfos recognizes and understands that the County is a governmental entity subject to Texas Government Code Chapter 552, the Texas Public Information Act ("PIA"). Grundfos shall mark any confidential documents or other information provided to the County as such. In the event that the County receives any open records requests regarding any such confidential document or information or directly regarding this Agreement or any documents or information related to or prepared in connection therewith, the County will make good faith efforts to promptly notify Grundfos of the request. Grundfos recognizes and understands that the final decision as to what information must be disclosed pursuant to the PIA lies with the Texas Attorney General. Grundfos further agrees that the County may furnish information acquired through or pursuant to this Agreement and that is requested through the PIA to the Texas Attorney General for a determination of whether the information must be disclosed. The County, its officers, and employees shall have no liability or obligation to any party for the disclosure to the public, or to any person or

persons, of any items or data furnished to the County by Grundfos in reliance on any statute, court opinion, court order, or the advice, decision, or opinion of the Texas Attorney General.

32. Any party hereto may request an estoppel certificate related to this Agreement (each, a "Certificate") from another party hereto so long as the Certificate is requested in connection with a bona fide business purpose. The Certificate, which if requested, will be addressed to a subsequent purchaser or assignee of Grundfos or other party designated by Grundfos which shall include, but not necessarily be limited to, statements that this Agreement is in full force and effect without default, if such is the case, the remaining term of this Agreement, the levels of tax abatement in effect, and such other matters reasonably requested by the party(ies) to receive the Certificate.
33. Grundfos, as a party to this Agreement, shall be deemed a proper and necessary party in any litigation questioning or challenging the validity of this Agreement or any of the underlying ordinances, resolutions, or County actions authorizing same, and Grundfos shall be entitled to intervene in said litigation.
34. Pursuant to Texas Tax Code § 312.206, this Agreement is conditioned on Grundfos entering into a tax abatement agreement with the City of Brookshire, Texas in accordance with Texas Tax Code § 312.204. If Grundfos fails to enter into such agreement with the City of Brookshire, this Agreement will be deemed null and void.
35. Notices delivered hereunder shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested. Any notice or certification to be provided pursuant to this Agreement shall be delivered to the following persons, unless a substitute representative is designated in writing:

For County:

Honorable Trey Duhon
County Judge
425 FM 1488, Suite 106
Hempstead, Texas 77445

For Grundfos:

Grundfos CBS Inc.
902 Koomey Rd
Brookshire, TX 77423
Attn.: Ansell Sims

Either party may designate a different notice party or address by giving the other parties at least ten (10) days written notice in the manner prescribed above.

This Agreement is executed as of the date of the last signature affixed hereto.

WALLER COUNTY

Carbett "Trey" Duhon III
Waller County Judge

Date

ATTEST:

Debbie Hollan
Waller County Clerk

Date

GRUNDFOS

Grundfos CBS, Inc.,
a Delaware corporation

By:

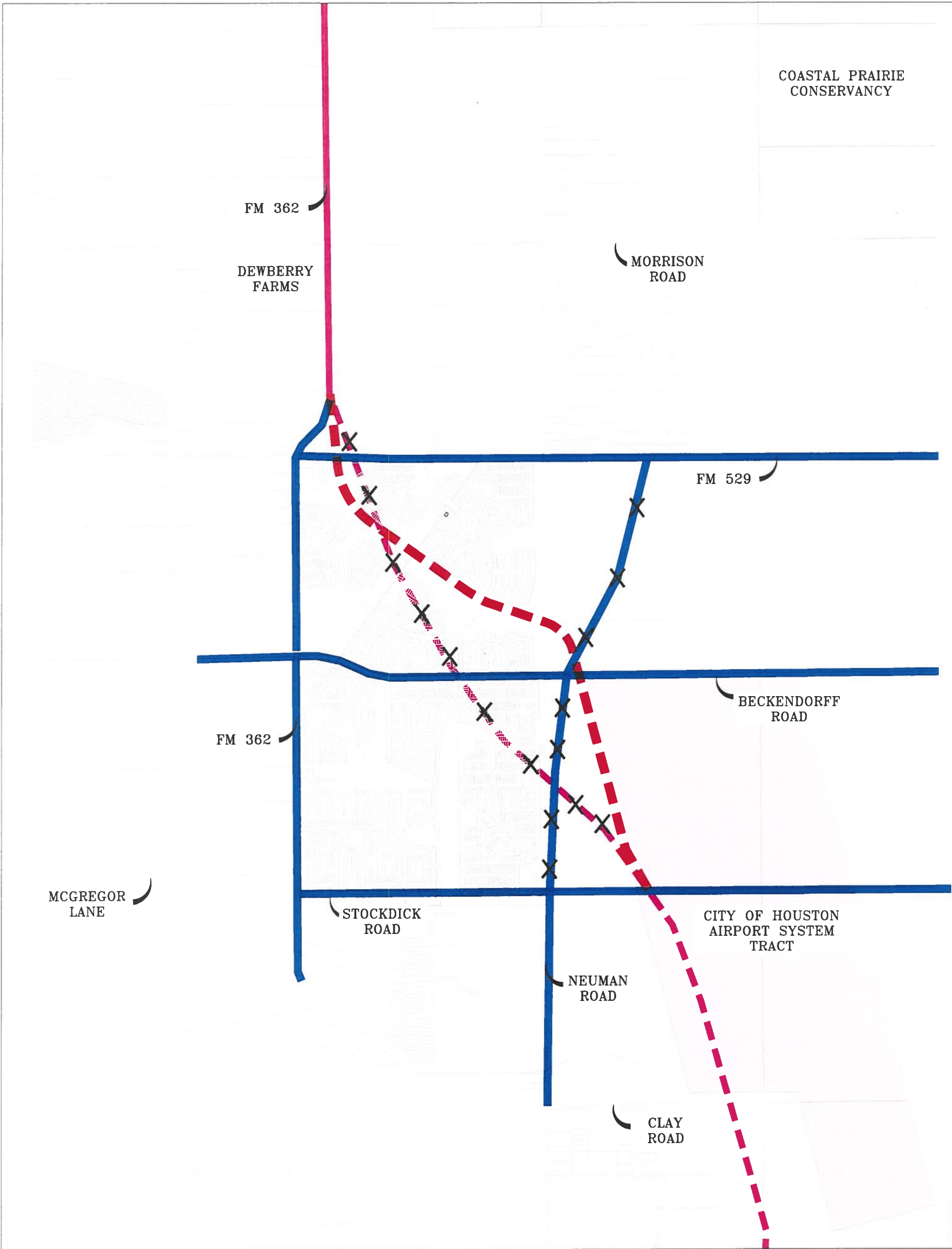
Date

Title:

NOTICE OF RECEIPT OF APPLICATION BY COMMISSIONERS' COURT TO AMEND THE MAJOR THOROUGHFARE PLAN/MAP FILED FOR RECORD WITH THE COUNTY ENGINEER'S OFFICE

APPLICATION: *Astro Sunterra West, L.P., are requesting to be allowed to amend The Major Thoroughfare Plan/Map as noted in the application 13245. The amendment will realign the proposed State Highway 36A corridor and removing the northern extension of the proposed Neuman Road beyond Stockdick Road. This adjustment aims to create a more practical and efficient alignment that better serves both current and future residents of Waller County. The proposed alignment results from a comprehensive tract-by-tract analysis focused on improving constructability and reducing traffic flow inefficiency.*

PUBLIC HEARING: A public hearing will be held during the regular session of Commissioners' Court on *June 25th, 2025 at 9:00 am* at the Waller County Joe Kuciemba Annex, 425 FM 1488 Hempstead, Texas 77445.



COASTAL PRAIRIE
CONSERVANCY

FM 362

DEWBERRY
FARMS

MORRISON
ROAD

FM 529

BECKENDORFF
ROAD

FM 362

MCGREGOR
LANE

STOCKDICK
ROAD

CITY OF HOUSTON
AIRPORT SYSTEM
TRACT

NEUMAN
ROAD

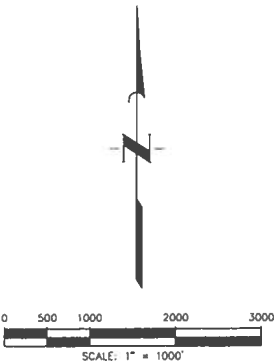
CLAY
ROAD

LEGEND

- PROPOSED LIMITED ACCESS
- EXISTING LIMITED ACCESS
- EXISTING MAJOR THOROUGHFARE
ALIGNMENT (WIDTH VARIES)

Major Thoroughfare Plan Amendment
Waller County - Limited Access

MARCH 2025



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290
2322 W. Grand Parkway North, Suite 150 • Katy, Texas 77449 • 832.913.4000



Waller County Road & Bridge Department

775 Bus 290 E – Hempstead TX 77445
979-826-7670 www.co.waller.tx.us

\$1,000.00 Fee

APPLICATION - MAJOR THOROUGHFARE PLAN/MAP AMENDMENT

This form is used to request an amendment to Waller County Major Thoroughfare Plan/Map. Any amendment granted will only be applicable to the specific site and conditions for which the amendment was granted, and will modify or change Waller County Major Thoroughfare Plan/Map.

The applicant must clearly demonstrate that the amendment request meets minimum acceptable engineering and safety standards. The applicant must also clearly demonstrate that the amendment is not detrimental to the health, safety, and welfare of the public.

Instructions: Complete all fields below. Additional sheets may be attached, however, a summary of your responses must be included in the spaces provided below. Simply stating "see attached" is considered insufficient information.

PROPERTY OWNER INFORMATION	APPLICANT INFORMATION
Name: ASTRO SUNTERRA WEST LP	Name: Christian Walker
Mailing Address: 2450 Fondren Rd, Suite 210	Mailing Address: 2322 W Grand Pkwy N suite 150
City, State, Zip: Houston, TX, 77063	City, State, Zip: Katy, TX 77449
Email: jdbarnes@starwoodland.com	Email: chwalker@quiddity.com
Phone: (806) 474-6862	Phone: (832) 280-8346

FM 362 HOUSTON, TX 77083

13245

725.95

Address of Property

Property ID #

Acreage

PLEASE PROVIDE THE FOLLOWING:

- ☒ Major Thoroughfare Plan/Map showing existing and proposed changes.
☒ Map showing existing and proposed changes, with shapefiles.

AMENDMENT REQUEST OVERVIEW & JUSTIFICATION

Note the specific route(s) to which this amendment is being requested. Describe why the County's Major Thoroughfare Plan/Map can't be met and what the proposed deviation will achieve. (Attached additional sheets if more room is needed.)

Please see the attached for the realignment exhibit and memo.

OWNER/APPLICANT CERTIFICATION & ACKNOWLEDGEMENT

The owner and applicant declare under the penalty of perjury, and any other applicable state or federal law, that all information provided on this form and submitted attachments are true, factual, and accurate. The owner and applicant also hereby acknowledge any false misleading information contained herein is grounds for variance denial and/or permit revocation.

BRIAN STIDHAM

[Signature]

3-24-25

Printed Owner/Applicant Name

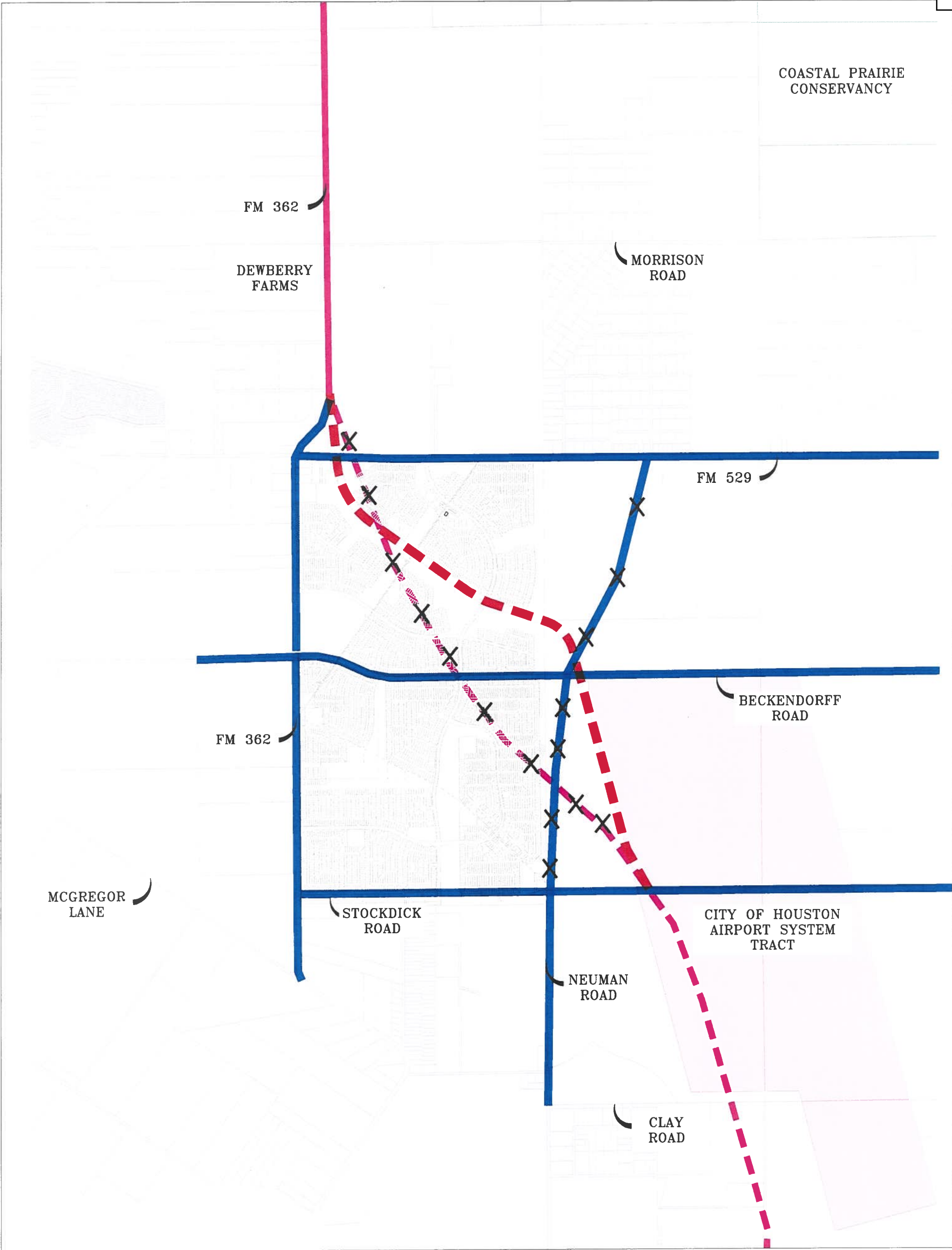
Signature Owner/Applicant

Date

OFFICE USE ONLY

OFFICE USE ONLY		NOTES
☐ Approved	☐ Denied	
Waller County Commissioner Prct 1 2 3 4 Date		
Waller County Judge Date		

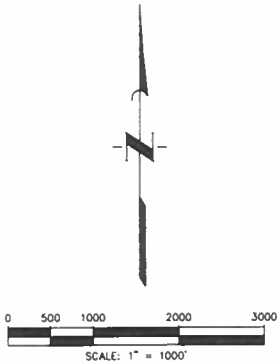
OFFICE USE ONLY Payment: Cash _____ Check _____ # _____ CC _____ ID # _____



LEGEND

- PROPOSED LIMITED ACCESS
- EXISTING LIMITED ACCESS
- EXISTING MAJOR THOROUGHFARE ALIGNMENT (WIDTH VARIES)

Major Thoroughfare Plan Amendment
Waller County - Limited Access
MARCH 2025



TEXAS DEPARTMENT OF PUBLIC SAFETY

5805 N LAMAR BLVD • BOX 4087 • AUSTIN, TEXAS 78773-0001

512-424-2000

www.dps.texas.gov



FREEMAN F. MARTIN
COLONEL
WALT GOODSON
JASON C. TAYLOR
LIEUTENANT COLONELS



STEVEN P. MACH, CHAIRMAN
NELDA L. BLAIR
DAN HORD III
LARRY B. LONG
STEVEN H. STODGHILL

WALLER COUNTY SHERIFF'S OFFICE
LIEUTENANT PHIL LILLIBRIDGE
100 SHERIFF R. GLENN SMITH DRIVE
HEMPSTEAD, TX 77445

Re: REMINDER - RENEWAL OF MEMORANDUM OF UNDERSTANDING
Certification of Commercial Vehicle Enforcement Authority

Lieutenant Lillibridge:

Your municipality is required to renew your MCSAP Memorandum of Understanding and if applicable, the Weight Enforcement Memorandum of Understanding (MOU). These documents are required to be renewed every two years by August 1, 2025. Please complete any blanks on the MOU related to your municipality and have the appropriate authorized person sign the original and mail the original MOU to the attention of:

CVE Training
6200 Guadalupe St., Bldg. P
Austin, Texas 78752

Your authorized signatory should be the Chief of Police or a higher official. If the contact information requires substantial revision, please contact us at cve.training@dps.texas.gov.

If you have any questions, you may contact me at (512) 424-2053, or the Motor Carrier Bureau Attorney, Angela Funk, at (512) 424-2884.

Sincerely,

Captain Richard Reid
Manager, Motor Carrier Bureau

RR/ff

MEMORANDUM OF UNDERSTANDING

Between

DEPARTMENT OF PUBLIC SAFETY OF THE STATE OF TEXAS (DPS)

and

Waller County Sheriff's Office (Allied Agency)**I. GENERAL AGREEMENT****A. Introduction and Statutory Authority**

DPS and Allied Agency enter into this Memorandum of Understanding (MOU) in order to maximize the effective utilization of commercial motor vehicle, driver, and cargo inspection resources; to avoid duplication of effort, to expand the number of inspections performed; to advance uniformity of inspections; and to minimize delays in schedules incurred by the industry inherent to this type of enforcement activity.

1. Due to the need for a basic delineation of routine responsibilities for the federal, state, county, and municipal agencies, it is agreed:
 - DPS will inspect vehicles operating over public highways and at carrier terminal facilities.
 - Allied Agencies must, as a routine practice, confine inspection activities to vehicles operating over public highways and city streets in their jurisdictions with the exception of municipal police officers certified under Tex. Transp. Code § 644.101. These certified municipal police officers may conduct vehicle inspections at carrier terminal facilities.
2. The Federal Motor Carrier Safety Administration (FMCSA) has imposed timeliness and accuracy standards on DPS regarding interstate and intrastate motor carrier information. DPS, in turn, has established timeliness and accuracy standards for Allied Agencies engaged in the inspection of commercial motor vehicles (CMV).
3. Allied Agencies and their authorized inspection representatives (Program Coordinators) must implement procedures in accordance with the minimum standards in this MOU.
4. In order to advance uniformity in the inspection of CMV and their operators, Allied Agencies must adopt the Commercial Vehicle Safety Alliance's (CVSA) North American Standard Roadside Inspection Procedures and the North American Standard Out-of-Service Criteria as adopted by DPS under the following:
 - Tex. Transp. Code Ch. 644, located at <http://www.statutes.legis.state.tx.us/>;
 - 37 Tex. Admin. Code Chapter 4, Subchapter B; 37 Tex. Admin. Code Chapter 16, Subchapter A; and 37 Tex. Admin. Code Chapter 21 located at <http://www.sos.texas.gov/tac/index.shtml>; and
 - The most current version of the CMV Enforcement Guidance Documents provided by DPS to the Allied Agencies:

CVSA Levels of Inspection

- Level I North American Standard
- Level II Walk-a-round Inspection
- Level III Driver-Only Inspection
- Level IV Special Inspection
- Level V Vehicle-Only Inspection (Terminal)

The State of Texas has an inspection quality agreement with the FMCSA in its Commercial Vehicle Safety Plan. Inspections found to be non-compliant with this policy may be nullified by the DPS Motor Carrier Bureau (MCB) from the carrier's safety profile and from the inspector's certification record by the authority of the Assistant Division Director of the DPS Texas Highway Patrol (THP) or that person's designee.

If amendments to 37 Tex. Admin. Code Chapter 4, Subchapter B require amending this MOU, DPS will do so within a reasonable period of time. The date of any amendment under this paragraph will not affect the renewal date described in Section IV, unless otherwise indicated by DPS.

II. DPS RESPONSIBILITIES

DPS will:

- A. Train, retrain (as necessary or desirable), test, and certify Allied Agency inspectors as per the agreement between DPS and the CVSA.
- B. Approve inspection forms for all inspections conducted in conformance with this MOU.
- C. Approve vehicle and driver out-of-service stickers.
- D. Supply CVSA decals on a cost-recovery basis to Allied Agencies.
- E. Supply software necessary for the data entry of all inspection information, on a cost recovery basis to Allied Agencies.
- F. Supply Allied Agencies with inspection data, upon request.
- G. Forward challenges of data in inspections or crash reports to Allied Agencies for their inspections.
- H. Conduct random in-person observation of inspections conducted by Allied Agency in order to ensure Allied Agency's inspectors maintain practical proficiency in the program.

III. ALLIED AGENCY RESPONSIBILITIES

A. Certification Testing

Allied Agency must:

1. Enroll its commissioned, full-time officers who have not met the minimum certification requirements for enforcement of Tex. Transp. Code Ch. 644 in training programs required by 37 Tex. Admin. Code § 4.13(b) prior to using these officers as inspectors for commercial vehicle enforcement. Allied Agency must reimburse DPS for costs associated with any training provided by DPS under 37 Tex. Admin. Code § 4.13(b)(5).

2. Implement a program to ensure its officers perform the required number of inspections annually, as specified in 37 Tex. Admin. Code § 4.13(c), and successfully complete the required annual certification training to maintain certification. To further program goals and achieve the highest quality in inspections, Allied Agency must ensure its officers conduct more than the minimum number of inspections required annually to maintain certification and that inspections are evenly distributed throughout the year to maintain enforcement continuity.
3. Immediately suspend from performing CVSA enforcement and inspections, any officer who fails to maintain certification or who fails to perform the required number of inspections following CVSA's North American Standard Uniform Inspection Procedures and the North American Standard Out-of-Service Criteria guidelines.
4. Send a representative to the annual MCSAP meeting held by DPS to ensure familiarity with all updated policies and procedures.

B. Policies and Guidelines

Allied Agency must:

1. Conduct inspections only by using CVSA-certified officers.
2. Only conduct inspections on-duty. No inspections may be performed at any time for the specific purpose of benefitting a carrier's safety profile whether on-site or off-site (such as a roadside or at an inspection facility). Compensation for inspections of any kind by other entities (including carriers and carrier employees) is prohibited.
3. Not use inspection as a pretext to search commercial vehicles.
4. Ensure traffic stops performed on a commercial vehicle are made by either a CVSA certified inspector or by a peace officer using probable cause or reasonable suspicion guidelines. An absence of these requisites will be cause for inspection report invalidation and a program participation review.
5. Use the most current forms approved by DPS during the inspection process. Forms and software may not be altered without the prior, written approval of DPS.
6. Ensure that CVSA-certified inspectors have adequate tools and resources to conduct queries into motor carrier registration and operating authority while conducting roadside inspections.
7. Perform Level I, IV, and V inspections requiring undercarriage inspection and brake measurements utilizing an inspection pit or with a referring officer for safety.
8. Perform only Level V terminal inspections on motor coaches for certification purposes except for unusual circumstances (such as post-crash investigations). All other inspections must be conducted roadside. Level I, II, IV and V motor coach inspections must only be performed by Passenger Vehicle Inspection certified inspectors.
9. Forward inspection data electronically to DPS within seven calendar days following the date of inspection for processing and final compliance using the most recent version of reporting software.

10. Forward crash reports involving commercial motor vehicles to Texas Department Transportation (TxDOT) no later than ten calendar days after the date of the crash investigation.
11. Allow DPS to conduct random in-person observation of inspections conducted by Allied Agency in order to ensure that Allied Agency's inspectors maintain practical proficiency in the program.
12. Not use its certification to enforce federal safety regulations as a primary method to generate program revenue through enforcement penalties, or to enhance criminal interdiction activities.
13. Not allow officers certified to enforce federal safety regulations to participate in secondary employment activities that present a conflict of interest related to their commercial vehicle enforcement duties. This prohibition includes Allied Agency officers trained by DPS that are no longer assigned to commercial vehicle enforcement units but remain employed by the Allied Agency.
14. Require all defects disclosed during the inspection process to be corrected.
15. Adopt the Recommended Out-of-Service Criteria and other defect repair verification procedures as developed by CVSA.
16. Honor CVSA inspection decals affixed to those vehicles by all authorized agencies. CVSA decals will be affixed to vehicles which pass the Level I or V CVSA inspection with no disqualifying violations under the North American Standard Roadside Inspection Procedures and the North American Standard Out-of-Service Criteria.
17. Maintain the official copy of all reports of inspections conducted by its CVSA certified inspectors for the current calendar year, plus two additional years. The official copy may be in paper or retrievable electronic form, and it must bear the signature of the commercial motor vehicles driver involved in the inspection. A copy must be provided to DPS upon DPS's request.
18. Conduct mock inspections and safety presentations as requested by the carrier and as approved by supervisors. Allied Agency may conduct safety presentations that include a mock (walk-around) inspection, but no documented inspection may be performed as part of a walk-around or safety presentation.
19. Note circumstances in the inspection report when more than two citations are issued during an inspection. An important aspect of the MCSAP is consistency in the inspection process and uniform enforcement. While it is recognized that uniform enforcement may include the issuance of a citation by the inspecting officer, it is also recognized that there may be exceptional occasions when the issuance of multiple citations may be warranted.
20. Document all violations (citations and warnings) discovered on the inspection report as violations, including violations of local ordinances. All CMV contacts must be recorded on the inspection report.

21. Investigate and determine whether a correction to data needs to be made when data in inspection or crash report is challenged. Allied Agency must notify the motor carrier and DPS in writing of the results of the investigation within ten calendar days. If a correction is necessary, the Allied Agency must make the correction and forward the corrected reports to DPS immediately. Retaliatory actions against motor carriers who file data challenges are strictly prohibited
22. Must notify DPS in writing ten calendar days any time an officer's certification status changes (is certified, suspended, or decertified for different types of inspections, or transfers out of the CVSA inspection program). A cumulative list of officers whose status has changed must be sent to DPS by January 31 of each year.
23. Must comply with the annual fiscal requirements mandated by TRC 644.102 in reporting the total amount of fines collected, actual enforcement program expenses and the remittance of mandated funds to the Texas Comptroller of Public Accounts.

IV. TERMINATION OF CERTIFICATION

***** UNLESS RENEWED, THIS MOU WILL EXPIRE ON AUGUST 1, 2027.*****

A. Renewal of this MOU

To prevent a loss of authority to conduct CVSA inspections, please mail or FAX your renewal request to the Department no more than 60 nor less than 30 days prior to the expiration of this MOU. If the renewal has not been executed by the Allied Agency before the MOU expiration date, certified officers must cease performing all CVSA inspections, until the renewal has been fully executed.

B. Decertification

1. DPS may decertify Allied Agency, or individual officers conducting inspections for Allied Agency, for failure to demonstrate practical proficiency in the program during random in-person observations by DPS, or by audits of inspections submitted.
2. DPS may decertify Allied Agency, or individual officers conducting inspections for Allied Agency, for using the certification as a primary method of generating program revenue or enhancing criminal interdiction activities.
3. DPS may decertify Allied Agency, or individual officers conducting inspections for Allied Agency, if officers to engage in secondary employment activities that present a conflict of interest with their commercial vehicle enforcement duties.
4. DPS may decertify Allied Agency, or individual officers conducting inspections for Allied Agency, for failure to comply with the provisions of the MOU, training, officer certification, or data-sharing requirements, including the requirement that Allied Agency reimburse DPS for training expenses and the requirement that Allied Agency forward information and respond to requests in a timely manner, or any other provisions of 37 Tex. Admin. Code §§ 4.13 and 4.14. Reimbursement can be made by check or money order, payable to the Department of Public Safety of the State of Texas.

5. DPS may decertify Allied Agency for failure to comply with the annual fiscal requirements mandated by Tex. Transp. Code § 644.102. Allied Agency must properly report fines collected, actual expenses, and the amount of remittance sent to the State of Texas's Comptroller of Public Accounts.

C. Termination of Certification

1. Termination of certification, whether by decertification, request of Allied Agency, or by failure to renew, will result in the inability of Allied Agency, to retain expenses for any enforcement actions taken after the effective date of the termination of certification. All reporting requirements, including the list of officers suspended and no longer certified which is normally due by January 31 of each year, inspection data reports, and crash reports must be provided to DPS immediately upon discontinuation in the certification program.
2. Allied Agency may discontinue certification at any time by notifying DPS Program Coordinator in writing.
3. The CVSA and Federal Motor Carrier Safety Administration require officers to complete a minimum number of inspections annually in order for officers to renew their certifications. The purpose of this requirement is to ensure officers achieve and maintain practical proficiency in inspecting commercial motor vehicles. Therefore, DPS will decertify Allied Agency, or individual officers conducting inspections for Allied Agency, for failure to report any inspections to DPS within a six-month period or for failure to evenly space the required number of inspections throughout the year.
4. Any Termination of Certification terminates Allied Agency's authority to enforce federal safety regulations under Texas Transp. Code Ch. 644, and Allied Agency's eligibility for reimbursement of expenses from penalties assessed. DPS will notify the program coordinator for Allied Agency and the Comptroller of Public Accounts in writing of any Termination of Certification.
5. DPS may issue a warning to Allied Agency if Allied Agency fails to conduct any inspections within a three-month period. DPS may also issue a warning if Allied Agency fails to comply with MOU requirements in such a way that DPS deems the quality or timeliness of inspection data could be compromised, or certified officers would fail to maintain practical proficiency in the program. Failure to correct the compliance issues within three months, or such other period as DPS may specify, can result in termination of the MOU and decertification of Allied Agency.
6. DPS may decertify the Allied Agency if the agency does not have a certified officer within one year of joining the MCSAP program and if an agency no longer has certified officers due to promotion, retirement, resignation or transfer they must certify an officer within one year of last officer's removal date.

V. PROGRAM COORDINATORS

The parties' program coordinators are responsible for all communications and contacts *required to manage this MOU*. The parties must provide any updates regarding contact information *within 30 calendar days*. The current program coordinators for this MOU are:

Allied Agency:**Department:**

DEPARTMENT OF PUBLIC SAFETY
Texas Highway Patrol
Motor Carrier Bureau

Captain Richard Reid
Manager

Program Coordinator

MCB, P.O. Box 4087
Austin Texas 78773-0522

Address

(512) 424-2053

Voice Phone Number

(512) 424-5712

Fax Number

richard.reid@dps.texas.gov

E-mail Address

Phillip W. Lillibridge

Program Coordinator

100 Sheriff Glenn R. Smith Dr. Hempstead, TX 77445

Address

979-826-8282

Voice Phone Number

979-826-7781

Fax Number

P.Lillibridge@wallarcounty.us

E-mail Address

MEMORANDUM OF UNDERSTANDING

Between

DEPARTMENT OF PUBLIC SAFETY OF THE STATE OF TEXAS (DPS)

and

Waller County Sheriff's Office (Allied Agency)

Item 43.

I. General Agreement

In accordance with Texas Transportation Code § 621.402, DPS has established parameters for approved Allied Agencies seeking to enforce Texas Transportation Code Chapter 621, Subchapter F. In order to maximize the uniform enforcement of statute, the parties enter into this Memorandum of Understanding (MOU) regarding training, approved scale use, annual scale re-calibration standards, violation report requirements, and mandated annual reporting.

II. DPS Responsibilities

In order to better implement and maintain the standards in this MOU, DPS will:

1. Train, retrain (as necessary or desirable), test, and certify the officers of any qualified Allied Agency.
2. Forward any weight enforcement complaints or challenges to the issuing Allied Agency.
3. Supply software necessary for the data entry of all inspection information on a cost recovery basis to Allied Agencies.

DPS may conduct random, in-person observation of weight enforcement inspections conducted by an Allied Agency in order to ensure that Allied Agency's officers are adhering to DPS certification standards.

III. Allied Agency Responsibilities

A. Certification Training

Allied Agency must enroll their commissioned, full-time officers in the 40 hour, Basic CVE course conducted at the direction of the DPS Motor Carrier Bureau. A commissioned officer must obtain 80% or better to become certified as a "weight enforcement officer." After initial certification, mandated re-certification training will take place following each legislative session. Weight enforcement officers must obtain 80% or better to maintain certification. DPS will immediately suspend any officer who fails to re-certify and Allied Agency must prohibit that officer from conducting or assisting with any weight enforcement activities.

Allied Agency may discontinue agency certification at any time by notifying DPS in writing. If a certified officer separates from an Allied Agency, Allied Agency must notify DPS within ten days.

B. Application of Statute and Allied Agency Requirements

1. During the course of duty, an Allied Agency weight enforcement officer must adhere to the "reasonable suspicion" requirements in weighing a commercial motor vehicle as inferred by Transportation Code § 621.402. There must be an articulable reason to detain a vehicle prior to utilizing any type of approved scale to determine actual weight. A fixed location signaling all commercial traffic to enter a weight

enforcement site is in direct conflict with this mandate.

2. Allied Agency will only conduct weight inspections while an officer is on-duty. Allied Agency may not perform inspections at any time for the specific purpose of benefitting a carrier, whether onsite or offsite (such as a roadside or at a principal place of business). Compensation for weight inspections of any kind is prohibited.
3. Officers sent for training by the Allied Agency must be full-time employees of the Allied Agency carrying their TCOLE commission. Officers will not serve as weight enforcement officers or carry out weight enforcement duties for any other agency or elected county official (other than the Sheriff of the Allied Agency, where applicable) during the time they are employed and commissioned by Allied Agency.

C. Approved Scales

Allied Agency must purchase and use scales from the approved Scale List found at the following URL: <http://www.dps.texas.gov/cve/Publications/approvedScaleList.pdf>. Allied Agency must re-calibrate the approved scales during each calendar year by a certified scale technician or vendor. Allied Agency must retain all individual scale calibration records for the current year plus the two previous years. These records are subject to review during contested judicial proceedings or any DPS audit.

D. Weight Inspection Reports & Upload

Allied Agency must purchase hardware and software to conduct weight inspections in order to upload the reports to DPS. Allied Agency may only issue DPS authorized weight inspection reports.

E. Annual Reporting Requirements

Allied Agency must submit an annual report of its weight enforcement activities for each calendar year to DPS. Allied Agency must send the report to the Motor Carrier Bureau in Austin, Texas by January 31 of each year for the prior year's enforcement activities. The annual reporting requirements under this Section will survive the termination date of this MOU.

F. Statutory Financial Reporting and Remittance Requirements

Allied Agency must comply with Transportation Code § 621.506(g) and report that data to DPS.

This includes: (1) sending the required 50 percent share to the State of Texas's Comptroller of

Public Accounts (CPA) if the fine meets the statutory criteria; and (2) only imposing the minimum

dollar fine unless the vehicle's weight was determined by a scale given or approved by DPS. DPS will confirm fiscal standing with CPA before renewing an MOU with Allied Agency.

IV. Termination of Certification

***** UNLESS RENEWED, THIS MOU WILL EXPIRE ON AUGUST 1, 2027 *****

To prevent a loss of authority to conduct weight enforcement inspections, please email DPS with your renewal request between the 60th and 30th day prior to the expiration of your current MOU. If the Allied Agency does not sign the renewal and mail it in to DPS before its current MOU expiration date, certified officers must cease performing all weight enforcement activities, until DPS receives the new fully executed MOU.

1. DPS may issue a warning to Allied Agency if Allied Agency fails to comply with MOU requirements in such a way that DPS deems that the weight enforcement action being taken is contrary to established training and statute. Failure to immediately correct any compliance issue or comply with the required remittance of assessed fines to the Comptroller of Public Accounts may result in the termination of the established MOU and the decertification of Allied Agency.
2. DPS may decertify the Allied Agency if the agency does not have a certified officer within one year of joining the MCSAP program and if an agency no longer has certified officers due to promotion, retirement, resignation or transfer they must certify an officer within one year of last officer's removal date.

V. Program Coordinators and Signatory Acceptance

Allied Agency's weight enforcement coordinators are responsible for all communications and contacts required to manage this MOU. The coordinators must provide any updates regarding contact information within 30 calendar days.

DPS Program Coordinator:

Captain Richard Reid
 THP Motor Carrier Bureau
 P.O. Box 4087
 Austin, Texas 78773-0522
 Phone: (512) 424-2053
 Fax: (512) 424-5712
Richard.Reid@dps.texas.gov

Allied Agency Program Coordinator
 (name and title here)

*Phillip W. Lillibridge,
 Lieutenant*

Insert address

*100 R. Glenn Smith Dr.
 Hempstead, TX 77445*

Insert phone, fax, and email

*Off 979-826-8282 p.lillibridge@
 Fax 979-826-7781 wallercounty.US*

Allied Agency Authorized Representative
 (name and title here)

Phillip W. Lillibridge, Lieutenant

Signature of Authorized Representative



Date:

06/09/2025

Evidence of Acceptance:

Signature of Authorized Official

Political Subdivision

Name

Title

Date

**INTERLOCAL AGREEMENT FOR LAW ENFORCEMENT SERVICES
BETWEEN WALLER COUNTY, TEXAS AND
WALLER INDEPENDENT SCHOOL DISTRICT**

THIS AGREEMENT is made and entered into by and between WALLER COUNTY, TEXAS acting by and through its governing body, the Waller County Commissioners Court, and the WALLER INDEPENDENT SCHOOL DISTRICT acting by and through its governing body, the Waller Independent School District Board of Trustees.

RECITALS:

This Agreement is made pursuant to chapter 791 of the Texas Government Code, which authorizes contracts between counties and school districts for the performance of governmental functions and services, including police protection services;

The Waller Independent School District Board of Trustees is authorized by section 37.081 of the Texas Education Code to enter into a memorandum of understanding with a local law enforcement agency to provide school resource officers; and

The District desires to obtain the services of the Waller County Sheriff to provide law enforcement services at Fields Store Elementary School, Evelyn Turlington Elementary School, Jones Elementary School, and/or Waller High School in compliance with and furtherance of House Bill 3 of the 88th Texas Legislative Session.

NOW THEREFORE, the County and the District, in consideration of the mutual covenants and agreements herein contained, do mutually agree as follows:

DEFINITIONS:

Area:	Collectively Fields Store Elementary School, Evelyn Turlington Elementary School, Jones Elementary School, and/or Waller High School, the real property on which each school sits, and any property that is owned, leased, rented, or otherwise under control of the District, and that is adjacent to said real properties.
Board:	The Waller Independent School District Board of Trustees, the governing body of the Waller Independent School District
Commissioners' Court:	The governing body of Waller County, Texas
County:	Waller County, Texas
District:	Waller Independent School District
School Resource Officer:	Has the meaning assigned by Occupations Code § 1701.601
Services:	The law enforcement services provided by the Waller County Sheriff to the Waller Independent School District under this Agreement.

Sheriff:

The Sheriff of Waller County, Texas

TERMS:

I.

TERM

1.1 The Services to be performed under this Agreement shall begin on August 1, 2025, and end on August 31, 2026. This Agreement may be terminated sooner in accordance with the provisions of Section IV.

II.

SERVICES

2.1 The County agrees to authorize the Sheriff to provide **six (6) commissioned peace officers** to devote seventy percent (70%) of their working time (defined below) to provide law enforcement services to the District as School Resource Officers. Each School Resource Officer shall be assigned to a school within the Area and shall remain at the assigned school daily during regular school hours, or in a location required by the performance of the Services. The Services include, but are not limited to: patrolling, preparing reports, appearing in court, investigating crimes, arresting persons, transporting suspects, protecting District property, protecting the safety and welfare of any person within the Area, and other duties detailed in Exhibit A, attached hereto and incorporated by reference. The School Resource Officers shall perform the Services during regular school hours. The Services do not include work performed during extracurricular events, or school functions that take place outside of regular school hours.

2.2 As used herein, the phrase "working time" is defined as the usual or normal hours that the Sheriff's officers are required to work in any calendar month, and does not include any extra or overtime work. The consideration for the law enforcement services provided herein includes a share of the costs to the County for such times when officers are not available to the District. Vacation and sick leave are earned through County service, and funeral leave is a benefit available to County employees. Therefore, "working time" shall not include vacation, sick leave, funeral leave or other county benefit leave. It is not anticipated that the Sheriff will authorize substitute officers to work within the Area when the regularly assigned officers are not available. The Sheriff will give notice or cause notice to be given each time an officer assigned to perform Services under this Agreement is anticipated to be absent or is absent for any reason to allow the District to respond appropriately. Such notice may be given to the affected school according to Exhibit C to this Agreement instead of as outlined in Section 5.1.

2.3 The Sheriff shall retain absolute control and supervision of the officers performing Services under this Agreement to the same extent that he does other officers. The District understands and agrees that this Agreement is not intended, nor shall it be construed, to obligate the Sheriff to assign officers to devote any portion of their working time to the District when, in the Sheriff's sole discretion, circumstances necessitate their assignment elsewhere. This includes but is not limited to circumstances related to officer funerals and natural disasters.

2.4 The District shall provide to the officers performing Services under this Agreement copies of the District's guidelines and policies relating to student absenteeism and implement any necessary related training.

The District shall neither request nor require the officers to take actions with respect to absent students that are not authorized by law. An officer who has probable cause to believe that a child is in violation of the compulsory school attendance law may take the child into custody for the purpose of returning the child to the child's school campus to ensure the child's compliance with compulsory school attendance requirements.

2.5 Law enforcement officers shall only be responsible for law enforcement duties that are identified in campus and district documents as required by Texas Education Code § 37.081(d). The District shall not assign or require law enforcement officers to perform routine student discipline, school administrative tasks, or to have contact with students unrelated to their law enforcement duties. The law enforcement officers' duties shall only relate to law enforcement intervention. The law enforcement officers shall not be tasked with behavioral or administrative duties better addressed by other District employees.

2.6 Law enforcement officers performing Services under this Agreement shall possess a school-based law enforcement proficiency certificate or obtain one within sixty (60) days of the officers' placement in the District, or on a campus of the District.

2.7 Law enforcement officers performing Services under this Agreement shall complete an active shooter response training program approved by the Texas Commission on Law Enforcement and as set forth in Texas Education Code Section 37.0812(a) which requires such training at least once every four (4) years.

2.8 The Board explicitly authorizes law enforcement officers performing Services to carry a weapon in the Area while performing Services under this Agreement.

2.9 Pursuant to Education Code § 37.081 (a-1), the jurisdiction of the School Resource Officers performing the Services under this Agreement is determined by the Board, as shown by Exhibit B that is attached hereto and incorporated by reference.

2.10 The Services shall be limited to those contained in this Agreement.

III.

CONSIDERATION FOR SERVICES

3.1 The District agrees to pay the County monthly installments of sixty-one thousand five hundred fifty-seven dollars and fifty cents (\$61,557.50) for the purposes of paying seventy percent (70%) of the full-time salary cost for six (6) law enforcement officers (including one (1) supervisor), equipping six (6) law enforcement officers, utilizing six (6) equipped law enforcement vehicles, and utilizing one (1) law enforcement K-9 for the duration of the contract of thirteen (13) months. This payment is in exchange for the Services provided by the Sheriff, and includes compensation for equipment, salaries, benefits, vacation, sick leave, and any additional expenses the County may incur in providing the Services under this Agreement. The District agrees to make payments on the total sum in installments, which are due and payable, without demand, on the following dates in the amounts set forth next to the dates:

August 20, 2025	\$61,557.50
September 20, 2025	\$61,557.50
October 20, 2025	\$61,557.50
November 20, 2025	\$61,557.50
December 20, 2025	\$61,557.50
January 20, 2025	\$61,557.50
February 20, 2025	\$61,557.50
March 20, 2025	\$61,557.50
April 20, 2025	\$61,557.50
May 20, 2025	\$61,557.50
June 20, 2025	\$61,557.50
July 20, 2025	\$61,557.50
August 20, 2025	\$61,557.50

The monthly installments are due and payable before 5:00 p.m. to the office of the County Treasurer. Payment may be made by electronic transfer to an account designated by the County. If the County or District is closed on any of the dates identified, payment must be made on the business day.

The first payment is due on August 20, 2025, or five (5) days after the District receives a fully executed copy of this Agreement from the County, whichever is later.

3.2 In addition to the monthly payments in Section 3.1 above, the District shall reimburse the County for:

- a) any costs the County incurs related to training required by law or regulation for law enforcement officers who provide law enforcement at a school district, including but not limited to the required training under Texas Occupations Code 1701.263;
- b) any costs the County incurs related to training that the District requests for law enforcement officers who provide Services under this Agreement; and
- c) any overtime rate of the Officer if District requests that the Officer work overtime for reimbursement, pending both District and County approval of such work.

3.3 The payment for the Services is intended to compensate the County for the costs incurred as a result of the Agreement. The payment for the Services does not result in, and will not be construed as a profit to the County.

3.4 The District will notify the Sheriff and County in writing if it intends to make, or makes any payment or portion of a payment pursuant to this Agreement with any amount of grant funding, whether federal, state, or otherwise.

IV. DEFAULT AND TERMINATION

4.1 Payment for Services is due on or before the date identified in Section 3.1. Failure to pay the full amount due on or before the specified date is a default.

4.2 The District understands and agrees that if the County does not receive the monthly

payments within thirty (30) days of the date due, the County is authorized to terminate this Agreement without prior notice to the District. The County's failure to make demand for payments due is not a waiver of the District's obligation to make timely payment.

4.3 If the District defaults in the payment of any obligation hereunder, the District is liable to the County for an interest assessment of one percent (1%) on the unpaid amount. Interest shall thereafter compound monthly at one percent (1%) on unpaid amounts and interest assessments from the date of default until paid. This interest is in addition to any monies due for Services rendered hereunder. Interest on all past due amounts shall not exceed the maximum amount of nonusurious interest that may be contracted for, taken, charged, or received under law. Any interest in excess of that maximum amount shall be refunded. The District is also liable for attorney's fees and costs should the matter have to go to litigation for collection.

4.4 If the District is dissatisfied in any way with the performance of the County, the Sheriff or the officers under this Agreement, the District's sole remedy is termination under Paragraph 4.4, except that if at any time the District provides notice of documented concerns with an assigned officer, the Sheriff will, to the extent available, first work with the District to assign a different officer.

4.5 Either party may terminate this Agreement prior to the expiration of the term set forth in this Agreement, with or without cause, upon thirty (30) days prior written notice to the other party in conformity with Paragraph 5.1. The County will submit an invoice to the District showing the prorated amount due for the month in which termination occurs. The District agrees to pay the final invoice within ten (10) days of receipt. This Paragraph does not limit the County's right to terminate the Agreement under Paragraph 4.1.

4.6 If this Agreement is terminated at any time other than at the end of a contract month, the monthly installment or payment for such contract month will be prorated. The District will still be responsible for paying any other amount due under the contract, including interest under Paragraph 4.2.

4.7 In the event the Sheriff cannot or will not provide six (6) officers to devote seventy percent (70%) of their working time to performing Services for the District, the Sheriff must inform both the Commissioners' Court and the District. The notice to the District must be in writing and in conformity with Paragraph 5.1. If the Sheriff does not provide Services to the District at any time after giving said notice to the District, the County shall refund any amount prepaid by the District for Services that were not provided to the District.

V. NOTICE

5.1 Any written notice required to be given under the provisions of this Agreement shall be deemed served when the notice is deposited in the mail, enclosed in a wrapper with the proper postage prepaid thereon. The written notice must be sent by certified mail, return receipt requested. Written notice must be given to the following parties at the following addresses:

To the County: **Waller County Commissioners' Court**

Waller County
Courthouse 425 FM
1488, Suite 106
Hempstead, TX 77445
Attention: County Judge

with a copy to: **Waller County Sheriff's Office**

Waller County Sheriff
100 Sheriff R. Glenn Smith Dr.
Hempstead, TX 77445

To the District: **Waller Independent School District**

2214 Waller St.
Waller, Texas
77484 Attention:
Bennie Mayes

5.2 Any party may designate a different address by giving the other parties ten (10) days written notice.

VI. MERGER

6.1 The parties agree that this Agreement contains all of the terms and conditions of the understanding of the parties relating to the subject matter hereof. All prior negotiations, discussions, correspondence, and preliminary understandings between the parties, whether oral or in writing, are superseded by this Agreement.

VII. MISCELLANEOUS

7.1 This Agreement shall be governed by the laws of the State of Texas, without regard to its conflicts of laws provisions, and any dispute arising hereunder shall be heard by a court of competent jurisdiction in Waller County, Texas.

7.2 This Agreement may only be modified in a writing duly authorized the governing bodies of the County and the District, and signed by all parties.

7.3 Unless otherwise consented to and approved by Commissioners' Court, modifications to the Agreement that increase funding, personnel positions, or geographical area can only be approved on a quarterly basis, and the effective date must coincide with the beginning of a pay period. Agreement modifications that decrease funding, personnel positions or geographical area may be approved at a regularly scheduled meeting of Commissioners' Court, and the effective date must coincide with the end of a pay period, unless otherwise agreed to in writing by the parties.

7.4 This Agreement shall commence on the last date of signature affixed hereto, after receiving

approval from the Waller County Commissioners' Court, the Waller Independent School District Board of Trustees, and the Sheriff.

7.5 To the extent any term or condition in the Agreement conflicts with applicable Texas law, such Agreement term or condition is void and unenforceable. If one (1) or more term or condition in the Agreement, or the application of any term or condition to any party or circumstance is held invalid, unenforceable, or illegal in any respect by a court of competent jurisdiction, the remainder of the Agreement shall remain valid and in full force and effect.

7.6 Neither party may assign, transfer, sub-contract or delegate its rights and responsibilities under this Agreement to any other party. are not assignable and may not be delegated by any party.

7.7 TO THE EXTENT PERMITTED BY APPLICABLE TEXAS LAW, EACH PARTY SHALL SAVE AND HOLD HARMLESS THE OTHER PARTY, AND/OR THEIR OFFICIALS, OFFICERS, AGENTS, EMPLOYEES, REPRESENTATIVES, AND/OR DESIGNEES FROM ANY AND ALL LIABILITY, ACTIONS, CLAIMS, DEMANDS, OR SUITS, INCLUDING ANY RELATED TO NEGLIGENCE, MISCONDUCT, WRONGFUL ACT(S), OR OMISSION(S), AND ALL RELATED COSTS, ATTORNEY FEES, AND EXPENSES ARISING OUT OF, RESULTING FROM, OR RELATED TO THE PERFORMANCE OF THE SERVICES.

7.8 Nothing in this Agreement shall be construed to alter any reporting requirements required by law or regulation of school personnel and administrators, including those specified in Texas Education Code Chapter 37. Reports must be made as required by applicable law or regulation.

7.9 Neither the County, the District, nor the Sheriff waives any immunity granted to it by law.

7.10 This Agreement is not intended to inure to the benefit of third parties.

7.11 County, Sheriff, and their agents and employees are and at all times shall be deemed to be independent contractors of District. The Sheriff is wholly responsible for the manner in which he determines which Officer is assigned to the District. Nothing herein shall be construed as creating the relationship of employer and employee, or principal and agent, between District and County, District and Sheriff, or District and School Resource Officer, or any of County's or Sheriff's agents or employees. Neither County nor the Sheriff, or either of their agents and employees, shall be entitled to any rights or privileges of District employees and shall not be considered in any manner to be District employees. No term or provision of this Agreement or act of County, District, or Sheriff, or any of their agents or employees in the performance of this Agreement shall be construed as making any of County or Sheriff's agents or employees an employee of the District.

7.12 This Agreement may be executed in multiple counterparts, each having equal force and effect of an original.

WALLER COUNTY

BY _____
CARBETT "TREY" J DUHON III
County Judge

Date Signed: _____

ATTEST:

DEBBIE HOLLAN
Waller County Clerk

APPROVED:

TROY GUIDRY
Waller County Sheriff

ATTEST:

By: _____
Name: Jeff Flukinger
Board Secretary

WALLER INDEPENDENT SCHOOL DISTRICT

(District) _____
By: William Warren
Name: William Warren
President, Board of Trustees

Date Signed: June 5, 2015

APPROVED AS TO FORM:

By: Ellen Spaley
Attorney for School

APPROVED:

BY: _____
Bennie Mayes
Superintendent of Schools

Date Signed: June 5, 2015

**ESTIMATE**

Linktas LLC
24200 Southwest Fwy #402-159
Rosenberg, TX 77471

info@linktasnow.com
+1 (832) 274-6223
Linktas LLC

KPM Management:Waller County Community Center

Bill to

Waller County Community Center
21274 FM 1098
Prairie View, TX 77446 USA

FACILITY REMOVATIONS
125-442-544400

Estimate details

Estimate no.: 1756

Estimate date: 04/18/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Trip Charge	Trip to Site	1	\$150.00	\$150.00
2.	Hardware	Alarm.com IP Camera	11	\$350.00	\$3,850.00
3.	CAT 6 Cable	1000ft. 23/4 CAT 6 Outdoor Rated	2	\$275.00	\$550.00
4.	Hardware	Power Strip- Currently Maxed out Connectors Additional hardware for cabling	1	\$250.00	\$250.00
5.	Conduit	PVC Conduit Liquidtight Boxes	1	\$400.00	\$400.00
6.	POE Switch	16 PORT POE Switch Managed	1	\$350.00	\$350.00
7.	Labor	7 existing camera locations stay the same- 4 analog cameras need cat 6 cable and new camera, other three locations are cat 5 cable which can be used for new cameras. 4 New cables and cameras: -3 outside building covering perimeter -1 inside	30	\$150.00	\$4,500.00
8.	NVR	Commercial Stream Video Recorder with 6TB HDD	1	\$1,250.00	\$1,250.00

APPROVED **BANNY ROTHE** WC/BF/CM
6/9/2025 *DJR. Roth*

Total

\$11,300.00

FLEET MANAGEMENT

Dear County of Waller - Constables

Below you will find the Bill of Sale for the vehicle that you would like to purchase. Please verify that the name, address and phone number are correct and the address is the same place you would like the title mailed. If anything does not appear to be correct, please send an email to EFM_Car_Sales@efleets.com to request any changes.

If everything appears to be correct, please proceed with the following steps to complete the purchase:

1. Sign and date the Bill of Sale via DocuSign
2. Complete the odometer statement and sign the bottom of the statement via DocuSign
3. Submit certified funds or a certified check, made payable to Enterprise FM Trust, for the amount listed as the 'Selling Price' (Item Q) on the Bill of Sale.
4. Mail a copy of the signed Bill of Sale, the certified check, and completed odometer statement to one of the following, based on your shipping method:

Regular Mailing Address

Enterprise FM Trust
Car Sales
PO Box 843004
Kansas City, MO 64184-3004

Overnight Shipping Address

Commerce Bank
Attn: 843004 KCWLBX
811 Main St
Kansas City, MO 64105

Shipments to the above address must include payments
For wire payments, please contact EFM_Car_Sales@efleets.com

Please note, **if** the Selling Price is \$1.00, this is for documentation purposes only. The purchaser will not need to provide a payment for this transaction. If the Selling Price is \$1, simply complete Steps 1 and 2 to sign both documents via DocuSign.

You are acquiring a leased vehicle, therefore payments and other obligations outlined in the Master Lease Agreement must be satisfied by the lessee to transact the sale and transfer ownership. For more information, please visit your account at <https://login.efleets.com>.

Once we receive the signed Bill of Sale, payment for the selling price, and the completed Odometer Statement, we will begin to process the transaction and the title will be delivered within 14 business days.

If you have any questions, feel free to reach out to us via e-mail at EFM_Car_Sales@efleets.com or by phone at 1-800-543-8226



FLEET MANAGEMENT

Item 47.

Enterprise Fleet Management
Purchase Option Team
1-800-543-8226 direct
EFM_Car_Sales@efleets.com
2281 Ball Drive
Saint Louis, MO 63146

BILL OF SALE

Printed as of 06/12/2025

BUYER(S)		SALE DATE		GPBR
BUYER		CAR SALE #		1F88
County of Waller - Constables				UNIT NO.
				232WFL
CO-BUYER		A SALE PRICE \$401.00		
		B ADDITIONAL EQUIPMENT		
				LESSEE TAX EXEMPT ID
STREET ADDRESS APT #				1-74-6001079-0
425 Fm 1488 Rd				
CITY/STATE/ZIP		C SUBTOTAL (A PLUS B) \$401.00		
HEMPSTEAD / TX / 77445		D SALES TAX \$0.00		
DAY PHONE EVENING PHONE		OTHER CHARGES		
FAX				
PURCHASE VEHICLE		E TITLE FEE		
YR/MAKE/MODEL/SERIES		F ADMINISTRATION FEE \$0.00		
2019 Ford F-150 Police Responder XL 4x4 5.5 ft. box 145 in. WB (5126782)		G ACCUMULATED PERSONAL PROPERTY TAX \$0.00		
VIN#		H ACCUMULATED LICENSE FEES \$0.00		
1 F T E W 1 P 4 2 K K D 2 9 6 8 1		I		
MILEAGE		J		
COLOR		K		
(0 P) Ingot Silver Metallic		L		
The vehicle is sold "As Is - not expressly warranted or guaranteed" with All Faults: BUYER UNDERSTANDS THAT THIS VEHICLE IS BEING SOLD "AS IS NOT EXPRESSLY WARRANTED OR GUARANTEED WITH ALL FAULTS AND IS NOT COVERED BY DEALER WARRANTIES. I UNDERSTAND THAT THE SELLER IS NOT REQUIRED TO MAKE ANY REPAIRS AFTER BUYER BUYS THIS VEHICLE AND BUYER WILL HAVE TO PAY FOR REPAIRS THIS VEHICLE WILL NEED."		M		
		N		
		O		
		P TOTAL OTHER (F THRU O) \$0.00		
		Q SELLING PRICE (C PLUS D PLUS P) \$401.00		

ADDITIONAL
Payments for the vehicle(s) are to be made payable to "Enterprise FM Trust" Please remit payment by certified check or certified funds.
Buyer is responsible for obtaining any necessary insurance coverage on the purchased vehicle. Any coverage maintained by seller does not transfer with the purchased vehicle.
There may be additional charges outstanding that are not included in the Selling Price. Please refer to your most recent Billing Statement on https://login.efleets.com . The title for the vehicle will only be released once all outstanding charges have been cleared.

LIENHOLDER	LIENHOLDER ADDRESS	LIEN DATE	LIENHOLDER PHONE
BUYER	SELLER		
County of Waller - Constables	The Legal Entity as listed on the Vehicle(s) Titles(s) ('Seller')		
SIGNATURE DATE	ADDRESS		
	2281 Ball Drive		
CO-BUYER	CITY/STATE/ZIP		
	St.Louis /MO /63146		
SIGNATURE DATE	APPROVED BY	DATE	

LESSEE ODOMETER (MILEAGE) DISCLOSURE STATEMENT

Item 47.

Federal Law (and State Law if applicable) requires that the lessee disclose the mileage to the lessor in connection with the transfer of ownership. Failure to complete or making a false statement may result in fines and/or imprisonment. Complete disclosure form below and return to lessor.

I, _____ (Name of person making disclosure) state that the odometer now reads _____ (no tenths) miles and to the best of my knowledge that it reflects the actual mileage of the vehicle described below, unless one of the following statements is checked.

- ☐ 1. I hereby certify that to the best of my knowledge the odometer reading as stated above reflects the amount of mileage in excess of the designed mechanical odometer limit of the vehicle described below.
- ☐ 2. I hereby certify that to the best of my knowledge the odometer reading as stated above is not the actual mileage.
- ☐ 3. I hereby certify that to the best of my knowledge the vehicle described above does not have an air bag on or off switch which has been installed by someone other than the vehicle manufacturer and any existing air bag has not been deactivated.

YMMS	Unit Number
2019 Ford F-150 Police Responder XL 4x4 5.5 ft. box 145 in. WB (5126782)	232WFL
VEHICLE IDENTIFICATION NUMBER	
1FTEW1P42KKD29681	

LESSEE'S NAME		
County of Waller - Constables		
STREET ADDRESS		
425 Fm 1488 Rd		
CITY	STATE	ZIP CODE
HEMPSTEAD	TX	77445
LESSEE'S SIGNATURES		Date

LESSOR'S LEGAL NAME		
ENTERPRISE FLEET MANAGEMENT		
STREET ADDRESS		
2281 Ball Drive		
CITY	STATE	ZIP CODE
St. Louis	MO	63146
DATE DISCLOSURE FORM SENT TO LESSEE		DATE COMPLETED FORM RECEIVED FROM LESSEE
06-12-2025		
LESSOR'S SIGNATURE		



FLEET MANAGEMENT

Dear County of Waller

Below you will find the Bill of Sale for the vehicle that you would like to purchase. Please verify that the name, address and phone number are correct and the address is the same place you would like the title mailed. If anything does not appear to be correct, please send an email to EFM_Car_Sales@efleets.com to request any changes.

If everything appears to be correct, please proceed with the following steps to complete the purchase:

1. Sign and date the Bill of Sale via DocuSign
2. Complete the odometer statement and sign the bottom of the statement via DocuSign
3. Submit certified funds or a certified check, made payable to Enterprise FM Trust, for the amount listed as the 'Selling Price' (Item Q) on the Bill of Sale.
4. Mail a copy of the signed Bill of Sale, the certified check, and completed odometer statement to one of the following, based on your shipping method:

Regular Mailing Address

Enterprise FM Trust
Car Sales
PO Box 843004
Kansas City, MO 64184-3004

Overnight Shipping Address

Commerce Bank
Attn: 843004 KCWLBX
811 Main St
Kansas City, MO 64105

Shipments to the above address must include payments
For wire payments, please contact EFM_Car_Sales@efleets.com

Please note, **if** the Selling Price is \$1.00, this is for documentation purposes only. The purchaser will not need to provide a payment for this transaction. If the Selling Price is \$1, simply complete Steps 1 and 2 to sign both documents via DocuSign.

You are acquiring a leased vehicle, therefore payments and other obligations outlined in the Master Lease Agreement must be satisfied by the lessee to transact the sale and transfer ownership. For more information, please visit your account at <https://login.efleets.com>.

Once we receive the signed Bill of Sale, payment for the selling price, and the completed Odometer Statement, we will begin to process the transaction and the title will be delivered within 14 business days.

If you have any questions, feel free to reach out to us via e-mail at EFM_Car_Sales@efleets.com or by phone at 1-800-543-8226



**FLEET
MANAGEMENT**

Item 48.

**Enterprise Fleet Management
Purchase Option Team**
1-800-543-8226 direct
EFM_Car_Sales@efleets.com
2281 Ball Drive
Saint Louis, MO 63146

BILL OF SALE

Printed as of 06/12/2025

BUYER(S)		SALE DATE		GPBR	
BUYER County of Waller		CAR SALE #		UNIT NO. 23CG43	
CO-BUYER		A SALE PRICE \$1,716.85			
		B ADDITIONAL EQUIPMENT			
				LESSEE TAX EXEMPT ID	
STREET ADDRESS APT # 425 Fm 1488 Rd				1-74-6001079-0	
CITY/STATE/ZIP HEMPSTEAD / TX / 77445		C SUBTOTAL (A PLUS B) \$1,716.85			
DAY PHONE EVENING PHONE		D SALES TAX \$0.00			
FAX		OTHER CHARGES			
PURCHASE VEHICLE		E TITLE FEE			
YR/MAKE/MODEL/SERIES 2020 Ford F-150 XL 4x4 SuperCrew Cab Styleside 5.5 ft. box 145 in. WB (5623956)		F ADMINISTRATION FEE \$0.00			
VIN# 1 F T E W 1 E P X L K D 5 2 0 5 7		G ACCUMULATED PERSONAL PROPERTY TAX \$0.00			
MILEAGE		H ACCUMULATED LICENSE FEES \$0.00			
COLOR (0 P) Oxford White		I			
The vehicle is sold "As Is - not expressly warranted or guaranteed" with All Faults: BUYER UNDERSTANDS THAT THIS VEHICLE IS BEING SOLD "AS IS NOT EXPRESSLY WARRANTED OR GUARANTEED WITH ALL FAULTS AND IS NOT COVERED BY DEALER WARRANTIES. I UNDERSTAND THAT THE SELLER IS NOT REQUIRED TO MAKE ANY REPAIRS AFTER BUYER BUYS THIS VEHICLE AND BUYER WILL HAVE TO PAY FOR REPAIRS THIS VEHICLE WILL NEED."		J			
		K			
		L			
		M			
		N			
		O			
		P TOTAL OTHER (F THRU O) \$0.00			
		Q SELLING PRICE (C PLUS D PLUS P) \$1,716.85			

ADDITIONAL	
Payments for the vehicle(s) are to be made payable to "Enterprise FM Trust" Please remit payment by certified check or certified funds.	
Buyer is responsible for obtaining any necessary insurance coverage on the purchased vehicle. Any coverage maintained by seller does not transfer with the purchased vehicle.	
There may be additional charges outstanding that are not included in the Selling Price. Please refer to your most recent Billing Statement on https://login.efleets.com . The title for the vehicle will only be released once all outstanding charges have been cleared.	

LIENHOLDER		LIENHOLDER ADDRESS		LIEN DATE		LIENHOLDER PHONE	
BUYER County of Waller		SELLER The Legal Entity as listed on the Vehicle(s) Titles(s) ('Seller')					
SIGNATURE DATE		ADDRESS 2281 Ball Drive					
CO-BUYER		CITY/STATE/ZIP St.Louis /MO /63146					
SIGNATURE DATE		APPROVED BY		DATE			

LESSEE ODOMETER (MILEAGE) DISCLOSURE STATEMENT

Item 48.

Federal Law (and State Law if applicable) requires that the lessee disclose the mileage to the lessor in connection with the transfer of ownership. Failure to complete or making a false statement may result in fines and/or imprisonment. Complete disclosure form below and return to lessor.

I, _____ (Name of person making disclosure) state that the odometer now reads _____ (no tenths) miles and to the best of my knowledge that it reflects the actual mileage of the vehicle described below, unless one of the following statements is checked.

- ☐ 1. I hereby certify that to the best of my knowledge the odometer reading as stated above reflects the amount of mileage in excess of the designed mechanical odometer limit of the vehicle described below.
- ☐ 2. I hereby certify that to the best of my knowledge the odometer reading as stated above is not the actual mileage.
- ☐ 3. I hereby certify that to the best of my knowledge the vehicle described above does not have an air bag on or off switch which has been installed by someone other than the vehicle manufacturer and any existing air bag has not been deactivated.

YMMS	Unit Number
2020 Ford F-150 XL 4x4 SuperCrew Cab Styleside 5.5 ft. box 145 in. WB (5623956)	23CG43
VEHICLE IDENTIFICATION NUMBER	
1FTEW1EPXLKD52057	

LESSEE'S NAME		
County of Waller - Environmental		
STREET ADDRESS		
425 Fm 1488 Rd		
CITY	STATE	ZIP CODE
HEMPSTEAD	TX	77445
LESSEE'S SIGNATURES		Date

LESSOR'S LEGAL NAME		
ENTERPRISE FLEET MANAGEMENT		
STREET ADDRESS		
2281 Ball Drive		
CITY	STATE	ZIP CODE
St. Louis	MO	63146
DATE DISCLOSURE FORM SENT TO LESSEE		DATE COMPLETED FORM RECEIVED FROM LESSEE
06-12-2025		
LESSOR'S SIGNATURE		

Flukinger:

Roadway Design – B2Z
Survey – Woolpert
Geo – Middleton Brown
SUE – KCI
Environmental – KCI

Richards:

Roadway Design – Cobb Fendley
Survey – Woolpert
Geo – Middleton Brown
SUE – TNP
Environmental – KCI