



**NOTICE OF MEETING
WALLER COUNTY, TEXAS
REGULAR SESSION**

**Wednesday, July 08, 2026 at 9:00 AM
Waller County Courthouse, Hempstead, Texas**

AGENDA

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

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

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

CALL TO ORDER

1. Approval of Agenda.

PUBLIC COMMENT

CONSENT AGENDA

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

2. Approval of Minutes.
3. Request by County Treasurer for Approval of Payroll Disbursements.
4. Request by County Auditor to Approve and/or Ratify 2026 Budget Adjustments and Departmental Line-Item Transfers.
5. Request by County Auditor to approve Quarterly Reimbursement of Juror Payments.
6. Request by County Engineer to approve the Final Plat of Bellamina Section 1 and accept the Construction Bond in Precinct 3.
7. Request by County Engineer to approve the Final Plat of Cameron Prairie Section 2 and accept the Construction Bond in Precinct 2.

8. Request by County Engineer to approve the Final Plat of Woodhaven West Section 1 and accept the Construction Bond in Precinct 2.
9. Request by County Engineer to approve the Final Plat of Bluebonnet Detention Basin 7 in Precinct 3.
10. Request by County Engineer to approve the Final Plat of Bluebonnet Detention Basin 8 in Precinct 3.
11. Request by County Engineer to place roads in Lakes of Cane Island Section 1 into the developer's one-year maintenance period, effective July 8, 2026, and reduce the maintenance bond.
12. Request by County Engineer to place roads in Lakes of Cane Island Section 2 into the developer's one-year maintenance period, effective July 8, 2026, and reduce the maintenance bond.
13. Request by County Engineer to place roads in Lakes of Cane Island Section 3 into the developer's one-year maintenance period, effective July 8, 2026, and reduce the maintenance bond.
14. Request by County Engineer to place roads in Lakes of Cane Island Section 4 into the developer's one-year maintenance period, effective July 8, 2026, and reduce the maintenance bond.
15. Request by County Engineer to place roads in Lakes of Cane Island Drive Street Dedication into the developer's one-year maintenance period, effective July 8, 2026, and reduce the maintenance bond.
16. Request by County Engineer to place roads in Lakeview Section 7 into the developer's one-year maintenance period, effective July 8, 2026, and reduce the maintenance bond.
17. Request by County Engineer to place roads in Wood Haven (Grand Magnolia) Section 5 into the developer's one-year maintenance period, effective July 8, 2026, and reduce the maintenance bond.
18. Request by County Engineer to accept the roads in Trails of Cochran Ranch Section 1 into county maintenance and release the bond.
19. 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 19, 2026 for a Partial Replat of Woods Crossing by Owners Wood Crossing Venture LLC and E&P Projects LLC. to be allowed to amend Block 1, Reserve "B" of Final Plat of Jordan Ranch Waller County Plat. The amendment will revise the western boundary of Block 1, Reserve B, approximately 16.876 acres adjacent to and west of currently recorded Reserve B, and the additional acreage are proposed to be configured into three commercial reserves and a public Right-Of-Way for Trades Crossing Road in a total of 36.202 Acres.

20. Request by Procurement Director to advertise for bids for Reconstruction of Double Culvert Road and Cedar Creek Road in Precinct 1 and Reconstruction of Neuman Road in Precinct 4. Advertisement to be paid from line item 125-401-544100 [Bid Notice & Printing].

Requests to approve payments on the following:

21. \$2,900.00 for Invoice #062026 to Stephens and Flowers Funeral & Cremation from line items:

\$2,000.00 - 125-411-561502 [Pauper Burial Expense].

\$900.00 - 125-423-540705 [Transport to Morgue].
22. \$1,125.00 for Invoice dated March 17, 2026 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].
23. \$2,557.50 for Invoice #10372079 to Texas Conference of Urban Counties from line item # 125-411-562300 [County Organizational Dues].
24. \$3,200.00 for Invoice #INV993211599 to CIRA from line item 125-411-545001 [Maintenance Contracts].
25. \$2,733.50 for Invoice #12977 to Wald Relocation Services, LTD to be paid from line item 606-606-581842 [Soft Costs 3rd Floor Courthouse].
26. \$1,610.00 for Invoice #260041 to Sterling Flags to be paid from line item 606-606-581842 [Soft Costs 3rd Floor Courthouse].
27. \$100,000.00 for Invoice #2818 to Waller County Economic Development from line item 125-411-547200 [Economic Development].
28. \$26,138.00 for Invoice #202324-12 to HR Green for Professional Services From April 01, 2026 through April 24, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
29. \$72,742.75 for Invoice #200624-11 to HR Green for Professional Services rendered January 31, 2026 through February 27, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
30. \$57,431.00 for Invoice #1104007-11 to Trilogy Engineering Services LLC for Professional Services from February 01, 2026 through March 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
31. \$64,005.50 for Invoice #65035800-0526-14 to Kimley-Horn and Associates, Inc. for Professional Services rendered from May 01, 2026 through May 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
32. \$12,190.76 for Invoice #363519-1 to Cobb Fendley for Professional Services from May 01, 2026 through May 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

- [33.](#) \$42,975.00 for Invoice #101170-14 to R.G. Miller Engineers, Inc. Professional Engineering Services May 01, 2026 through May 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
- [34.](#) \$31,436.00 for Invoice #25-001.010 to Trilogy Engineering Services, LLC. For Preliminary Engineering Services from April 01, 2026 through April 30, 2026 to be paid from line item 606-606-545405 [Professional Services].
- [35.](#) \$21,543.00 for Invoice #25-001.011 to Trilogy Engineering Services, LLC. For Services from May 03, 2026 through May 31, 2026 to be paid from line item 606-606-545405 [Professional Services].
- [36.](#) \$81,698.55 for Invoice #203967 to HR Green, Inc. Professional Services Through May 29, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
- 37. Request by County Auditor to Approve and/or Ratify Accounts Payable.

SHERIFF

- [38.](#) Discuss and take action to approve out of state travel and costs associated with three detectives of the Waller County Sheriff's Office to attend "Cellebrite Certification Training" at the Midwest Counterdrug Training Center located at Camp Dodge in Johnston, Iowa. The dates of travel are from August 17, 2026 through August 21, 2026. The total cost of travel, per diem and training is \$2,329.30 to be paid from line item 125-516-533202 [LEOSE].

COUNTY ENGINEER

- [39.](#) Discuss and take action on a Non-Residential Variance Request regarding a Conditional Letter of Map Revision (CLOMR) for Industrial & Development Ventures, LLC, proposal of the development of the Brookshire Brown Tract.
- [40.](#) Discuss and take action to accept the General Plan - Phase I, for the Park 1489, Industrial & Development Ventures, LLC development of the Brookshire Brown Tract.

GRANT MANAGER

- 41. Discuss and take action to accept a \$350,000.00 grant award from the Texas Comptroller of Public Accounts pursuant to House Bill 3000--Rural Ambulance Service Grant Program (Award # IA-0000002818) and authorize the County Judge to execute the grant agreement.
- 42. Discuss and take action to ratify the letter of commitment remitted to the Houston-Galveston Area Council (H-GAC) on June 24, 2026 relative to an annual, three-year, in-kind contribution of \$5,800.00 per year between September 1, 2027 and August 31, 2030 to support H-GAC and Texas A&M University AgriLife's pursuit of a TCEQ Clean Water Act Sect.319(h) Nonpoint Source Grant.

PROCUREMENT DIRECTOR

- [43.](#) Discuss and take action to approve bills of sale from Enterprise Fleet Management for five (5) vehicles for Road & Bridge in the amount of \$4,674.21. Funds to be paid from line item 110-530-581100 [Construction Equipment].

COUNTY JUDGE

- 44. Discuss and take action to amend job title of Director of Policy and Administration to Chief of Staff.

DIRECTOR OF POLICY & ADMINISTRATION

- [45.](#) Discuss and take action to approve Bluebonnet Grove Development Agreement.

TREASURER

- 46. Discuss and take action to approve payment to Judge Bennett Dodson for 92.14 vacation hours accrued while serving as an employee in the Waller County Criminal District Attorney's office.
- [47.](#) Discuss and take action to approve annual review and amendments to the Waller County Investment Policy.
- [48.](#) Discuss and take action to approve Salary Order amendment 2026.8 effective July 19, 2026.

DIRECTOR OF FACILITIES

- [49.](#) Discuss and take action to approve payment of \$250,242.45 for Application #44 to SEDALCO, Inc. to be paid from line item 604-604-581000 [Bldg Purch, Const, or Improv].

MISCELLANEOUS

- [50.](#) Discuss and take action on pending legal business with Husch Blackwell LLP.
- 51. Discuss and take action regarding request for refund of Waller County Community Center Fees.
- 52. Discuss and take action to assign day to day operations related to the Waller County Community Center to the Director of the Parks Department.
- 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 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.

54. Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to contract negotiations for it would have a detrimental effect on the position of the County in negotiations with third persons.

EXECUTIVE SESSION

55. Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer.
56. Deliberate business and financial issues related to the purchase, exchange, lease or value of real properties pursuant to Government Code Sections 551.072 and 551.0725.
57. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
58. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session.

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 24, 2026

BE IT REMEMBERED that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 24th day of June 2026 at its meeting place at the Waller County Courthouse, Hempstead, Texas.

CALL TO ORDER

The meeting was called to order by Waller County Judge Trey Duhon at 9:03 a.m. with the following members of the Court present to-wit:

Carbett "Trey" J. Duhon III, County Judge
John A. Amsler, Commissioner Precinct 1
Walter Smith, Commissioner Precinct 2
Kendric D. Jones, Commissioner Precinct 3 - arrived at 9:17 a.m.
Justin Beckendorff, Commissioner Precinct 4
Debbie Hollan, County Clerk

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

1. Approval of Agenda.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

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

PUBLIC COMMENT

1. Dr. 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 – June 10, 2026 Regular Session
3. Request by County Treasurer for Approval of Payroll Disbursements.
4. Request by County Auditor to Approve and/or Ratify 2026 Budget Adjustments and Departmental Line-Item Transfers. *(no backup submitted)*

5. Request by County Auditor to approve official documents and all monthly reports.
6. Request by County Treasurer to approve disbursement of funds for Retiree Insurance Premiums.
7. Request by County Engineer to place roads in Woods Crossing/Fulshear MUD #3 into the developer's one-year maintenance period, effective June 24, 2026, and reduce the maintenance bond.
8. Request by County Engineer to accept the roads in Lakeview Section 5 into county maintenance and release the bond.
9. Request by County Engineer to accept the roads in Sunterra Section 70 into county maintenance and release the bond.
10. Request by County Engineer to approve the Final Plat of Cameron Prairie Section 1 and accept the Construction Bond in Precinct 2.
11. Request by County Engineer to approve the Final Plat of Cameron Prairie Section 3 and accept the Construction Bond in Precinct 2.
12. Request by County Engineer to approve the Final Plat of Cameron Prairie Section 4 and accept the Construction Bond in Precinct 2.
13. Request by County Engineer to approve the Final Plat of Cameron Prairie Waller County M.U.D. NO. 40 Water Plant No. 1 in precinct 2.
14. Request by County Engineer to approve the Final Plat of Cameron Prairie Waller County M.U.D. NO. 40 Waste Water Treatment Plant No. 1 in Precinct 2.
15. Request by County Engineer to approve the Final Plat of Cameron Prairie Trails Street Dedication and accept the Construction Bond in Precinct 2.
16. Request by County Engineer to approve the Final Plat of Lakes of Cane Island Section 5 and accept the Construction Bond in Precinct 4.
17. Request by County Engineer to approve the Final Plat of Lakes of Cane Island Section 6 and accept the Construction Bond in Precinct 4.
18. Request by County Engineer to approve the Final Plat of Lakes of Cane Island Section 7 and accept the Construction Bond in Precinct 4.
19. Request by the County Engineer to accept a Formal Notice from A T & T Communications for a Fiber Optic Cable to be installed within the right of way of Nelson Rd. - Project # 2026-1985.
20. Request by the County Engineer to accept a Formal Notice from Hotwire Communications for a Fiber Optic Cable to be installed within the right of way of Cameron Rd. - Project # 2026-1595.

21. Request by Procurement Director to advertise for bids for Vending Machine Services. Advertisement to be paid from line item 125-401-544100 [Bid Notice & Printing]
22. ~~Request by County Treasurer to approve Salary Order amendment 2026.7.~~
Item REMOVED.

Requests to approve payments on the following:

23. \$10,900.00 for Invoice #1681 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].
24. \$1,150.00 for Invoice dated June 9, 2026 to Schmidt Funeral Home from line item 125-423-540705 [Transport to Morgue].
25. \$2,040.00 for Invoice #IN63256 to HGS, LLC to be paid from line item 125-411-540300 [Legal].
26. \$3,080.00 for Invoice #7708 to The Randle Law Office LTD., to be paid from line item 125-411-540300 [Legal].
27. \$116,215.53 for Invoice #78985-12R to DCCM Infrastructure, Inc. for Professional Services rendered from February 01, 2026 to February 28, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
28. \$181,794.51 for Invoice #78326-11R to DCCM Infrastructure, Inc. for Professional Services rendered from January 01, 2026 to January 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
29. \$63,310.49 for Invoice #11 to Farmstead Hinshaw Russ & Assoc. dba EHRA Engineering for Professional Services rendered for the date ending May 20, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
30. \$93,677.47 for Invoice #85206-01-07 to GFT Infrastructure, Inc. for Professional Services rendered from April 01, 2026 through April 30, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
31. \$21,608.78 for Invoice #79381-13 to DCCM Infrastructure, Inc for Professional Services rendered from March 01, 2026 to March 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
32. \$114,853.54 for Invoice #80390 to DCCM Infrastructure, Inc for Professional Services rendered from April 01, 2026 to April 30, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
33. \$326,806.06 for Invoice #202626126 to LJA Engineering, Inc for Professional Services rendered through May 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].

34. \$8,952.92 for Invoice #304200.00-13 to Schaumburg & Polk, Inc. for Professional Services rendered from March 30, 2026 to May 03, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
35. \$16,001.60 for Invoice #52596563-2 to Tetra Tech, Inc for services billed through May 22, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
36. \$42,738.53 for Invoice #79732 to DCCM Infrastructure, Inc for Professional Services rendered from March 01, 2026 to March 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
37. \$50,248.64 for Invoice #47192-13 to BGE, Inc. for Services rendered from April 25, 2026 through May 22, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
38. \$13,961.69 for Invoice #203404-12 to TEDSI Infrastructure Group for Professional Services rendered from May 01, 2026, through May 31, 2026. Funds to be paid from line item 605-605-545405 [Professional Services].
39. \$4,500.00 for Invoice #114-26C to Whitney & Associates Real Estate Valuation and Consulting for Appraisal Report of a 5.56 acre tract, located at 28076 Kyle Rd, Parcel 1. Funds to be paid from line item 605-605-545405 [Professional Services].
40. \$4,500.00 for Invoice #69-26C to Whitney & Associates Real Estate Valuation and Consulting for Appraisal Report of a 335.325 acre tract at NE corner of FM 1458 and Robichaux, parcel 1. Funds to be paid from line item 605-605-545405 [Professional Services].
41. Request by County Auditor to Approve and/or Ratify Accounts Payable.

Motion to approve **County Agenda** with Item 22 removed made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

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

PROCLAMATION

42. Discuss and take action to approve Proclamation honoring the Katy High School Softball Team for winning the 2026 State Championship.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

(Commissioner Beckendorff read Proclamation)

Motion carried by 4-0 vote.

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

Returned to Agenda Item 22

22. Request by County Treasurer to approve Salary Order amendment 2026.7.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

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

Proceeded with Agenda Item 43

ECONOMIC DEVELOPMENT

43. Discuss and take action to consent to the assignment of the tax abatement agreement between Waller County, Texas and IU Heritage, LP entered into on September 17, 2025, contract ID number 250917-45(a) ("Agreement"). The assignment is made between IU Heritage, LP and CYS Property, LLC. IU Heritage, LP owned the property subject to the Agreement at the time the Agreement was executed, and was the original tax abatement applicant. The property is located in Katy, Texas in the Waller County Urban Reinvestment Zone 16, commonly referred to as Pederson Road Business Park, and is generally located west of Cane Island Parkway, east of Schlipf Road, south of Morton Road, and north of U.S. Highway 90. IU Heritage, LP improved the property pursuant to the Agreement by constructing an approximately 33,280 square foot commercial facility at an estimated cost of \$2,563,320.00. IU Heritage, LP sold the property to CYS Property, LLC, and is requesting Waller County to consent to the assignment of the Agreement from IU Heritage, LP to CYS Property, LLC. CYS Property, LLC is the current owner of the property.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 4-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

Yes

Commissioner Smith

– Yes

Commissioner Jones

– Absent

Commissioner Beckendorff – Yes

Commissioner Jones arrived to meeting.

44. Discuss and take action to approve an interlocal agreement pursuant to Texas Government Code § 2303.004(c) with the City of Brookshire concerning the nomination of Tesla, Inc. as an enterprise project.

Motion made by Commissioner Beckendorff, seconded by Commissioner Smith.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff – Yes

45. **Public Hearing** Conduct a public hearing for the purpose of receiving public comments on the County's participation in the Texas Enterprise Zone Program pursuant to Texas Government Code Chapter 2303, and the nomination of Tesla, Inc., located at 111 Empire West Blvd, Brookshire, Texas 77423, as a triple jumbo enterprise project to the Office of the Governor Economic Development and Tourism. Tax abatement under Texas Tax Code Chapter 312, and other local incentives for Tesla, Inc. may be discussed at the public hearing.

Public Hearing began at 9:18 a.m.

1. WCEDP Director Vince Yokom provided brief explanation.

Public Hearing ended at 9:23 a.m.

46. Discuss and take action on an order to nominate Tesla, Inc., located at 111 Empire West Blvd, Brookshire, Texas 77423, to the Office of the Governor Economic Development and Tourism as a triple jumbo enterprise project pursuant to Texas Government Code Chapter 2303.

Motion made by Commissioner Beckendorff, seconded by Commissioner Jones.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff – Yes

TAX ASSESSOR-COLLECTOR

47. **Presentation** of April and May 2026 Collection Report.

No action required

COUNTY ENGINEER

48. Discuss and take action on the First Amendment to Engineering Services Agreement between Waller County and Schaumburg & Polk, Inc. (Pitts Rd). **and**
49. Discuss and take action on the Second Amendment to Engineering Services Agreement between Waller County and GFT Infrastructure, Inc. (Owens Rd.). **and**
50. Discuss and take action to approve Change Order #4 for DVL Enterprises LLC in the amount of \$25,034.00 for Riley Rd Road and Bridge Replacement for additional Cost for Base and HMA. Funds to be paid from line item 110-530-59000 [Bridge Replacement].

Motion to **approve items 48 thru 50** made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Jones

– Yes

Commissioner Smith

– Yes

Commissioner Beckendorff

– Yes

COUNTY COURT AT LAW II

51. Discuss and take action to approve six month contract for indigent criminal defense representation in County Court at Law II for the remainder of 2026.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Jones

– Yes

Commissioner Smith

– Yes

Commissioner Beckendorff

– Yes

COUNTY JUDGE

52. Discuss and take action to approve Official Bond and Oath for County Judge to serve as a Probate Judge.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Jones

– Yes

Commissioner Smith

– Yes

Commissioner Beckendorff

– Yes

PROCUREMENT DIRECTOR

53. Discuss and take action to approve agreement with Xerox Business Solutions, utilizing Omnia Partners Contract #R191104 for lease of one (1) multifunction printer for Sheriff's Office Vehicle Maintenance. Funds to be paid from line item 125-518-581813 [Copier/Printer]. **and**

54. Discuss and take action to approve postage meter lease agreements with Quadient, utilizing NASPO contract #CTR058809 for District Clerk, Environmental/Adult Probation, and Sheriff's Office. Funds to be paid from line items: District Clerk 125-517-531400, Environmental 125-443-531400, Sheriff's Office 125-516-531400 [Postage].

Motion to **approve items 53 and 54** made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

LIBRARY

55. Discuss and take action to accept \$100.00 from Anne Marie Newcomb and post the donation revenue budget line 125-000-472210 [County Donations]. The proceeds will be expended from budget line 125-537-536600 [Donations/Library].

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

MISCELLANEOUS

56. Discuss and take action to cease collection efforts related Senate Bill 22 funds paid to employees of the Waller County District Attorney's Office in 2025, and refund any monies already collected.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

57. Discuss and take action to approve Resolution for the Southeast Texas Housing Finance Corporation Single Family Mortgage Origination Program.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

58. Discuss and take action to approve Resolution establishing the Waller County Art Committee.

Motion made by Commissioner Jones, seconded by Commissioner Beckendorff.

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

59. ~~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.~~

60. ~~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

61. ~~Consultation with District Attorney related to advice about pending or contemplated litigation or a settlement offer. Item WITHDRAWN.~~
62. ~~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.~~
63. ~~Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725. Item WITHDRAWN.~~
64. ~~Reconvene in Open Session to take any action necessary on matters discussed in Executive Session. Item WITHDRAWN.~~

ADJOURN MEETING

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

Motion carried by 5-0 vote.

Judge Trey Duhon – Yes

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

Meeting was **ADJOURNED** at 9:38 a.m.

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

 Debbie Hollan
 Waller County Clerk

APPROVED this the 8th day of July 2026.

 Carbett "Trey" J. Duhon, III
 County Judge



Order to Amend Juvenile Probation 2025-2026 Grant Budget

Amendment # 2026-04 (JP)
Date Approved Next JP Board meeting

Under the local government code section 140.004 and Attorney General Opinion JC-0085, the Juvenile Board by order may amend the budget for state or county funds. Therefore, the following budget amendments to the 2025-2026 budget for Waller County, Texas are authorized.

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
<u>BUDGET AMENDMENTS:</u>					
318-000-423824	TJJD Grant	State Revenue	\$ (410,839.00)	\$ (9,774.00)	\$ (420,613.00)
318-592-530605	"	Supplement & Emergent	\$ -	\$ 9,774.00	\$ 9,774.00
NET TOTAL BUDGET AMENDMENT:				<u>\$ -</u>	

Purpose of budget amendment:

Certify the TJJD Supplement & Emergent grant award of \$9,774.00 and amend the 2025-2026 grant budget.

Other notes:

Name of State Agency : TJJD

Grant Period: 09-01-2025 to 08-31-2026

Spread on CC minutes July 8, 2026

LGC : 111.0106 SPECIAL BUDGET FOR GRANT OR AID MONEY

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

REVENUE CERTIFICATION

Alan Younts

Alan Younts
Waller County Auditor

836 Austin Street , Suite 221

Hempstead, Texas 77445

tel (979) 826-7740

a.younts@wallercounty.us



Order to Amend 2026 Budget

Amendment # **2026 - 31**

Date Approved **07-08-2026**

Under the local government code section 111.010 (C), 111.010 (D) and 111.011, the Commissioners' Court by order may amend the budget for county purposes. Therefore, the following budget amendments to the 2026 budget for Waller County, Texas are authorized.

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
<u>BUDGET LINE ITEM TRANSFERS:</u>					
<u>From:</u>					
125-411-561315	General-All Other	Amazon 381 Agreement	\$ 394,552.00	\$ (35,000.00)	\$ 359,552.00
<u>To:</u>					
125-422-541000	General-Court Expense	Attorney Ad Litem	\$ 1,170,000.00	\$ 35,000.00	\$ 1,205,000.00
<i>Net Change to Budget (Rev)/Exp</i>				<u>\$ -</u>	

Purpose of transfer:

To fund the addition of one Ad Litem Attorney for CCL2.

Alan Younts

Alan Younts

Waller County Auditor

836 Austin Street, Suite 2500

Hempstead, Texas 77445

tel (979) 826-7740

a.younts@wallercounty.us



Order to Amend 2026 Budget

Amendment # **2026 - 29**

Date Approved **07-08-2026**

Under the local government code section 111.010 (C), 111.010 (D) and 111.011, the Commissioners' Court by order may amend the budget for county purposes. Therefore, the following budget amendments to the 2026 budget for Waller County, Texas are authorized.

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
<u>BUDGET LINE ITEM TRANSFERS:</u>					
<u>From:</u>					
125-411-561315	General-All Other	Amazon 381 Agreement	\$ 500,000.00	\$ (75,000.00)	\$ 425,000.00
<u>To:</u>					
125-441-581700	General-IT	Equipment	\$ 226,000.00	\$ 75,000.00	\$ 301,000.00
<i>Net Change to Budget (Rev)/Exp</i>				<u>\$ -</u>	

Purpose of transfer:

To fund the purchase of three servers per Greg Henry.

Alan Younts

Alan Younts

Waller County Auditor

836 Austin Street, Suite 2500

Hempstead, Texas 77445

tel (979) 826-7740

a.younts@wallercounty.us



Order to Amend 2026 Budget

Amendment # **2026-27****Date Approved** **07-08-2026**

Under the local government code section 111.010 (C), 111.010 (D) and 111.011, the Commissioners' Court by order may amend the budget for county purposes. Therefore, the following budget amendments to the 2026 budget for Waller County, Texas are authorized.

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
<u>BUDGET AMENDMENTS:</u>					
125-000-472210	General Revenue	County Donations	\$ (11,057.00)	\$ (100.00)	\$ (11,157.00)
125-537-536600	General/County Library	Donations/Library	\$ 822.00	\$ 100.00	\$ 922.00
<u>NET TOTAL BUDGET AMENDMENT:</u>				<u>\$ -</u>	

Purpose of budget amendment:

1. Certify the \$100.00 donation from Anne Marie Newcomb and amend the FY26 Library budget.

LGC : 111.0106 SPECIAL BUDGET FOR GRANT OR AID MONEY

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

REVENUE CERTIFICATION

Alan Younts

Alan Younts**Waller County Auditor**

836 Austin Street, Suite 2500

Hempstead, Texas 77445

tel (979) 826-7740

a.younts@wallercounty.us



Order to Amend 2026 Budget

Amendment # **2026 - 28****Date Approved** **07-08-2026**

Under the local government code section 111.010 (C), 111.010 (D) and 111.011, the Commissioners' Court by order may amend the budget for county purposes. Therefore, the following budget amendments to the 2026 budget for Waller County, Texas are authorized.

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
<u>BUDGET LINE ITEM TRANSFERS:</u>					
<u>From:</u>					
125-600-581901	General-Capital Outlay	Buildings	\$ 6,231,553.00	\$ (4,469,500.00)	\$ 1,762,053.00
<u>To:</u>					
125-600-583300	General-Capital Outlay	Financial/Judicial Software	\$ -	\$ 750,000.00	\$ 750,000.00
125-600-581610	"	Pct 4 Building (Digital Sign)	\$ -	\$ 90,000.00	\$ 90,000.00
125-600-581619	"	Justice Center Design Fees (CD's)	\$ -	\$ 3,563,000.00	\$ 3,563,000.00
125-600-581620	"	Justice Center Modular Design Fees	\$ -	\$ 66,500.00	\$ 66,500.00
<i>Net Change to Budget (Rev)/Exp</i>				<u>\$ -</u>	

Purpose of transfer:

To reallocate FY26 budget funds to the above specific projects approved by CC. These include Tyler Technology (Odyssey), Pct 4 digital sign, Justice Center construction documents and Modular Building fees.

Alan Younts

Alan Younts
Waller County Auditor
836 Austin Street, Suite 2500
Hempstead, Texas 77445
tel (979) 826-7740
a.younts@wallercounty.us



Order to Amend 2026 Budget

Amendment # **2026 - 26**

Date Approved **07-08-2026**

Under the local government code section 111.010 (C), 111.010 (D) and 111.011, the Commissioners' Court by order may amend the budget for county purposes. Therefore, the following budget amendments to the 2026 budget for Waller County, Texas are authorized.

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
<u>BUDGET LINE ITEM TRANSFERS:</u>					
<u>From:</u>					
125-421-568400	General-JP Pct 4	Miscellaneous	\$ 3,000.00	\$ (1,500.00)	\$ 1,500.00
<u>To:</u>					
125-421-530200	General-JP Pct 4	Supplies & Stationary	\$ 5,000.00	\$ 1,500.00	\$ 6,500.00
<i>Net Change to Budget (Rev)/Exp</i>				<u>\$ -</u>	

Purpose of transfer:

They have expended their entire FY26 allocation for supplies.

Alan Younts

Alan Younts

Waller County Auditor

836 Austin Street, Suite 2500

Hempstead, Texas 77445

tel (979) 826-7740

a.younts@wallercounty.us



Order to Amend 2026 Budget

Amendment # 2026 - 25
Date Approved 07-08-2026

Under the local government code section 111.010 (C), 111.010 (D) and 111.011, the Commissioners' Court by order may amend the budget for county purposes. Therefore, the following budget amendments to the 2026 budget for Waller County, Texas are authorized.

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
<u>BUDGET LINE ITEM TRANSFERS:</u>					
<u>From:</u>					
125-530-545800	R&B-Operations	Professional Consult/Flood Plain Mgmt.	\$ 1,000,000.00	\$ (40,000.00)	\$ 960,000.00
<u>To:</u>					
125-524-536000	R&B-Admin	Building Maintenance & Supplies	\$ 25,000.00	\$ 40,000.00	\$ 65,000.00
<i>Net Change to Budget (Rev)/Exp</i>				<u>\$ -</u>	

Purpose of transfer:

To fund preventative maintenance on building exterior, supplement buildout of office spaces, exterior lighting improvements and landscaping improvements.

Alan Younts

Alan Younts
Waller County Auditor
836 Austin Street, Suite 2500
Hempstead, Texas 77445
tel (979) 826-7740
a.younts@wallercounty.us



Order to Amend 2026 Budget

Amendment # **2026 - 30****Date Approved** **07-08-2026**

Under the local government code section 111.010 (C), 111.010 (D) and 111.011, the Commissioners' Court by order may amend the budget for county purposes. Therefore, the following budget amendments to the 2026 budget for Waller County, Texas are authorized.

G. L. #	FUND/ DEPARTMENT	DESCRIPTION	PREVIOUS BUDGET	DEBIT (CREDIT)	AMENDED BUDGET
<u>BUDGET LINE ITEM TRANSFERS:</u>					
<u>From:</u>					
125-411-561315	General-All Other	Amazon 381 Agreement	\$ 425,000.00	\$ (30,448.00)	\$ 394,552.00
<u>To:</u>					
125-408-510003	General-DJ 506th	Staff Salary	\$ -	\$ 25,600.00	\$ 25,600.00
125-408-520100	"	Social Security	\$ 21,465.00	\$ 1,958.00	\$ 23,423.00
125-408-520201	"	Retirement-TCDRS	\$ 31,650.00	\$ 2,890.00	\$ 34,540.00
<i>Net Change to Budget (Rev)/Exp</i>			<i>\$ -</i>		

Purpose of transfer:**To fund the additional position at the 506th District Court.***Alan Younts*

Alan Younts
Waller County Auditor
836 Austin Street, Suite 2500
Hempstead, Texas 77445
tel (979) 826-7740
a.younts@wallercounty.us

**QUARTERLY REQUEST FOR COUNTY
REIMBURSEMENT OF JUROR PAYMENTS**

– Texas Government Code 61.0015 –

COMPTROLLER USE ONLY

AGY	COBJ	TC	FUND	AY	PCA	APPROVAL	DOCUMENT NUMBER	DOCUMENT AMOUNT
241	7612	225	0001	26	03039			

County name/address for warrant or direct deposit notification

County taxpayer identification number

Mail code

Liz Pirkle

17460010790

001

Waller County

400 Sheriff R. Glenn Smith Dr.
Hempstead Texas 77445-4673

JUROR PAYMENT REIMBURSEMENT REQUEST

CALENDAR CLAIM QUARTER	CLAIM DUE BY	CLAIM WILL BE PAID BY		AMOUNT REQUESTED		
Jan 1 to March 31	April 17	May 15	Q1			
April 1 to June 30	July 17	Aug 21	Q2	\$8,960 ⁰⁰		
July 1 to Sept 30	Oct 16	Nov 20	Q3			
Oct 1 to Dec 31	Jan 15	Feb 19	Q4			

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

COUNTY CERTIFICATION

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

sign here	Authorized Official/Commissioner's Court	Title	Date

COUNTY CONTACT INFORMATION

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

COMPTROLLER'S JUDICIARY SECTION APPROVAL

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

Audited by:

Date

SEE REVERSE SIDE FOR PROCEDURES AND FURTHER INSTRUCTIONS

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

SUPPORTING DOCUMENTATION

Supporting Documentation

County Name	Quarterly Date Range	Grand Total Amount Requested
Waller	April 1, 2026 – June 30, 2026	

First Original Service Date		Juror First /Last Name	Days Served (this quarter)	Amt Paid to Juror (by County)	Days Requested from State		Amount Requested
					1stDay \$14.00	2nd Day & Addt'l days/\$52.00	
Jury Type →		Petit Jury					
1	04/13/2026	OMAR BIN AHSAN	1	20.00	1	0	14.00
2	04/13/2026	ROSAURA P ALONZO	1	20.00	1	0	14.00
3	04/13/2026	ANDREA ARGUETA DE MION	5	252.00	1	4	222.00
4	04/13/2026	ALEXANDER ARRIAGA	1	20.00	1	0	14.00
5	04/13/2026	JESSE RAY BAIN	1	20.00	1	0	14.00
6	04/13/2026	TIFFANY MARIE BARNETT	5	252.00	1	4	222.00
7	04/13/2026	JENIFER K BERNHARDT	1	20.00	1	0	14.00
8	04/13/2026	TAMIE JO BITTLE	1	20.00	1	0	14.00
9	04/13/2026	ANTHONY LEE BOYLE	1	20.00	1	0	14.00
10	04/13/2026	JOHNNY DELL BRINSON	1	20.00	1	0	14.00
11	04/13/2026	CHANEL SUMMER BURLESON	1	20.00	1	0	14.00
12	04/13/2026	CHRISTOPHER WAYNE BURRELL	1	20.00	1	0	14.00
13	04/13/2026	ALBERTO CARIAGA	1	20.00	1	0	14.00
14	04/13/2026	MARTA CAZARES	1	20.00	1	0	14.00
15	04/13/2026	GAGE MICHAEL CHAMBERS	5	252.00	1	4	222.00
16	04/13/2026	PORTER DERRELL CHASE	1	20.00	1	0	14.00
17	04/13/2026	PHYLLIS EILENE COLE	5	252.00	1	4	222.00
18	04/13/2026	TIMOTHY RAOOFI CONE	1	20.00	1	0	14.00
19	04/13/2026	JEROME LAKEME DAVIS	1	20.00	1	0	14.00
20	04/13/2026	JANE LANPHEAR DENENA	1	20.00	1	0	14.00
21	04/13/2026	WANDA WEBER DOZIER	1	20.00	1	0	14.00
22	04/13/2026	KATHRYNE ANN DRAGGOO	1	20.00	1	0	14.00
23	04/13/2026	JULEE ANN EVANS	1	20.00	1	0	14.00
24	04/13/2026	EUNICE MERCEDES FOLDY	5	252.00	1	4	222.00
25	04/13/2026	LAURA ANN FREY	1	20.00	1	0	14.00
26	04/13/2026	CHRISTOPHER RAUL FUENTES	1	20.00	1	0	14.00
27	04/13/2026	CODY JEAN GEIMAN	1	20.00	1	0	14.00
28	04/13/2026	MICHAEL WAYNE GERARD	5	252.00	1	4	222.00
29	04/13/2026	GLORIA LYNN GRESHAM	1	20.00	1	0	14.00
30	04/13/2026	DANIELA GUILLEN	1	20.00	1	0	14.00
							\$1,668.00

**STATE OF TEXAS
COMPTROLLER'S JUDICIARY SECTION**

Please Circle Claim Quarter Item 5.

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

SUPPORTING DOCUMENTATION

1 (2) 3 4

Supporting Documentation		
County Name	Quarterly Date Range	Grand Total Amount Requested
Waller	April 1, 2026 – June 30, 2026	

First Original Service Date		Juror First /Last Name	Days Served (this quarter)	Amt Paid to Juror (by County)	Days Requested from State		Amount Requested
					1stDay \$14.00	2nd Day & Addt'l days/\$52.00	
Jury Type →		Petit Jury					
1	04/13/2026	EDUARDO ARMANDO RANGEL	1	20.00	1	0	14.00
2	04/13/2026	DELMY A RIVAS	5	252.00	1	4	222.00
3	04/13/2026	ROBERT STEVEN ROSE	1	20.00	1	0	14.00
4	04/13/2026	JUSTIN MICHAEL STROOD	1	20.00	1	0	14.00
5	04/13/2026	DONALD GENE TANNER	5	252.00	1	4	222.00
6	04/13/2026	SHANNA BROWN TEUTON	1	20.00	1	0	14.00
7	04/13/2026	KUMINA JENEL THOMAS	1	20.00	1	0	14.00
8	04/13/2026	DAVID CHARLES URBANOVSKY	1	20.00	1	0	14.00
9	04/13/2026	MELODY VALLE	1	20.00	1	0	14.00
10	04/13/2026	SAMANTHA LEE WANT	1	20.00	1	0	14.00
11	04/13/2026	JESSICA LYNN WILLIAMS	5	252.00	1	4	222.00
12	04/13/2026	SEBASTIAN ALRAYFORD WILLIAMS	1	20.00	1	0	14.00
13	04/13/2026	KYLE S WOOD	1	20.00	1	0	14.00
14	04/13/2026	HANG YANG	1	20.00	1	0	14.00
15	04/13/2026	JERI UPCHURCH YOUNG	1	20.00	1	0	14.00
16	04/13/2026	MARGIE ZIENTEK	1	20.00	1	0	14.00
17	04/13/2026	ELENA ENCALLADO ZLATICH	1	20.00	1	0	14.00
18	04/07/2026	DEBRA D. BEHRENS	1	20.00	1	0	14.00
19	04/07/2026	OLUFEMI O. ABORISADE	1	20.00	1	0	14.00
20	04/07/2026	RAMON RODRIGUEZ	1	20.00	1	0	14.00
21	04/07/2026	CATALINA ZENDEJAS	1	20.00	1	0	14.00
22	04/07/2026	ROBERT LEE HERRIN	1	20.00	1	0	14.00
23	04/07/2026	TANYA COURY	1	20.00	1	0	14.00
24	04/07/2026	NUBIA E. WOMACK	1	20.00	1	0	14.00
25	04/07/2026	HEATH C. GARRETT	1	20.00	1	0	14.00
26	04/07/2026	STEPHAINE D SHROCK	1	20.00	1	0	14.00
27	04/07/2026	LISBETH R ABIGAIL	1	20.00	1	0	14.00
28	04/07/2026	TRAVIS SCHILDER	1	20.00	1	0	14.00
29	04/07/2026	AANIYAH G RILEY	1	20.00	1	0	14.00
30	04/07/2026	MARY W. SHIRLEY	1	20.00	1	0	14.00
							\$1,044.00

**STATE OF TEXAS
COMPTROLLER'S JUDICIARY SECTION**

Please Circle Claim Quarter *Item 5.*

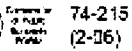
**QUARTERLY REQUEST FOR COUNTY
REIMBURSEMENT OF JUROR PAYMENTS**
– Texas Government Code 61.0015 –

SUPPORTING DOCUMENTATION

1 (2) 3 4

Supporting Documentation		
County Name	Quarterly Date Range	Grand Total Amount Requested
Waller	April 1, 2026 – June 30, 2026	

First Original Service Date		Juror First /Last Name	Days Served (this quarter)	Amt Paid to Juror (by County)	Days Requested from State		Amount Requested
					1stDay \$14.00	2nd Day & Addt'l days/\$52.00	
Jury Type →		Petit Jury					
1	05/18/2026	JOE ALFREDO JIMENEZ	1	20.00	1	0	14.00
2	05/18/2026	BROOKE LYNN HENRY	1	20.00	1	0	14.00
3	05/18/2026	GABRIEL HEBER EDWARD RAST	1	20.00	1	0	14.00
4	05/18/2026	GEORGE FRANKLIN SMITH	1	20.00	1	0	14.00
5	05/18/2026	ERROLL D DAVIS	1	20.00	1	0	14.00
6	05/18/2026	STEPHEN HENG TECK LEE	1	20.00	1	0	14.00
7	05/18/2026	GRACE MADILYNN ISAACKS	2	78.00	1	1	66.00
8	05/18/2026	ALEX ANTHONY ZELAYA	1	20.00	1	0	14.00
9	05/18/2026	ERIC ARTHUR SCHMIDT	1	20.00	1	0	14.00
10	05/18/2026	AMY LYNN BURKETT	1	20.00	1	0	14.00
11	05/18/2026	DEBORAH GLICK BENSON	1	20.00	1	0	14.00
12	05/18/2026	DONNA LYNNETTE CROWDER	1	20.00	1	0	14.00
13	05/18/2026	SHAWN MESSER KRETZSCHMAR	1	20.00	1	0	14.00
14	05/18/2026	SARAH ELLEN MELLOTT	1	20.00	1	0	14.00
15	05/18/2026	ANGEL NARVAEZ	1	20.00	1	0	14.00
16	05/18/2026	LATORSHIA BOGANY	1	20.00	1	0	14.00
17	05/18/2026	ELSA TREVINO SEAMENS	2	78.00	1	1	66.00
18	05/18/2026	CRYSTAL RENA HADLEY	1	20.00	1	0	14.00
19	05/18/2026	STEVEN JOE FRANCISCO	1	20.00	1	0	14.00
20	05/18/2026	MCKAITLIN ROSE MCKEE	1	20.00	1	0	14.00
21	05/18/2026	MASON JOHN FONTENOT	1	20.00	1	0	14.00
22	05/18/2026	ARACELY CERVANTES AVILA	2	78.00	1	1	66.00
23	05/18/2026	NANCY CECILIA WYATT	1	20.00	1	0	14.00
24	05/18/2026	BENNY ALVAREZ	1	20.00	1	0	14.00
25	05/18/2026	GRAYSON MATTHIAS LAVIN	2	78.00	1	1	66.00
26	05/18/2026	GARY L HAYES	1	20.00	1	0	14.00
27	05/18/2026	KIMBERLY DENISE ROBERTS	2	78.00	1	1	66.00
28	05/18/2026	JOHN WAYNE BATTENFIELD	1	20.00	1	0	14.00
29	05/18/2026	KAILYN ELIZABETH CAPPS	1	20.00	1	0	14.00
30	05/18/2026	JAVIER GUERRA GARZA	1	20.00	1	0	14.00
							\$680.00



Please Circle Claim Quar	Item 5.
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SUPPORTING DOCUMENTATION

1 (2) 3 4

Item 5.

First Original Service Date		Juror First /Last Name	Days Served (this quarter)	Amt Paid to Juror (by County)	Days Requested from State		Amount Requested
					1stDay \$14.00	2nd Day & Addt'l days/\$52.00	
Jury Type →		Petit Jury					
1	05/18/2026	NICOLAS LANE BRIGGS	1	20.00	1	0	14.00
2	05/18/2026	CHRISTINE LOUISE FOCHLER-MASSEY	1	20.00	1	0	14.00
3	05/18/2026	WILLIAM BRADLEY PERRY	1	20.00	1	0	14.00
4	05/18/2026	LAUREN ROSE WOTTLIN	1	20.00	1	0	14.00
5	05/18/2026	OLETA LUCHERK MILLER	1	20.00	1	0	14.00
6	05/18/2026	DIANE GAJEWSKEY PETEREK	1	20.00	1	0	14.00
7	05/18/2026	JULIAN ALVARADO	1	20.00	1	0	14.00
8	06/08/2026	BENJAMIN JOSEPH CAWOOD	1	20.00	1	0	14.00
9	06/08/2026	HEATHER RAE SHIPMAN	1	20.00	1	0	14.00
10	06/08/2026	DEBBY DAY SCHEIL	1	20.00	1	0	14.00
11	06/08/2026	MELISA ANN COUSSENS	1	20.00	1	0	14.00
12	06/08/2026	TAYLOR LYNN BEBECK	1	20.00	1	0	14.00
13	06/08/2026	JAMES ANDREW KOCH	1	20.00	1	0	14.00
14	06/08/2026	KIMBERLY REPKA CARPENTER	3	136.00	1	2	118.00
15	06/08/2026	DIANA CHUK HILL	3	136.00	1	2	118.00
16	06/08/2026	ERIK DALE WILSON	1	20.00	1	0	14.00
17	06/08/2026	PETER THOMAS MYERS	1	20.00	1	0	14.00
18	06/08/2026	TIMOTHY ALLEN SCATES	3	136.00	1	2	118.00
19	06/08/2026	LYNNETTA SHAWNTE MARTIN	1	20.00	1	0	14.00
20	06/08/2026	JAMES BENJAMIN TEFF	1	20.00	1	0	14.00
21	06/08/2026	BLAKE ROBERT SCHUMANN	1	20.00	1	0	14.00
22	06/08/2026	GRETA OLIVIA JACKSON	1	20.00	1	0	14.00
23	06/08/2026	NATHAN WOLFE	1	20.00	1	0	14.00
24	06/08/2026	KARON SHEMA BISCETTE	1	20.00	1	0	14.00
25	06/08/2026	MARIBEL GONZALEZ	1	20.00	1	0	14.00
26	06/08/2026	GORDON PATRICK TARVER	1	20.00	1	0	14.00
27	06/08/2026	CHRISTIAN BELMARES	1	20.00	1	0	14.00
28	06/08/2026	JOHNNY MARK JACOB	1	20.00	1	0	14.00
29	06/08/2026	MERGARET DENISE MEYERS	1	20.00	1	0	14.00
30	06/08/2026	KELLIE LYNN CARTER	1	20.00	1	0	14.00
							\$732.00

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

SUPPORTING DOCUMENTATION

Supporting Documentation		
County Name	Quarterly Date Range	Grand Total Amount Requested
Waller	April 1, 2026 – June 30, 2026	

First Original Service Date		Juror First /Last Name	Days Served (this quarter)	Amt Paid to Juror (by County)	Days Requested from State		Amount Requested
					1stDay \$14.00	2nd Day & Addt'l days/\$52.00	
Jury Type →		Petit Jury					
1	06/08/2026	SHARRY L KOHLER	1	20.00	1	0	14.00
2	06/08/2026	CHRISTOPHER MILLER	3	136.00	1	2	118.00
3	06/08/2026	SAMANTHA JO SOKNICH	1	20.00	1	0	14.00
4	06/08/2026	TODD DOUGLAS NAPIER	1	20.00	1	0	14.00
5	06/08/2026	AUSTIN LEE MOE	1	20.00	1	0	14.00
6	06/08/2026	NANCY ARCEO	1	20.00	1	0	14.00
7	06/08/2026	CHRISTOPHER OGG	1	20.00	1	0	14.00
8	06/08/2026	DEWANNA FAYE INGELS	3	136.00	1	2	118.00
9	06/08/2026	MICHAEL SCOTT LAUER	1	20.00	1	0	14.00
10	06/08/2026	JOHN PAUL BLACKMON	3	136.00	1	2	118.00
11	06/08/2026	ROBIN NICOLE STILTNER	3	136.00	1	2	118.00
12	06/08/2026	THERESA MAE WASHINGTON	3	136.00	1	2	118.00
13	06/08/2026	MINDY LEA ADAMS	1	20.00	1	0	14.00
14	06/08/2026	NINA MARIE MORELAND	1	20.00	1	0	14.00
15	06/08/2026	DIANA HERNANDEZ	1	20.00	1	0	14.00
16	06/08/2026	TINA MARIA COLE – FISHER	1	20.00	1	0	14.00
17	06/08/2026	ALBERTO CARIAGA	3	136.00	1	2	118.00
18	06/08/2026	REBECCA ANN HERNANDEZ	1	20.00	1	0	14.00
19	06/08/2026	CLAYTON ALAN ESTEPP	3	136.00	1	2	118.00
20	06/08/2026	SANFORD WAYNE LEE	1	20.00	1	0	14.00
21	06/08/2026	FERNANDO SANTOS	3	136.00	1	2	118.00
22	06/08/2026	PAMELA KAY VICKREY	1	20.00	1	0	14.00
23	06/08/2026	SANDRA TREVONNE BRANCH	1	20.00	1	0	14.00
24	06/08/2026	JOHN STEVEN FRANK	1	20.00	1	0	14.00
25	06/08/2026	ROSALINDA JIMENEZ	1	20.00	1	0	14.00
26	06/08/2026	BRUQAYYAH WRIGHT	1	20.00	1	0	14.00
27	06/08/2026	KRISTIN MARIE MILLER	1	20.00	1	0	14.00
28	06/08/2026	TIMOTHY LAVON WILKINSON	1	20.00	1	0	14.00
29	06/08/2026	GASTON MONTERO	3	136.00	1	2	118.00
30	06/08/2026	JOSE A HURTADO	1	20.00	1	0	14.00
							\$1,356.00

**QUARTERLY REQUEST FOR COUNTY
REIMBURSEMENT OF JUROR PAYMENTS**

SUPPORTING DOCUMENTATION

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Supporting Documentation		
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Waller	April 1, 2026 – June 30, 2026	

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					1stDay \$14.00	2nd Day & Addt'l days/\$52.00	
Jury Type →		Petit Jury					
1	06/08/2026	JERMEY T BOWMAN	1	20.00	1	0	14.00
2	06/08/2026	JANET LOUISE BRALY	3	136.00	1	2	118.00
3	06/08/2026	URSA EMILIA ROBIN	1	20.00	1	0	14.00
4	06/08/2026	SOUMEN KHATUA	1	20.00	1	0	14.00
5	06/08/2026	CAREN ZENTNER LUCKIE	1	20.00	1	0	14.00
6	06/08/2026	BRENDA COOPER CONNOR	1	20.00	1	0	14.00
7	06/08/2026	ROXANA MARLENE VALDEZ	1	20.00	1	0	14.00
8	06/08/2026	JOHN PATRICK BUSKER	1	20.00	1	0	14.00
9	06/08/2026	BRAYDEN CHRISTOPHER MOZER	1	20.00	1	0	14.00
10	06/08/2026	ARMEKA NECHAN AYERS	1	20.00	1	0	14.00
11	06/08/2026	SOMDAT DWARKA	1	20.00	1	0	14.00
12	06/08/2026	GABRIEL PEREZ MORENO	1	20.00	1	0	14.00
13	06/08/2026	PAMELA SUE LITTLER	1	20.00	1	0	14.00
14	06/08/2026	ABEL SANDOVAL	1	20.00	1	0	14.00
15	06/08/2026	NORMA MARGARET LOPEZ	1	20.00	1	0	14.00
16	06/08/2026	DEBANY MICHELLE GONZALEZ	1	20.00	1	0	14.00
17	06/08/2026	IVAN V MARTINOV	1	20.00	1	0	14.00
18	06/08/2026	MANUEL CAMPOS RODRIGUEZ	1	20.00	1	0	14.00
19	06/08/2026	CHRISTINA NICOLE HOOVER	1	20.00	1	0	14.00
20	06/08/2026	BEA JAY THUMAN	1	20.00	1	0	14.00
21	06/08/2026	RECARDA GYEMFA BURUTSA	1	20.00	1	0	14.00
22	06/08/2026	ALISA ANN WALSH	1	20.00	1	0	14.00
23	06/08/2026	ALFONSO D CARO	1	20.00	1	0	14.00
24	06/08/2026	JOHNATHAN BORDERS	1	20.00	1	0	14.00
25	06/08/2026	ROBERT SCOTT ROSS	1	20.00	1	0	14.00
26	06/08/2026	TRENT RUSSELL MINCHEW	1	20.00	1	0	14.00
27	06/08/2026	MARIA A GARCIA CANTERO	1	20.00	1	0	14.00
28	06/08/2026	KATIE WILHELMINA SMITH	1	20.00	1	0	14.00
29	06/08/2026	GABRIEL GARCIA	1	20.00	1	0	14.00
30	06/08/2026	DONNA LAPAGLIA-CARLSON	1	20.00	1	0	14.00
							\$524.00

**QUARTERLY REQUEST FOR COUNTY
REIMBURSEMENT OF JUROR PAYMENTS**
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					1stDay \$14.00	2nd Day & Addt'l days/\$52.00	
Jury Type →		Petit Jury					
1	06/15/2026	ENRIQUE ALVARADO	1	20.00	1	0	14.00
2	06/15/2026	AIDAN THOMAS ANDERSON	1	20.00	1	0	14.00
3	06/15/2026	ANGELA RENEE ANDREWS	1	20.00	1	0	14.00
4	06/15/2026	KATHY SULANA ARELLANO	1	20.00	1	0	14.00
5	06/15/2026	WHITNEY MARYE AUSTIN	1	20.00	1	0	14.00
6	06/15/2026	ELIZABETE BARBEY	1	20.00	1	0	14.00
7	06/15/2026	KEVIN ALLEN BEYER	1	20.00	1	0	14.00
8	06/15/2026	RONALD E BRENING	1	20.00	1	0	14.00
9	06/15/2026	DAWN DENISE BROOKER	1	20.00	1	0	14.00
10	06/15/2026	ROBERT L BRZYMIALKIEWICZ	1	20.00	1	0	14.00
11	06/15/2026	AMY LEIGH BUCEK	1	20.00	1	0	14.00
12	06/15/2026	BARBARA ANN BUTERA	1	20.00	1	0	14.00
13	06/15/2026	GEORGE ALEXANDER CANAS	1	20.00	1	0	14.00
14	06/15/2026	MELINDA VERONICA CHAVEZ	1	20.00	1	0	14.00
15	06/15/2026	ALESIA HARTLEY CLEAVER	1	20.00	1	0	14.00
16	06/15/2026	DELANEY MICHELLE DILORIO	1	20.00	1	0	14.00
17	06/15/2026	ANGIE GARCIA DURAN	1	20.00	1	0	14.00
18	06/15/2026	LEE ALLEN ETHRIDGE	1	20.00	1	0	14.00
19	06/15/2026	LEONEL GARCIA	1	20.00	1	0	14.00
20	06/15/2026	SUNNYE AVILA GARZA	1	20.00	1	0	14.00
21	06/15/2026	TYSON BAINE GEISENDORFF	1	20.00	1	0	14.00
22	06/15/2026	STANLEY RYAN GERLICH	1	20.00	1	0	14.00
23	06/15/2026	HOLLY HORTENSTINE GIVENS	1	20.00	1	0	14.00
24	06/15/2026	ROBERT ANTHONY GROOMS	1	20.00	1	0	14.00
25	06/15/2026	JOSEPH PATTON GUTIERREZ	1	20.00	1	0	14.00
26	06/15/2026	BRYON DALE HAMMOND	1	20.00	1	0	14.00
27	06/15/2026	AARON JAMES HAWKINS	1	20.00	1	0	14.00
28	06/15/2026	MICHAEL LANCE HENDRIX	1	20.00	1	0	14.00
29	06/15/2026	WILLIAM ZACHARY HITCHCOCK	1	20.00	1	0	14.00
30	06/15/2026	KIERAN PAUL KENNEDY	1	20.00	1	0	14.00
							\$420.00

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

SUPPORTING DOCUMENTATION

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Waller	April 1, 2026 – June 30, 2026	

First Original Service Date		Juror First /Last Name	Days Served (this quarter)	Amt Paid to Juror (by County)	Days Requested from State		Amount Requested
					1stDay \$14.00	2nd Day & Addt'l days/\$52.00	
Jury Type →		Petit Jury					
1	06/15/2026	KATY CHI MAN KHAN	20.00	1	0	14.00	20.00
2	06/15/2026	CODY WILLIAM KING	20.00	1	0	14.00	20.00
3	06/15/2026	MARILYN JOYCE KRENEK	20.00	1	0	14.00	20.00
4	06/15/2026	JAVIEN JEMAL LASKER	20.00	1	0	14.00	20.00
5	06/15/2026	MICHAEL AARON MARTINEZ	20.00	1	0	14.00	20.00
6	06/15/2026	DEBORAH KAE MENEFEE	20.00	1	0	14.00	20.00
7	06/15/2026	CYNTHIA ORTEGA	20.00	1	0	14.00	20.00
8	06/15/2026	CASSANDRA PASSMORE	20.00	1	0	14.00	20.00
9	06/15/2026	HILARIO PEREZ	20.00	1	0	14.00	20.00
10	06/15/2026	JONATHAN PIEDAD QUINTERO	20.00	1	0	14.00	20.00
11	06/15/2026	LILLIAN ELIZABETH RAMIREZ	20.00	1	0	14.00	20.00
12	06/15/2026	CASSANDRA RANDOLPH	20.00	1	0	14.00	20.00
13	06/15/2026	CESAR OLAF RANGEL	20.00	1	0	14.00	20.00
14	06/15/2026	JONATHAN LEE REPKA	20.00	1	0	14.00	20.00
15	06/15/2026	KRISTEN IRENE RICHARDS	20.00	1	0	14.00	20.00
16	06/15/2026	MARLON MICHAEL ROBINSON	20.00	1	0	14.00	20.00
17	06/15/2026	JOANNNA A ROSATI	20.00	1	0	14.00	20.00
18	06/15/2026	JOHN ERIC RUYSENAARS	20.00	1	0	14.00	20.00
19	06/15/2026	LIZBETH JAMES SCANLON	20.00	1	0	14.00	20.00
20	06/15/2026	ARIELYS TAIS SEPULVEDA LOPEZ	20.00	1	0	14.00	20.00
21	06/15/2026	HARROLD DUANE SMITH	20.00	1	0	14.00	20.00
22	06/15/2026	JUTIN MATTHEW SOMERHALDER	20.00	1	0	14.00	20.00
23	06/15/2026	DONNA WISNIESKE STOKES	20.00	1	0	14.00	20.00
24	06/15/2026	TORI TALBOT	20.00	1	0	14.00	20.00
25	06/15/2026	WILLIAM TRAVIS TERRY	20.00	1	0	14.00	20.00
26	06/15/2026	LUIS ANTONIO TOLEDO AMADOR	20.00	1	0	14.00	20.00
27	06/15/2026	SYLVIA ANN TORT	20.00	1	0	14.00	20.00
28	06/15/2026	MARK DOUGLAS TROUTMAN	20.00	1	0	14.00	20.00
29	06/15/2026	TATIANA VALLECIOS	20.00	1	0	14.00	20.00
30	06/15/2026	ZACKERY AARON WATSON	20.00	1	0	14.00	20.00
							\$420.00

Please Circle Claim Quar

1234

Item 5.

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

SUPPORTING DOCUMENTATION

Supporting Documentation		
County Name	Quarterly Date Range	Grand Total Amount Requested
Waller	April 1, 2026 – June 30, 2026	

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					1stDay \$14.00	2nd Day & Addt'l days/\$52.00	
Jury Type →		Petit Jury					
1	06/15/2026	DOUGLAS WAYNE WISNOSKI	20.00	1	0	14.00	20.00
2	06/15/2026	MARWIN WOLFE	20.00	1	0	14.00	20.00
3	06/15/2026	MICHELLE LYNNE ZALAR	20.00	1	0	14.00	20.00
4	06/15/2026	CHAO ZHOU	20.00	1	0	14.00	20.00
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Item 6.

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Bellamina Section 1

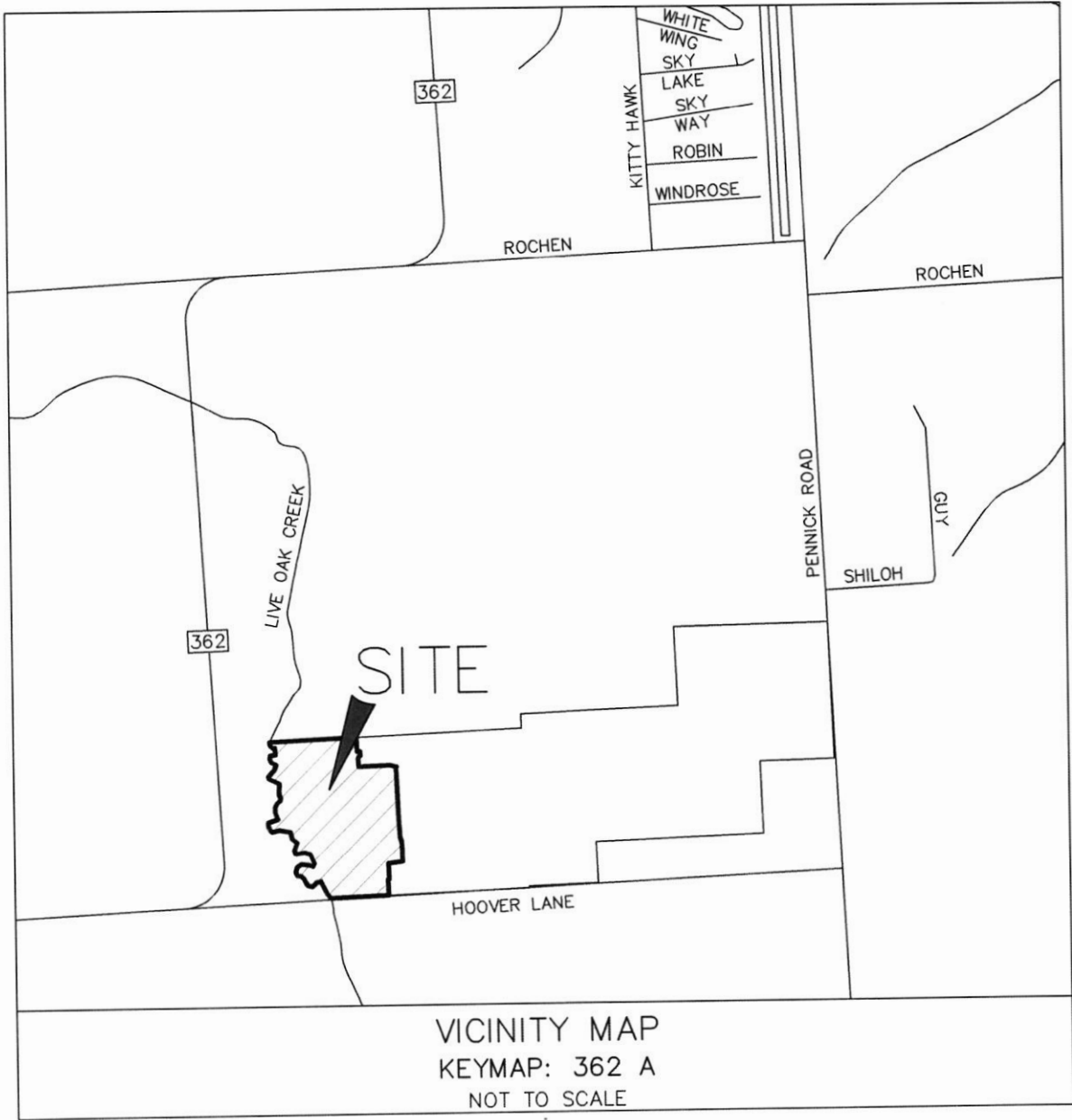
Date: July 8, 2026

Background

Final Plat of Bellamina Section 1 which consists of 45.646 acres will include 138 Lots, 6 Blocks, 8 Reserves in Precinct 3.

Staff Recommendation

Approve Plat and accept Construction Bond



FINAL PLAT OF BELLAMINA SECTION 1

A SUBDIVISION OF 45.646 ACRES OF LAND
LOCATED IN THE POLLY PERRY SURVEY,
A-236, WALLER COUNTY, TEXAS

DATE: MAY, 2026

SCALE: 1" = 100'

138 LOTS

6 BLOCKS

8 RESERVES

PURPOSE OF PLAT:
TO CREATE LOTS RESTRICTED TO SINGLE FAMILY RESIDENCES

ENGINEER

ODYSSEY
ENGINEERING GROUP

2500 Tanglewilde Street, Suite 300
Houston, Texas 77063
t: 281.306.0240 | www.odysseyeg.com
TBPE No. F-17637

SURVEYOR

DCCM

DCCM Infrastructure, Inc. | TX Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy. N., Houston, TX 77043
713.413.1900 | DCCM.com

OWNER/DEVELOPER

MAPLE MEADOWS DEVELOPMENT, LLC
1333 WEST LOOP SOUTH, SUITE 910
HOUSTON TEXAS 77027
RUSS@MAPLEDEVELOPMENT.COM

BELLAMINA
SHEET 1 OF 16

WE, MAPLE MEADOWS DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH, ITIEL KAPLAN, BEING AN OFFICER OF MAPLE MEADOWS DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF BELLAMINA SECTION 1, MAKE SUBDIVISION OF THE PROPERTY ON BEHALF OF THE CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS, AS SHOWN AND DEDICATED TO THE PUBLIC, THE STREETS, ALL ALLEYS, PARKS AND EASEMENTS SHOWN, AND WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE 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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE TO THE PROPERTY AND SHALL BE ENFORCEABLE AT THE OPTION OF WALLER COUNTY, BY WALLER COUNTY, OR ANY CITIZEN THEREOF, BY INJUNCTION AS FOLLOWS:

1. THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS, OR PUBLIC DITCHES, STREAMS, ETC., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.
2. ALL STOCK ANIMALS, HORSES, AND FOWL SHALL BE FENCED IN AND NOT ALLOWED TO RUN AT LARGE IN THE SUBDIVISION.
3. DRAINAGE STRUCTURES UNDER PRIVATE DRIVES SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND SHALL BE A MINIMUM OF ONE AND ONE QUARTERS (1-1/4) SQUARE FEET (15" DIAMETER PIPE) REINFORCED CONCRETE PIPE, UNLESS SPECIFIED BY THE COUNTY ROAD ADMINISTRATOR, OR COUNTY ENGINEER. CULVERTS AND BRIDGES MUST BE USED FOR ALL DRIVEWAYS AND/OR WALKS, ALTHOUGH DIP-STYLE DRIVEWAYS ARE ENCOURAGED WHERE APPROPRIATE.
4. PROPERTY OWNERS WILL OBTAIN DEVELOPMENT PERMITS/PERMIT EXEMPTIONS FROM THE COUNTY FLOODPLAIN ADMINISTRATOR FOR ALL DEVELOPMENT.
5. THE PROPERTY SUBDIVIDED HEREIN IS FURTHER RESTRICTED IN ITS USE AS SPECIFIED IN THE SUBDIVISION RESTRICTIONS AS FILED SEPARATELY FOR RECORD UNDER INSTRUMENT NUMBER: 2608509 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY THE AFORESAID MAPLE MEADOWS DEVELOPMENT, LLC., TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.
6. THERE ARE NO UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION EXCEPT AS SHOWN ON THE ABOVE PLAT.
7. THERE SHALL BE NO SANITARY SEWER SYSTEM OR ANY WATER WELL CONSTRUCTED WITHIN 50 FEET OF ANY LOT LINE THAT DOES NOT ADJOIN A PUBLIC ROAD.

IN TESTIMONY WHEREOF, MAPLE MEADOWS DEVELOPMENT, LLC, ACTING BY AND THROUGH ITIEL KAPLAN,

AUTHORIZED REPRESENTATIVE, THIS 16th DAY OF June, 2026

MAPLE MEADOWS DEVELOPMENT LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: MAPLE MEADOWS JV LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGER

BY: MAPLE MEADOWS GP LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS MANAGER

BY: MAPLE X INC
A TEXAS CORPORATION
ITS MANAGER

ITIEL KAPLAN, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF WALLER

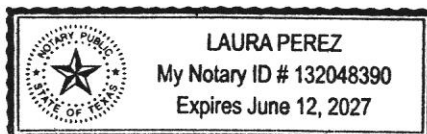
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ITIEL KAPLAN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16th DAY OF June, 2026

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Laura Perez
(PRINT NAME)

MY COMMISSION EXPIRES: 6/12/2027



THIS IS TO CERTIFY THAT I, JOHN MARK OTTO, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND; AND THAT ALL BLOCK CORNERS, LOT CORNERS AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT COMPLETION OF CONSTRUCTION, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

- NO PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF ANY MUNICIPALITY'S CORPORATE CITY LIMITS, OR AREA OF EXTRA TERRITORIAL JURISDICTION.
- A PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL # 48473C0275E, DATED 2/18/2009.
- A PORTION OF THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF THE 0.2% ANNUAL CHANCE (500 YEAR) FLOODPLAIN AS DELINEATED ON WALLER COUNTY COMMUNITY PANEL # 48473C0275E, DATED 2/18/2009.

John Mark Otto 6-16-2026
JOHN MARK OTTO, R.P.L.S.
TEXAS REGISTRATION No. 6672
MOTTO@DCCM.COM



I, MARK C. HODGES, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF WALLER COUNTY TO THE BEST OF MY KNOWLEDGE.

Mark C. Hodges 6-16-26
MARK C. HODGES
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 133425



I, J. ROSS McCALL, P.E., COUNTY ENGINEER OF WALLER COUNTY, CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF WALLER COUNTY.
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

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS, THIS _____ DAY OF _____, 20____ A.D.

JUDGE 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

I, DEBBIE HOLLAN, CLERK OF THE COUNTY COURT OF WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D.
AT _____ O'CLOCK _____ M, IN FILE # _____ OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY FOR SAID COUNTY.
WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DATE LAST ABOVE WRITTEN.
DEBBIE HOLLAN

CLERK OF THE COUNTY COURT
WALLER COUNTY, TEXAS

BY: _____
DEPUTY

H:\A JOB FOLDER\02213-BELLAMINA (HOOVER LANE)\DRAWINGS\02213.PLT - HOOVER LANE SEC 1_05272026-BOND.DWG 6/15/26 Jacob Catarineau

FIELD NOTES FOR A 45.646 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 45.646 ACRES (1,988,339 SQUARE FEET) LOCATED IN THE POLLY PERRY LEAGUE SURVEY, ABSTRACT NUMBER (NO.) 236, WALLER COUNTY, TEXAS; SAID 45.646 ACRE TRACT BEING A PORTION OF A CALLED 106.568 ACRE TRACT RECORDED IN THE NAME OF MAPLE MEADOWS DEVELOPMENT, LLC IN WALLER COUNTY CLERK'S FILE (W.C.C.F.) NO. 2311052, SAID 45.646 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.):

COMMENCING AT A 1/2-INCH IRON ROD WITH CAP STAMPED 'LASITER' FOUND AT THE SOUTHWEST CORNER OF A CALLED 199.949 ACRE TRACT RECORDED IN THE NAME OF WAGGONER FAMILY PROPERTIES, INC. IN W.C.C.F. NO. 2113538, BEING ON THE NORTH LINE OF A CALLED 29.510 ACRE TRACT RECORDED IN THE NAME OF ACQUIREMATRIX INVESTMENTS, LLC IN W.C.C.F. NO. 2311784, BEING REFERENCED BY A 1/2-INCH IRON ROD WITH CAP STAMPED 'LASITER' FOUND AT THE SOUTHEAST CORNER OF SAID 199.949 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID 106.568 ACRE TRACT, AND BEARING NORTH 87 DEGREES 33 MINUTES 33 SECONDS EAST, A DISTANCE OF 3,355.45 FEET;

THENCE, WITH THE LINE COMMON TO SAID 199.949 ACRE TRACT AND SAID 29.510 ACRE TRACT, NORTH 87 DEGREES 33 MINUTES 33 SECONDS EAST, A DISTANCE OF 560.80 FEET, TO THE NORTHWEST CORNER OF SAID 106.568 ACRE TRACT, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE LINE COMMON TO SAID 199.949 ACRE TRACT, AND SAID 106.568 ACRE TRACT, NORTH 87 DEGREES 33 MINUTES 33 SECONDS EAST, A DISTANCE OF 964.27 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;

THENCE, THROUGH AND ACROSS SAID 106.568 ACRE TRACT, AND WITH THE LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING TWENTY (20) COURSES:

1. SOUTH 02 DEGREES 26 MINUTES 27 SECONDS EAST, A DISTANCE OF 155.00 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
 2. NORTH 87 DEGREES 33 MINUTES 33 SECONDS EAST, A DISTANCE OF 33.39 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
 3. SOUTH 02 DEGREES 26 MINUTES 27 SECONDS EAST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
 4. 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AND A CHORD THAT BEARS SOUTH 42 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 35.36 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
 5. SOUTH 02 DEGREES 26 MINUTES 27 SECONDS EAST, A DISTANCE OF 95.00 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
 6. NORTH 87 DEGREES 33 MINUTES 33 SECONDS EAST, A DISTANCE OF 348.30 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
 7. SOUTH 74 DEGREES 43 MINUTES 26 SECONDS EAST, A DISTANCE OF 74.37 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
 8. SOUTH 27 DEGREES 41 MINUTES 21 SECONDS WEST, A DISTANCE OF 18.20 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
 9. SOUTH 02 DEGREES 26 MINUTES 27 SECONDS EAST, A DISTANCE OF 554.49 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
 10. SOUTH 03 DEGREES 38 MINUTES 36 SECONDS EAST, A DISTANCE OF 206.37 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
 11. SOUTH 16 DEGREES 32 MINUTES 36 SECONDS EAST, A DISTANCE OF 51.26 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
 12. SOUTH 05 DEGREES 25 MINUTES 42 SECONDS EAST, A DISTANCE OF 49.49 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
 13. SOUTH 03 DEGREES 20 MINUTES 20 SECONDS EAST, A DISTANCE OF 49.45 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
 14. SOUTH 02 DEGREES 08 MINUTES 13 SECONDS EAST, A DISTANCE OF 50.05 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
 15. SOUTH 02 DEGREES 07 MINUTES 51 SECONDS EAST, A DISTANCE OF 75.83 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
 16. SOUTH 82 DEGREES 39 MINUTES 11 SECONDS WEST, A DISTANCE OF 53.22 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
 17. SOUTH 02 DEGREES 07 MINUTES 51 SECONDS EAST, A DISTANCE OF 129.59 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
 18. SOUTH 87 DEGREES 52 MINUTES 09 SECONDS WEST, A DISTANCE OF 105.00 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
 19. SOUTH 02 DEGREES 07 MINUTES 51 SECONDS EAST, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
 20. SOUTH 87 DEGREES 52 MINUTES 09 SECONDS WEST, A DISTANCE OF 3.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;
 21. 10.34 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 41 MINUTES 54 SECONDS, AND A CHORD THAT BEARS SOUTH 76 DEGREES 01 MINUTES 12 SECONDS WEST, A DISTANCE OF 10.27 FEET TO AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
 22. SOUTH 02 DEGREES 07 MINUTES 51 SECONDS EAST, A DISTANCE OF 177.89 FEET TO THE NORTHERLY RIGHT-OF-WAY (R.O.W.) LINE OF HOOVER LANE (WIDTH VARIES AS PER VOL. 227, PG. 468, W.C.D.R.), BEING ON THE SOUTH LINE OF SAID 106.568 ACRE TRACT, AND BEING AN ANGLE POINT IN THE HEREIN DESCRIBED TRACT;
- THENCE, WITH THE LINE COMMON TO SAID 106.568 ACRE TRACT AND THE NORTHERLY R.O.W. LINE OF SAID HOOVER LANE, SOUTH 87 DEGREES 52 MINUTES 09 SECONDS WEST, A DISTANCE OF 636.82 FEET TO A MAG NAIL SET IN ASPHALT MARKING THE SOUTHWEST CORNER OF SAID 106.568 ACRE TRACT, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

CONTINUED ON SHEET 5

CONTINUED FROM SHEET 4

THENCE, ALONG THE MEANDERS OF LIVE OAK CREEK, AND WITH THE WEST LINE OF SAID 106.568 ACRE TRACT, THE FOLLOWING FORTY-SIX (46) COURSES:

1. NORTH 44 DEGREES 26 MINUTES 52 SECONDS WEST, A DISTANCE OF 64.74 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
2. NORTH 26 DEGREES 20 MINUTES 00 SECONDS WEST, A DISTANCE OF 154.29 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
3. SOUTH 75 DEGREES 54 MINUTES 57 SECONDS WEST, A DISTANCE OF 52.97 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
4. SOUTH 45 DEGREES 56 MINUTES 40 SECONDS WEST, A DISTANCE OF 64.53 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
5. NORTH 74 DEGREES 14 MINUTES 06 SECONDS WEST, A DISTANCE OF 49.03 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
6. NORTH 34 DEGREES 12 MINUTES 41 SECONDS WEST, A DISTANCE OF 49.49 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
7. NORTH 23 DEGREES 26 MINUTES 33 SECONDS WEST, A DISTANCE OF 36.53 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
8. NORTH 46 DEGREES 13 MINUTES 37 SECONDS WEST, A DISTANCE OF 47.66 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
9. NORTH 81 DEGREES 29 MINUTES 45 SECONDS WEST, A DISTANCE OF 41.69 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
10. NORTH 24 DEGREES 20 MINUTES 24 SECONDS WEST, A DISTANCE OF 43.18 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
11. NORTH 16 DEGREES 31 MINUTES 07 SECONDS EAST, A DISTANCE OF 55.86 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
12. NORTH 57 DEGREES 06 MINUTES 29 SECONDS EAST, A DISTANCE OF 54.62 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
13. SOUTH 84 DEGREES 28 MINUTES 03 SECONDS EAST, A DISTANCE OF 93.51 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
14. SOUTH 65 DEGREES 00 MINUTES 59 SECONDS EAST, A DISTANCE OF 42.23 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
15. NORTH 25 DEGREES 39 MINUTES 36 SECONDS EAST, A DISTANCE OF 41.07 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
16. NORTH 24 DEGREES 09 MINUTES 21 SECONDS WEST, A DISTANCE OF 111.64 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
17. NORTH 74 DEGREES 51 MINUTES 41 SECONDS WEST, A DISTANCE OF 67.34 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
18. SOUTH 80 DEGREES 53 MINUTES 48 SECONDS WEST, A DISTANCE OF 96.63 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
19. NORTH 19 DEGREES 11 MINUTES 00 SECONDS WEST, A DISTANCE OF 48.49 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
20. NORTH 20 DEGREES 39 MINUTES 43 SECONDS EAST, A DISTANCE OF 90.94 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
21. NORTH 52 DEGREES 14 MINUTES 48 SECONDS WEST, A DISTANCE OF 68.35 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
22. NORTH 14 DEGREES 46 MINUTES 58 SECONDS WEST, A DISTANCE OF 79.50 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
23. NORTH 79 DEGREES 20 MINUTES 36 SECONDS WEST, A DISTANCE OF 122.53 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
24. SOUTH 75 DEGREES 46 MINUTES 51 SECONDS WEST, A DISTANCE OF 87.36 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
25. NORTH 31 DEGREES 53 MINUTES 38 SECONDS WEST, A DISTANCE OF 60.41 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
26. NORTH 07 DEGREES 25 MINUTES 36 SECONDS WEST, A DISTANCE OF 51.34 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
27. NORTH 69 DEGREES 25 MINUTES 30 SECONDS EAST, A DISTANCE OF 116.59 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
28. NORTH 22 DEGREES 45 MINUTES 09 SECONDS WEST, A DISTANCE OF 80.76 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
29. NORTH 02 DEGREES 47 MINUTES 41 SECONDS EAST, A DISTANCE OF 57.94 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
30. NORTH 25 DEGREES 54 MINUTES 14 SECONDS EAST, A DISTANCE OF 40.90 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
31. NORTH 48 DEGREES 03 MINUTES 30 SECONDS EAST, A DISTANCE OF 49.01 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
32. NORTH 12 DEGREES 32 MINUTES 21 SECONDS EAST, A DISTANCE OF 27.80 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
33. NORTH 21 DEGREES 19 MINUTES 43 SECONDS WEST, A DISTANCE OF 45.15 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
34. NORTH 01 DEGREES 12 MINUTES 57 SECONDS EAST, A DISTANCE OF 118.73 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
35. NORTH 65 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF 119.62 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
36. NORTH 18 DEGREES 59 MINUTES 23 SECONDS WEST, A DISTANCE OF 29.51 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
37. NORTH 42 DEGREES 29 MINUTES 52 SECONDS EAST, A DISTANCE OF 94.31 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
38. NORTH 19 DEGREES 50 MINUTES 14 SECONDS EAST, A DISTANCE OF 63.43 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
39. NORTH 65 DEGREES 24 MINUTES 45 SECONDS WEST, A DISTANCE OF 53.95 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
40. NORTH 26 DEGREES 13 MINUTES 02 SECONDS WEST, A DISTANCE OF 44.71 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
41. NORTH 07 DEGREES 04 MINUTES 16 SECONDS EAST, A DISTANCE OF 41.01 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
42. NORTH 84 DEGREES 03 MINUTES 13 SECONDS EAST, A DISTANCE OF 59.11 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
43. NORTH 03 DEGREES 52 MINUTES 01 SECONDS WEST, A DISTANCE OF 76.95 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
44. SOUTH 76 DEGREES 39 MINUTES 23 SECONDS WEST, A DISTANCE OF 19.13 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
45. NORTH 52 DEGREES 04 MINUTES 27 SECONDS WEST, A DISTANCE OF 44.76 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;
46. NORTH 06 DEGREES 18 MINUTES 32 SECONDS WEST, A DISTANCE OF 41.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.646 ACRES (1,988,339 SQUARE FEET) OF LAND.

NOTES:

1. ONE-FOOT RESERVES DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISIONS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVES SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.9998940015.
3. ANY DISTANCE SHOWN ALONG A CURVE OR ARC IS THE ARC LENGTH UNLESS OTHERWISE NOTED.
4. STRUCTURES BUILT ON LOTS IN THE DESIGNATED FLOODPLAIN MUST BE BUILT ON PIERS AND 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. NO PIPE LINE OR PIPE LINE EASEMENT EXIST WITHIN THE BOUNDARIES OF THIS PLAT. IF PIPE LINES DO EXIST WITHIN THE PROPOSED SUBDIVISION, WRITTEN "CROSSING" APPROVALS MUST BE SUBMITTED FROM EACH OWNER.
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM.
8. PURPOSE OF PLAT: TO CREATE LOTS RESTRICTED TO SINGLE FAMILY RESIDENCES. ALL LOTS AND RESERVES TO DRAIN INTO R.O.W. WITH CURB AND GUTTER.
9. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK-TO-BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
10. TBM "122" ELEV.=216.61' (NAVD-88)

'X' CUT IN NORTHWEST CORNER OF STORM SEWER MANHOLE. 15' SOUTHWEST OF THE SOUTHWEST CORNER OF CONCRETE DRIVEWAY TO WASTEWATER TREATMENT PLANT. 155' WEST AND 7' SOUTH OF IRON ROD SET AT SOUTHEAST CORNER OF RESERVE 'B'.
11. PROJECT BENCHMARK: NATIONAL GEODETIC SURVEY STATION No. HCFCD MON0028 (PID: DR8233) BEING AN ALUMINUM ROD INSIDE A SLEEVE WITH AN ACCESS COVER STAMPED "HCFCD" ON THE NORTH SIDE OF CHAPARRAL ROAD. TO REACH START AT THE INTERSECTION OF STATE HIGHWAY 290 AND HEGAR ROAD GO SOUTH APPROXIMATELY 0.4 MILE, THEN CONTINUE ON WARREN RANCH ROAD APPROXIMATELY 2.4 MILES TO THE INTERSECTION OF WARREN RANCH ROAD AND MOUND ROAD, THEN GO WEST AND THEN SOUTH ON MOUND ROAD APPROXIMATELY 2 MILES TO THE INTERSECTION OF MOUND ROAD AND MAHON ROAD, GO WEST ON MAHON ROAD APPROXIMATELY 0.9 MILE TO THE INTERSECTION OF MAHON ROAD AND YELLOW BIRD ROAD, THEN HEAD SOUTH ON YELLOW BIRD ROAD APPROXIMATELY 0.15 MILE TO THE INTERSECTION OF YELLOW BIRD ROAD AND CHAPARRAL ROAD, THEN GO WEST ON CHAPARRAL ROAD APPROXIMATELY 0.18 MILE TO THE INTERSECTION OF CHAPARRAL ROAD AND MEADOW CREEK ROAD. LOCATED APPROXIMATELY 27 FEET NORTHEAST FROM THE EDGE OF ASPHALT ON THE NORTH SIDE OF CHAPARRAL ROAD, 17.30 FEET SOUTHEAST FROM THE MEADOW CREEK ROAD SIGN AND 2.0 FEET SOUTHWEST OF A BARBED WIRE FENCE ON THE NORTH SIDE OF CHAPARRAL ROAD. ELEVATION = 211.70' NAVD88

ENGINEER



2500 Tanglewilde Street, Suite 300
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TBPE No. F-17637

SURVEYOR



DCCM Infrastructure, Inc. | TX Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy. N., Houston, TX 77043
713.413.1900 | DCCM.com

OWNER/DEVELOPER

MAPLE MEADOWS DEVELOPMENT, LLC
1333 WEST LOOP SOUTH, SUITE 910
HOUSTON TEXAS 77027
RUSS@MAPLEDEVELOPMENT.COM

Line Table		
Line	Length	Direction
L1	64.74'	N44°26'52"W
L2	154.29'	N26°20'00"W
L3	52.97'	S75°54'57"W
L4	64.53'	S45°56'40"W
L5	49.03'	N74°14'06"W
L6	49.49'	N34°12'41"W
L7	36.53'	N23°26'33"W
L8	47.66'	N46°13'37"W
L9	41.69'	N81°29'45"W
L10	43.18'	N24°20'24"W
L11	55.86'	N16°31'07"E
L12	54.62'	N57°06'29"E
L13	93.51'	S84°28'03"E
L14	42.23'	S65°00'59"E
L15	41.07'	N25°39'36"E
L16	111.64'	N24°09'21"W
L17	67.34'	N74°51'41"W
L18	96.63'	S80°53'48"W
L19	48.49'	N19°11'00"W
L20	90.94'	N20°39'43"E
L21	68.35'	N52°14'48"W
L22	79.50'	N14°46'58"W
L23	122.53'	N79°20'36"W
L24	87.36'	S75°46'51"W
L25	60.41'	N31°53'38"W
L26	51.34'	N07°25'36"W
L27	116.59'	N69°25'30"E
L28	80.76'	N22°45'09"W

Line Table		
Line	Length	Direction
L29	57.94'	N02°47'41"E
L30	40.90'	N25°54'14"E
L31	49.01'	N48°03'30"E
L32	27.80'	N12°32'21"E
L33	45.15'	N21°19'43"W
L34	118.73'	N01°12'57"E
L35	119.62'	N65°29'55"W
L36	29.51'	N18°59'23"W
L37	94.31'	N42°29'52"E
L38	63.43'	N19°50'14"E
L39	53.95'	N65°24'45"W
L40	44.71'	N26°13'02"W
L41	41.01'	N07°04'16"E
L42	59.11'	N84°03'13"E
L43	76.95'	N03°52'01"W
L44	19.13'	S76°39'23"W
L45	44.76'	N52°04'27"W
L46	41.90'	N06°18'32"W
L47	155.00'	S02°26'27"E
L48	33.39'	N87°33'33"E
L49	50.00'	S02°26'27"E
L50	95.00'	S02°26'27"E
L51	74.37'	S74°43'26"E
L52	18.20'	S27°41'21"W
L53	51.26'	S16°32'36"E
L54	49.49'	S05°25'42"E
L55	49.45'	S03°20'20"E
L56	50.05'	S02°08'13"E

Line Table		
Line	Length	Direction
L57	75.83'	S02°07'51"E
L58	53.22'	S82°39'11"W
L59	129.59'	S02°07'51"E
L60	105.00'	S87°52'09"W
L61	50.00'	S02°07'51"E
L62	3.44'	S87°52'09"W
L63	177.89'	S02°07'51"E
L64	22.00'	N87°52'09"E
L65	21.72'	S42°56'59"W
L66	17.98'	N53°46'52"W
L67	180.00'	S02°26'27"E
L68	21.72'	N42°33'33"E
L69	145.00'	S87°33'33"W
L70	22.00'	N87°52'09"E
L71	115.00'	N77°49'42"E
L72	15.09'	S57°10'18"E
L73	59.15'	S07°31'57"E
L74	70.55'	S00°00'00"E
L75	103.80'	S09°25'58"W
L76	14.14'	S47°26'27"E
L77	110.06'	N02°26'27"W
L78	115.08'	N87°33'33"E
L79	36.48'	N16°59'03"W
L80	30.00'	N02°26'27"W
L81	132.00'	N87°33'33"E
L82	105.44'	N82°39'11"E
L83	103.12'	S23°04'35"E
L84	25.00'	S07°56'27"W

Line Table		
Line	Length	Direction
L85	118.14'	S66°38'02"W
L86	47.37'	N06°13'43"W
L87	49.62'	S04°21'34"W
L88	72.83'	S19°15'47"W
L89	48.62'	S07°18'58"W
L90	42.17'	N22°07'17"W
L91	15.13'	S18°42'45"W
L92	110.00'	S59°32'48"W
L93	87.31'	S02°05'58"E
L94	119.43'	N23°04'35"W
L95	37.39'	S07°56'27"W
L96	16.57'	N07°56'27"E
L97	117.57'	N23°04'35"W
L98	91.01'	S02°06'17"E
L99	20.92'	N87°31'00"E
L100	15.13'	S02°29'00"E
L101	46.35'	N87°56'36"E
L102	47.49'	S87°56'36"W
L103	87.64'	S87°04'35"E
L104	53.35'	N22°22'15"W
L105	19.66'	S82°02'01"W
L106	20.00'	N07°57'59"W
L107	10.97'	N82°02'01"E
L108	41.82'	S87°33'33"W
L109	21.56'	N24°24'01"W
L110	51.71'	S22°22'15"E

RESERVE AREAS		
RESERVE	USE	AREA
RESERVE 'A'	DETENTION/DRAINAGE	13.865 AC – 603,945 SF
RESERVE 'B'	WASTE WATER TREATMENT PLANT	3.013 AC – 131,227 SF
RESERVE 'C'	LIFT STATION	0.136 AC – 5,903 SF
RESERVE 'D'	DETENTION/DRAINAGE	0.135 AC – 5,871 SF
RESERVE 'E'	DETENTION/DRAINAGE	0.375 AC – 16,327 SF
RESERVE 'F'	DETENTION/DRAINAGE	0.091 AC – 3,960 SF
RESERVE 'G'	LANDSCAPE/OPEN SPACE	1.471 AC – 64,090 SF
RESERVE 'H'	LANDSCAPE/OPEN SPACE	0.057 AC – 2,476 SF
TOTALS		19.143 AC – 833,799 SF

ENGINEER



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Curve Table					
Curve	Length	Radius	Delta	Chd Direction	Chd Length
C1	39.27'	25.00'	90°00'00"	S42°33'33"W	35.36'
C2	10.34'	25.00'	23°41'54"	S76°01'12"W	10.27'
C3	178.07'	1,200.00'	8°30'08"	S01°28'08"W	177.91'
C4	576.10'	325.00'	101°33'49"	S41°20'57"E	503.58'
C5	176.15'	850.00'	11°52'25"	N03°29'45"E	175.83'
C6	78.24'	50.00'	89°39'42"	S47°16'18"E	70.50'
C7	78.54'	50.00'	90°00'00"	S42°33'33"W	70.71'
C8	78.54'	50.00'	90°00'00"	N47°26'27"W	70.71'
C9	241.83'	2,000.00'	6°55'41"	N01°01'23"E	241.68'
C10	39.05'	25.00'	89°29'08"	N43°07'35"E	35.20'
C11	114.54'	1,240.00'	5°17'32"	S01°01'47"W	114.50'
C12	34.33'	25.00'	78°40'52"	N35°39'53"W	31.70'
C13	515.80'	350.00'	84°26'17"	S32°47'11"E	470.38'
C14	69.54'	825.00'	4°49'47"	N07°01'04"E	69.52'
C15	42.20'	25.00'	96°42'19"	N43°44'59"W	37.36'
C16	8.72'	25.00'	19°59'04"	S77°54'19"W	8.68'
C17	135.50'	60.00'	129°23'45"	S47°23'20"E	108.49'
C18	8.62'	25.00'	19°45'00"	N07°26'03"E	8.57'
C19	39.27'	25.00'	90°00'00"	N47°26'27"W	35.36'
C20	39.27'	25.00'	90°00'00"	S42°33'33"W	35.36'
C21	23.55'	25.00'	53°58'05"	S29°25'30"E	22.69'
C22	301.53'	60.00'	287°56'10"	N87°33'33"E	70.59'
C23	23.55'	25.00'	53°58'05"	N24°32'36"E	22.69'
C24	12.25'	25.00'	28°04'21"	N16°28'37"W	12.13'
C25	144.33'	60.00'	137°49'21"	S38°23'52"W	111.96'
C26	8.62'	25.00'	19°45'00"	S82°33'57"E	8.57'
C27	39.27'	25.00'	90°00'00"	N42°33'33"E	35.36'
C28	39.27'	25.00'	90°00'00"	S47°26'27"E	35.36'
C29	39.27'	25.00'	90°00'00"	S47°26'27"E	35.36'
C30	8.62'	25.00'	19°45'00"	N77°41'03"E	8.57'
C31	135.61'	60.00'	129°29'59"	N47°26'27"W	108.53'
C32	8.62'	25.00'	19°45'00"	S07°26'03"W	8.57'

Curve Table					
Curve	Length	Radius	Delta	Chd Direction	Chd Length
C33	39.27'	25.00'	90°00'00"	S47°26'27"E	35.36'
C34	39.27'	25.00'	90°00'00"	S42°33'33"W	35.36'
C35	176.11'	2,025.00'	4°58'58"	N00°03'02"E	176.05'
C36	23.13'	25.00'	53°00'06"	S23°57'32"E	22.31'
C37	301.51'	60.00'	287°55'26"	S86°29'51"E	70.60'
C38	23.99'	25.00'	54°58'18"	N29°58'43"E	23.08'
C39	170.06'	1,975.00'	4°56'01"	N00°01'33"E	170.01'
C40	39.27'	25.00'	90°00'00"	N47°26'27"W	35.36'
C41	39.27'	25.00'	90°00'00"	S42°33'33"W	35.36'
C42	181.33'	875.00'	11°52'25"	N03°29'45"E	181.00'
C43	531.79'	300.00'	101°33'49"	S41°20'57"E	464.85'
C44	26.47'	25.00'	60°40'16"	S33°50'07"W	25.25'
C45	102.82'	1,160.00'	5°04'43"	S00°57'37"W	102.78'
C46	34.87'	25.01'	79°52'34"	S41°30'53"E	32.11'
C47	27.45'	25.00'	62°54'32"	S56°29'20"W	26.09'
C48	85.64'	78.00'	62°54'32"	N56°29'20"E	81.40'
C49	119.22'	115.00'	59°24'02"	S62°21'23"E	113.96'
C50	7.29'	22.00'	18°59'22"	N42°09'03"W	7.26'
C51	82.32'	97.55'	48°21'04"	S26°17'17"E	79.90'
C52	66.95'	79.55'	48°13'27"	S26°13'28"E	64.99'
C53	13.26'	40.00'	18°59'22"	N42°09'03"W	13.20'
C54	100.56'	97.00'	59°24'02"	S62°21'23"E	96.12'
C55	65.88'	60.00'	62°54'32"	N56°29'20"E	62.62'
C56	47.21'	43.00'	62°54'32"	S56°29'20"W	44.88'
C57	39.12'	25.00'	89°39'42"	S47°16'18"E	35.25'
C58	39.27'	25.00'	90°00'00"	S42°33'33"W	35.36'
C59	39.27'	25.00'	90°00'00"	N47°26'27"W	35.36'
C60	39.42'	25.00'	90°20'18"	N42°43'42"E	35.46'

ENGINEER



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RUSS@MAPLEDEVELOPMENT.COM

LOT AREAS	
BLOCK-LOT	SQ. FT.
BLOCK 1 - LOT 1	7,537
BLOCK 1 - LOT 2	6,901
BLOCK 1 - LOT 3	6,741
BLOCK 1 - LOT 4	7,654
BLOCK 1 - LOT 5	7,558
BLOCK 1 - LOT 6	5,101
BLOCK 1 - LOT 7	4,980
BLOCK 1 - LOT 8	4,990
BLOCK 1 - LOT 9	5,480
BLOCK 1 - LOT 10	5,040
BLOCK 1 - LOT 11	5,040
BLOCK 1 - LOT 12	5,040
BLOCK 1 - LOT 13	5,040
BLOCK 1 - LOT 14	5,040
BLOCK 1 - LOT 15	5,040
BLOCK 1 - LOT 16	5,040
BLOCK 1 - LOT 17	5,040
BLOCK 1 - LOT 18	5,040
BLOCK 1 - LOT 19	5,040
BLOCK 1 - LOT 20	5,040
BLOCK 1 - LOT 21	5,040
BLOCK 1 - LOT 22	5,040
BLOCK 1 - LOT 23	5,040
BLOCK 1 - LOT 24	5,986
BLOCK 1 - LOT 25	7,366
BLOCK 1 - LOT 26	6,000
BLOCK 1 - LOT 27	5,571
BLOCK 1 - LOT 28	4,681
BLOCK 1 - LOT 29	7,877
BLOCK 1 - LOT 30	12,361
BLOCK 1 - LOT 31	8,362
BLOCK 1 - LOT 32	10,710
BLOCK 1 - LOT 33	10,750
BLOCK 1 - LOT 34	6,800
BLOCK 1 - LOT 35	5,111
BLOCK 1 - LOT 36	6,202
BLOCK 1 - LOT 37	6,392
BLOCK 1 - LOT 38	7,238
BLOCK 1 - LOT 39	9,323
BLOCK 1 - LOT 40	9,918
BLOCK 1 - LOT 41	7,606
BLOCK 1 - LOT 42	5,024
BLOCK 1 - LOT 43	5,000
BLOCK 1 - LOT 44	5,000
BLOCK 1 - LOT 45	5,000
BLOCK 1 - LOT 46	5,000

LOT AREAS	
BLOCK-LOT	SQ. FT.
BLOCK 1 - LOT 47	5,000
BLOCK 1 - LOT 48	5,000
BLOCK 1 - LOT 49	5,000
BLOCK 1 - LOT 50	5,000
BLOCK 1 - LOT 51	6,366
BLOCK 2 - LOT 1	6,366
BLOCK 2 - LOT 2	5,000
BLOCK 2 - LOT 3	5,000
BLOCK 3 - LOT 1	7,186
BLOCK 3 - LOT 2	6,000
BLOCK 3 - LOT 3	6,000
BLOCK 3 - LOT 4	5,999
BLOCK 3 - LOT 5	7,159
BLOCK 3 - LOT 6	12,153
BLOCK 3 - LOT 7	9,871
BLOCK 3 - LOT 8	6,313
BLOCK 3 - LOT 9	6,000
BLOCK 3 - LOT 10	6,000
BLOCK 3 - LOT 11	6,000
BLOCK 3 - LOT 12	6,000
BLOCK 3 - LOT 13	7,186
BLOCK 4 - LOT 1	7,186
BLOCK 4 - LOT 2	6,026
BLOCK 4 - LOT 3	6,139
BLOCK 4 - LOT 4	6,282
BLOCK 4 - LOT 5	6,443
BLOCK 4 - LOT 6	6,998
BLOCK 4 - LOT 7	6,722
BLOCK 4 - LOT 8	8,602
BLOCK 4 - LOT 9	13,953
BLOCK 4 - LOT 10	6,961
BLOCK 4 - LOT 11	8,138
BLOCK 4 - LOT 12	6,648
BLOCK 4 - LOT 13	7,125
BLOCK 4 - LOT 14	6,602
BLOCK 4 - LOT 15	6,442
BLOCK 4 - LOT 16	6,151
BLOCK 4 - LOT 17	6,000
BLOCK 4 - LOT 18	6,000
BLOCK 4 - LOT 19	6,000
BLOCK 4 - LOT 20	6,000
BLOCK 4 - LOT 21	6,000
BLOCK 4 - LOT 22	6,000
BLOCK 4 - LOT 23	6,000
BLOCK 4 - LOT 24	6,000
BLOCK 4 - LOT 25	7,186

LOT AREAS	
BLOCK-LOT	SQ. FT.
BLOCK 4 - LOT 26	7,186
BLOCK 4 - LOT 27	6,000
BLOCK 4 - LOT 28	6,000
BLOCK 4 - LOT 29	6,000
BLOCK 4 - LOT 30	6,000
BLOCK 4 - LOT 31	6,000
BLOCK 4 - LOT 32	6,000
BLOCK 4 - LOT 33	6,158
BLOCK 4 - LOT 34	6,349
BLOCK 4 - LOT 35	6,466
BLOCK 4 - LOT 36	6,659
BLOCK 4 - LOT 37	6,589
BLOCK 4 - LOT 38	6,217
BLOCK 4 - LOT 39	6,887
BLOCK 4 - LOT 40	7,650
BLOCK 4 - LOT 41	8,393
BLOCK 6 - LOT 1	5,986
BLOCK 6 - LOT 2	5,040
BLOCK 6 - LOT 3	5,040
BLOCK 6 - LOT 4	5,400
BLOCK 6 - LOT 5	6,000
BLOCK 6 - LOT 6	6,000
BLOCK 6 - LOT 7	6,000
BLOCK 6 - LOT 8	6,000
BLOCK 6 - LOT 9	6,000
BLOCK 6 - LOT 10	6,000
BLOCK 6 - LOT 11	6,000
BLOCK 6 - LOT 12	6,000
BLOCK 6 - LOT 13	6,000
BLOCK 6 - LOT 14	7,294
BLOCK 6 - LOT 15	6,133
BLOCK 6 - LOT 16	5,040
BLOCK 6 - LOT 17	5,040
BLOCK 6 - LOT 18	5,040
BLOCK 6 - LOT 19	5,040
BLOCK 6 - LOT 20	5,040
BLOCK 6 - LOT 21	5,040
BLOCK 6 - LOT 22	5,040
BLOCK 6 - LOT 23	5,040
BLOCK 6 - LOT 24	5,040
BLOCK 6 - LOT 25	5,040
BLOCK 6 - LOT 26	5,040
BLOCK 6 - LOT 27	5,040
BLOCK 6 - LOT 28	5,040
BLOCK 6 - LOT 29	5,040
BLOCK 6 - LOT 30	5,986

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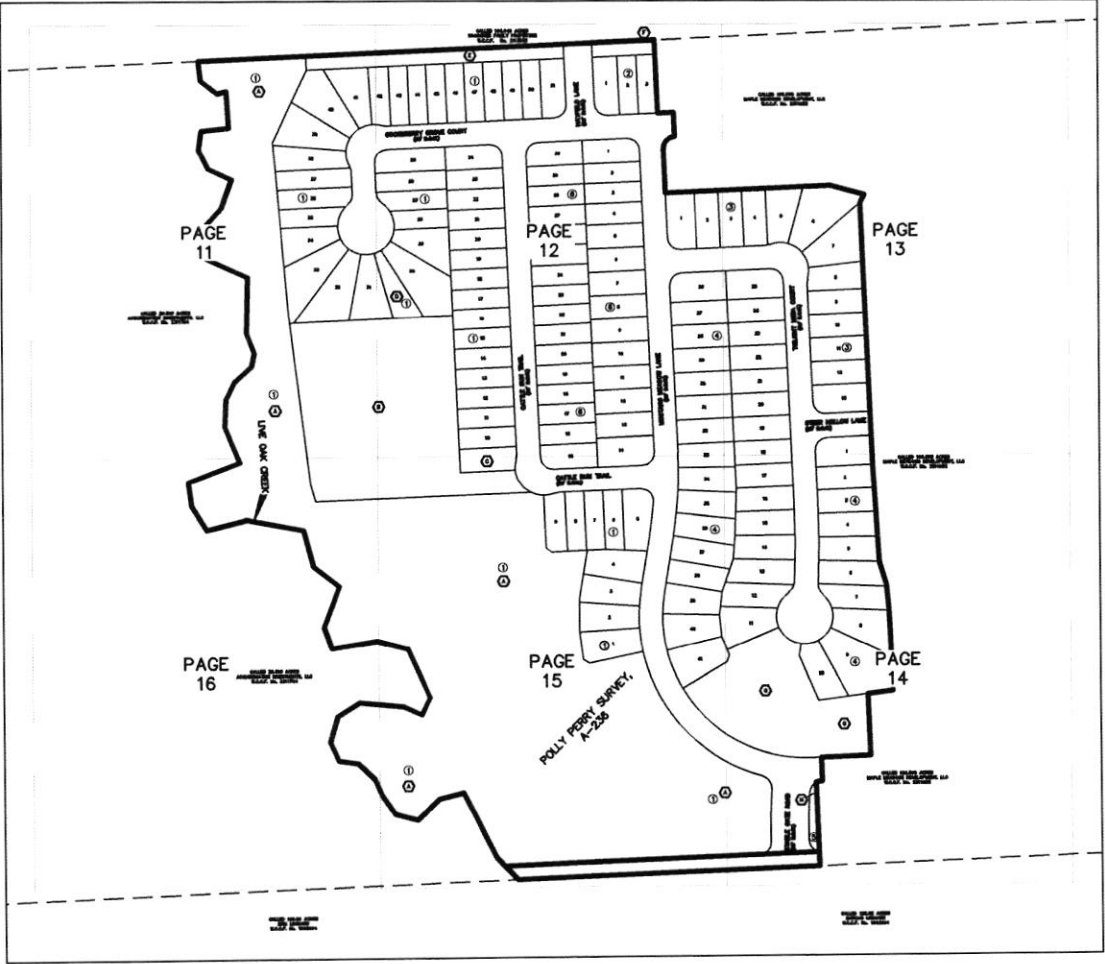
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LEGEND

- AC. = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- CHB = CHORD BEARING
- CHD = CHORD LENGTH
- CIR = CAPPED IRON ROD
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- ESMT. = EASEMENT
- H.C.C.F. = HARRIS COUNTY CLERK FILE
- H.C.D.R. = HARRIS COUNTY DEED RECORD
- H.C.M.R. = HARRIS COUNTY MAP RECORD
- H.L.&P. = HOUSTON LIGHTING AND POWER
- I.R. = IRON ROD
- I.P. = IRON PIPE
- L = LENGTH
- L.E. = LANDSCAPE EASEMENT
- LTD. = LIMITED
- No. = NUMBER
- NR = NON-RADIAL
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- PVT. = PRIVATE
- S.F. = SQUARE FEET
- S.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- W.C.C.F. = EASTING COORDINATE
- W.C.D.R. = NORTHING COORDINATE
- W.C.M.R. = WALLER COUNTY CLERK'S FILE
- X = WALLER COUNTY DEED RECORDS
- Y = WALLER COUNTY MAP RECORDS
- = STREET NAME CHANGE
- ① = BLOCK NUMBER
- = SET 5/8-INCH IRON ROD W/MILLER SURVEY CAP (UNLESS OTHERWISE NOTED)
- ⊙ = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- ⬢ = BENCHMARK

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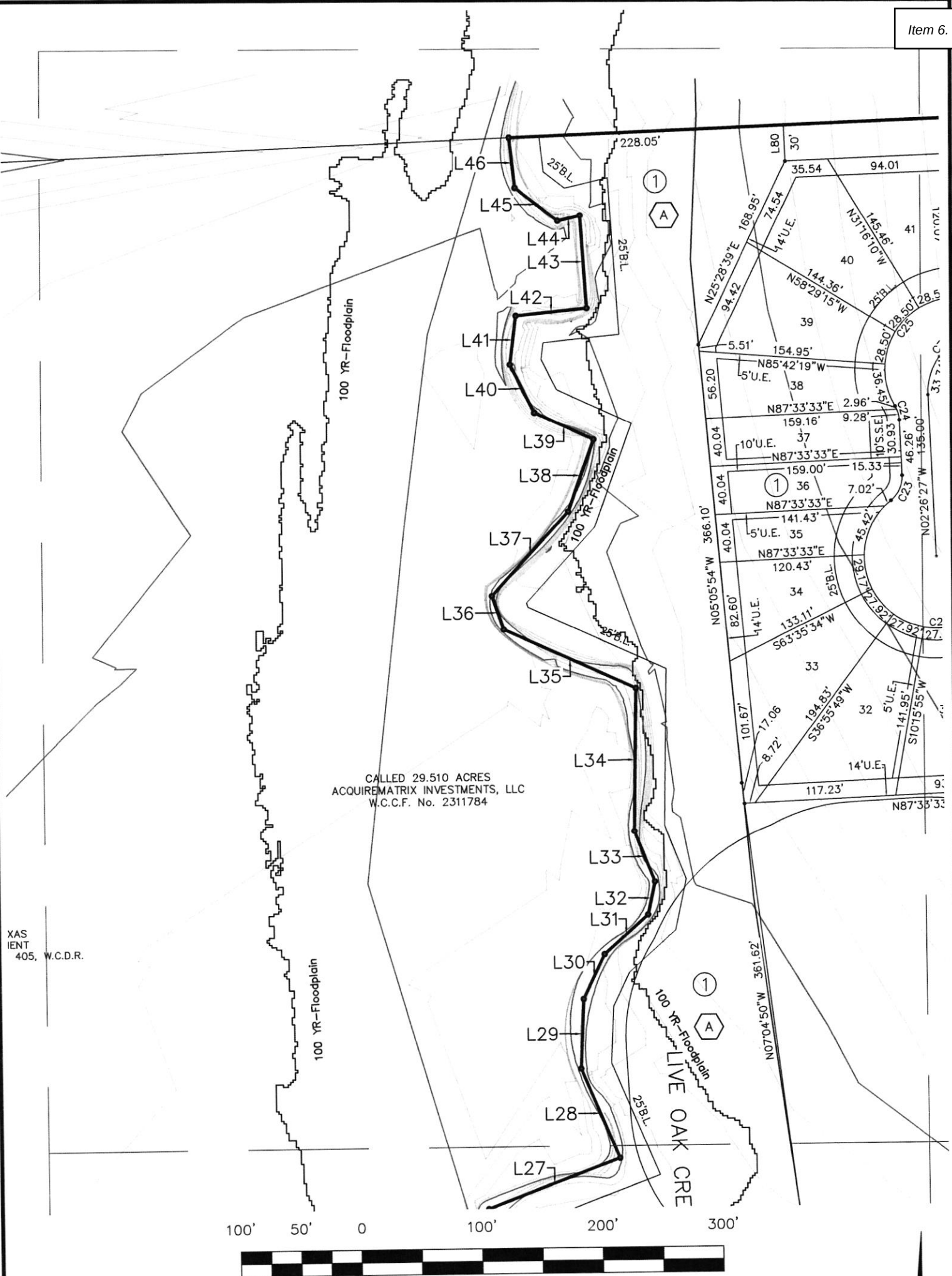
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SCALE IN FEET
1" = 100'

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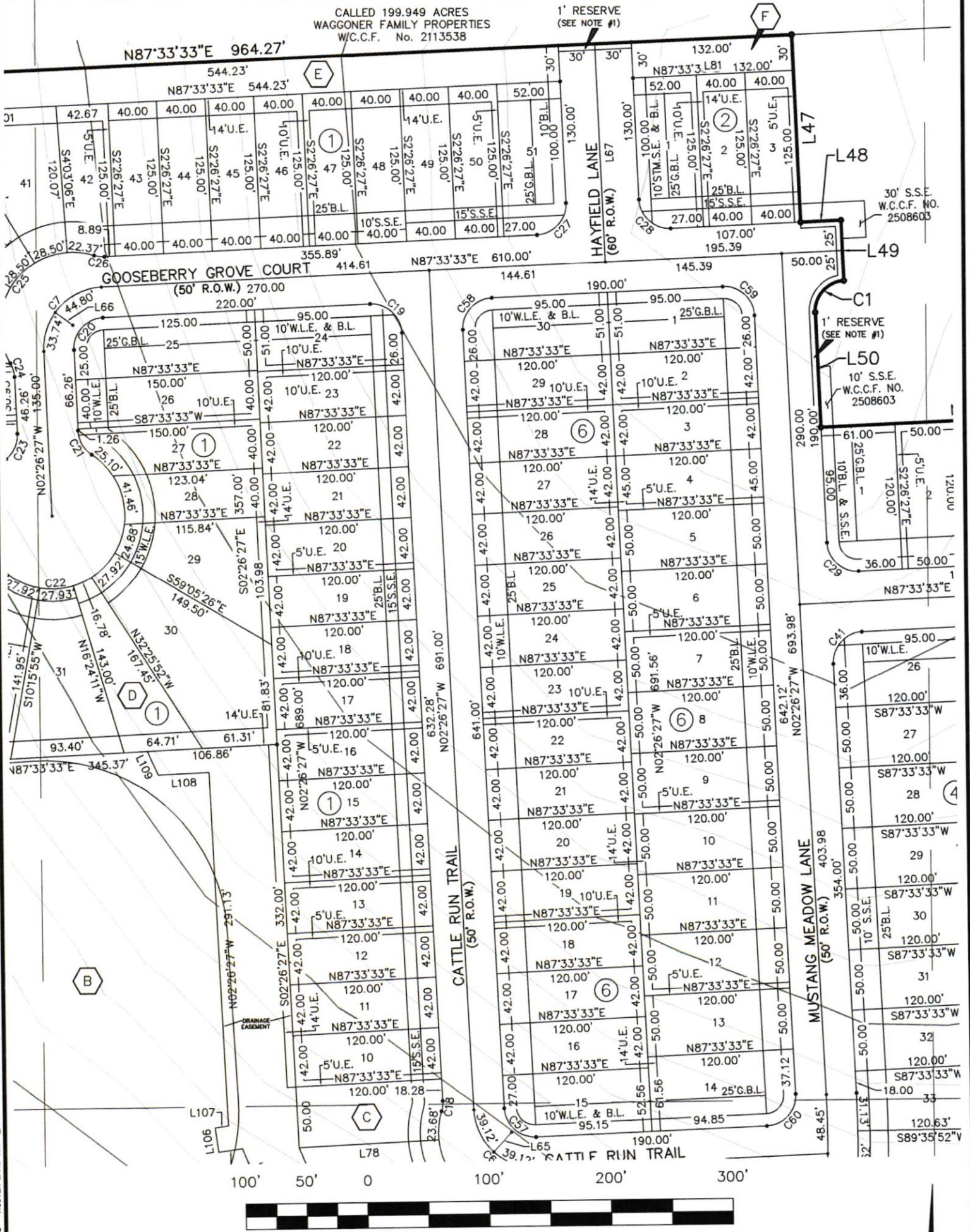
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BELLAMINA
SHEET 11 OF 16



SCALE IN FEET
1" = 100'

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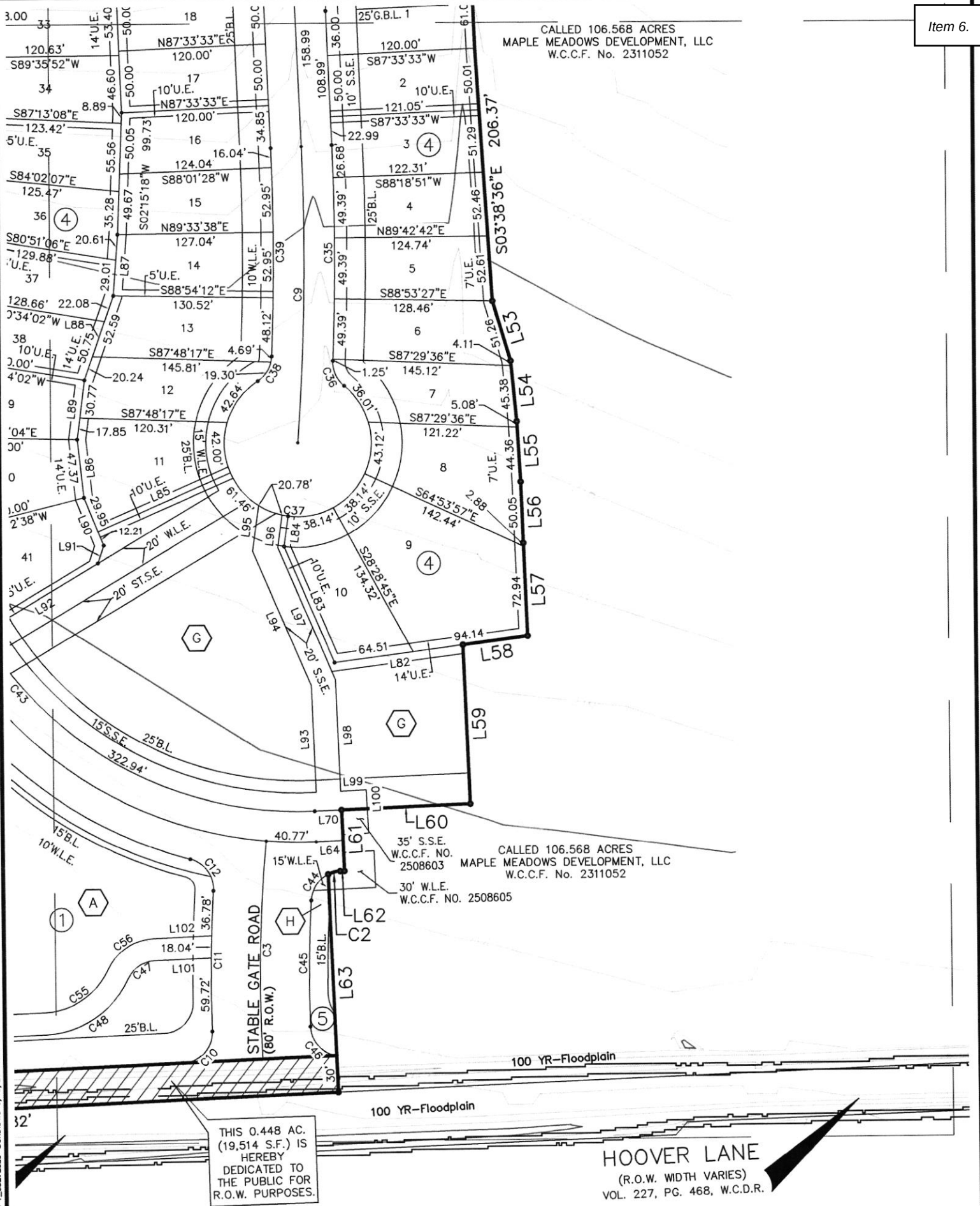
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BELLAMINA
SHEET 13 OF 16



100' 50' 0 100' 200' 300'



SCALE IN FEET
1" = 100'

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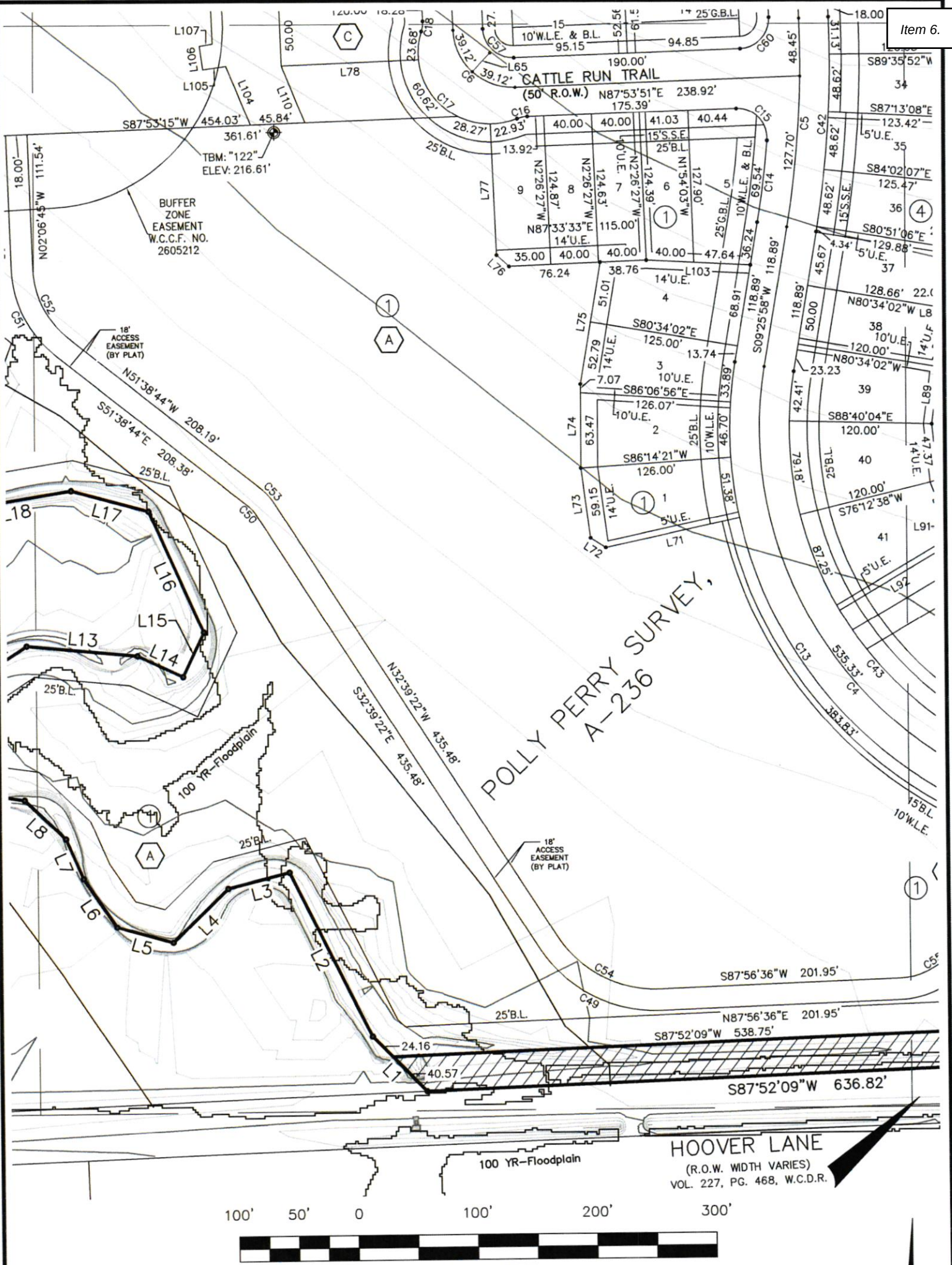
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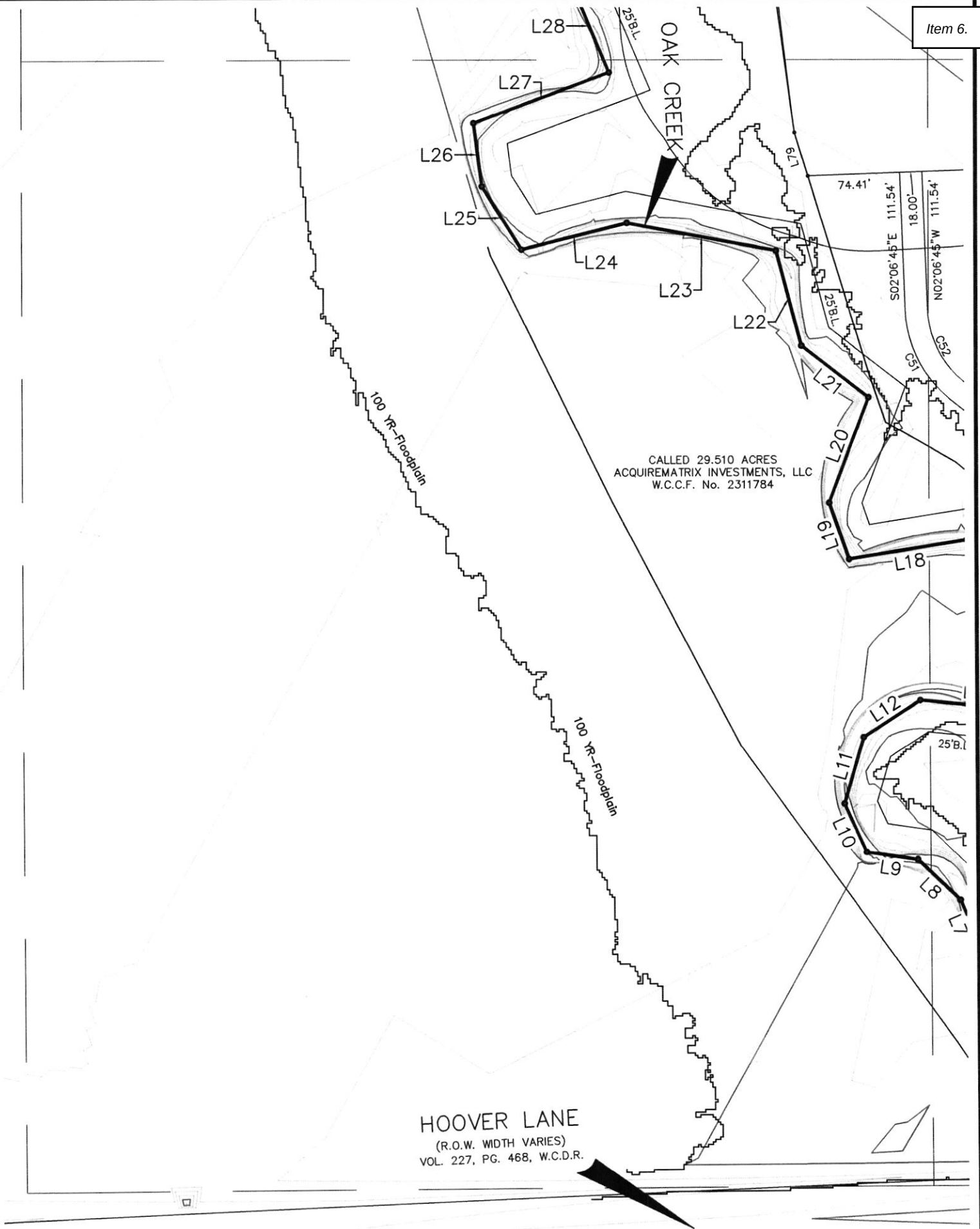
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Item 7.

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Cameron Prairie Section 1

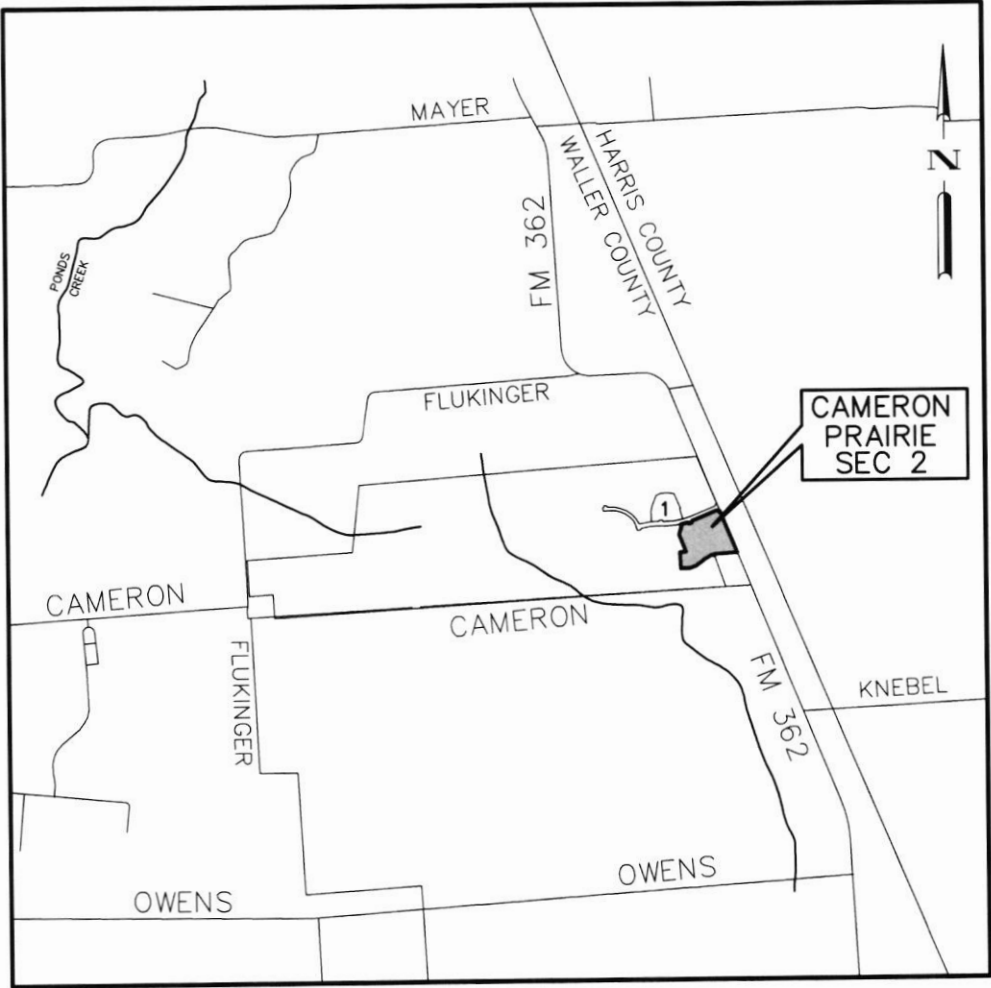
Date: July 8, 2026

Background

Final Plat of Cameron Prairie Section 2 which consists of 15.21 acres will include 54 Lots, 4 Blocks, 5 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



VICINITY MAP

N.T.S.

KEY MAP PAGE NO. 282A

FINAL PLAT OF
CAMERON
PRAIRIE SEC 2

A SUBDIVISION OF 15.21 ACRES OF LAND
LOCATED IN THE
B.B.B. & C. R.R. CO. SURVEY, A-93
WALLER COUNTY, TEXAS

LOTS: 54

RESERVES: 5

BLOCKS: 4

DATE: JUNE, 2026	OWNERS: MRP HHNB, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	CAMERON PRAIRIE SEC 2		BGE, Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: 1"=100'				
SHEET 1 OF 13				

GENERAL NOTES

Item 7.

- 1. " 1 " indicates Block Number.
- 2. "B.L." indicates Building Line.
- 3. "U.E." indicates Utility Easement.
- 4. "SAN. S.E." indicates Sanitary Sewer Easement.
- 5. "STM. S.E." indicates Storm Sanitary Sewer Easement.
- 6. "W.L.E." indicates Water Line Easement.
- 7. "W.C.D.R." indicates Waller County Deed Records.
- 8. "O.P.R.W.C." indicates Official Public Record Waller County.
- 9. "W.C.M.R." indicates Waller County Map Records.
- 10. "VOL." indicates Volume.
- 11. "PG." indicates Page.
- 12. "R.O.W." indicates Right-of-Way.
- 13. "OD" indicates Outside Diameter.
- 14. "I.N." indicates Instrument Number.
- 15. Bearing orientation is based on the Texas State Plane Coordinate System South Central Zone 4204, NAD83.
- 16. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Surface Coordinates (NAD83) and may be brought to grid by multiplying the following combined scale factor of 0.999943741113.
- 17. The square footage value shown hereon is a mathematic value based upon the boundary data shown hereon. This value has no relation to the precision of closure of this plat or the position of corner monuments recovered or placed.
- 18. Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 19. 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.
- 22. 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 drainage way or easements in the subdivision, other than those draining or protecting the streets. The County assumes no responsibility for the accuracy of representations by other parties on the plat. Floodplain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid MRP HNHB, LLC, to the purchaser of each and every lot in the subdivision prior to culmination of each sale. Include certification that the subdivider has complied with the requirements of Section 232.032 and that:
 - (A) the water quality and connections to the lots meet, or will meet , the minimum state standards;
 - (B) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (C) electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (D) gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
- 23. No structure in this subdivision shall be occupied until connected to an individual

water supply or a state-approved community water system.

Item 7.

24. In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the Commissioners Court may require a limited fire suppression system that requires a developer to construct:

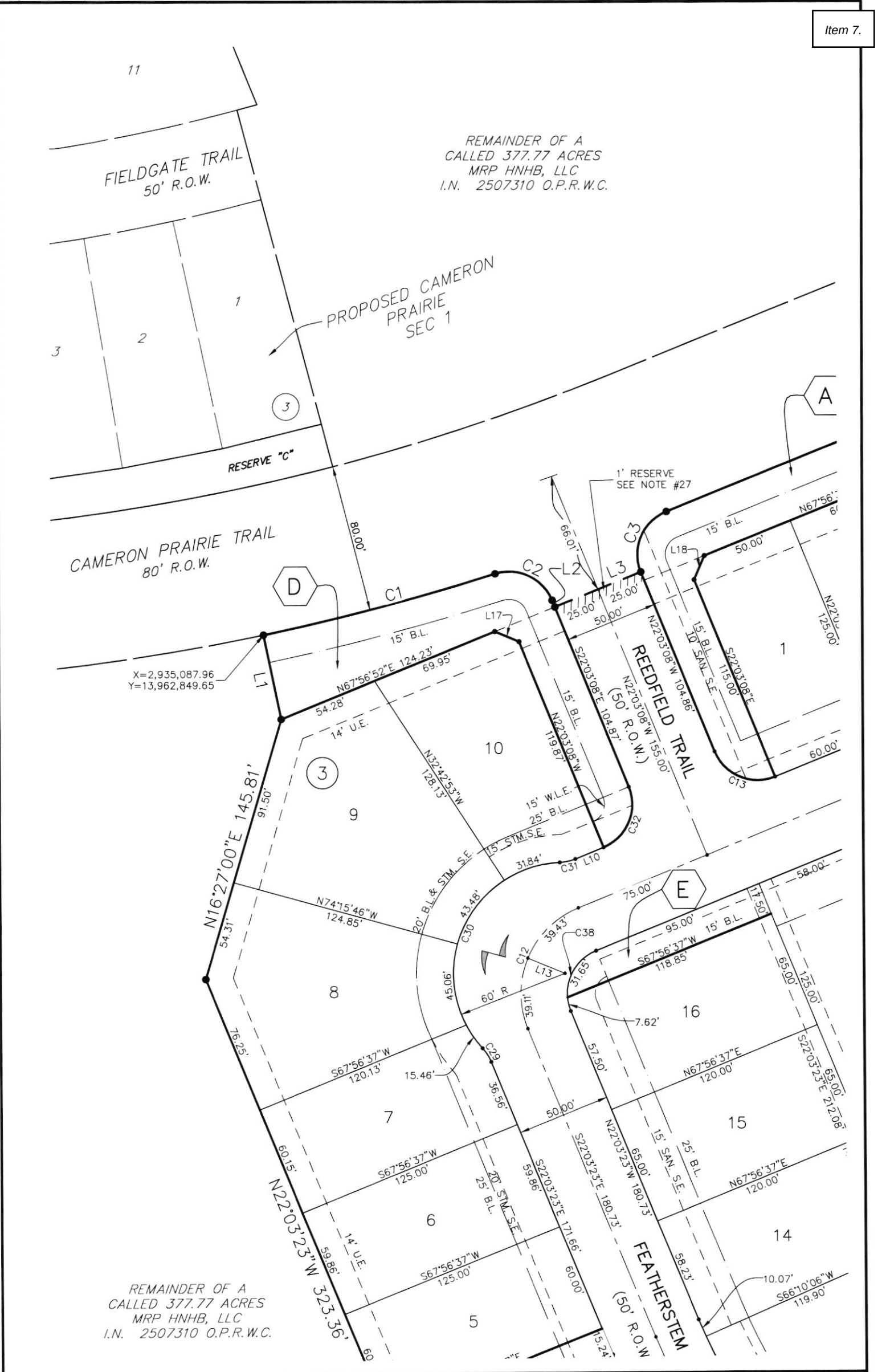
(1) For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
(2) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
25. Set 3/4-inch iron pipe (OD) with cap stamped "BGE INC" at every boundary corner unless otherwise noted hereon.
26. No pipeline or pipeline easement exists within the boundaries of this plat.
27. One (1) foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re-platted in a recorded plat, the one (1) foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
28. This tract is not located within the 100-year floodplain.

RESERVE TABLE		
RESERVE	ACREAGE/ SQUARE FOOTAGE	RESTRICTION
A	0.3011 AC. / 13,116 S.F.	LANDSCAPE / OPEN SPACE
B	2.086 AC. / 90,882 S.F.	LANDSCAPE / OPEN SPACE
C	0.1696 AC. / 7,386 S.F.	LANDSCAPE / OPEN SPACE
D	0.1950 AC. / 8,495 S.F.	LANDSCAPE / OPEN SPACE
E	0.0452 AC. / 1,968 S.F.	LANDSCAPE / OPEN SPACE

LINE DATA		
NUMBER	BEARING	DISTANCE
L1	N11°35'55"W	46.35'
L2	N22°03'08"W	3.89'
L3	S67°56'52"W	50.00'
L4	S67°56'37"W	20.00'
L5	S17°24'25"E	43.69'
L6	N69°33'42"W	50.26'
L7	N69°58'59"E	114.32'
L8	N87°22'02"E	60.00'
L9	N81°21'20"E	53.85'
L10	S67°56'37"W	16.44'
L11	N44°19'13"W	37.53'
L12	S44°19'13"E	33.82'

LINE DATA		
NUMBER	BEARING	DISTANCE
L13	N67°14'39"W	21.64'
L14	N23°10'11"E	21.43'
L15	S48°31'43"E	5.13'
L16	S37°55'12"E	25.00'
L17	N67°03'08"W	14.14'
L18	S22°56'44"W	14.14'
L19	S22°03'08"E	25.00'
L20	N22°03'23"W	47.99'
L21	N69°33'42"W	41.64'
L22	S58°17'01"W	152.05'
L23	S67°56'37"W	105.29'
L24	S67°56'37"W	105.00'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1240.00'	5°57'27"	128.93'	N 75°25'21" E	128.88'
C2	25.00'	85°30'14"	37.31'	N 64°48'15" W	33.94'
C3	25.00'	90°00'00"	39.27'	S 22°56'52" W	35.36'
C4	30.00'	89°59'45"	47.12'	N 67°03'15" W	42.42'
C5	325.00'	0°59'01"	5.58'	N 31°13'29" W	5.58'
C6	50.00'	90°00'00"	78.54'	N 67°03'23" W	70.71'
C7	50.00'	90°00'00"	78.54'	N 22°56'37" E	70.71'
C8	350.00'	25°08'03"	153.54'	S 55°22'35" W	152.31'
C9	350.00'	44°33'28"	272.19'	N 65°05'18" E	265.38'
C10	350.00'	12°36'14"	76.99'	N 38°01'06" W	76.84'
C11	350.00'	22°15'50"	136.00'	S 33°11'18" E	135.15'
C12	50.00'	90°00'00"	78.54'	S 22°56'37" W	70.71'
C13	25.00'	90°00'15"	39.27'	N 67°03'16" W	35.36'
C14	25.00'	19°59'30"	8.72'	S 57°56'52" W	8.68'
C15	60.00'	130°17'43"	136.45'	N 66°54'01" W	108.89'
C16	25.00'	20°18'13"	8.86'	N 11°54'16" W	8.81'
C17	25.00'	19°45'00"	8.62'	N 31°55'53" W	8.57'
C18	60.00'	155°00'12"	162.32'	N 35°41'43" E	117.16'
C19	25.00'	45°15'13"	19.75'	S 89°25'47" E	19.24'
C20	325.00'	25°08'03"	142.57'	N 55°22'36" E	141.43'
C21	25.00'	87°07'47"	38.02'	N 0°45'20" W	34.46'
C22	375.00'	12°36'14"	82.49'	N 38°01'06" W	82.33'
C23	325.00'	12°36'14"	71.49'	S 38°01'06" E	71.35'
C24	25.00'	88°14'26"	38.50'	S 88°26'26" E	34.81'
C25	375.00'	39°55'41"	261.33'	N 67°24'12" E	256.07'
C26	325.00'	39°24'56"	223.58'	S 67°39'34" W	219.19'
C27	25.00'	89°44'39"	39.16'	S 3°04'47" W	35.28'
C28	375.00'	19°44'10"	129.17'	S 31°55'28" E	128.53'
C29	25.00'	19°59'20"	8.72'	S 32°03'03" E	8.68'
C30	60.00'	129°43'01"	135.84'	S 22°48'47" W	108.63'
C31	25.00'	19°43'41"	8.61'	S 77°48'27" W	8.57'
C32	25.00'	89°59'45"	39.27'	S 22°56'45" W	35.35'
C33	25.00'	90°00'00"	39.27'	S 67°03'23" E	35.36'
C34	25.00'	90°00'00"	39.27'	S 22°56'37" W	35.36'
C35	375.00'	25°08'03"	164.50'	S 55°22'36" W	163.19'
C36	25.00'	96°58'24"	42.31'	N 88°42'14" W	37.44'
C37	325.00'	18°09'39"	103.01'	N 31°08'12" W	102.58'
C38	25.00'	90°00'00"	39.27'	N 22°56'37" E	35.36'



REMAINDER OF A
CALLED 377.77 ACRES
MRP HNHB, LLC
I.N. 2507310 O.P.R.W.C.

PROPOSED CAMERON PRAIRIE
TRAILS STREET DEDICATION

CAMERON PRAIRIE TRAIL
80' R.O.W.

S67°56'52"W 458.99'

DAWN MIST WAY
(50' R.O.W.)

RAINLIGHT STREET
(50' R.O.W.)

SHADOWBEND TRAIL
(50' R.O.W.)

DATE: JUNE, 2026

SCALE: 1"=100'

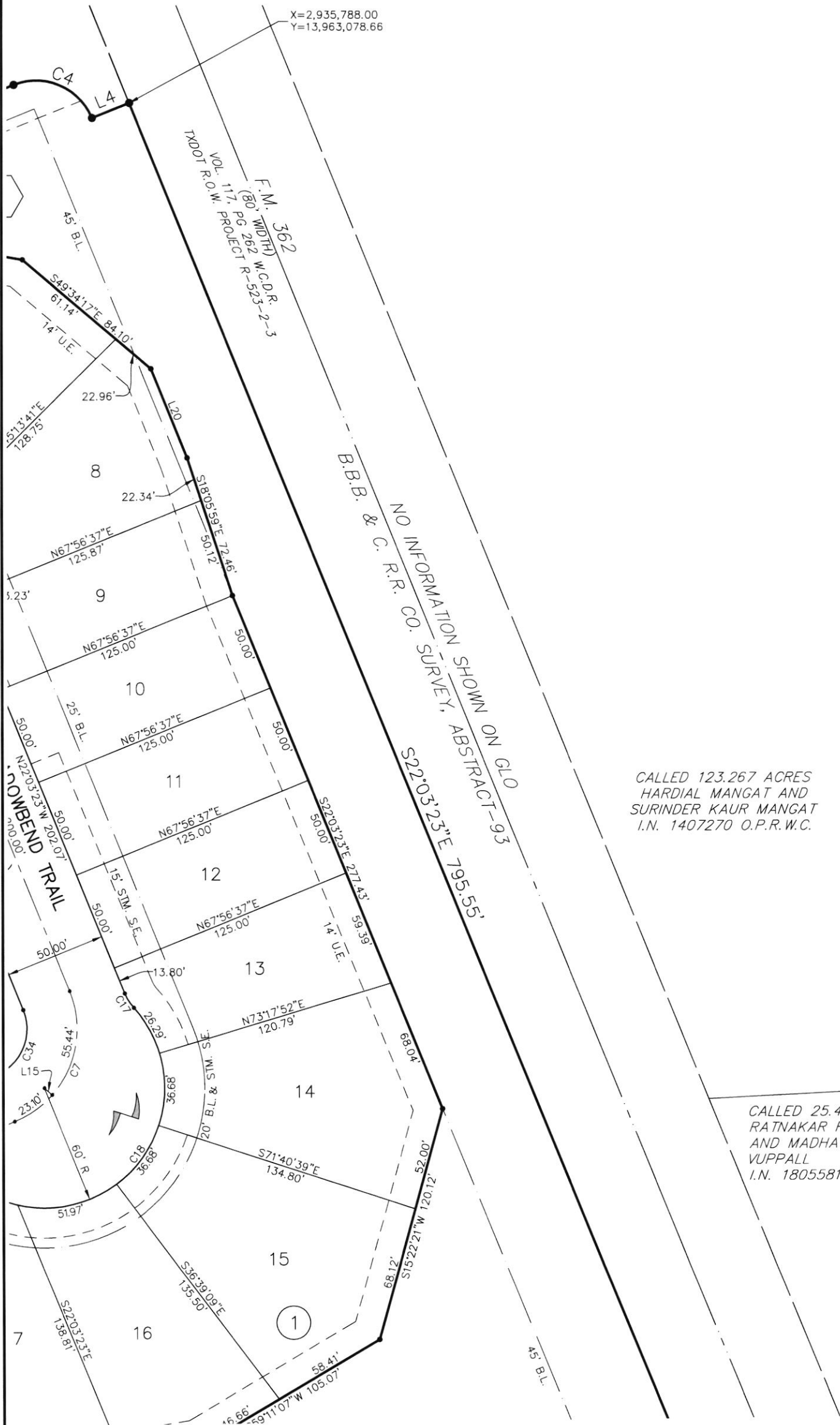
SHEET 6 OF 13

OWNERS:
MRP HNHB, LLC,
a Delaware limited liability company
501 OFFICE CENTER DRIVE,
SUITE 350
FORT WASHINGTON, PA 19034
281-558-8700

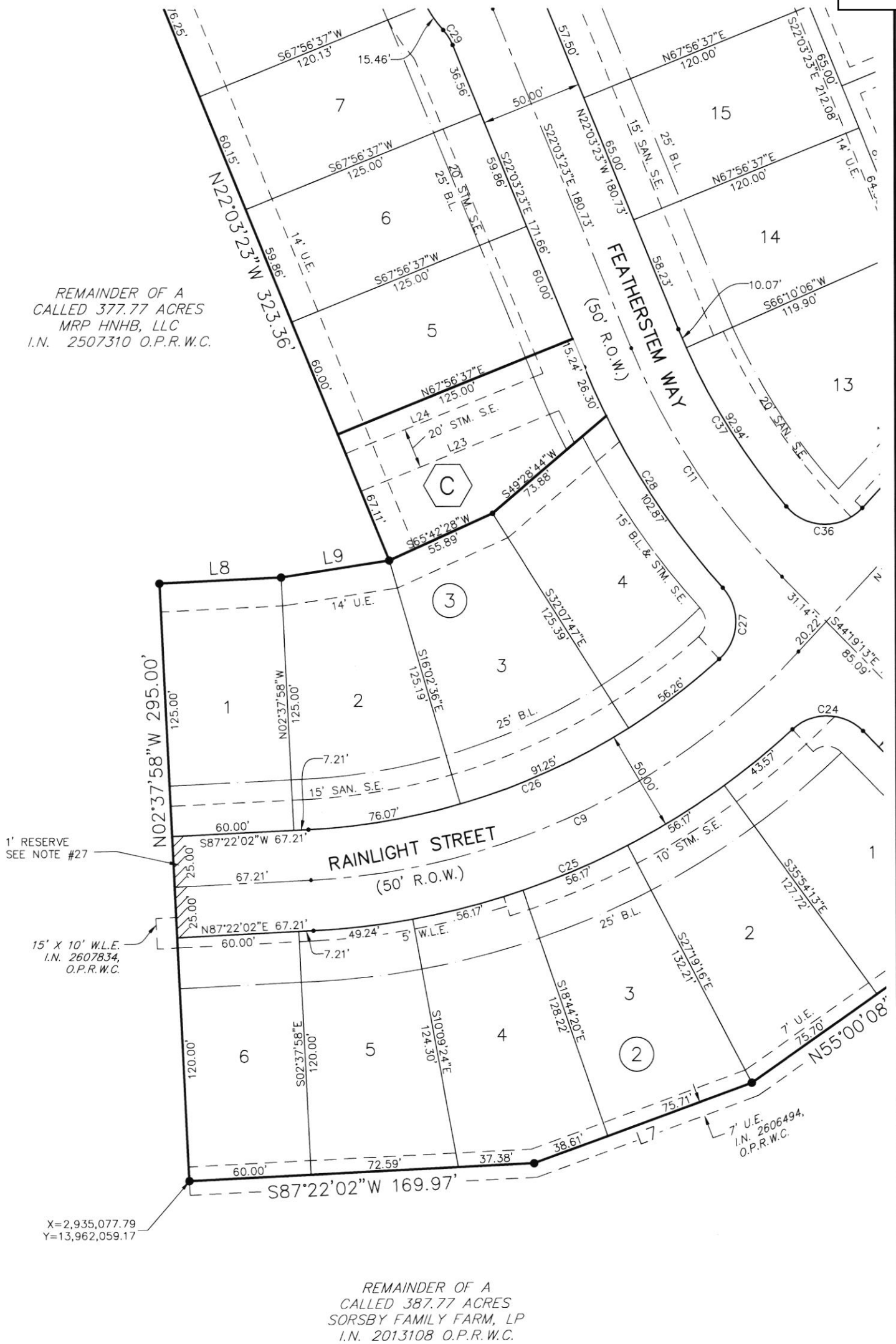
CAMERON PRAIRIE
SEC 2

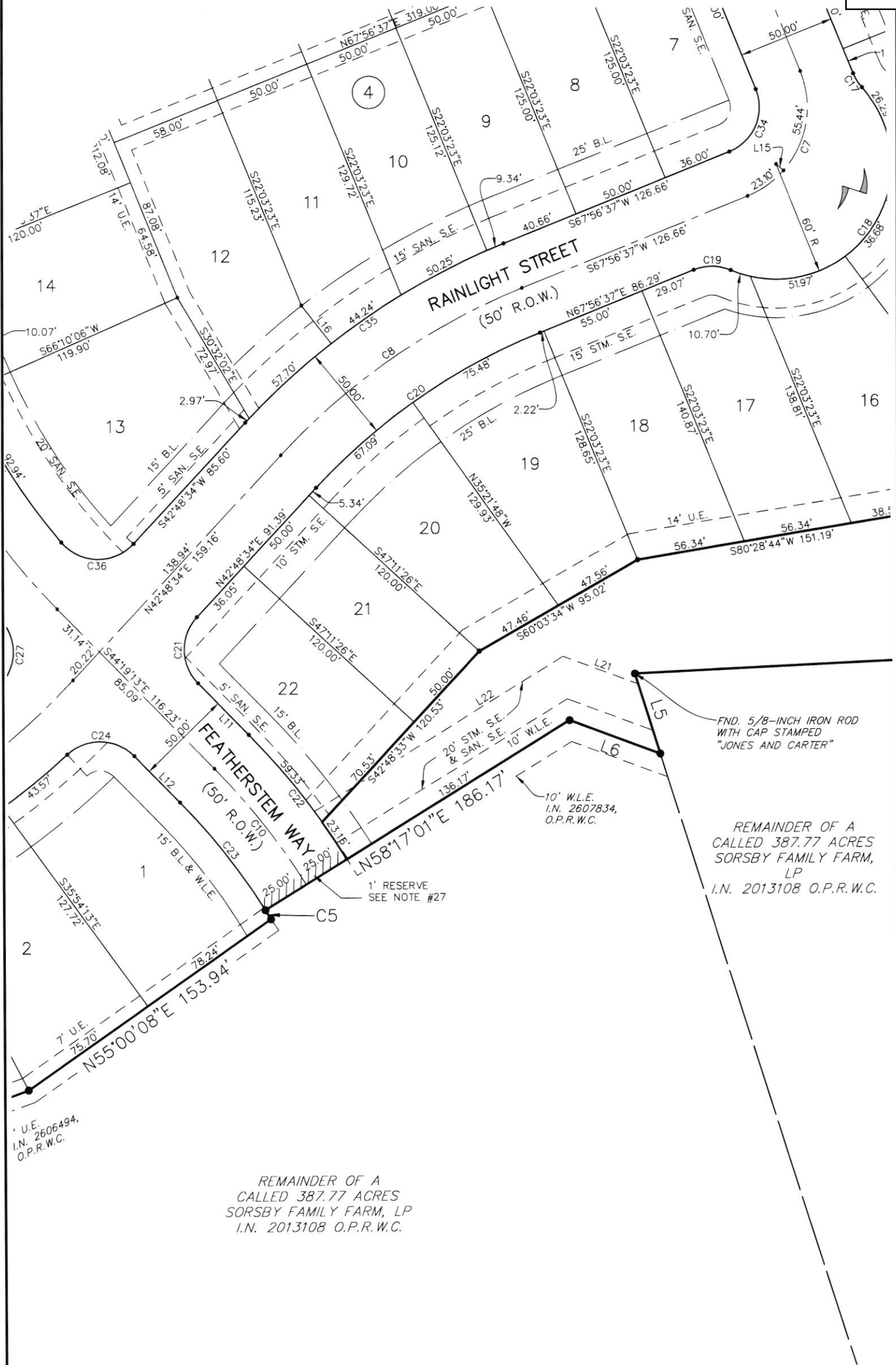


BGE, Inc.
10777 Westheimer, Suite 500, Houston, TX 77042
Tel: 281-558-8700 • www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 101065-00



DATE: JUNE, 2026	OWNERS: MRP HNHB, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	CAMERON PRAIRIE SEC 2	 BGE, Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: 1"=100'			
SHEET 7 OF 13			

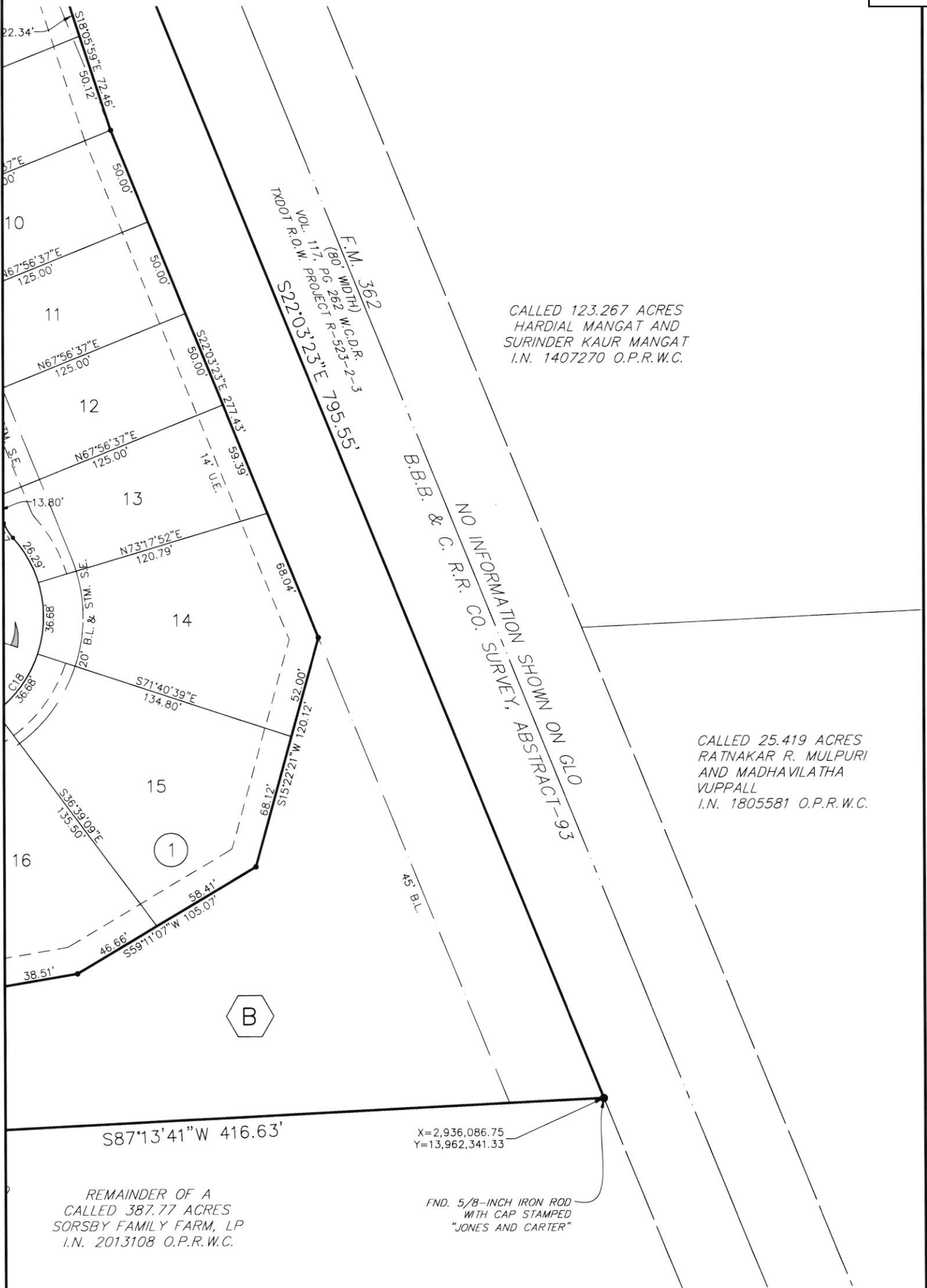




FND. 5/8-INCH IRON ROD
WITH CAP STAMPED
"JONES AND CARTER"

REMAINDER OF A
CALLED 387.77 ACRES
SORSBY FAMILY FARM,
LP
I.N. 2013108 O.P.R.W.C.

REMAINDER OF A
CALLED 387.77 ACRES
SORSBY FAMILY FARM, LP
I.N. 2013108 O.P.R.W.C.



DATE: JUNE, 2026	OWNERS: MRP HNHB, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	CAMERON PRAIRIE SEC 2	 BGE, Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: 1"=100'			
SHEET 10 OF 13			

I, Ed Hadley, Authorized Signatory, respectively, of MRP HNHB, LLC, a Delaware limited liability company, owner of the property subdividing this plot of CAMERON PRAIRIE SEC 2, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

We, the aforementioned, hereby dedicate to the public all easements and roads shown thereon. There is also dedicated for utilities, an aerial easement five (5) feet wide taken from a plane twenty (20) feet above the ground, located adjacent to all utility easement and streets shown thereon.

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

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

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

1. That drainage of septic tanks into roads, streets, alleys, or public ditches, streams, etc., either directly or indirectly is strictly prohibited.
2. All stock animals, horses, and fowl shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and one quarters (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator, or County Engineer. Culverts and bridges must be used for all driveways and/or walks, although dipstyle driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Floodplain Administrator for all development.
5. The property subdivided herein is further restricted in its use as specified in the subdivision restrictions as filed separately for record at Page _____ Volume _____ of the Deed Records of Waller County, Texas. A copy of said restrictions will be furnished by the aforesaid MRP HNHB, a Delaware 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.

In Testimony, hereto, the MRP HNHB, LLC, a Delaware limited liability company, has caused to be signed by

Ed Hadley, its Authorized Signatory, and its seal, this 10th day of June, 2026.

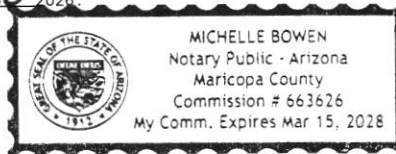
MRP HNHB, LLC,
a Delaware limited liability company

By: [Signature]
Name Ed Hadley
Title Authorized Signatory

STATE OF ARIZONA
COUNTY OF MARICOPA

BEFORE ME, the under signed authority, on this day personally appeared Ed Hadley, Authorized Signatory, of MRP HNHB, LLC, a Delaware limited liability company, known to me, to be the persons whose names are subscribed to the foregoing instruments, and acknowledged to me that the same was the act of the corporation, for the purposes and considerations expressed, and in the capacities stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 10th DAY OF June, 2026.



[Signature]
Printed name: Michelle Bowen
Notary Public in and for the State of Arizona
Commission Expires: 03/15/2028

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

Judge Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorf
Commissioner, Precinct 4

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

I, 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 ____ 2026 at ____ o'clock ____ M, in File # _____ of the Official Public Records of Waller County for said county.

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

Debbie Hollan
Clerk of the County Court
Waller County, Texas

By: _____
Deputy

DATE: JUNE, 2026	OWNERS: MRP HNHB, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	CAMERON PRAIRIE SEC 2		BGE, Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: N.T.S.				
SHEET 11 OF 13				

This is to certify that I, Chris Jordan, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control 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 #48473C0200E, dated 2/18/2009.

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 #48473C0200E, dated 2/18/2009.



6/4/26
Chris Jordan
Chris Jordan, R. P. L. S.
TX Registration No. 6750

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

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

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

PRIMARY BENCHMARK

HCPCD_MON0001 (NGS PID DR8207) - ALUMINUM ROD SET INSIDE OF AN ALUMINUM ACCESS COVER LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WALLER SPRING CREEK ROAD AND FIELD STORE ROAD, APPROXIMATELY 53.9 FT EAST OF THE CENTERLINE OF FIELDS STORE ROAD, 40.6 FT SOUTH OF THE CENTERLINE OF WALLER SPRING CREEK ROAD, 18.6 FT SOUTHWEST OF A POWER POLE ON THE SOUTH SIDE OF WALLER SPRING CREEK ROAD, 20.7 FT NORTHEAST OF A FIBER OPTIC CABLE MARKER AND 97.5 FT NORTHWEST OF A GRATE INLET.

ELEVATION 274.10 FT. NAVD-88 (GEOID18)

TBM CP-2: MAG NAIL WITH BGE WASHER SET IN THE WEST EDGE OF PAVEMENT OF FM 362 APPROXIMATELY 2,605 FEET NORTH OF THE INTERSECTION OF CAMERON ROAD AND FM 362. (N=13,964,167.46 E=2,935,374.71 SURFACE COORDINATE) PROJECT SCALE FACTOR IS 0.999943741113.

ELEVATION: 298.93 FT. NAVD-88 GEOID18

TBM CP-3: MAG NAIL SET IN THE WEST EDGE OF PAVEMENT OF FM 362 LOCATED APPROXIMATELY 1,460 FEET NORTH OF THE INTERSECTION OF CAMERON ROAD AND FM 362. (N=13,963,095.19, E=2,935,808.55 SURFACE COORDINATE)

ELEVATION: 292.56 FT. NAVD-88 GEOID18

TBM CP-4: MAG NAIL WITH BGE WASHER SET ON THE NORTH EDGE OF PAVEMENT OF CAMERON ROAD AT THE P.C. OF THE NORTH PAVEMENT RETURN ON TO FM 362. (N=13,961,749.08, E=2,936,322.66 SURFACE COORDINATE)

ELEVATION: 285.11 FT. NAVD-88 GEOID18

I, Fren-Mark L. Banes, A Professional Engineer registered in the State of Texas do hereby certify that this plat of this subdivision complies with all existing rules and regulations of Waller County to the best of my knowledge.



Fren-Mark L. Banes

Fren-Mark L. Banes, P.E.
Texas License No. 108480

BGE, Inc.
TBPE Registration No. F-1046

DATE: JUNE, 2026	OWNERS: MRP HNHB, LLC, a Delaware limited liability company 501 OFFICE CENTER DRIVE, SUITE 350 FORT WASHINGTON, PA 19034 281-558-8700	CAMERON PRAIRIE SEC 2	 BGE, Inc. 10777 Westheimer, Suite 500, Houston, TX 77042 Tel: 281-558-8700 • www.bgeinc.com TBPE Registration No. F-1046 TBPLS Licensed Surveying Firm No. 101065-00
SCALE: N.T.S.			
SHEET 12 OF 13			

DESCRIPTION OF A 15.21 ACRE TRACT OF LAND SITUATED IN THE B.B.B. & C. R.R. CO. SURVEY,
ABSTRACT NO. 93 WALLER COUNTY, TEXAS

Item 7.

BEING a 15.21 acre (662,358 square foot) tract of land situated in the B.B.B. & C. R.R. Survey, Abstract No. 93 of Waller County, Texas and being a portion of a remainder of a called 377.77 acre tract of land as described in an instrument to Cathy L. Sorsby recorded under Instrument Number (I.N.) 2100329 of the Official Public Records of Waller County (O.P.R.W.C.), said 15.21 acre tract of land described by metes and bounds as follows, with all bearings based on the Texas Coordinate System of 1983 (NAD83), South Central Zone 4204 and referenced to monuments found along the Southerly line of said 377.77 acre tract:

BEGINNING at a 5/8-inch iron rod with cap stamped "JONES & CARTER" found on the West right-of-way line of F.M. 362 (80 foot width) recorded under Volume (Vol.) 117, Page (Pg.) 262 of the Waller County Deed Records and in the TxDOT right-of-way Project R-523-2-3, and being the most Easterly Southeast corner of said 377.77 acre tract and the Southeast corner of the herein described tract;

THENCE, S 87°13'41" W, a distance of 416.63 feet along and with a Southerly line of said 377.77 acre tract to a 5/8-inch iron rod with cap stamped "JONES & CARTER" found for an interior corner of said 377.77 acre tract;

THENCE, S 17°24'25" E, a distance of 43.69 feet continuing along and with a Southerly line of said 377.77 acre tract to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

THENCE, over and across said 377.77 acre tract, the following courses and distances:

N 69°33'42" W, a distance of 50.26 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 58°17'01" W, a distance of 186.17 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a non-tangent curve to the right, from which its center bears N 58°17'01" E, 325.00 feet;

In a Southeasterly direction, along and with said curve to the right, an arc distance of 5.58 feet, having a radius of 325.00 feet, a central angle of 00°59'01" and chord which bears S 31°13'29" E, 5.58 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 55°00'08" W, a distance of 153.94 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 69°58'59" W, a distance of 114.32 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

S 87°22'02" W, a distance of 169.97 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Southwest corner of the herein described tract;

N 02°37'58" W, a distance of 295.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 87°22'02" E, a distance of 60.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 81°21'20" E, a distance of 53.85 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 22°03'23" W, a distance of 323.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 16°27'00" E, a distance of 145.81 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 11°35'55" W, a distance of 46.35 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the Northwest corner of the herein described tract and the beginning of a non-tangent curve to the left, from which its center bears N 11°35'55" W, 1,240.00 feet;

In a Northeasterly direction, along and with said curve to the left, an arc distance of 128.93 feet, having a radius of 1,240.00 feet, a central angle of 05°57'27" and chord which bears N 75°25'21" E, 128.88 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of reverse curvature to the right;

In a Southeasterly direction, along and with said curve to the right, an arc distance of 37.31 feet, having a radius of 25.00 feet, a central angle of 85°30'14" and chord which bears S 64°48'15" E, 33.94 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

S 22°03'08" E, a distance of 3.89 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract;

N 67°56'52" E, a distance of 50.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for an interior corner of the herein described tract and the beginning of a non-tangent curve to the right, from which its center bears S 67°56'52" W, 25.00 feet;

In a Northeasterly direction, along and with said curve to the right, an arc distance of 39.27 feet, having a radius of 25.00 feet, a central angle of 90°00'00" and chord which bears N 22°56'52" E, 35.36 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for a point of tangency;

N 67°56'52" E, a distance of 458.99 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for the beginning of a tangent curve to the right;

In a Southeasterly direction, along and with said curve to the right, an arc distance of 47.12 feet, having a radius of 30.00 feet, a central angle of 89°59'45" and chord which bears S 67°03'16" E, 42.42 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set for corner;

N 67°56'37" E, a distance of 20.00 feet to a 3/4-inch iron rod with cap stamped "BGE INC" set on the West right-of-way line of said F.M. 362 and the East line of said 377.77 acre tract;

THENCE, S 22°03'23" E, a distance of 795.55 feet along and with the common line of said F.M. 362 and said 377.77 acre tract to the POINT OF BEGINNING and containing 15.21 acres (662,358 square feet) of land.



Item 8.

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval- Woodhaven West Section 1

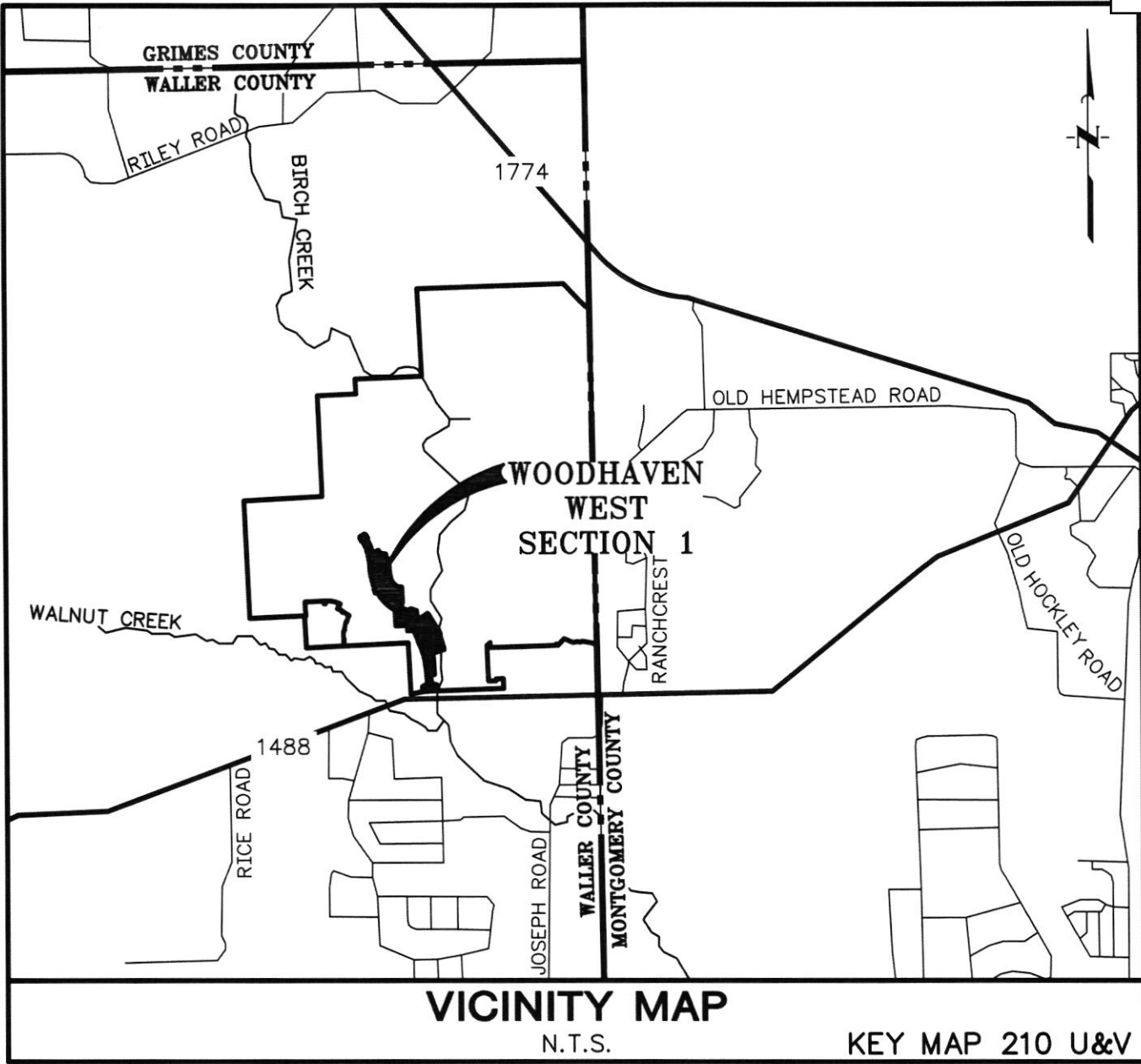
Date: July 8, 2026

Background

Final Plat of Woodhaven West Section 1 which consists of 40.91 acres will include 29 Lots, 6 Blocks and 7 Reserves in Precinct 2.

Staff Recommendation

Approve Plat and accept Construction Bond



**FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1**

**A SUBDIVISION OF 40.91 ACRES OF LAND
OUT OF THE
W. ROGERSON SURVEY, A-245 and
D. WARREN SURVEY, A-394
WALLER COUNTY, TEXAS**

29 LOTS 7 RESERVES 6 BLOCKS
MAY 2026

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1A OF 1			

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 17, 2026 - 10:42am CKJ

A METES AND BOUNDS description of a certain 40.91 acre tract out of the Daniel Warren Survey, Abstract No. 394 and the William Rogerson Survey, Abstract No. 245, in Waller County, Texas, being a portion of a called 657.34 acre tract conveyed by Special Warranty Deed to DRP TX 1, LLC, recorded in File No. 2607182 of the Official Public Records of Waller County (OPRWC), said 40.91 acre tract being more particularly described as follows with all bearings based on the Texas Coordinate System of 1983, South Central Zone (4204);

COMMENCING at a found 5/8-inch iron rod, marking the most southerly southwest corner of said 657.34 acre tract, the southeast corner of a called 27.500 acre tract conveyed by Special Warranty Deed to Hughes Magnolia LLC, recorded in Volume 1420, Page 522 of the OPRWC, and being in a non-tangent curve in the north right-of-way line and of FM 1488 as shown on TxDOT Map, Project No. S1452 (4) (100-foot wide right-of-way);

THENCE Along said non tangent curve to the right having a radius of 1959.86 feet, an arc length of 313.23 feet, a delta angle of 09°09'25", and a chord bearing of North 74°55'37" East, 312.89 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng") and the POINT OF BEGINNING of the herein described subject tract;

THENCE over and across said 657.34 acre tract, the following six (6) courses and distances:

- 1. North 01°59'15" West, 118.30 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 2. North 60°39'26" East, 147.48 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 3. North 04°55'16" West, 450.17 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 4. Along said tangent curve to the left having a radius of 1450.00 feet, an arc length of 437.55 feet, a delta angle of 17°17'22", and a chord bearing of North 13°33'58" West, 435.89 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 5. North 22°12'39" West, 537.11 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 6. North 87°13'42" West, 162.73 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng") being in the common line of said 657.34 acre tract and aforementioned 27.50 acre tract;

THENCE along the common line of said 657.34 and said 27.500 acre tract the following two (2) courses and distances:

- 1. North 02°47'56" West, 141.31 feet to a found 1-inch iron bar, marking the northeast corner of said 27.500 acre tract;
- 2. South 87°25'43" West, 292.94 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");

THENCE over and across said 657.34 acre tract, the following sixty-one (61) courses and distances:

- 1. THENCE North 02°30'37" West, 401.36 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"); marking the beginning of a non-tangent curve to the right;
- 2. Along said non-tangent curve to the right having a radius of 1260.00 feet, an arc length of 634.81 feet, a delta angle of 28°51'59", and a chord bearing of North 45°51'49" West, 628.11 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
- 3. Along said reverse curve to the left having a radius of 30.00 feet, an arc length of 43.05 feet, a delta angle of 82°13'31", and a chord bearing of North 72°32'35" West, 39.45 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
- 4. Along said reverse curve to the right having a radius of 550.00 feet, an arc length of 10.73 feet, a delta angle of 01°07'02", and a chord bearing of South 66°54'10" West, 10.73 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 5. North 22°32'19" West, 96.93 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
- 6. Along said non-tangent curve to the left having a radius of 30.00 feet, an arc length of 44.63 feet, a delta angle of 85°13'50", and a chord bearing of North 18°10'36" East, 40.62 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
- 7. Along said reverse curve to the right having a radius of 1260.00 feet, an arc length of 451.84 feet, a delta angle of 20°32'47", and a chord bearing of North 14°09'56" West, 449.42 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 8. North 03°53'32" West, 249.83 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 9. Along said tangent curve to the left having a radius of 1140.00 feet, an arc length of 493.60 feet, a delta angle of 24°48'28", and a chord bearing of North 16°17'47" West, 489.75 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 10. North 28°42'01" West, 34.53 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
- 11. Along said tangent curve to the left having a radius of 30.00 feet, an arc length of 47.12 feet, a delta angle of 90°00'00", and a chord bearing of North 73°42'01" West, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 12. North 28°42'01" West, 100.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
- 13. Along said non-tangent curve to the left having a radius of 30.00 feet, an arc length of 47.12 feet, a delta angle of 90°00'00", and a chord bearing of North 16°17'59" East, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 14. North 61°17'59" East, 120.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left, from which a found 8-inch treated fence post, marking a north interior corner of said 657.34 acre tract and the southeast corner of a called 229 acre tract conveyed by Deed to Lone Star Development Company recorded in Volume 72, Page 124 of the Deed Records of Waller County (DRWC) bears: North 34°25'11" West, 3287.39 feet;
- 15. Along said non-tangent curve to the left having a radius of 30.00 feet, an arc length of 47.12 feet, a delta angle of 89°59'56", and a chord bearing of South 73°42'00" East, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 16. South 28°42'01" East, 100.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
- 17. Along said non-tangent curve to the left having a radius of 30.00 feet, an arc length of 47.12 feet, a delta angle of 90°00'00", and a chord bearing of South 16°17'59" West, 42.43 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
- 18. South 28°42'01" East, 34.53 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE SCALE NTS			
SHEET 1B OF 1			

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 - 2:20pm CKJ

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 - 2:21pm CKJ

Item 8.

- a tangent curve to the right;
19. Along said tangent curve to the right having a radius of 1260.00 feet, an arc length of 322.20 feet, a delta angle of 14°39'05", and a chord bearing of South 21°22'28" East, 321.33 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
20. North 71°26'40" East, 158.75 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
21. Along said non-tangent curve to the left having a radius of 175.00 feet, an arc length of 201.45 feet, a delta angle of 65°57'18", and a chord bearing of South 61°53'44" East, 190.51 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
22. North 85°07'37" East, 19.36 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
23. South 04°52'23" East, 117.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
24. South 49°52'23" East, 14.14 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
25. North 85°07'37" East, 45.35 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
26. South 04°52'23" East, 390.27 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
27. Along said tangent curve to the left having a radius of 500.00 feet, an arc length of 264.31 feet, a delta angle of 30°17'17", and a chord bearing of South 20°01'01" East, 261.25 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
28. South 35°09'39" East, 19.86 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
29. Along said tangent curve to the left having a radius of 200.00 feet, an arc length of 198.27 feet, a delta angle of 56°48'02", and a chord bearing of South 63°33'40" East, 190.25 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
30. North 87°44'40" East, 35.14 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
31. South 01°57'42" East, 391.14 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the right;
32. Along said tangent curve to the right having a radius of 200.00 feet, an arc length of 95.53 feet, a delta angle of 27°22'04", and a chord bearing of South 11°43'21" West, 94.63 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
33. South 25°24'23" West, 56.67 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the left;
34. Along said non-tangent curve to the left having a radius of 1140.00 feet, an arc length of 170.63 feet, a delta angle of 08°34'33", and a chord bearing of South 69°36'28" East, 170.47 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a compound curve to the left;
35. Along said compound curve to the left having a radius of 50.00 feet, an arc length of 48.81 feet, a delta angle of 55°55'58", and a chord bearing of North 78°08'17" East, 46.90 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the right;
36. Along said reverse curve to the right having a radius of 112.00 feet, an arc length of 158.76 feet, a delta angle of 81°12'59", and a chord bearing of South 89°13'12" East, 145.80 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a reverse curve to the left;
37. Along said reverse curve to the left having a radius of 50.00 feet, an arc length of 43.88 feet, a delta angle of 50°17'08", and a chord bearing of South 73°45'16" East, 42.49 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng") marking the beginning of a compound curve to the left;
38. Along said compound curve to the left having a radius of 1140.00 feet, an arc length of 43.19 feet, a delta angle of 02°10'14", and a chord bearing of North 80°01'03" East, 43.18 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
39. South 12°05'41" East, 120.02 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
40. Along said non-tangent curve to the right having a radius of 1260.00 feet, an arc length of 48.33 feet, a delta angle of 02°11'51", and a chord bearing of South 79°55'59" West, 48.32 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
41. South 08°58'05" East, 129.15 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
42. North 56°13'12" East, 146.12 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
43. South 61°16'29" East, 20.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a non-tangent curve to the right;
44. Along said non-tangent curve to the right having a radius of 50.00 feet, an arc length of 34.50 feet, a delta angle of 39°32'02", and a chord bearing of North 48°29'32" East, 33.82 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
45. North 21°44'27" West, 20.00 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
46. North 28°15'18" East, 33.53 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
47. North 62°30'45" East, 125.80 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
48. South 71°25'49" East, 13.88 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
49. South 27°21'33" East, 207.69 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
50. South 25°41'52" East, 227.28 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
51. South 24°23'40" East, 26.38 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
52. South 24°10'38" East, 60.66 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
53. South 17°18'42" East, 484.04 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
54. South 03°49'12" West, 28.80 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
55. South 72°41'18" West, 312.96 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
56. South 12°50'46" East, 133.26 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
57. South 02°29'02" East, 415.46 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
58. South 75°50'31" West, 96.51 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
59. South 04°55'16" East, 206.47 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
60. South 75°31'39" East, 147.48 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng");
61. South 12°52'59" East, 130.53 feet to a set 5/8-inch iron rod (with cap stamped "Quiddity Eng") marking the southeast corner of the herein described tract, being in the north right-of-way line of aforementioned F.M. No. 1488;

THENCE along common lines of the herein described tract and the north right-of-way line of F.M. No. 1488 the following two (2) courses and distances:

1. South 88°12'07" West, 100.56 feet to a previously set 5/8-inch iron rod (with cap stamped "Quiddity Eng"), marking the beginning of a tangent curve to the left;
2. Along said tangent curve to the left having a radius of 1959.86 feet, an arc length of 297.47 feet, a delta angle of 08°41'47", and a chord bearing of South 83°51'14" West, 297.18 feet to the POINT OF BEGINNING, CONTAINING 40.91 acres of land in Waller County, Texas filed in the offices of Quiddity in College Station, Texas.

DATE: MAY 2026

SCALE NTS

SHEET 1C OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	89°59'56"	47.12'	S73°42'00"E	42.43'	30.00'
C2	30.00'	90°00'00"	47.12'	S16°17'59"W	42.43'	30.00'
C3	1260.00'	14°39'05"	322.20'	S21°22'28"E	321.33'	161.99'
C4	175.00'	65°57'18"	201.45'	S61°53'44"E	190.51'	113.55'
C5	500.00'	30°17'17"	264.31'	S20°01'01"E	261.25'	135.32'
C6	200.00'	56°48'02"	198.27'	S63°33'40"E	190.25'	108.14'
C7	200.00'	27°22'04"	95.53'	S11°43'21"W	94.63'	48.70'
C8	1140.00'	8°34'33"	170.63'	S69°36'28"E	170.47'	85.47'
C9	50.00'	55°55'58"	48.81'	N78°08'17"E	46.90'	26.55'
C10	112.00'	81°12'59"	158.76'	S89°13'12"E	145.80'	96.02'
C11	50.00'	50°17'08"	43.88'	S73°45'16"E	42.49'	23.47'
C12	1140.00'	2°10'14"	43.19'	N80°01'03"E	43.18'	21.60'
C13	1260.00'	2°11'51"	48.33'	S79°55'59"W	48.32'	24.17'
C14	50.00'	39°32'02"	34.50'	N48°29'32"E	33.82'	17.97'
C15	1959.86'	8°41'47"	297.47'	S83°51'14"W	297.18'	149.02'
C16	1450.00'	17°17'22"	437.55'	N13°33'58"W	435.89'	220.45'
C17	1260.00'	28°51'59"	634.81'	N45°51'49"W	628.11'	324.29'
C18	30.00'	82°13'31"	43.05'	N72°32'35"W	39.45'	26.18'
C19	550.00'	1°07'02"	10.73'	S66°54'10"W	10.73'	5.36'
C20	30.00'	85°13'50"	44.63'	N18°10'36"E	40.62'	27.60'
C21	1260.00'	20°32'47"	451.84'	N14°09'56"W	449.42'	228.37'
C22	1140.00'	24°48'28"	493.60'	N16°17'47"W	489.75'	250.73'
C23	30.00'	90°00'00"	47.12'	N73°42'01"W	42.43'	30.00'
C24	30.00'	90°00'00"	47.12'	N16°17'59"E	42.43'	30.00'
C25	1500.00'	17°17'22"	452.64'	N13°33'58"W	450.92'	228.05'
C26	1200.00'	16°06'39"	337.43'	N25°22'02"W	336.31'	169.83'
C27	1200.00'	8°18'34"	174.03'	N13°09'25"W	173.88'	87.17'
C28	300.00'	6°15'27"	32.76'	S30°17'38"E	32.75'	16.40'
C29	1200.00'	19°02'27"	398.79'	S12°41'25"E	396.96'	201.25'
C30	1200.00'	9°16'28"	194.24'	N83°31'05"E	194.03'	97.34'
C31	275.00'	19°48'19"	95.06'	S81°56'32"E	94.59'	48.01'
C32	1200.00'	68°08'50"	1427.27'	S37°57'57"E	1344.62'	811.66'
C33	500.00'	3°32'15"	30.87'	N62°33'38"E	30.87'	15.44'
C34	1200.00'	24°48'28"	519.57'	N16°17'47"W	515.52'	263.92'
C35	35.00'	87°33'28"	53.49'	N38°51'28"E	48.43'	33.54'
C36	190.00'	33°33'45"	111.30'	N27°37'22"W	109.71'	57.30'
C37	112.00'	7°52'12"	15.38'	S40°28'09"E	15.37'	7.70'
C38	50.00'	38°55'53"	33.97'	N55°59'59"W	33.32'	17.67'
C39	1260.00'	0°35'41"	13.08'	N81°19'45"E	13.08'	6.54'
C40	50.00'	44°34'29"	38.90'	S59°20'21"W	37.93'	20.49'

DATE: MAY 2026

SCALE NTS

SHEET 1D OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

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CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C41	112.00'	8°52'02"	17.33'	N41°29'08"E	17.32'	8.68'
C42	50.00'	55°07'18"	48.10'	S18°21'30"W	46.27'	26.10'
C43	30.00'	90°00'00"	47.12'	S67°12'39"E	42.43'	30.00'
C44	25.00'	89°46'14"	39.17'	N22°54'14"E	35.28'	24.90'
C45	25.00'	48°11'23"	21.03'	N51°15'35"W	20.41'	11.18'
C46	50.00'	104°04'48"	90.83'	S23°18'53"E	78.84'	64.09'
C47	50.00'	132°45'56"	115.86'	N45°21'29"W	91.62'	114.35'
C48	25.00'	48°11'23"	21.03'	S03°04'13"E	20.41'	11.18'
C49	25.00'	46°53'43"	20.46'	S35°03'55"E	19.90'	10.84'
C50	50.00'	276°21'06"	241.16'	N79°39'46"E	66.68'	44.74'
C51	25.00'	49°34'03"	21.63'	N13°03'17"E	20.96'	11.54'
C52	25.00'	93°39'18"	40.86'	N65°23'00"W	36.46'	26.65'
C53	30.00'	90°00'00"	47.12'	S22°47'21"W	42.43'	30.00'
C54	35.00'	87°33'28"	53.49'	S48°42'01"E	48.43'	33.54'

DATE: MAY 2026

SCALE NTS

SHEET 1E OF 1

FINAL PLAT OF
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Item 8.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N61°17'59"E	120.00'
L2	S28°42'01"E	100.00'
L3	S28°42'01"E	34.53'
L4	N71°26'40"E	158.75'
L5	N85°07'37"E	19.36'
L6	S04°52'23"E	117.00'
L7	S49°52'23"E	14.14'
L8	N85°07'37"E	45.35'
L9	S35°09'39"E	19.86'
L10	N87°44'40"E	35.14'
L11	S25°24'23"W	56.67'
L12	S12°05'41"E	120.02'
L13	S08°58'05"E	129.15'
L14	N56°13'12"E	146.12'
L15	S61°16'29"E	20.00'
L16	N21°44'27"W	20.00'
L17	N28°15'18"E	33.53'
L18	N62°30'45"E	125.80'
L19	S71°25'49"E	13.88'
L20	S27°21'33"E	207.69'
L21	S25°41'52"E	227.28'
L22	S24°23'40"E	26.38'
L23	S24°10'38"E	60.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L24	S03°49'12"W	28.80'
L25	S12°50'46"E	133.26'
L26	S75°50'31"W	96.51'
L27	S04°55'16"E	206.47'
L28	S75°31'39"E	147.48'
L29	S12°52'59"E	130.53'
L30	S88°12'07"W	100.56'
L31	N01°59'15"W	118.30'
L32	N60°39'26"E	147.48'
L33	S87°13'42"W	162.73'
L34	N02°47'56"W	141.31'
L35	N22°32'19"W	96.93'
L36	N28°42'01"W	34.53'
L37	N28°42'01"W	100.00'
L38	S67°47'21"W	374.30'
L39	N17°18'42"W	187.87'
L40	N33°25'21"W	50.86'
L41	S27°09'54"E	75.35'
L42	N03°10'12"W	6.83'
L43	S72°02'22"E	57.75'
L44	S60°47'31"W	60.73'
L45	N28°42'01"W	194.51'
L46	N61°17'59"E	180.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L47	S67°47'21"W	127.84'
L48	S67°12'39"E	14.14'
L49	S22°12'39"E	52.57'
L50	N28°22'16"W	59.31'
L51	N30°53'33"W	59.32'
L52	N33°25'21"W	120.23'
L53	N45°54'59"W	61.88'
L54	N33°46'48"W	60.00'
L55	S11°13'12"W	14.14'
L56	S45°01'09"E	29.07'
L57	S10°37'35"W	29.23'
L58	S62°18'42"E	14.14'
L59	S17°18'42"E	58.00'
L60	S25°14'20"W	14.73'
L61	S67°47'21"W	116.10'

DATE:MAY 2026

SCALE NTS

SHEET 1F OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
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NEW YORK, NY 10022
936.777.6600
jwadley@andtejas.com

ENGINEER/PLANNER/SURVEYOR:



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STATE OF TEXAS §
COUNTY OF WALLER §

We, DRP TX 1, LLC, a Delaware Limited Liability Company, acting by and through Houdin Honarvar, Authorized Signer owner of the 40.91 acre tract subdivided, in this plat of Woodhaven West Section 1, make subdivision of the property on behalf of the corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown and dedicated to the public, the streets, all alleys, parks and easements shown, and waive all claims for damages occasioned by the establishment of grades as approved for the streets or drainage easements to conform to the grades, and bind ourselves, our heirs successors and assigns to warrant and defend the title to the land so dedicated.

There is here by granted to San Bernard Electric Cooperative, Inc. whose address is P.O. Box 1208, Bellville, Texas 77418, and to its successors, assigns and lessees, an unobstructed Utility Easement for electric, communication, and other utilities as may become available, consisting of all necessary or desirable equipment across, along, upon, over, above, and under lands within the boundaries of the subdivisions as described below.

- 1. There is a fifteen feet (15') unobstructed utility easement along all property lines adjacent to all existing publicly dedicated roads bordering the subdivision and public roads within the subdivision dedicated by this plat.
- 2. There is twenty feet (20') wide unobstructed utility easement for guy, being ten feet (10') on each side of the centerline of the guy and protruding five feet (5') past the point of where the anchor enters the earth.
- 3. San Bernard Electric Cooperative, Inc. is granted the right to build and maintain utilities on, across, along, upon, over, above and under all publicly dedicated road right-of-ways in this subdivision, in order to provided electric and other services to lots as it becomes necessary.
- 4. San Bernard Electric Cooperative, Inc. shall have the right to remove, cut down, and chemically treat with herbicides, all trees, shrubbery and vegetation within said easement and the right to remove, cut, and trim from time to time all dead, weak, leaning, or dangerous trees adjacent to and outside of said easement that are tall enough to strike the conductor and/or equipment in falling. San Bernard Electric Cooperative, Inc. will not be responsible for removing debris from vegetation growing outside their easements when cutting down week and leaning trees and brush outside the easement.
- 5. San Bernard Electric Cooperative, Inc. shall have the right to use and keep all of said easement area granted hereby free and clear of any and all obstructions, except fences that do not exceed eight feet (8') in height and do not interfere with the operation and replacement of San Bernard Electric Cooperative's facilities. San Bernard Electric Cooperative, Inc. shall have the right of ingress and egress to and from said right-of-way for the purpose of reclearing vegetation, constructing, reconstructing, rephasing, respawning, operating, inspecting, repairing, maintaining, replacing, adding, and removing said conductors, poles and equipment. Access for construction, maintenance, inspection and surveying of facilities may be done with, but not limited to vehicles, ATV, aerial drone, pedestrian, and other methods.
- 6. The Grantor, his successors, assigns, agents or licensees shall not have the right to cause or permit any obstacles except fences not to exceed eight feet (8') in height to be placed or constructed within said easements area without the express written consent of the Cooperative. Fences shall not be placed or constructed in any way that would prevent San Bernard Electric Cooperative, Inc. from exercising any rights and privileges expressed herein.
- 7. All above descriptions are further described and locations indicated on plat drawing.

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

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

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

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

Signer thereunto authorize, this 16th day of June, 2026

DRP TX 1, LLC,
a Delaware Limited Liability Company

By: DW General Partner, LLC
Its Manager

By: 
Houdin Honarvar
Authorized Signer

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1G OF 1			

STATE OF NEW YORK §
COUNTY OF New York §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of June, 2026

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

Josephine G. Cimino
Print Name

My commission expires: 7-5-2028



Certificate of Surveyor

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

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

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

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

Christopher E. Curtis 5/28/26
Christopher E. Curtis
Registered Professional Land Surveyor
Texas Registration No. 6111



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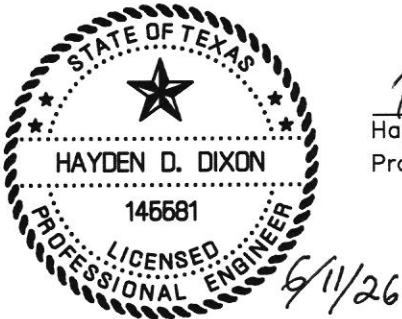
MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE SCALE NTS			
SHEET 1H OF 1			

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

Date

J. Ross McCall, PE
County Engineer

I, Hayden D. Dixon, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements for Waller County and is in compliance with the County's regulations and with all generally accepted engineering standards.




Hayden D. Dixon, P.E.
Professional Engineer No. 145581

K:\29342\29342-0008-01 Woodhaven West Section 1 (Modal Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 11, 2026 - 2:27pm CKJ

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJarnnik@quiddity.com
SCALE NTS			
SHEET 1I OF 1			

STATE OF TEXAS §
COUNTY OF WALLER §

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

Debbie Hollan Waller
County, Texas

By:
Deputy

CERTIFICATE OF COMMISSIONERS COURT

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

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

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

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

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

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1J OF 1			

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28

FUTURE
WOODHAVEN WEST
SECTION 9

F

MAJESTIC BOULEVARD
(120' ROW)

38

3

34

35

36

37

SERENITY LANE
(50' ROW)

F

39

1' RESERVE
(SEE NOTE 1)

41

40

44

43

42

SPICEWOOD GABEL DRIVE
(100' ROW)

3

1' RESERVE
(SEE NOTE 1)

SPICEWOOD GABEL STREET
(60' ROW)

DATE: MAY 2026

SCALE NTS

SHEET 1L OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

OWNER

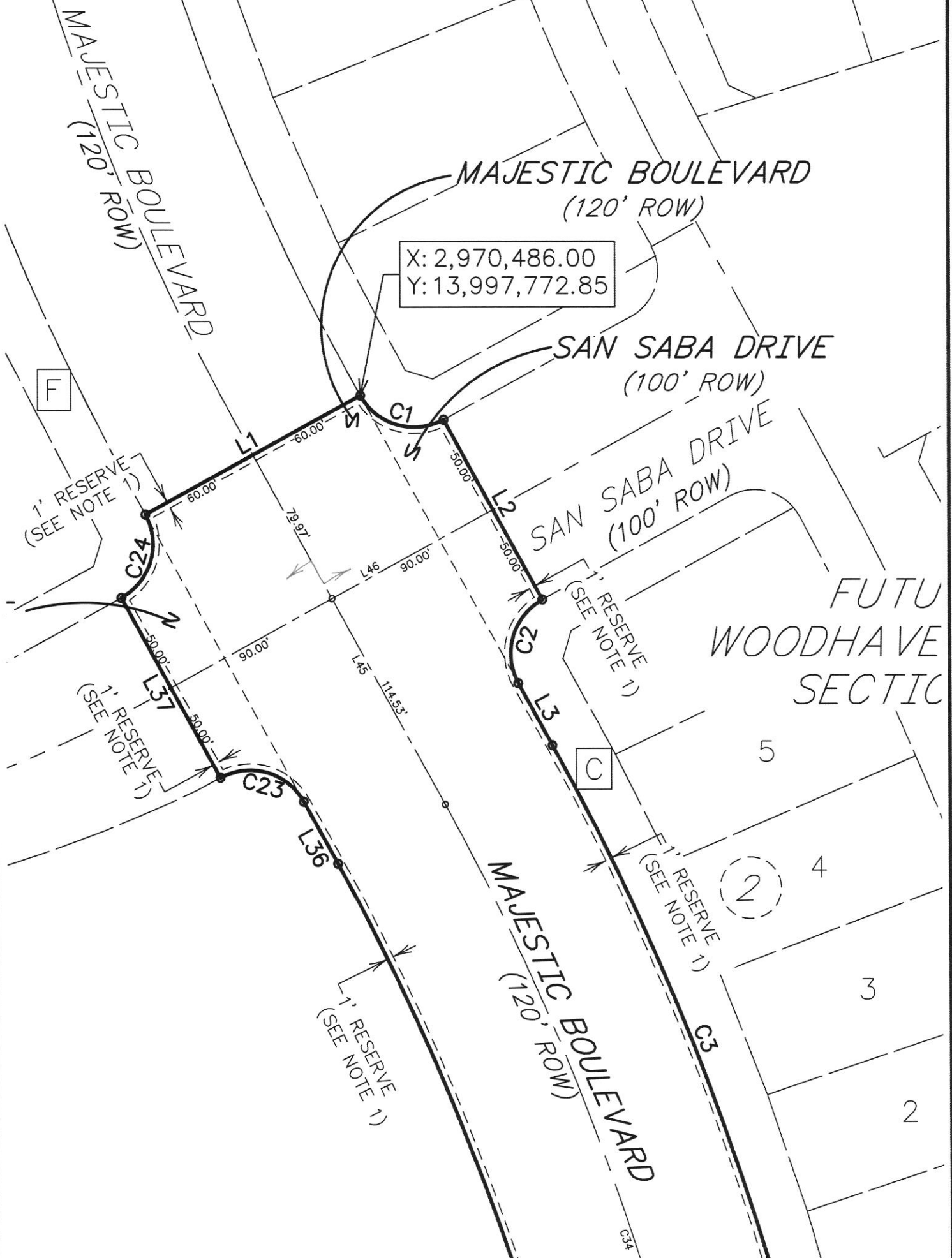
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4RD

RIVE

FUTURE
WOODHAVEN WEST
SECTION 7

TRAVIS CREEK CIRCLE
(50' ROW)

TRAVIS CREEK CIRCLE
(50' ROW)

DATE: MAY 2026

SCALE NTS

SHEET 1N OF 1

FINAL PLAT OF
WOODHAVEN
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SECTION 1

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2

B

FUTURE
WOODHAVEN WEST
SECTION 2



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DATE: MAY 2026

SCALE NTS

SHEET 10 OF 1

FINAL PLAT OF
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SECTION 1

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PE
WEST
2

2

NE
CITE (1)

LEAVARD
(W)

C22

C34

N03°53'32"W 249.83'

545.55'

223.35'

249.83'

Item 8.

2

DATE: MAY 2026

SCALE SCALE NTS

SHEET 1P OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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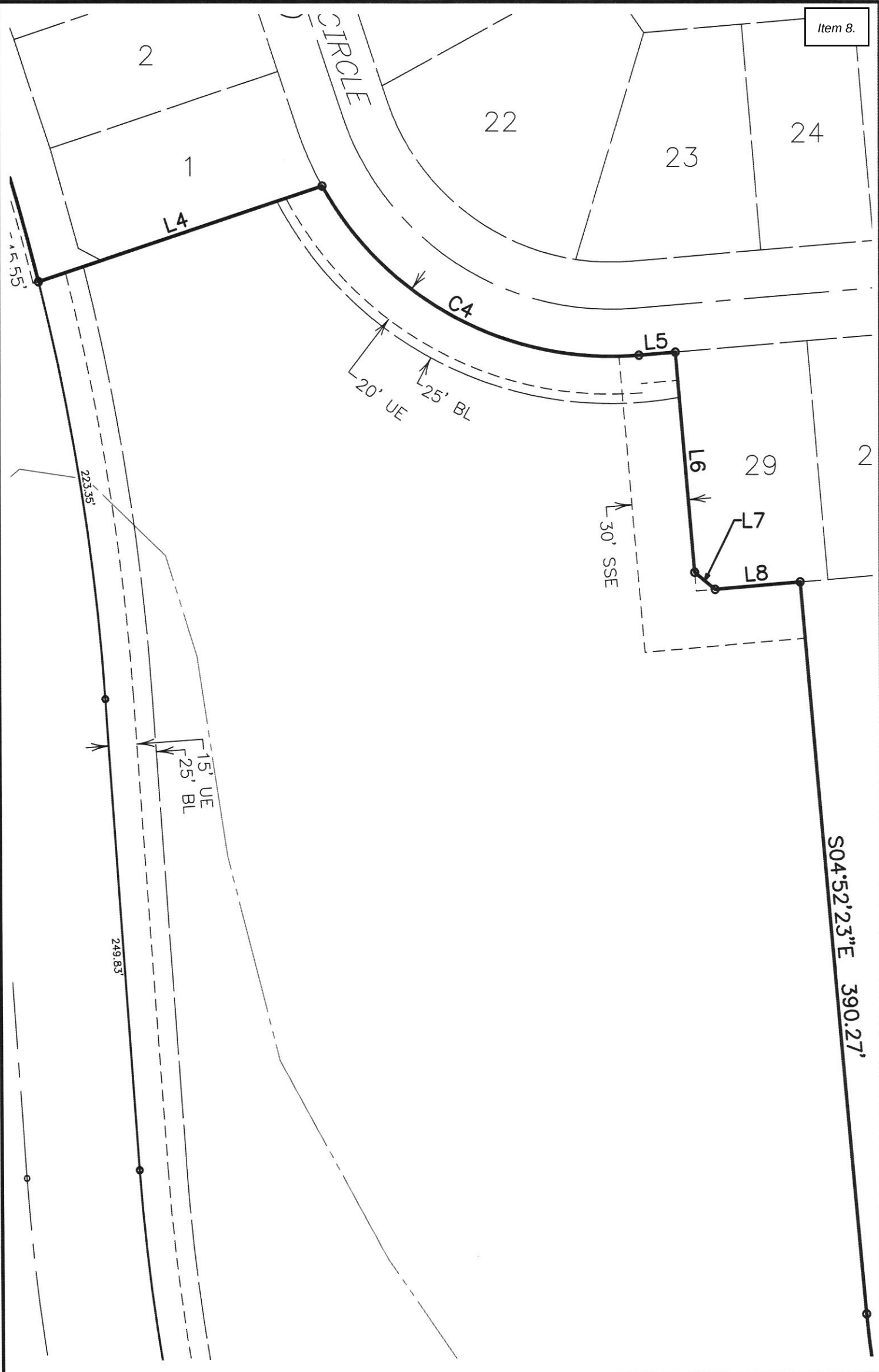
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Item 8.

DATE: MAY 2026

SCALE NTS

SHEET 1Q OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

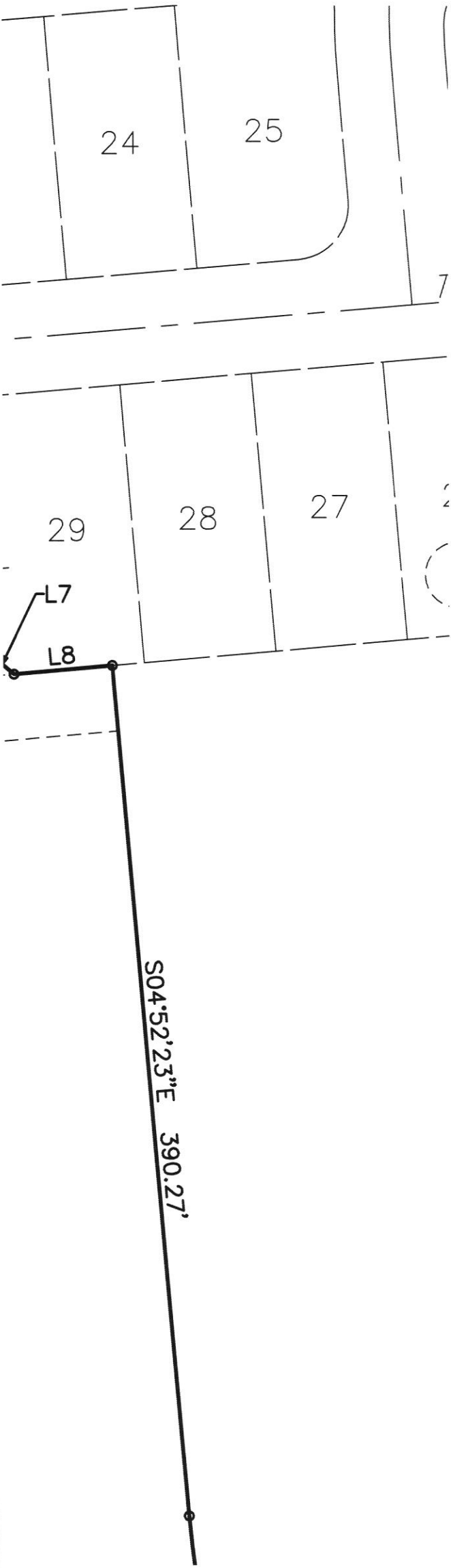
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1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com



K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plot.dwg Jun 15,2026 -- 3:05pm CKJ

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1R OF 1			

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15,2026 -- 3:10pm CKJ

2

B

Item 8.

1' RESERVE
(SEE NOTE 1)

C21

502.95'

FUTURE
WOODHAVEN WEST
SECTION 2

ACCESS EASEMENT &
UTILITY EASEMENT
INSTRUMENT NO. 2404346
& 2404347
O.P.R.W.C.T.

C20

LOOKOUT CREST DRIVE
(ROW VARIES)

LOOKOUT CREST DRIVE
(ROW VARIES)

49.35'

C33

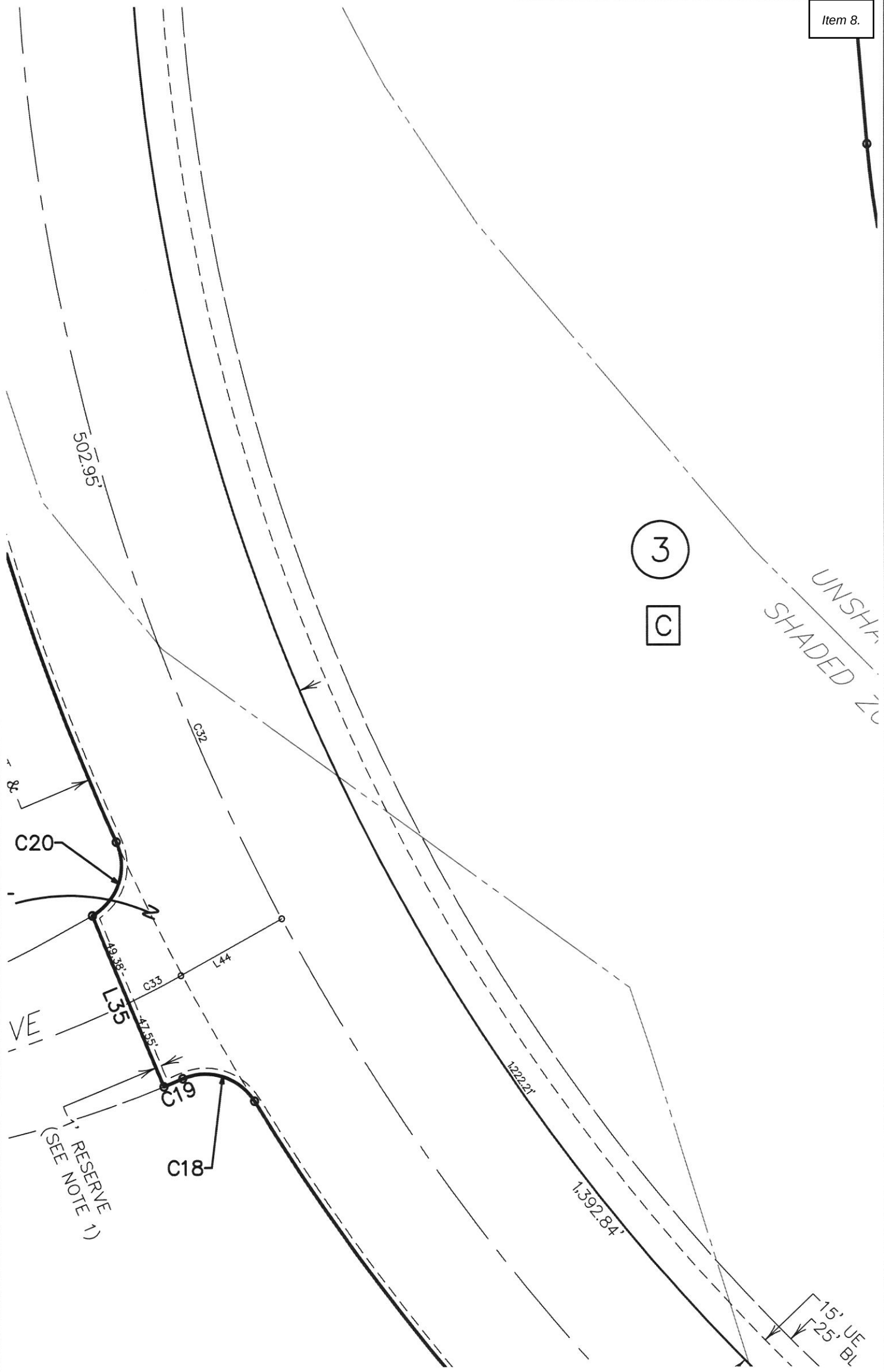
47.65'

1' RESERVE
(SEE NOTE 1)

C

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE SCALE NTS			
SHEET 1S OF 1			

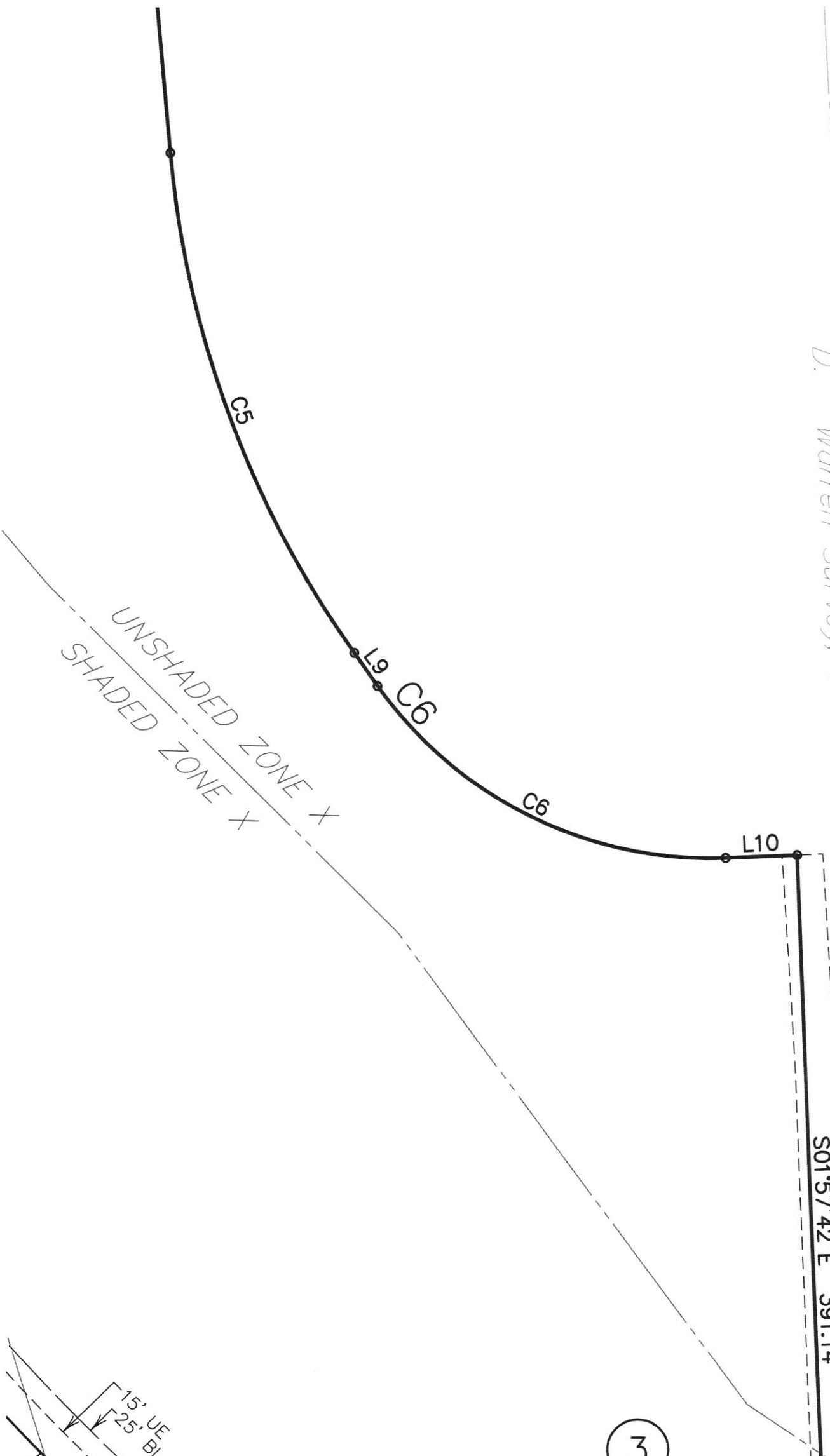
Item 8.



K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 - 3:10pm CKJ

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE: NTS			
SHEET 1T OF 1			

W. Rogerson Survey, A-245
D. Warren Survey, A-394



DATE: MAY 2026
SCALE NTS
SHEET 1U OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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

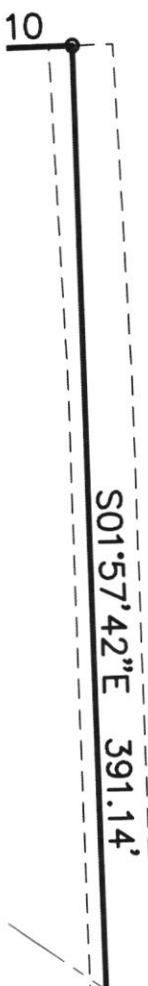
ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & L0046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

W. Rogerson Survey, A-245
D. Warren Survey, A-394

SHADED ZONE X

SHADED ZONE X
ZONE AE



K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 -- 3:11pm CKJ

DATE: MAY 2026
SCALE NTS
SHEET 1V OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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

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

CAL
SPEC

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15,2026 -- 3:12pm CKJ

DATE:MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE SCALE NTS			
SHEET 1W OF 1			

NOTE 1)

Item 8.

392.84'

15' UE
25' BL

C17

1' RESERVE
(SEE NOTE 1)

92'

96'

ACCESS EAS
UTILITY EAS
INSTRUMENT NO. 24
& 24C
O.P.R.W.

*CALLED 657.34 ACRES
DRP TX 1, LLC
SPECIAL WARRANTY DEED
CF No. 2607182
O.P.R.W.C.*

UNSHADED ZONE X
SHALL

DATE: MAY 2026

SCALE NTS

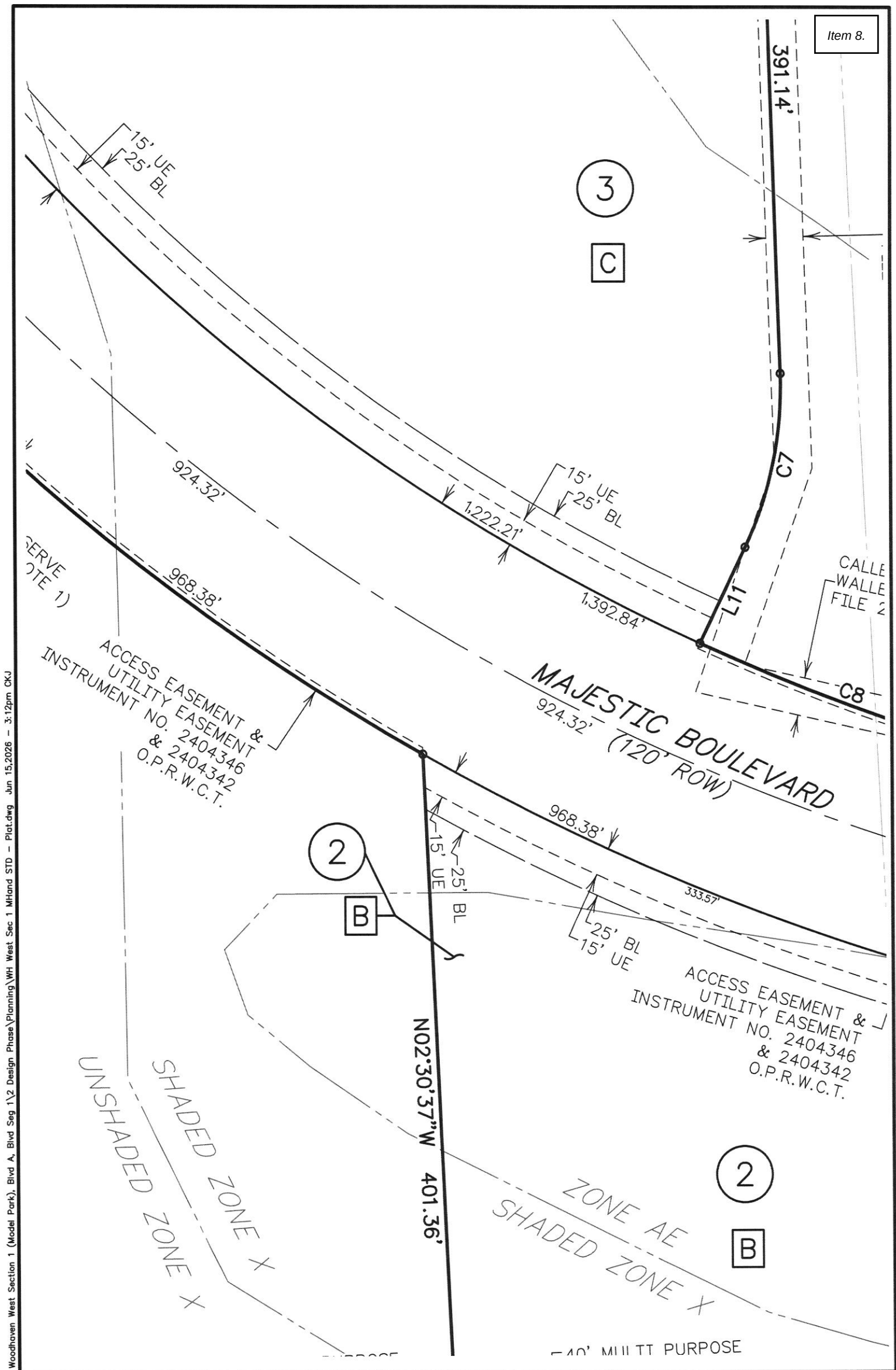
SHEET 1X OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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

ENGINEER/PLANNER/SURVEYOR:

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



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DATE: MAY 2026

SCALE NTS

SHEET 1Y OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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

CALLED 657.34 ,
DRP TX 1, L
SPECIAL WARRANT
CF No. 260718.
O.P.R.W.C.

CALLLED 1.5050 AC. SSE
WALLER COUNTY MUD NO. 20
FILE 2510716

CALLLED 1.5050 AC. SSE
WALLER COUNTY MUD NO. 20
FILE 2510716

1' RESERVE
(SEE NOTE 1)

ULEVARD

ESS EASEMENT &
ILITY EASEMENT
VT NO. 2404346
& 2404342
O.P.R.W.C.T.

2

B

SE

DATE: MAY 2026

SCALE NTS

SHEET 12 OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

OWNER

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

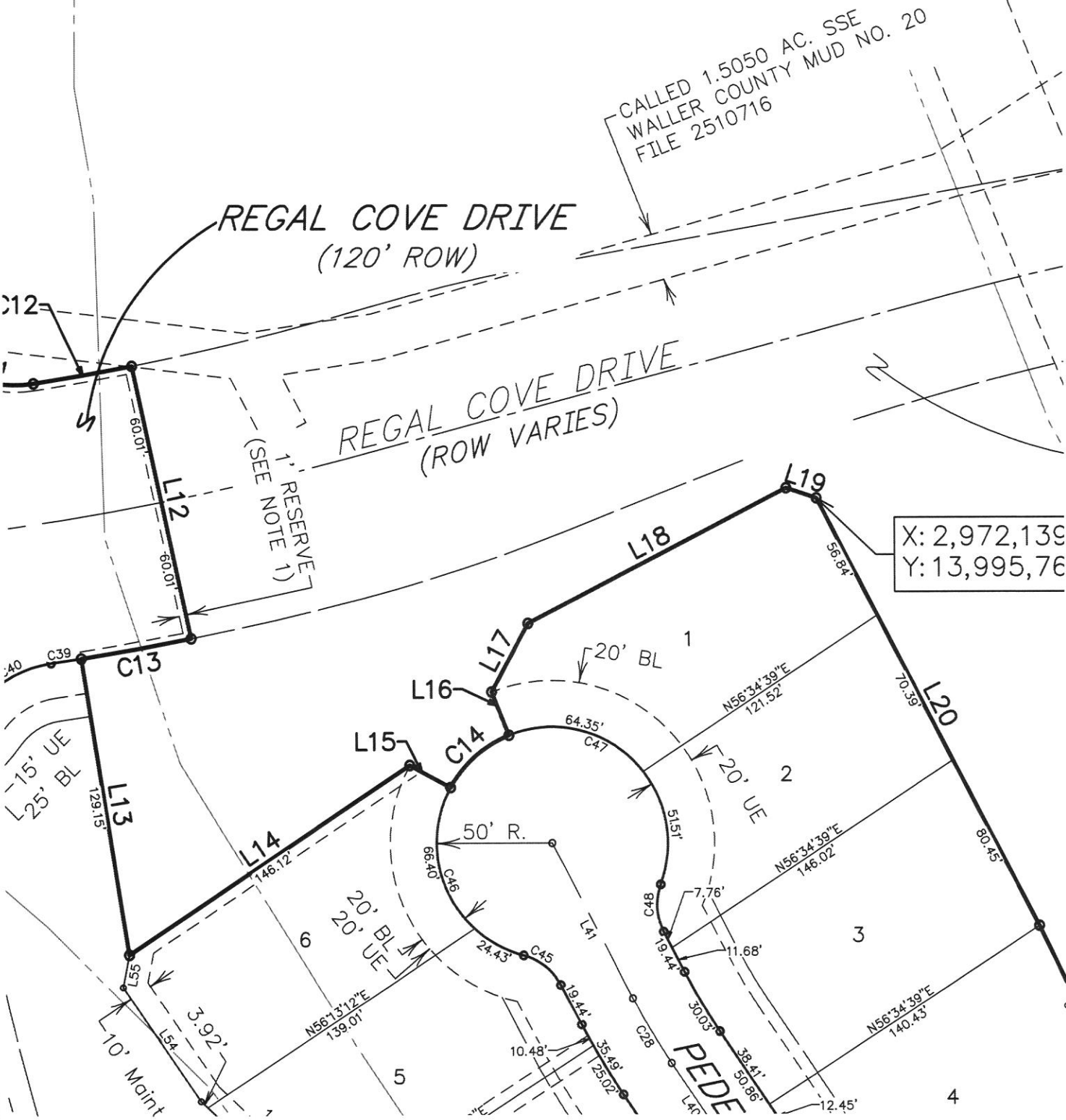
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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

657.34 ACRES
TX 1, LLC
WARRANTY DEED
No. 2607182
J.P.R.W.C.



DATE: MAY 2026

SCALE NTS

SHEET 1AA OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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

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

K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plot.dwg Jun 15, 2026 - 3:13pm CKJ

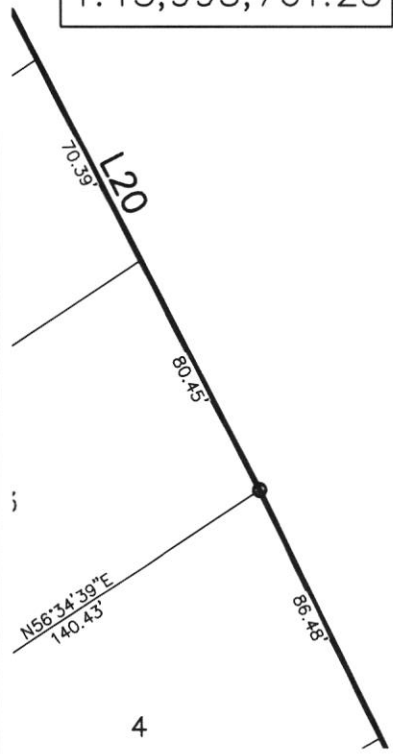
CALLLED 1.5050 AC. SSE
WALLER COUNTY MUD NO. 20
FILE 2510716

NO. 20

X: 2,972,139.67
Y: 13,995,761.23

FUTURE
REGAL COVE DRIVE
STREET DEDICATION
SECTION 1

ZONE AE FLOOD
ZONE A



4

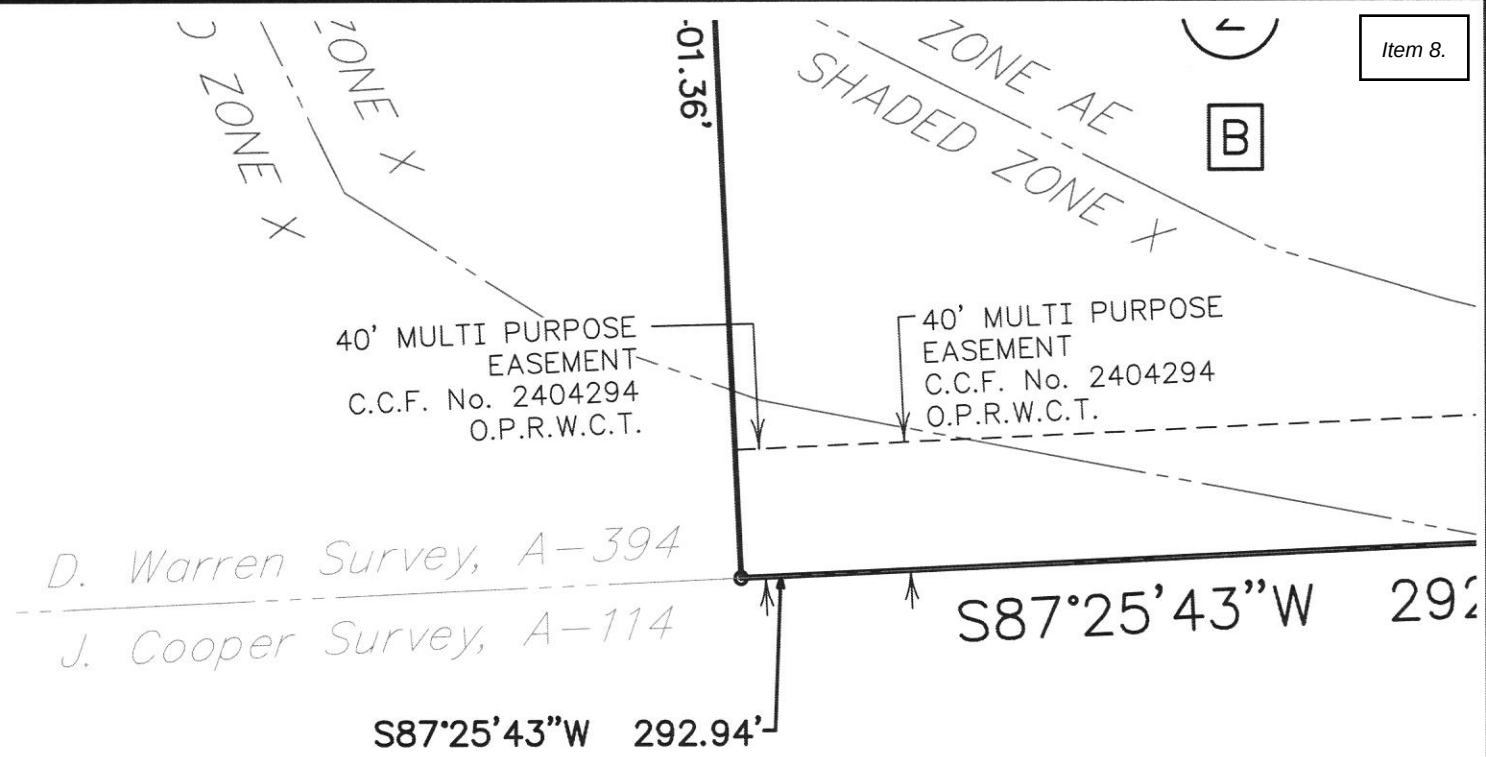
DATE: MAY 2026
SCALE NTS
SHEET 1BB OF 1

FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com
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ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
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CALLLED 27.500
HUGHES MAGNOL
SPECIAL WARRANT
VOL. 1420, PG. 3
O.P.R.W.C.

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1CC OF 1			

261.09

33.41

25' BLT
15' NE 7

236.88

316.88'

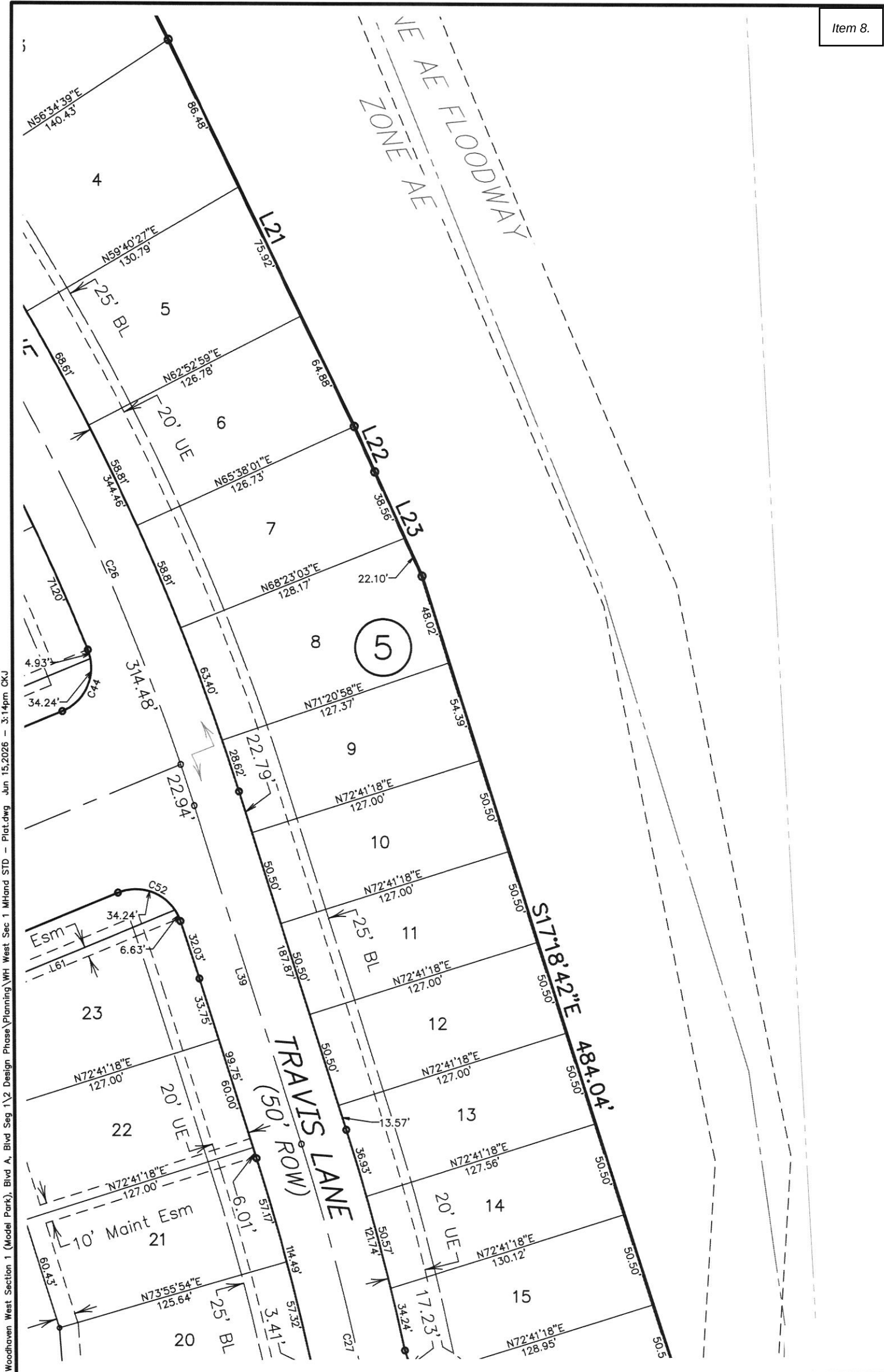
N 22° 12' 39" W 537.11

RESERVE (1)
(SEE NOTE 1)

L34

W. Rogerson Survey, A-245
J. Cooper Survey, A-114

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



K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 -- 3:14pm CKJ

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1FF OF 1			

Item 8.

ACCESS EASEMENT &
UTILITY EASEMENT
INSTRUMENT NO. 2404346
& 2404342
O.P.R.W.C.T.

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

Survey, A-245

Survey, A-114

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

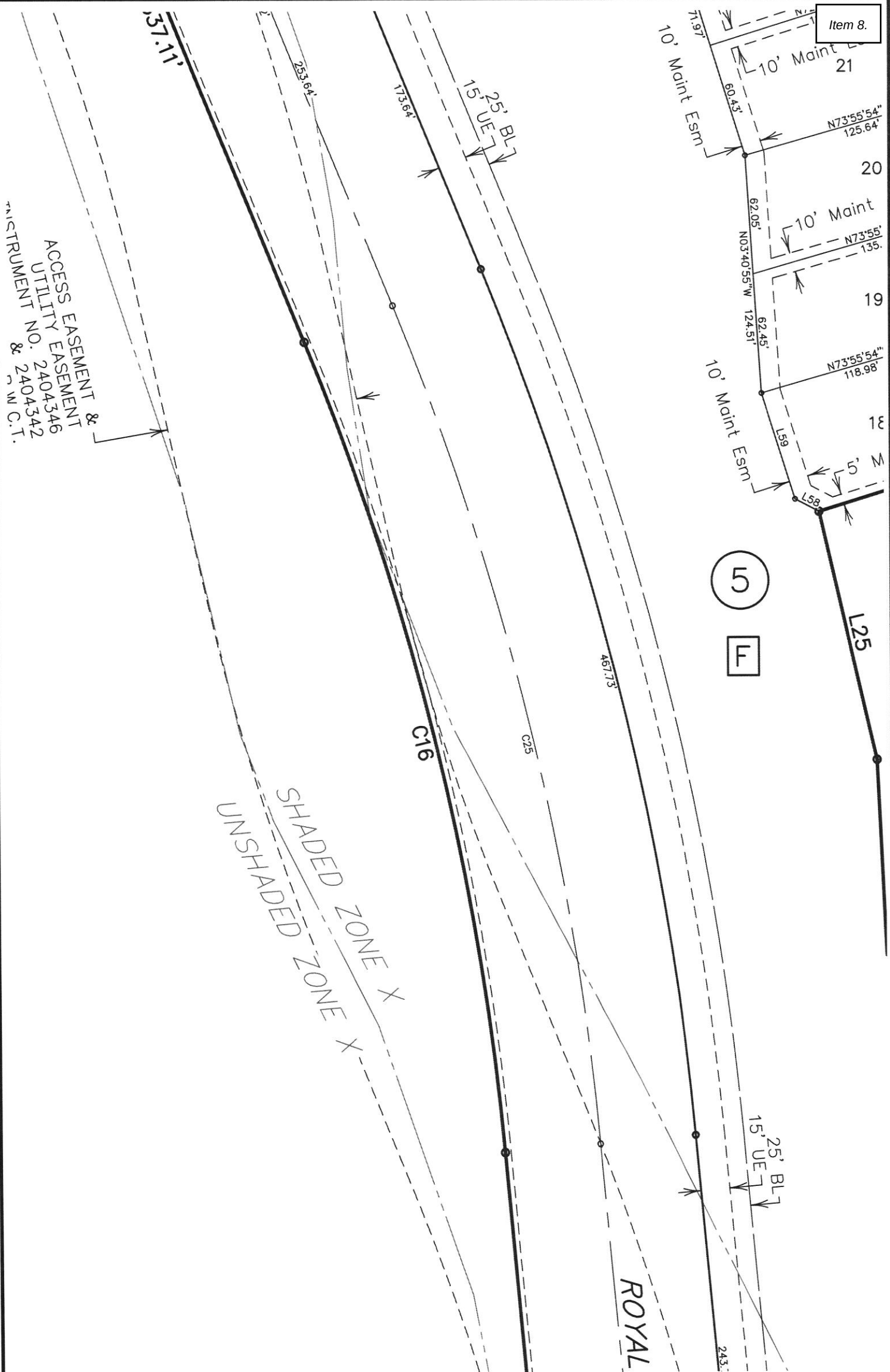
OWNER
DRP TX 1, LLC
a Delaware Limited Liability Company
520 MADISON AVE., 21ST FLOOR
NEW YORK, NY 10022
936.777.6600
jwadley@landtejas.com

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

DATE: MAY 2026

SCALE NTS

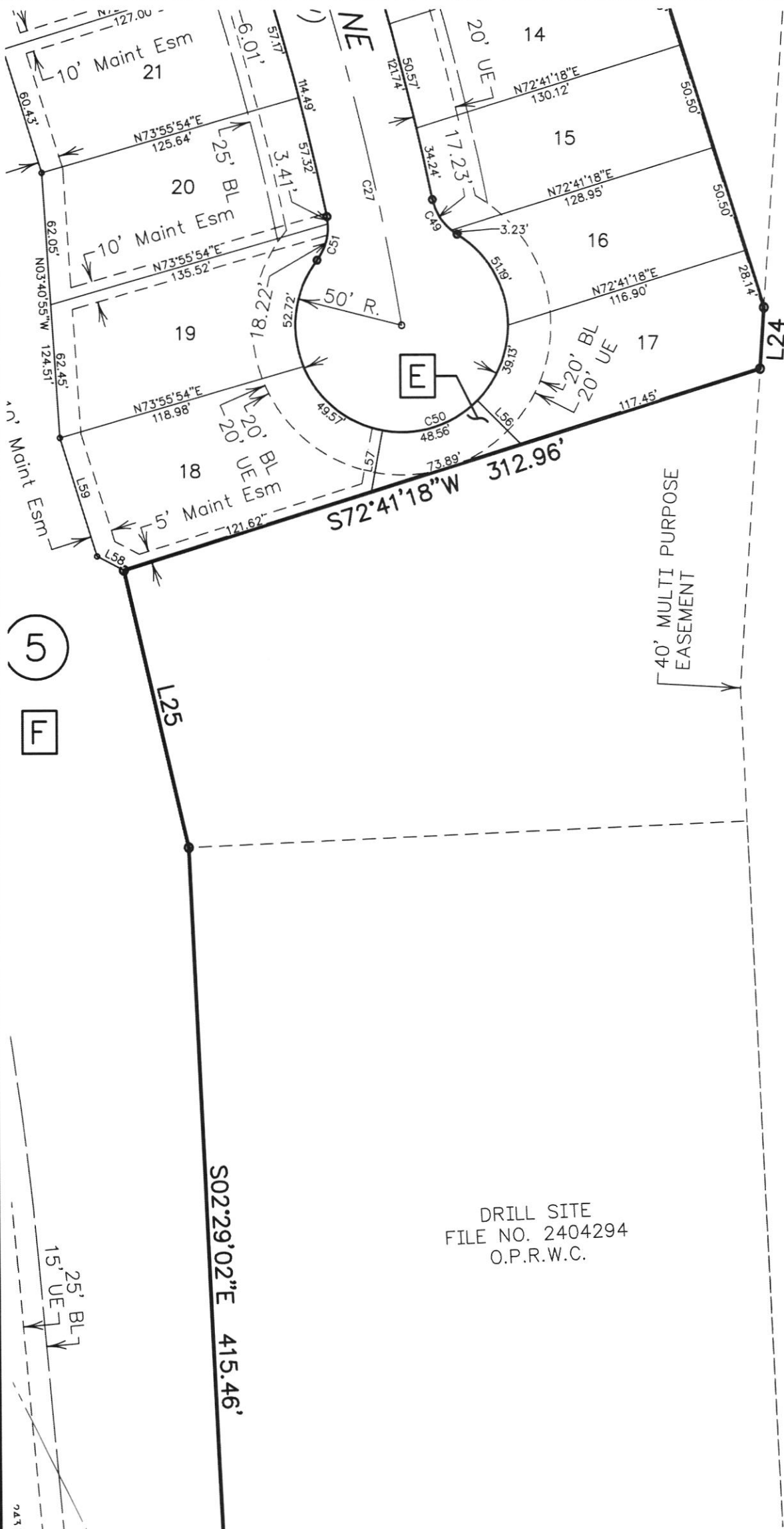
SHEET 1GG OF 1



Item 8.

DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	<u>OWNER</u> DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@landtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJarnnik@quiddity.com
SCALE NTS			
SHEET 1HH OF 1			

Item 8.



DRILL SITE
FILE NO. 2404294
O.P.R.W.C.

DATE: MAY 2026

SCALE NTS

SHEET 1II OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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

ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

CALLED 657.34
DRP TX 1,
SPECIAL WARRA
CF No. 2607
O.P.R.W.C

X: 2,971,9
Y: 13,993,7

FARM TO MA
TXD

DATE: MAY 2026

SCALE NTS

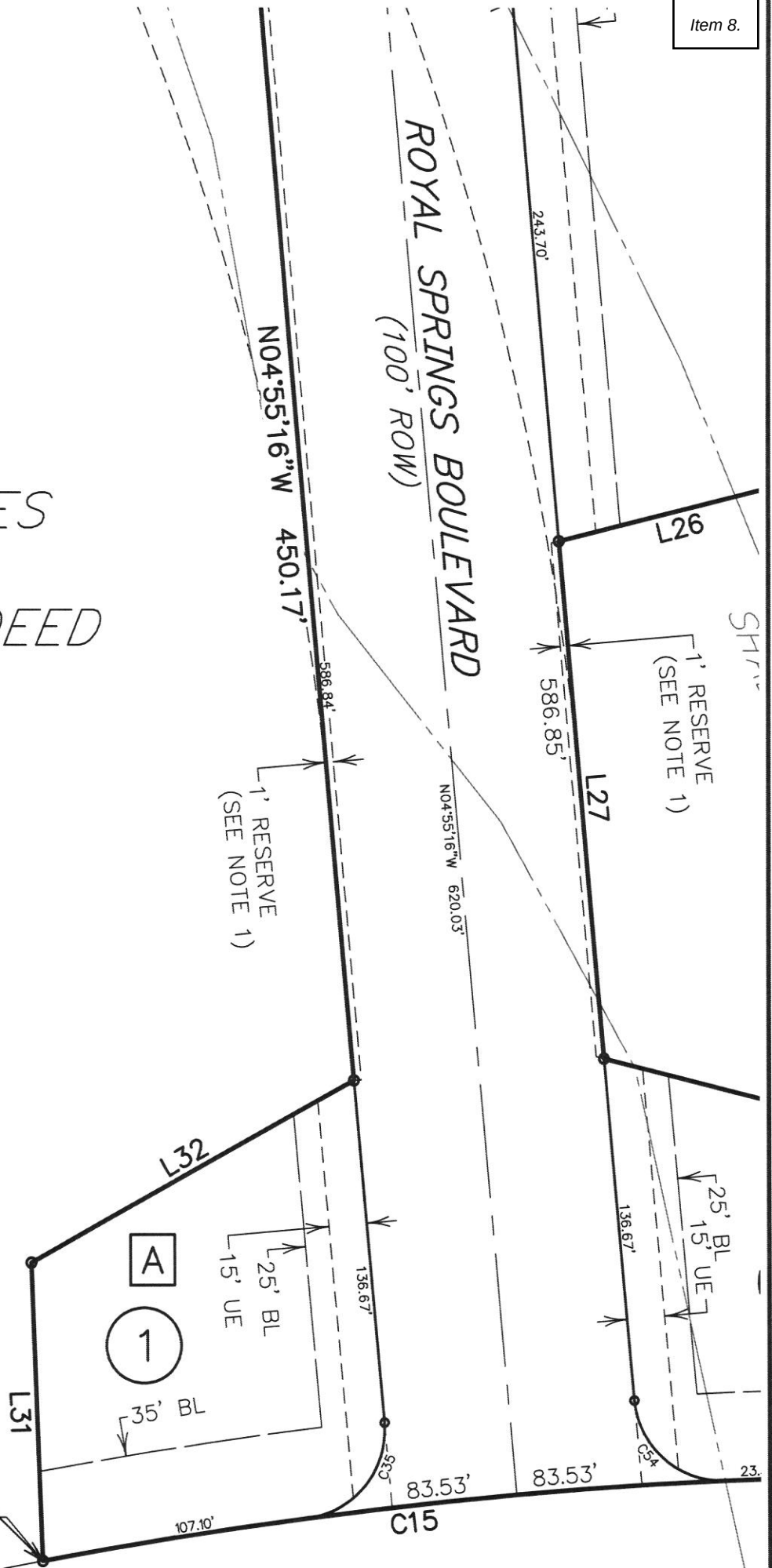
SHEET 1J OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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

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

657.34 ACRES
TX 1, LLC
WARRANTY DEED
F No. 2607182
O.P.R.W.C.



X: 2,971,960.42
Y: 13,993,735.25

ARM TO MARKET HIGHWAY 1488 (100' ROW)
TXDOT PROJECT No. S14252 (4)

DATE: MAY 2026

SCALE NTS

SHEET 1KK OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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

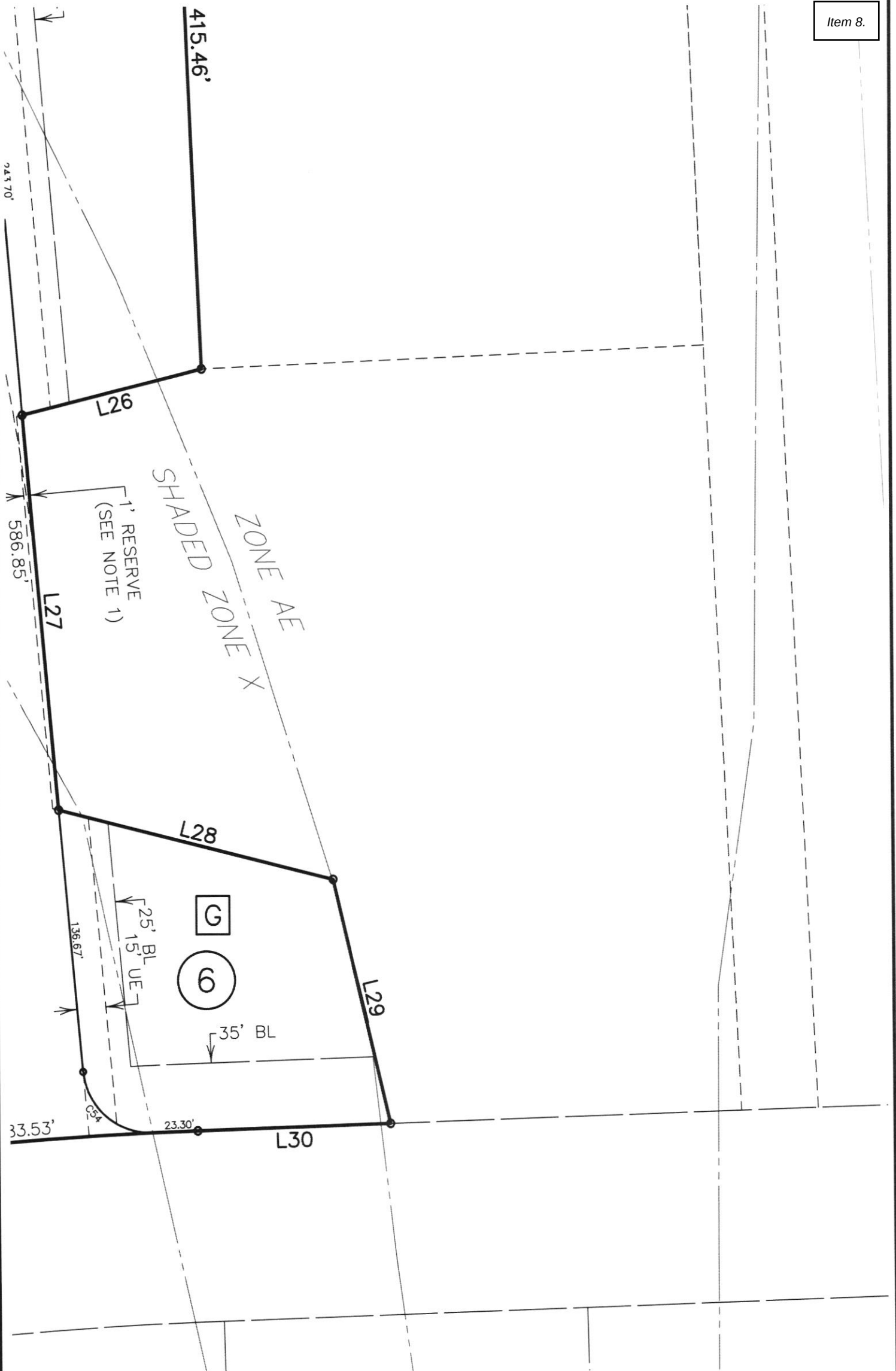
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. P-232190 & 10046100
1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000
CJamnik@quiddity.com

Item 8.



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

\\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plot.dwg Jun 15, 2026 - 3:16pm CKJ

Item 8.

FARM TO MA
TXD

POC
PS

1

DATE: MAY 2026

SCALE NTS

SHEET 1MM OF 1

FINAL PLAT OF
WOODHAVEN
WEST
SECTION 1

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

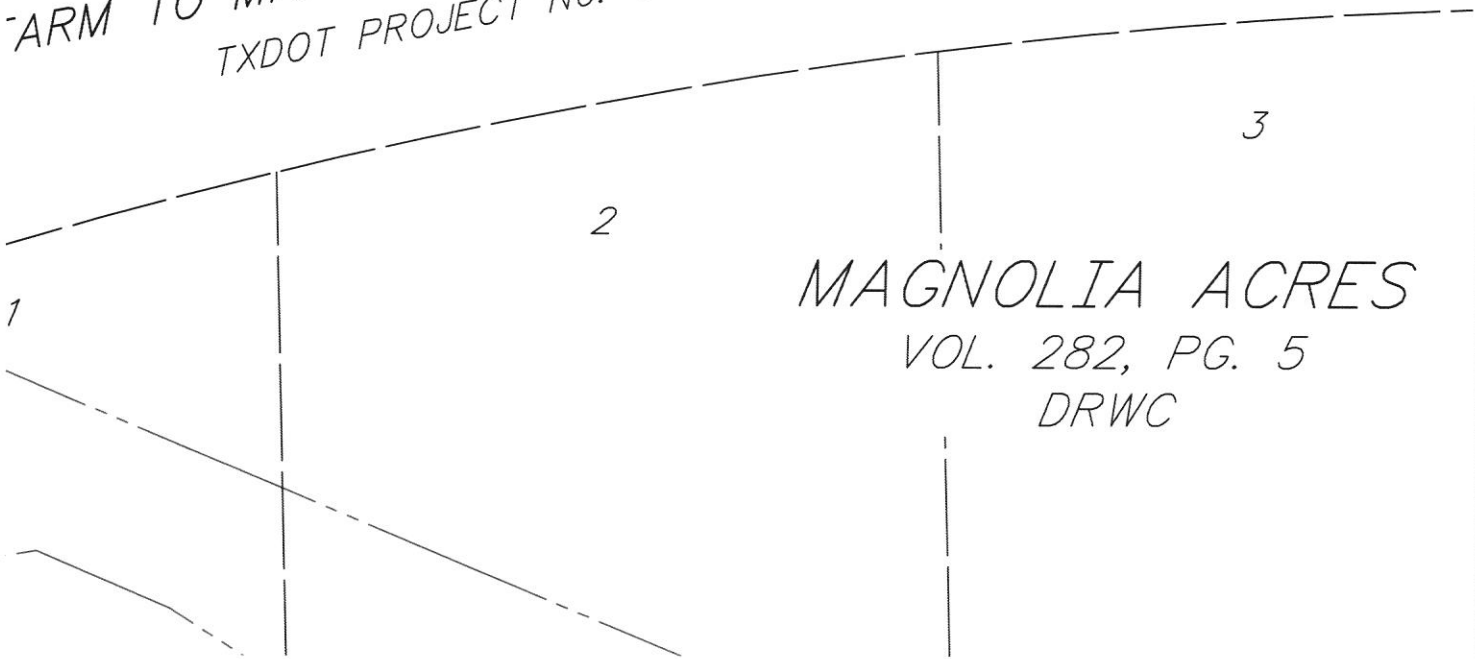
ENGINEER/PLANNER/SURVEYOR:



QUIDDITY

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

ARM TO MARKET HIGHWAY 1488 (100' ROW)
TXDOT PROJECT No. S14252 (4)



MAGNOLIA ACRES
VOL. 282, PG. 5
DRWC

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DATE: MAY 2026	FINAL PLAT OF WOODHAVEN WEST SECTION 1	OWNER DRP TX 1, LLC a Delaware Limited Liability Company 520 MADISON AVE., 21ST FLOOR NEW YORK, NY 10022 936.777.6600 jwadley@andtejas.com	ENGINEER/PLANNER/SURVEYOR:  QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 1862 Rock Prairie Road, Suite 200 • College Station, TX 77845 • 979.731.8000 CJamnik@quiddity.com
SCALE NTS			
SHEET 1NN OF 1			



K:\29342\29342-0008-01 Woodhaven West Section 1 (Model Park), Blvd A, Blvd Seg 1\2 Design Phase\Planning\WH West Sec 1 MHand STD - Plat.dwg Jun 15, 2026 - 3:17pm CKJ

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SCALE NTS			
SHEET 100 OF 1			



WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-BlueBonnet Detention Basin 7

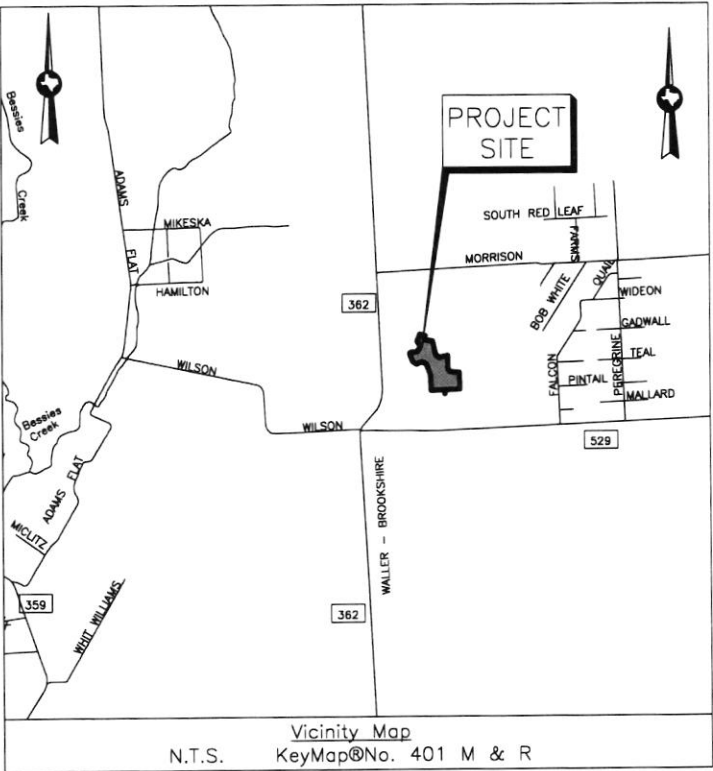
Date: July 8, 2026

Background

Final Plat of BlueBonnet Detention Basin 7 which consists of 31.307 acres will include 1 Block and 1 Reserve in Precinct 3.

Staff Recommendation

Approve Plat



**FINAL PLAT OF
BLUEBONNET
DETENTION BASIN 7**

BEING A SUBDIVISION OF 31.307 ACRES OUT OF
THE H.&T.C. R.R. CO. SURVEY,
SECTION 51, ABSTRACT NO. 143,
WALLER COUNTY, TEXAS
1 BLOCK 1 RESERVE

OWNER

MILLROSE PROPERTIES TEXAS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
5775 N SAM HOUSTON PARKWAY, SUITE 900
HOUSTON, TEXAS 77086
832-875-1000

JUNE, 2026	OWNER: MILLROSE PROPERTIES TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUEBONNET DETENTION BASIN 7		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 PLATTING@EHRA.TEAM WWW.EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
JOB NO. 241-094-30				
SHEET 1 OF 16				

STATE OF TEXAS }
COUNTY OF WALLER }

We, Millrose Properties Texas, LLC, a Texas limited liability company acting by and through Michael W. Johnson, Vice President of U.S. Home, LLC, a Delaware limited liability company, general partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, d/b/a Friendswood Development Company, Agent under that certain Power of Attorney, dated April 11, 2025 for Millrose Properties Texas, LLC, a Texas limited liability company, owner of the property subdivided in the above map of the BLUEBONNET DETENTION BASIN 7, make subdivision of the property, according to the lines, streets, lots, alleys, parks, building lines and easement as shown, and dedicate to the public, the streets, alleys, parks and easements shown, forever, and waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

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

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

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Bluebonnet Detention Basin 7 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, Owner has caused these presents to be signed by Michael W. Johnson, Vice President of U.S. Home, LLC, a Delaware limited liability company, the general partner of its Agent Lennar Homes of Texas Land and Construction, LTD., a Texas limited liability partnership, d/b/a Friendswood Development Company, Agent under that certain Power of Attorney, dated April 11, 2025 as the act of Millrose Properties Texas, LLC, a Texas limited liability company, thereunto authorized, this day __ of _____, 20__.

OWNER:
Millrose Properties Texas, LLC,
a Texas limited liability company

By: Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, d/b/a
Friendswood Development Company, its Agent under that certain Power of Attorney, dated
effective April 11, 2025

By: U.S. Home, LLC,
a Delaware limited liability company,
its general partner

BY: _____
Michael W. Johnson, Vice President

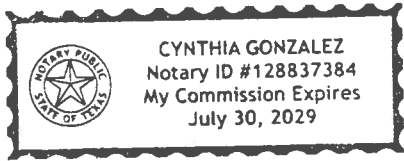
JUNE, 2026	OWNER: MILLROSE PROPERTIES TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUEBONNET DETENTION BASIN 7		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 PLATTING@EHRA.TEAM WWW.EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
JOB NO. 241-094-30				
SHEET 2 OF 16				

STATE OF TEXAS
COUNTY OF Harris

Item 9.

BEFORE ME, the undersigned authority, on this day personally appeared Michael W. Johnson, Vice President of U.S. Home, LLC, a Delaware limited liability company, general partner of Lennar Homes of Texas land and Construction, Ltd., a Texas limited partnership, as the Agent of Millrose Properties Texas, 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 he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16 day of June, 2026



Cynthia Gonzalez
Notary Public in and for the
State of Texas
My Notary Commission Expires 07.30.2029

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

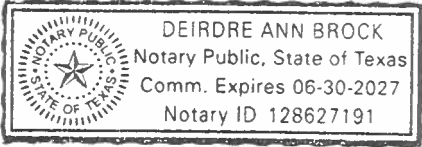


STATE OF TEXAS
COUNTY OF HARRIS

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 16th day of June, 2026

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



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

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

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

JUNE, 2026	OWNER: MILLROSE PROPERTIES TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUEBONNET DETENTION BASIN 7		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 PLATTING@EHRA.TEAM WWW.EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
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I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with the certificate of authentication was filed for registration in my office on the _____ day of _____, 20____, A.D. at _____ o'clock _____M., in File No. _____ of the Official Public Records of Waller County for said county.

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

Debbie Hollan
Clerk of the County Court
Waller County, Texas

By: _____
Deputy

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. _____ 2026-13 _____

APPROVED BY THE BOARD OF SUPERVISORS ON _____
DATE

PRESIDENT

SECRETARY

DISTRICT ENGINEER

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

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.

PARK LAND TABLE

PLAT	PARKS / TRAILS	OPEN SPACE	TOTAL
BLUEBONNET DETENTION BASIN 7	3.01 AC.	28.30 AC.	31.31 AC.
TOTAL	3.01 AC.	28.30 AC.	31.31 AC.
REQUIRED NEIGHBORHOOD PARKLAND 1 ACRE PER 54 LOTS @ 876 LOTS = 16.2 1) 50% MINIMUM (8.1 ACRES) SHALL BE POCKET PARK/COMMUNITY PARK/TRAILS AROUND DETENTION PONDS. 2) REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE (LANDSCAPE BUFFERS, OPEN SPACE, DETENTION AREAS).			

I, Vishal H. Merchant, a Registered Professional Engineer, hereby certify that all engineering for streets and drainage within the subdivision is in compliance with Waller County Subdivision and Development Regulations, including the Engineering Design Standards incorporated as Appendix A, and with all generally accepted engineering standards.

Vishal H. Merchant
 Vishal H. Merchant, P.E.
 Licensed Professional Engineer
 Texas License No. 108758

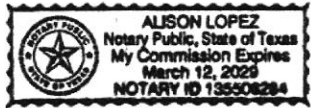


STATE OF TEXAS §
 COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Vishal H. Merchant, known to me to be the person, whose name is subscribed to the foregoing instrument, and acknowledged to me that he (she) executed it for the purposes and consideration set forth.

Given under my hand and seal of office, this 18th day of June, 2026.

[Signature]
 Notary Public
 In and For Harris County, Texas



OWNER'S RESPONSIBILITIES:

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

JUNE, 2026	OWNER: MILLROSE PROPERTIES TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUEBONNET DETENTION BASIN 7	 ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 PLATTING@EHRA.TEAM WWW.EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
JOB NO. 241-094-30				
SHEET 5 OF 16				

GENERAL NOTES:

1. B.L. indicates Building Line.
C.I.R. indicates Capped Iron Rod.
ESMT. indicates Easement.
FND. indicates Found.
N.T.S. indicates Not to Scale.
PG. indicates Page.
P.O.B. indicates Point of Beginning
P.O.C. indicated Point of Commencing
P.U.E. indicates Public Utility Easement.
R.O.W. indicates Right-Of-Way.
SQ. FT. indicates Square Feet.
TBM indicates Temporary Bench Mark.
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. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99990836.
3. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
4. All lot corners, reserves and block corners are set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
5. Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.
6. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0275E, dated February 18, 2009 the subject property appears to be within Unshaded Zone "X"; defined as areas outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ and Associates, Inc.
7. A subdivision variance has been approved to allow a minimum lot width of 40 feet by Waller County Commissioners Court on May 14, 2025.
8. A subdivision variance has been approved to allow cul-de-sacs to have a right-of-way radius of 60 feet and a pavement radius of 50 feet by Waller County Commissioners Court on May 14, 2025.
9. A subdivision variance has been approved to allow a minimum right-of-way width of a local street from 60 feet to 50 feet by Waller County Commissioners Court on May 14, 2025.
10. A subdivision variance has been approved to allow a minimum centerline radius for a local street of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on May 14, 2025.
11. A subdivision variance has been approved to allow a minimum right-of-way width of a collector street from 80 feet to 60 feet by Waller County Commissioners Court on May 14, 2025.
12. A subdivision variance has been approved to allow a minimum centerline radius for a collector street of 650 feet with a minimum tangent of 150 feet between reverse curves by Waller County Commissioners Court on May 14, 2025.
13. A subdivision variance has been approved to allow 25' Garage Building Lines and 20' Front Building Lines along cul-de-sacs and knuckles by Waller County Commissioners Court on October 29, 2025.
14. According to City Planning Letter issued by Lennar Title with File No. 114729-002825 on June 9, 2026, there are no pipeline easements within the boundaries of this plat.
15. The proposed land use for Bluebonnet Detention Basin 7 shall consist of Detention, Landscape, Recreation, Park Land, Open Space, and Utility Purposes.
16. Park Land shall comply with the the Development Agreement, approved on September 18, 2024. Furthermore park land shall adhere to required acreage of park land provided in the Park Land Table upon the submission of the final plat for the Bluebonnet project.
17. P.U.E.'s are reserved for non-electrical utilities.
18. The property subdivided in the foregoing plat lies in Waller County, Waller County Municipal Utility District No. 46, Royal Independent School District, and Brookshire-Katy Drainage District.
19. Benchmark: Floodplain Reference Mark Number 1502555 is a Aluminum Rod; Monument is located 4 feet South of the edge of asphalt and 6 feet Southeast of guardrail from the intersection of Hartman Road and Flagstaff Lane.
ELEV. = 34.73 Feet (NAVD 1988) 2001 Adjusted.
Temporary Bench Marks: TBM-BB2: Set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500".
Elev. = 187.33' Feet (NAVD 1988) 2001 Adjusted.
20. All easements extend equidistant from either side of the property and lot lines unless otherwise noted.

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FIELD NOTES of a 31.307 acre tract of land situated in the H.&T.C. R.R. Co. Survey, Section 51, Abstract No. 143, Waller County, Texas; said 31.307 acre tract of land being out of and a part of a called 229.735 acre tract of land as conveyed to Millrose Properties Texas, LLC and recorded under Waller County Clerk's File Number (W.C.C.F. No.) 2500833; said 31.307 acre tract of land being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distance are actual distances. Scale factor = 0.99990836.

COMMENCING at the Southeast corner of the residue of a called 310.5246 acre tract as conveyed to GR 310 LLC, as described in deed and recorded in W.C.C.F. No. 2205137, the Southwest corner of a called 6.667 acre tract as conveyed to C & V Freeman LLC and Synergy Machine, LLC as described in deed and recorded in W.C.C.F. No. 2406870, and in the North right-of-way line of F.M. 529 (120 feet wide) as recorded in Volume 144, Page 505 of the Waller County Deed Records (W.C.D.R.); from which a found 1/2-inch capped iron rod stamped "RPLS 2085" bears S 21°42'16"W, a distance of 0.79 feet; and from which a found 1/2-inch capped iron rod stamped "RPLS 2085" bears N 87°53'10" E, a distance of 66.74 feet.

THENCE N 01°56'07" W along the East line of said 310.5246 acre tract and the West line of said 6.667 acre tract, a distance of 1,332.04 feet to the Southeast corner of this tract of land, in the west line of said 6.667 acre tract and the POINT OF BEGINNING.

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

- 1) S 88°03'53" W, a distance of 160.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 2) S 01°56'07" E, a distance of 126.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point, being in the arc of a non-tangent curve to the left.
- 3) Along said non-tangent curve to the left having a radius of 50.00 feet, a central angle of 36°07'24", an arc length of 31.52 feet and a chord bearing North 77°18'49" West, a distance of 31.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 4) N 01°56'07" W, a distance of 119.09 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 5) S 88°03'53" W, a distance of 771.67 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 with the Westerly line of this tract of land the following courses and distances:

- 6) N 02°00'22" W, a distance of 468.17 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 7) N 09°06'07" W, a distance of 71.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 8) N 17°36'21" W, a distance of 67.03 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 9) N 19°34'28" W, a distance of 207.91 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 10) N 29°44'59" W, a distance 92.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 11) N 65°08'22" W, a distance of 122.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 12) S 78°24'51" W, a distance of 98.78 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 13) S 60°18'50" W, a distance of 65.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 14) S 69°24'07" W, a distance of 50.01 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 15) N 57°15'46" W, a distance of 144.74 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 16) N 21°55'57" W, a distance of 143.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 17) N 18°56'45" W, a distance of 155.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 18) N 61°13'58" E, a distance of 83.17 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 19) S 69°20'10" E, a distance of 22.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 20) S 82°31'28" E, a distance of 48.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 21) N 79°57'54" E, a distance of 64.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.

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- 22)N 59°10'00" E, a distance of 63.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 23)N 40°48'26" E, a distance of 69.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 24)N 19°05'06" E, a distance of 60.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 25)N 01°38'58" E, a distance of 50.63 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 26)N 09°42'35" W, a distance of 48.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 27)N 29°02'58" W, a distance of 47.20 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 28)N 35°52'02" W, a distance of 83.47 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 29)N 22°48'32" E, a distance of 90.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 30)N 18°39'12" E, a distance of 161.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Northwest corner of this tract of land

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

- 31)S 71°20'48" E, a distance of 177.57 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.
- 32)Along said curve to the left having a radius of 625.00 feet, a central angle of 02°03'24", an arc length of 22.43 feet, and a chord bearing S 72°22'30" E, a distance of 22.43 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 33)S 18°39'12" W, a distance of 127.40 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 34)S 75°52'51" E, a distance of 66.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 35)S 80°31'48" E, a distance of 62.94 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 36)S 85°19'36" E, a distance of 62.94 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 37)S 86°31'56" E, a distance of 80.92 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.

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

- 38)S 13°53'54" E, a distance of 297.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 39)S 11°06'22" E, a distance of 45.05 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 40)S 07°38'09" E, a distance of 62.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 41)S 24°11'03" E, a distance of 97.02 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 42)S 59°05'58" E, a distance of 112.31 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 43)N 85°51'36" E, a distance of 50.74 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 44)N 75°25'42" E, a distance of 111.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 45)N 76°06'06" E, a distance of 123.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 46)S 01°56'21" E, a distance of 243.18 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 47)S 06°36'16" W, a distance of 51.13 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 48)S 06°01'47" W, a distance of 82.78 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 49)S 15°07'09" E, a distance of 69.24 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.

JUNE, 2026

JOB NO.
241-094-30

SHEET 8 OF 16

OWNER:
MILLROSE PROPERTIES
TEXAS, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

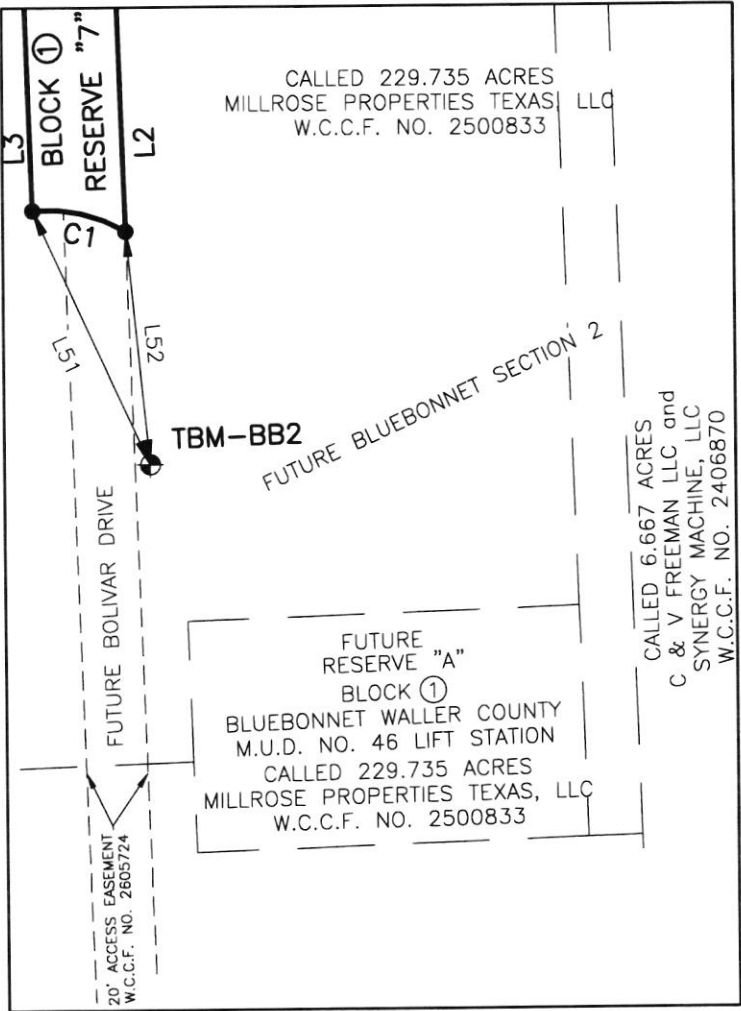
FINAL PLAT OF
BLUEBONNET DETENTION
BASIN 7



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
PLATTING@EHRA.TEAM
WWW.EHRA.TEAM
FIRM No. F-726
FIRM No. 10092300

- 50)S 34°21'39" E, a distance of 83.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 51)S 65°03'35" E, a distance of 69.22 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 52)S 75°49'55" E, a distance of 43.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 53)N 88°13'25" E, a distance of 223.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 54)S 01°56'07" E, a distance of 564.67 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 31.307 acres (1,363,717 sq. ft.) of land.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88°03'53"W	160.00'
L2	S01°56'07"E	126.91'
L3	N01°56'07"W	119.09'
L4	N09°06'07"W	71.53'
L5	N17°36'21"W	67.03'
L6	N19°34'28"W	207.91'
L7	N29°44'59"W	92.50'
L8	N65°08'22"W	122.48'
L9	S78°24'51"W	98.78'
L10	S60°18'50"W	65.10'
L11	S69°24'07"W	50.01'
L12	N57°15'46"W	144.74'
L13	N21°55'57"W	143.57'
L14	N18°56'45"W	155.69'
L15	N61°13'58"E	83.17'
L16	S69°20'10"E	22.70'
L17	S82°31'28"E	48.58'
L18	N79°57'54"E	64.13'
L19	N59°10'00"E	63.30'
L20	N40°48'26"E	69.43'
L21	N19°05'06"E	60.38'
L22	N01°38'58"E	50.63'
L23	N09°42'35"W	48.41'
L24	N29°02'58"W	47.20'
L25	N35°52'02"W	83.47'
L26	N22°48'32"E	90.18'
L27	N18°39'12"E	161.32'
L28	S71°20'48"E	177.57'
L29	S18°39'12"W	127.40'
L30	S75°52'51"E	66.62'
L31	S80°31'48"E	62.94'
L32	S85°19'36"E	62.94'
L33	S86°31'56"E	80.92'
L34	S13°53'54"E	297.00'
L35	S11°06'22"E	45.05'
L36	S07°38'09"E	62.10'
L37	S24°11'03"E	97.02'
L38	S59°05'58"E	112.31'
L39	N85°51'36"E	50.74'
L40	N75°25'42"E	111.66'
L41	N76°06'06"E	123.68'
L42	S01°56'21"E	243.18'
L43	S06°36'16"W	51.13'
L44	S06°01'47"W	82.78'
L45	S15°07'09"E	69.24'
L46	S34°21'39"E	83.29'
L47	S65°03'35"E	69.22'
L48	S75°49'55"E	43.79'
L49	N88°13'25"E	223.79'
L50	N87°53'10"E	66.74'
L51	S24°38'56"E	90.64'
L52	S05°42'36"E	75.95'



DETAIL "A"
TEMPORARY BENCHMARK (TBM-BB2)
SCALE: 1"=60'
A 5/8" BLUE CAPPED IRON ROD
STAMPED "E.H.R.A. 713-784-4500"
ELEV.=187.33'
(SEE NOTE 19)

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	36°07'24"	31.52'	N77°18'49"W	31.00'
C2	625.00'	2°03'24"	22.43'	S72°22'30"E	22.43'

SHEET 14

SHEET 15

SHEET 13

SHEET 16

SHEET 11

SHEET 12

JUNE, 2026

JOB NO.
241-094-30

SHEET 10 OF 16

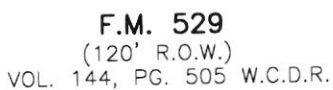
OWNER:
MILLROSE PROPERTIES
TEXAS, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUEBONNET DETENTION
BASIN 7



ENGINEERING THE FUTURE
SINCE 1936

10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
PLATTING@EHRA.TEAM
WWW.EHRA.TEAM
FIRM No. F-726
FIRM No. 10092300



BLOCK ①
RESERVE "7"

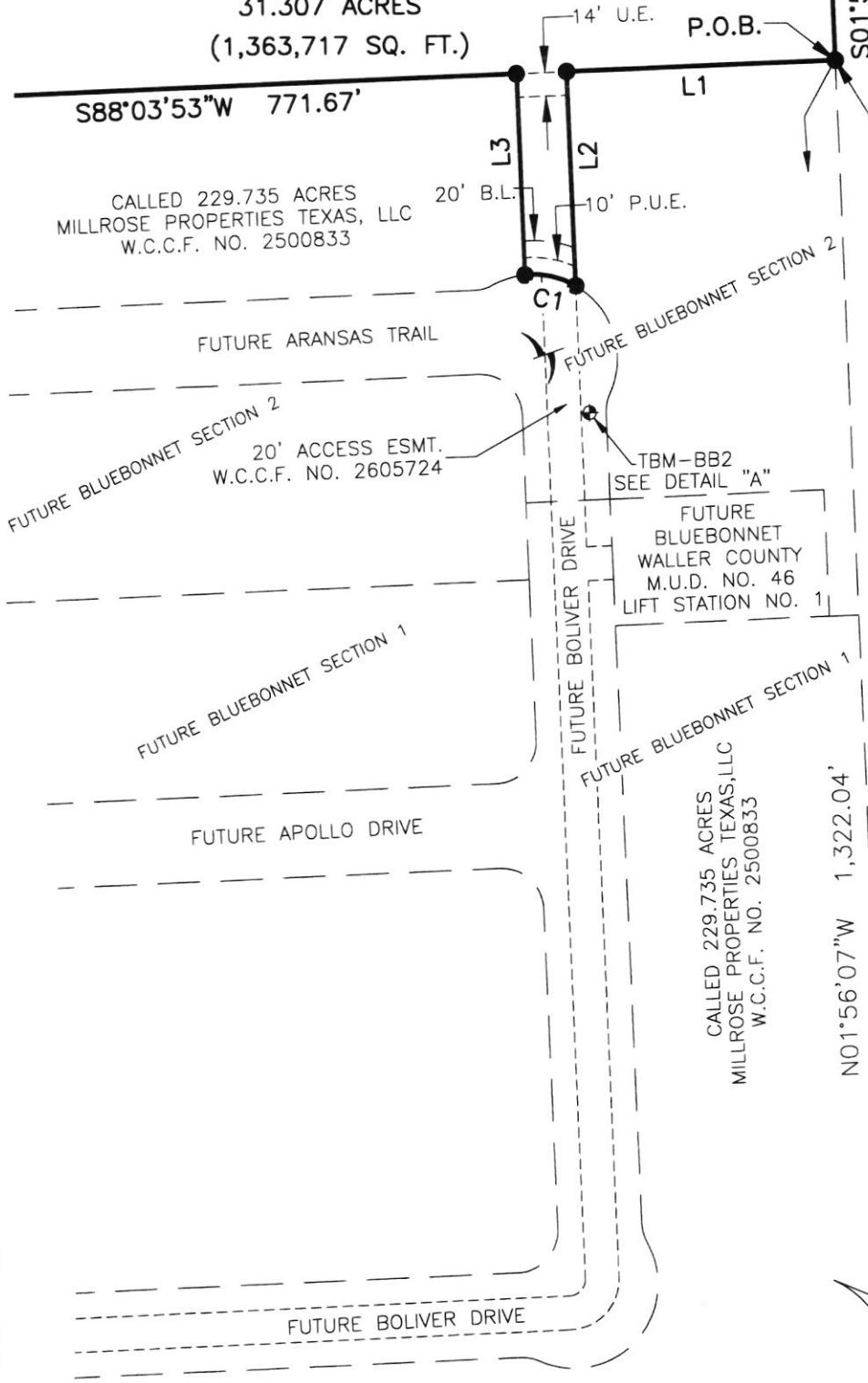
RESTRICTED TO DETENTION,
LANDSCAPE, RECREATION, OPEN
SPACE AND UTILITY PURPOSES

31.307 ACRES
(1,363,717 SQ. FT.)

CALLLED 229.735 ACRES
MILLROSE PROPERTIES TEXAS, LLC
W.C.C.F. NO. 2500833

CALLLED 318.15 ACRES
CENTURY LAND HOLDINGS
OF TEXAS, LLC
W.C.C.F. NO. 2411344

X:2935239.05
Y:13879267.91



SCALE: 1" = 100'

RESIDUE OF A
CALLLED 310.5246 ACRES
GR 310 L.L.C.
W.C.C.F. NO. 2205137

P.O.C.

FND. 1/2" C.I.R.
"RPLS 2085"
S21°42'16"W 0.79'

F.M. 529
(120' R.O.W.)
VOL. 144, PG. 505 W.C.D.R.

CALLLED 6.667 ACRES
C & V FREEMAN LLC and
SYNERGY MACHINE, LLC
W.C.C.F. NO. 2406870

CALLLED 318.15 ACRES
CENTURY LAND HOLDINGS
OF TEXAS, LLC
W.C.C.F. NO. 2411344

FND. 1/2" C.I.R.
"RPLS 2085"

JUNE, 2026
JOB NO.
241-094-30
SHEET 12 OF 16

OWNER:
MILLROSE PROPERTIES
TEXAS, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUEBONNET DETENTION
BASIN 7



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
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WWW.EHRA.TEAM
FIRM No. F-726
FIRM No. 10092300

BLOCK ①
RESERVE "7"
RESTRICTED TO DETENTION,
LANDSCAPE, RECREATION, OPEN
SPACE AND UTILITY PURPOSES
31.307 ACRES
(1,363,717 SQ. FT.)

CALLLED 229.735 ACRES
MILLROSE PROPERTIES TEXAS, LLC
W.C.C.F. NO. 2500833

N02°00'22"W 468.17'

X:2934278.02
Y:13879235.44

S88°03'53"W 771.67'

FUTURE BLUEBONNET SECTION 2

CALLLED 229.735 ACRES
MILLROSE PROPERTIES TEXAS, LLC
W.C.C.F. NO. 2500833

FUTURE ARANSAS TRAIL

CALLLED 229.735 ACRES
MILLROSE PROPERTIES TEXAS, LLC
W.C.C.F. NO. 2500833

FUTURE
BLUEBONNET FIELDS
BOULEVARD

FUTURE BLUEBONNET SECTION 2

CALLLED 229.735 ACRES
MILLROSE PROPERTIES TEXAS, LLC
W.C.C.F. NO. 2500833



SCALE: 1" = 100'

JUNE, 2026

JOB NO.
241-094-30

SHEET 13 OF 16

OWNER:
MILLROSE PROPERTIES
TEXAS, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUEBONNET DETENTION
BASIN 7



10011 MEADOWGLEN LN
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FIRM No. 10092300

CALLLED 229.735 ACRES
MILLROSE PROPERTIES TEXAS, LLC
W.C.C.F. NO. 2500833



SCALE: 1" = 100'

20' ACCESS ESMT.
W.C.C.F. NO. 2603896
FUTURE
ROADRUNNER DRIVE
L28
25' B.L.
10' P.U.E.

C2
L29
L30
L31

L27
L26
L25
L24
L23
L22
L21
L20
L19
L18
L17
L16
L15
L14
L13
L12
L11
L10
L9
L8
L7

BLOCK ①
RESERVE "7"
RESTRICTED TO DETENTION,
LANDSCAPE, RECREATION, OPEN
SPACE AND UTILITY PURPOSES
31.307 ACRES
(1,363,717 SQ. FT.)

X:2933577.36
Y:13880454.44

CALLLED 229.735 ACRES
MILLROSE PROPERTIES TEXAS, LLC
W.C.C.F. NO. 2500833

JUNE, 2026
JOB NO.
241-094-30
SHEET 14 OF 16

OWNER:
MILLROSE PROPERTIES
TEXAS, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUEBONNET DETENTION
BASIN 7



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
PLATTING@EHRA.TEAM
WWW.EHRA.TEAM
FIRM No. F-726
FIRM No. 10092300

X:2934329.31
Y:13880855.61

L31 L32 L33

L34

L35

L36

L37

L38

L39

L40

L41

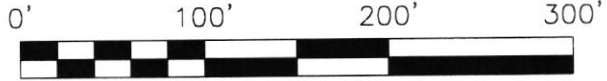
L42

L43

L44

L45

L46



SCALE: 1" = 100'

CALLED 229.735 ACRES
MILLROSE PROPERTIES TEXAS, LLC
W.C.C.F. NO. 2500833

BLOCK ①
RESERVE "7"
RESTRICTED TO DETENTION,
LANDSCAPE, RECREATION, OPEN
SPACE AND UTILITY PURPOSES
31.307 ACRES
(1,363,717 SQ. FT.)

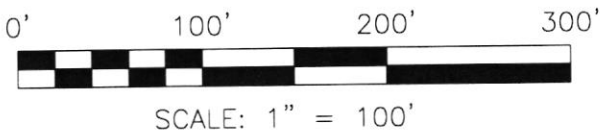
JUNE, 2026
JOB NO.
241-094-30
SHEET 15 OF 16

OWNER:
MILLROSE PROPERTIES
TEXAS, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUEBONNET DETENTION
BASIN 7



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
PLATTING@EHRA.TEAM
WWW.EHRA.TEAM
FIRM No. F-726
FIRM No. 10092300



CALLLED 318.15 ACRES
CENTURY LAND HOLDINGS
OF TEXAS, LLC
W.C.C.F. NO. 2411344

CALLLED 229.735 ACRES
MILLROSE PROPERTIES TEXAS, LLC
W.C.C.F. NO. 2500833

CALLLED 6.667 ACRES
C & V FREEMAN LLC and
SYNERGY MACHINE, LLC
W.C.C.F. NO. 2406870

BLOCK ①
RESERVE "7"
RESTRICTED TO DETENTION,
LANDSCAPE, RECREATION, OPEN
SPACE AND UTILITY PURPOSES
31.307 ACRES
(1,363,717 SQ. FT.)

S01°56'07"E 564.67'

CALLLED 318.15 ACRES
CENTURY LAND HOLDINGS
OF TEXAS, LLC
W.C.C.F. NO. 2411344

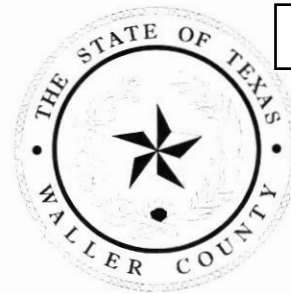
JUNE, 2026
JOB NO.
241-094-30
SHEET 16 OF 16

OWNER:
MILLROSE PROPERTIES
TEXAS, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUEBONNET DETENTION
BASIN 7



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
PLATTING@EHRA.TEAM
WWW.EHRA.TEAM
FIRM No. F-726
FIRM No. 10092300



WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-BlueBonnet Detention Basin 8

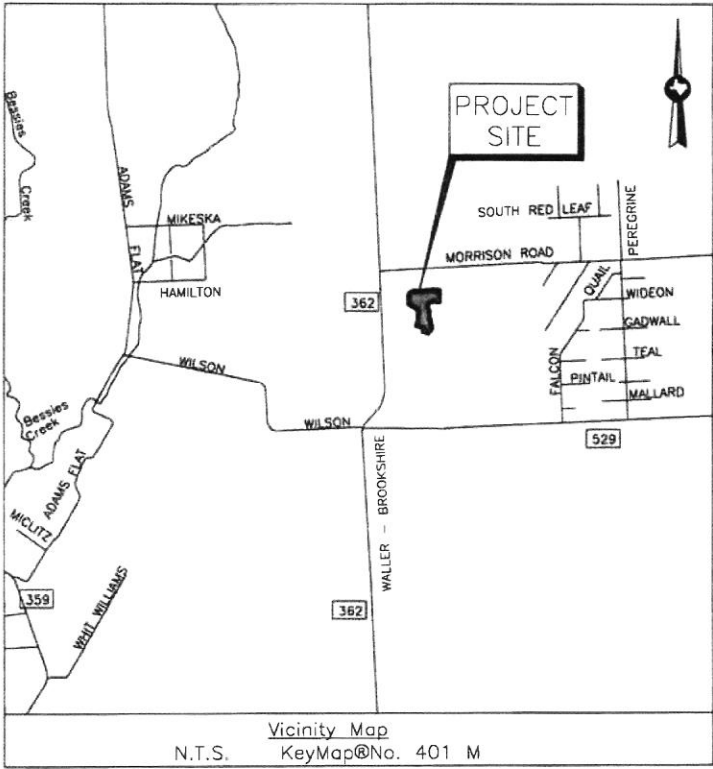
Date: July 8, 2026

Background

Final Plat of BlueBonnet Detention Basin 8 which consists of 17.018 acres will include 1 Block and 1 Reserve in Precinct 3.

Staff Recommendation

Approve Plat



**FINAL PLAT OF
BLUEBONNET
DETENTION BASIN 8**

BEING A SUBDIVISION OF 17.018 ACRES OUT OF
THE H.&T.C. R.R. CO. SURVEY,
SECTION 51, ABSTRACT NO. 143,
WALLER COUNTY, TEXAS
1 BLOCK 1 RESERVE

OWNER

MILLROSE PROPERTIES TEXAS, LLC,
A TEXAS LIMITED LIABILITY COMPANY
5775 N SAM HOUSTON PARKWAY, SUITE 900
HOUSTON, TEXAS 77086
281-875-1000

JUNE, 2026	OWNER: MILLROSE PROPERTIES TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUEBONNET DETENTION BASIN 8		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM PLATTING@EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
JOB NO. 241-094-30				
SHEET 1 OF 15				

STATE OF TEXAS §
COUNTY OF WALLER §

We, Millrose Properties Texas, LLC, a Texas limited liability company acting by and through Michael W. Johnson, Vice President of U.S. Home, LLC, a Delaware limited liability company, general partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, d/b/a Friendswood Development Company, Agent under that certain Power of Attorney, dated April 11, 2025 for Millrose Properties Texas, LLC, a Texas limited liability company, owner of the property subdivided in the above map of the BLUEBONNET DETENTION BASIN 8, make subdivision of the property, according to the lines, streets, lots, alleys, parks, building lines and easement as shown, and dedicate to the public, the streets, alleys, parks and easements shown, forever, and waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

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

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

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of BLUEBONNET DETENTION BASIN 8 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, Owner has caused these presents to be signed by Michael W. Johnson, Vice President of U.S. Home, LLC, a Delaware limited liability company, the general partner of its Agent Lennar Homes of Texas Land and Construction, LTD., a Texas limited liability partnership, d/b/a Friendswood Development Company, Agent under that certain Power of Attorney, dated April 11, 2025 as the act of Millrose Properties Texas, LLC, a Texas limited liability company, thereunto authorized, this day 18th of June, 2026.

OWNER:
Millrose Properties Texas, LLC,
a Texas limited liability company

By: Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership,
d/b/a Friendswood Development Company, its Agent under that certain Power of Attorney,
dated effective April 11, 2025

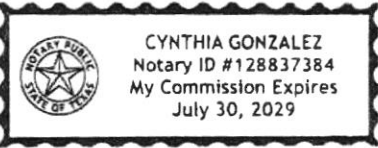
By: U.S. Home, LLC,
a Delaware limited liability company,
its general partner

BY: 
Michael W. Johnson, Vice President

STATE OF TEXAS X
COUNTY OF Harris X

BEFORE ME, the undersigned authority, on this day personally appeared Michael W. Johnson, Vice President of U.S. Home, LLC, a Delaware limited liability company, general partner of Lennar Homes of Texas land and Construction, Ltd., a Texas limited partnership, as the Agent of Millrose Properties Texas, 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 he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 19 day of June, 2024



Cynthia Gonzalez
Notary Public in and for the
State of Texas
My Notary Commission Expires 07/30/2029

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

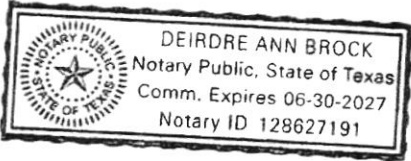


STATE OF TEXAS X
COUNTY OF HARRIS X

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 16th day of June, 2026

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



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

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

Date

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

JUNE, 2026	OWNER: MILLROSE PROPERTIES TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUEBONNET DETENTION BASIN 8		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM PLATTING@EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
JOB NO. 241-094-30				
SHEET 3 OF 15				

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.

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2026-13

APPROVED BY THE BOARD OF SUPERVISORS ON 4.16.2026
DATE

[Signature]
PRESIDENT

[Signature]
SECRETARY

[Signature]
DISTRICT ENGINEER

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

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

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

Debbie Hollan
Clerk of the County Court
Waller County, Texas

By: _____
Deputy

I, Vishal H. Merchant, a Registered Professional Engineer, hereby certify that all engineering for streets and drainage within the subdivision is in compliance with Waller County Subdivision and Development Regulations, including the Engineering Design Standards incorporated as Appendix A, and with all generally accepted engineering standards.

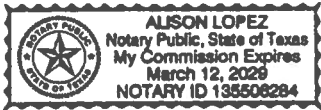
Vishal H. Merchant
Vishal H. Merchant, P.E.
Licensed Professional Engineer
Texas License No. 108758



STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Vishal H. Merchant, known to me to be the person, whose name is subscribed to the foregoing instrument, and acknowledged to me that he (she) executed it for the purposes and consideration set forth.

Given under my hand and seal of office, this 19th day of JUNE, 2026.
[Signature]
Notary Public
In and For HARRIS County, Texas



OWNER'S RESPONSIBILITIES:

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

JUNE, 2026	OWNER: MILLROSE PROPERTIES TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUEBONNET DETENTION BASIN 8		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM PLATTING@EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
JOB NO. 241-094-30				
SHEET 5 OF 15				

FIELD NOTES of a 17.018 acre tract of land situated in the H.&T.C. R.R. Co. Survey, Section 51, Abstract No. 143, Waller County, Texas; said 17.018 acre tract of land being out of and a part of a called 229.735 acre tract of land as conveyed to Millrose Properties Texas, LLC and recorded under Waller County Clerk's File Number (W.C.C.F. No.) 2500833; said 17.108 acre tract of land being more particularly described by metes and bounds as follows:

NOTE: All bearings are Lambert grid bearings and all coordinates refer to the Texas State Plane Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). All distances are actual distances. Scale factor = 0.99990836.

COMMENCING at the Southeast corner of the residue of a called 310.5246 acre tract as conveyed to GR 310 L.L.C., as described in deed and recorded in W.C.C.F. No. 2205137, the Southwest corner of a called 6.667 acre tract as conveyed to C & V Freeman LLC and Synergy Machine LLC as described in deed and recorded in W.C.C.F. No. 2406870, and in the North right-of-way line of F.M. 529 (120 feet wide) as recorded in Volume 144, Page 505 of the Waller County Deed Records (W.C.D.R.); from which a found 1/2-inch capped iron rod stamped "RPLS 2085" bears S 21°42'16"W, a distance of 0.79 feet; and from which a found 1/2-inch capped iron rod stamped "RPLS 2085" bears N 87°53'10" E, a distance of 66.74 feet.

THENCE N 20°29'50" W, a distance of 3,323.01 feet to the Southeasterly corner of this tract of land and the POINT OF BEGINNING, being in the arc of a non-tangent curve to the right.

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

- 1) Along said non-tangent curve to the right having a radius of 575.00 feet, a central angle of 02°40'59", an arc length of 26.93 feet, and a chord bearing N 72°41'18"W, a distance of 26.93 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the point of tangency.
- 2) N 71°20'48" W, a distance of 170.86 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 3) N 18°39'12" E, a distance of 127.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 4) N 71°20'48" W, a distance of 105.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 5) N 71°56'10" W, a distance of 56.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 6) N 75°53'38" W, a distance of 96.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Southwesterly corner of this tract of land.

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

- 7) N 20°36'28" E, a distance of 151.84 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 8) N 01°03'05" E, a distance of 272.25 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 9) N 02°00'26" W, a distance of 20.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 10) N 14°46'29" W, a distance of 120.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 11) N 63°55'57" W, a distance 146.67 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 12) S 83°54'42" W, a distance of 19.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 13) N 51°40'46" W, a distance of 148.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 14) N 02°00'26" W, a distance of 200.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 15) N 01°59'53" W, a distance of 49.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 16) N 07°18'07" E, a distance of 44.85 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 17) N 24°43'53" E, a distance of 44.85 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 18) N 42°09'39" E, a distance of 44.85 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 19) N 59°35'25" E, a distance of 44.85 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 20) N 76°54'58" E, a distance of 44.32 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Northwesterly corner of this tract of land.

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

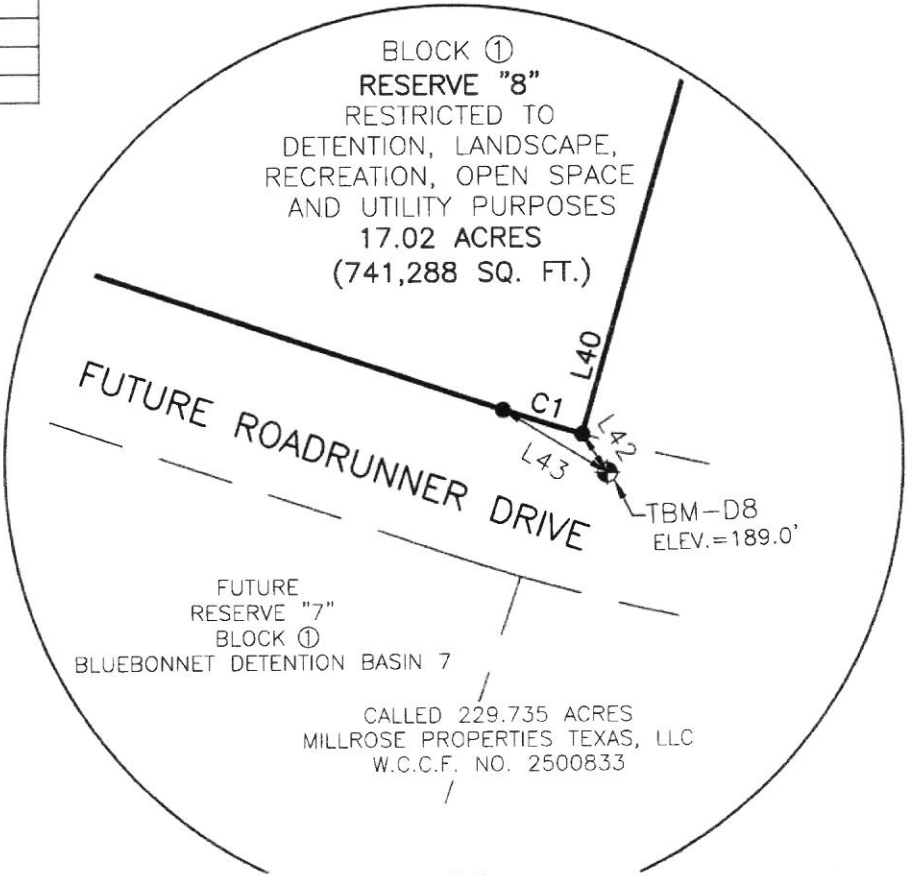
- 21) N 87°24'50" E, a distance of 20.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.

JUNE, 2026	OWNER: MILLROSE PROPERTIES TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUEBONNET DETENTION BASIN 8		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM PLATTING@EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
JOB NO. 241-094-30				
SHEET 6 OF 15				

- 22)N 88°04'02" E, a distance of 100.21 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 23)N 87°19'37" E, a distance of 51.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 24)N 86°36'48" E, a distance of 250.45 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a non-tangent curve to the right.
- 25)Along said non-tangent curve to the right having a radius of 2810.59 feet, a central angle of 01°00'53", an arc length of 49.77 feet, and a chord bearing N 86°49'53" E, a distance of 49.77 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 26)N 87°33'03" E, a distance of 20.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 27)N 87°35'04" E, a distance of 367.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the Northeasterly corner of this tract of land.
- THENCE with the Easterly line of this tract of land the following courses and distances:
- 28)S 01°56'21" E, a distance of 326.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 29)S 09°02'49" W, a distance of 52.97 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 30)N 85°52'42" W, a distance of 78.52 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 31)N 74°25'03" W, a distance of 83.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 32)N 89°35'39" W, a distance of 44.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 33)S 78°16'50" W, a distance of 60.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 34)S 59°24'05" W, a distance of 60.74 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 35)S 41°39'30" W, a distance of 60.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 36)S 23°54'54" W, a distance of 60.74 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 37)S 05°02'09" W, a distance of 60.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 38)S 13°49'00" E, a distance of 60.56 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 39)S 31°31'46" E, a distance of 60.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 40)S 39°34'30" E, a distance of 25.52 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 41)S 00°59'46" W, a distance of 194.80 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 42)S 13°53'54" E, a distance of 338.16 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 43)S 14°11'18" W, a distance of 87.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 44)N 80°28'26" W, a distance of 54.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for an angle point.
- 45)S 15°58'12" W, a distance of 126.84 feet to the PLACE OF BEGINNING; containing within said boundaries a calculated area of 17.018 acres (741,288 sq.ft.) of land.
- 46)

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	575.00'	2°40'59"	26.93'	N72°41'18"W	26.93'
C2	2810.59'	1°00'53"	49.77'	N86°49'53"E	49.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N71°20'48"W	170.86'
L2	N18°39'12"E	127.00'
L3	N71°20'48"W	105.00'
L4	N71°56'10"W	56.76'
L5	N75°53'38"W	96.84'
L6	N20°36'28"E	151.84'
L7	N01°03'05"E	272.25'
L8	N02°00'26"W	20.00'
L9	N14°46'29"W	120.37'
L10	N63°55'57"W	146.67'
L11	S83°54'42"W	19.97'
L12	N51°40'46"W	148.34'
L13	N02°00'26"W	200.00'
L14	N01°59'53"W	49.82'
L15	N07°18'07"E	44.85'
L16	N24°43'53"E	44.85'
L17	N42°09'39"E	44.85'
L18	N59°35'25"E	44.85'
L19	N76°54'58"E	44.32'
L20	N87°24'50"E	20.00'
L21	N88°04'02"E	100.21'
L22	N87°19'37"E	51.80'
L23	N86°36'48"E	250.45'
L24	N87°33'03"E	20.00'
L25	S09°02'49"W	52.97'
L26	N85°52'42"W	78.52'
L27	N74°25'03"W	83.73'
L28	N89°35'39"W	44.53'
L29	S78°16'50"W	60.00'
L30	S59°24'05"W	60.74'
L31	S41°39'30"W	60.00'
L32	S23°54'54"W	60.74'
L33	S05°02'09"W	60.00'
L34	S13°49'00"E	60.56'
L35	S31°31'46"E	60.00'
L36	S39°34'30"E	25.52'
L37	S00°59'46"W	194.80'
L38	S14°11'18"W	87.66'
L39	N80°28'26"W	54.15'
L40	S15°58'12"W	126.84'
L41	N87°53'10"E	66.74'
L42	S32°33'09"E	14.94'
L43	N58°35'34"W	39.53'



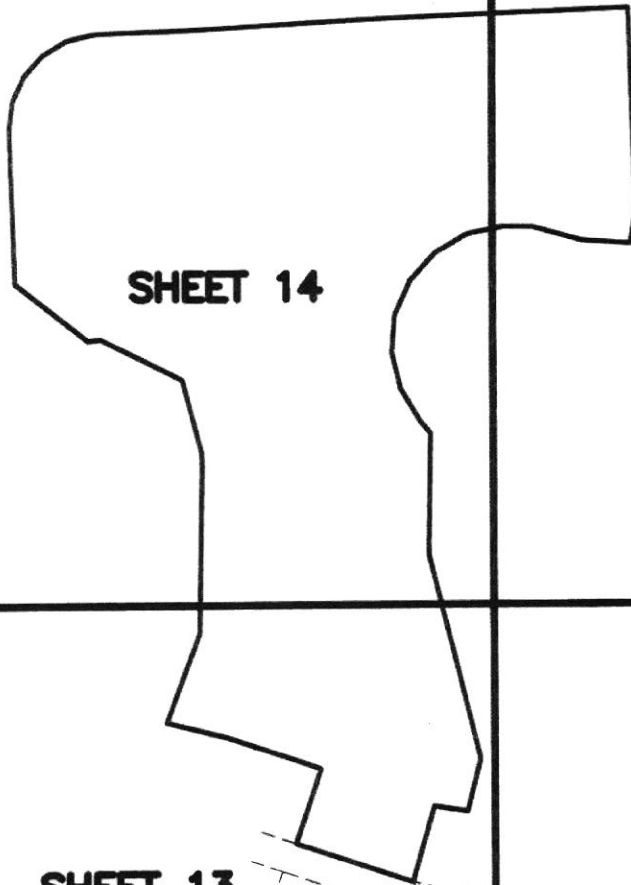
DETAIL "A"
TEMPORARY BENCHMARK (TBM-D8)
SCALE: 1"=60'
A 5/8" BLUE CAPPED IRON ROD
STAMPED "E.H.R.A. 713-784-4500"
ELEV.=189.00'
(SEE NOTE 19)

GENERAL NOTES:

- 1. B.L. indicates Building Line.
C.I.R. indicates Capped Iron Rod.
FND. indicates Found.
N.T.S. indicates Not to Scale.
PG. indicates Page.
P.O.B. indicates Point of Beginning
P.O.C. indicated Point of Commencing
P.U.E. indicates Public Utility Easement.
R.O.W. indicates Right-Of-Way.
SQ. FT. indicates Square Feet.
TBM indicates Temporary Bench Mark
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. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99990836.
- 3. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- 4. All lot corners, reserves and block corners are set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.
- 5. Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.
- 6. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0275E, dated February 18, 2009 the subject property appears to be within Unshaded Zone "X"; defined as areas outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ and Associates, Inc.
- 7. According to City Planning Letter issued by Lennar Title Company with File No. 114729-002826 on June 9, 2026 there are no pipeline easements within the boundaries of this plat.
- 8. A subdivision variance has been approved to allow a minimum lot width of 40 feet by Waller County Commissioners Court on May 14, 2025.
- 9. A subdivision variance has been approved to allow cul-de-sacs to have a right-of-way radius of 60 feet and a pavement radius of 50 feet by Waller County Commissioners Court on May 14, 2025.
- 10. A subdivision variance has been approved to allow a minimum right-of-way width of a local street from 60 feet to 50 feet by Waller County Commissioners Court on May 14, 2025.
- 11. A subdivision variance has been approved to allow a minimum centerline radius for a local street of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on May 14, 2025.
- 12. A subdivision variance has been approved to allow a minimum right-of-way width of a collector street from 80 feet to 60 feet by Waller County Commissioners Court on May 14, 2025.
- 13. A subdivision variance has been approved to allow a minimum centerline radius for a collector street of 650 feet with a minimum tangent of 150 feet between reverse curves by Waller County Commissioners Court on May 14, 2025.
- 14. A subdivision variance has been approved to allow 25' Garage Building Lines and 20' Front Building Lines along cul-de-sacs and knuckles by Waller County Commissioners Court on October 29, 2025.
- 15. The proposed land use for Bluebonnet Detention Basin 8 shall consist of Detention, Park Land, Landscape, Recreation, Open Space, and Utility Purposes.
- 16. Park land shall comply with the the Development Agreement, approved on September 18, 2024. Furthermore park land shall adhere to required acreage of park land provided in the Park Land Table upon the submission of the final plat for the Bluebonnet project.
- 17. P.U.E.'s are reserved for non-electrical utilities.
- 18. The property subdivided in the foregoing plat lies in Waller County, Waller County Municipal Utility District No. 46, Royal Independent School District, and Brookshire-Katy Drainage District.
- 19. Benchmark: Floodplain Reference Mark Number 1502555 is a Aluminum Rod; Monument is located 4 feet South of the edge of asphalt and 6 feet Southeast of guardrail from the intersection of Hartman Road and Flagstaff Lane. ELEV. = 34.73 Feet (NAVD 1988) 2001 Adjusted.
Temporary Bench Marks: TBM D8: Set 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" as shown hereon. Elev. = 189.00 Feet (NAVD 1988) 2001 Adjusted.
- 20. All easements extend equidistant from either side of the property and lot lines unless otherwise noted.

PARK LAND TABLE

PLAT	PARKS / TRAILS	OPEN SPACE	TOTAL
BLUEBONNET DETENTION BASIN 7	3.01 AC.	28.30 AC.	31.31 AC.
BLUEBONNET DETENTION BASIN 8	2.89 AC.	14.13 AC.	17.02 AC.
TOTAL	5.90 AC.	42.43 AC.	48.33 AC.
REQUIRED NEIGHBORHOOD PARKLAND 1 ACRE PER 54 LOTS @ 876 LOTS = 16.2 1) 50% MINIMUM (8.1 ACRES) SHALL BE POCKET PARK/COMMUNITY PARK/TRAILS AROUND DETENTION PONDS. 2) REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE (LANDSCAPE BUFFERS, OPEN SPACE, DETENTION AREAS).			



SHEET 13

SHEET 15

SHEET 12

SHEET 11

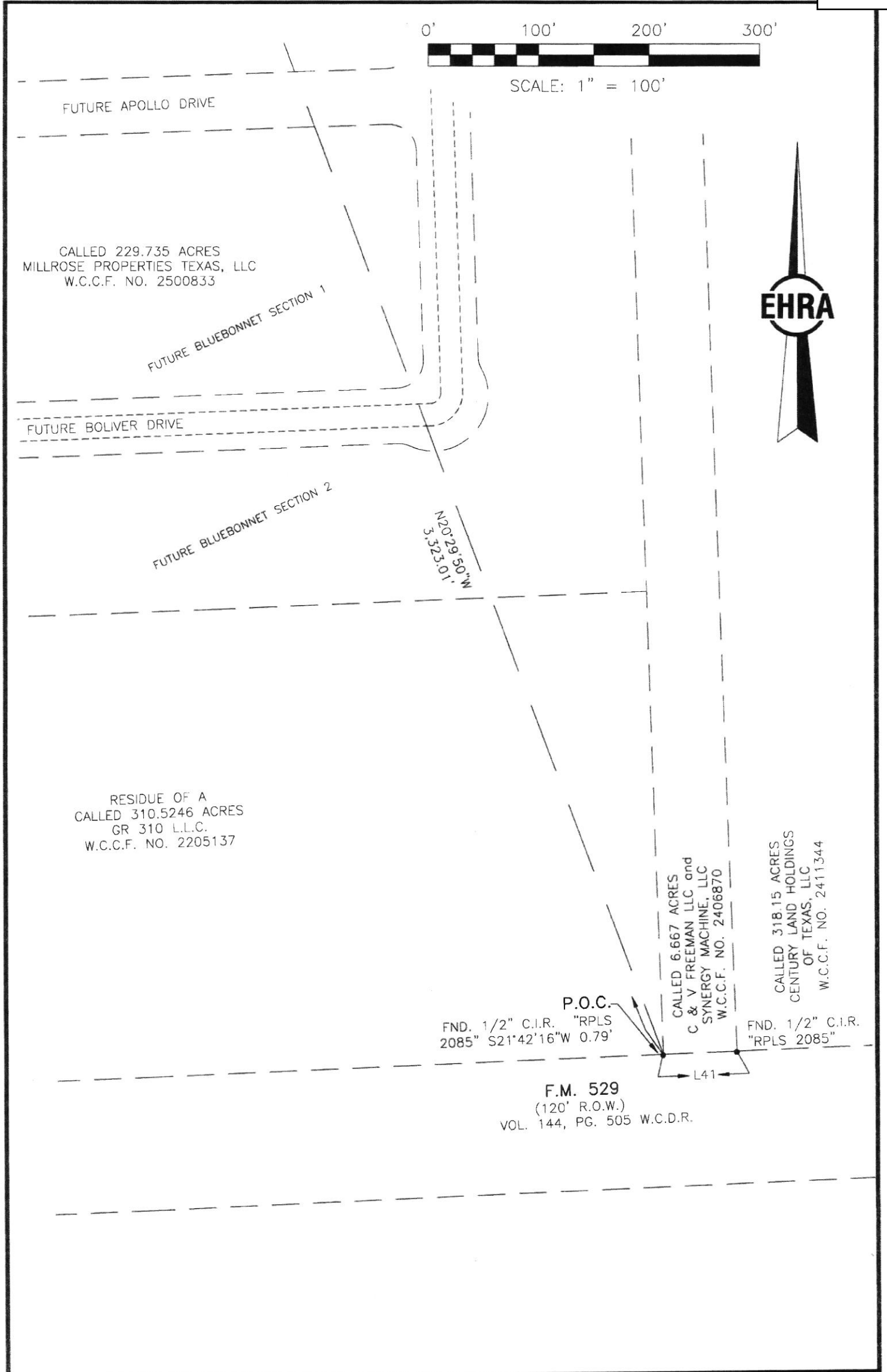
JUNE, 2026
JOB NO.
241-094-30
SHEET 10 OF 15

OWNER:
MILLROSE PROPERTIES
TEXAS, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

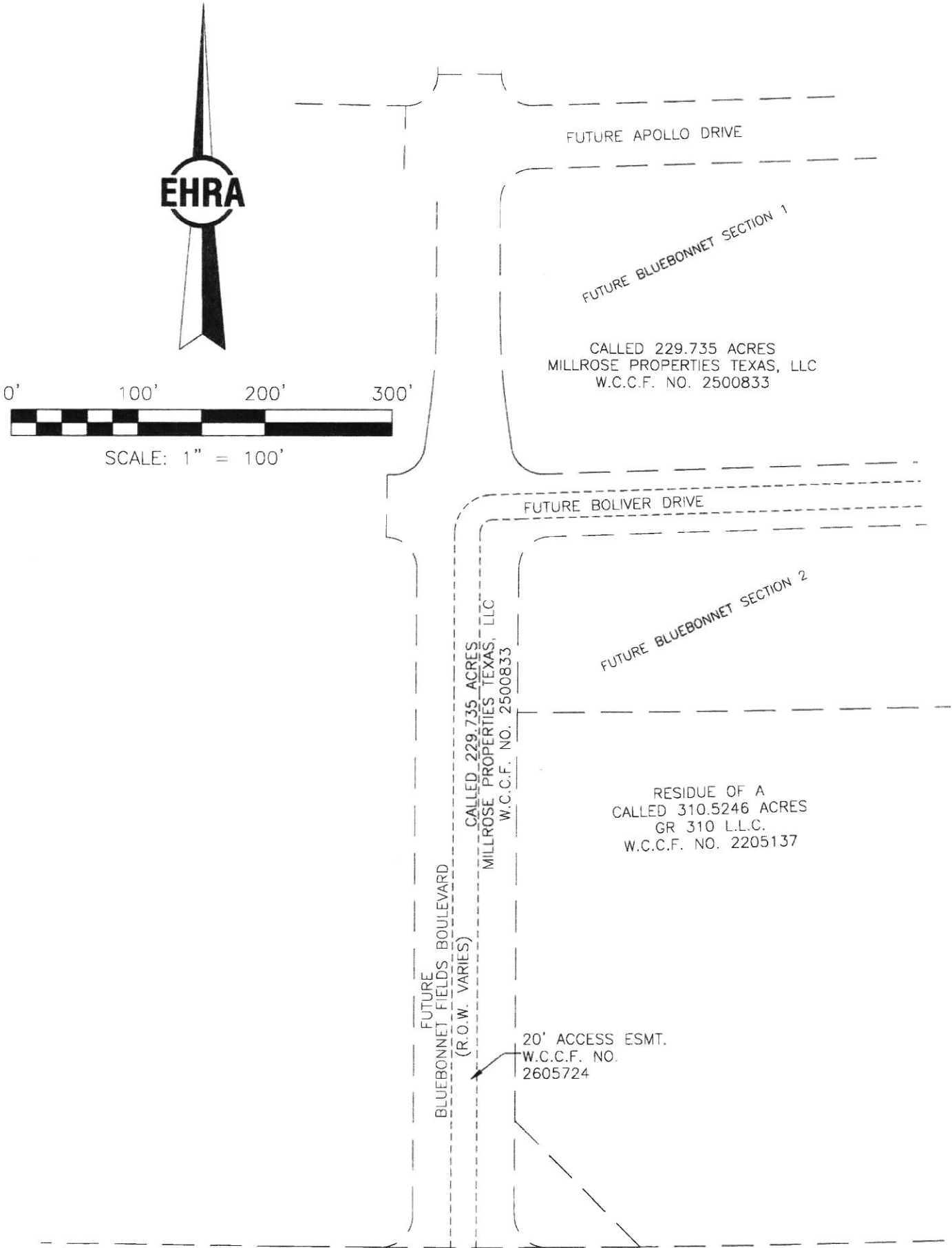
FINAL PLAT OF
BLUEBONNET DETENTION
BASIN 8



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
PLATTING@EHRA.TEAM
FIRM No. F-726
FIRM No. 10092300

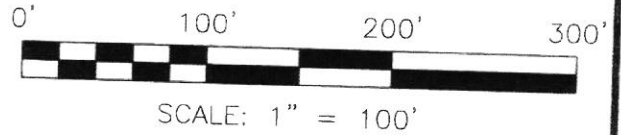


JUNE, 2026	OWNER: MILLROSE PROPERTIES TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUEBONNET DETENTION BASIN 8	 ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM PLATTING@EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
JOB NO. 241-094-30				
SHEET 11 OF 15				

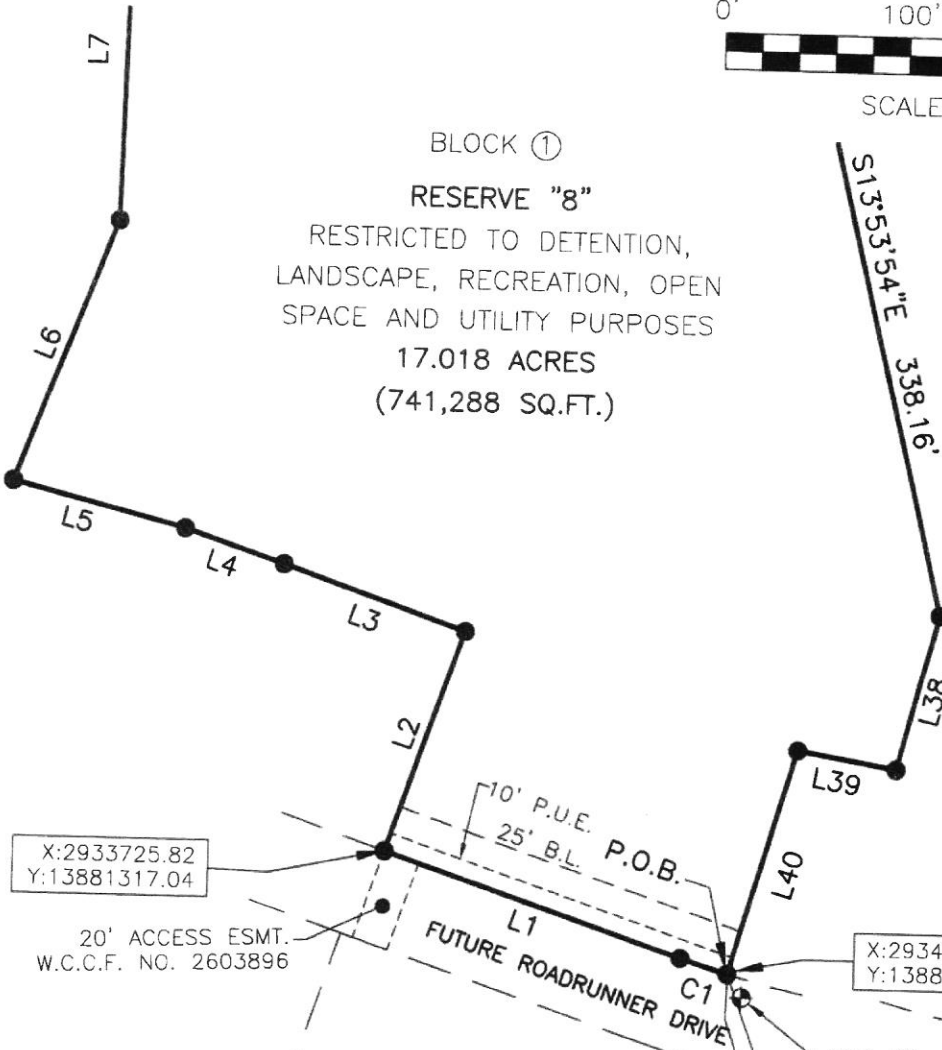


F.M. 529
(120' R.O.W.)
VOL. 144, PG. 505 W.C.D.R.

JUNE, 2026	OWNER: MILLROSE PROPERTIES TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUEBONNET DETENTION BASIN 8	 ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM PLATTING@EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
JOB NO. 241-094-30				
SHEET 12 OF 15				



BLOCK ①
RESERVE "8"
RESTRICTED TO DETENTION,
LANDSCAPE, RECREATION, OPEN
SPACE AND UTILITY PURPOSES
17.018 ACRES
(741,288 SQ.FT.)



X:2933725.82
Y:13881317.04

X:2934208.45
Y:13881172.25

CALLED 229.735 ACRES
MILLROSE PROPERTIES TEXAS, LLC
W.C.C.F. NO. 2500833

CALLED 229.735 ACRES
MILLROSE PROPERTIES TEXAS, LLC
W.C.C.F. NO. 2500833

FUTURE BLUEBONNET SECTION 2
CALLED 229.735 ACRES
MILLROSE PROPERTIES TEXAS, LLC
W.C.C.F. NO. 2500833

FUTURE BLUEBONNET SECTION 1
RESIDUE OF A
CALLED 310.5246 ACRES
GR 310 L.L.C.
W.C.C.F. NO. 2205137

JUNE, 2026

JOB NO.
241-094-30

SHEET 13 OF 15

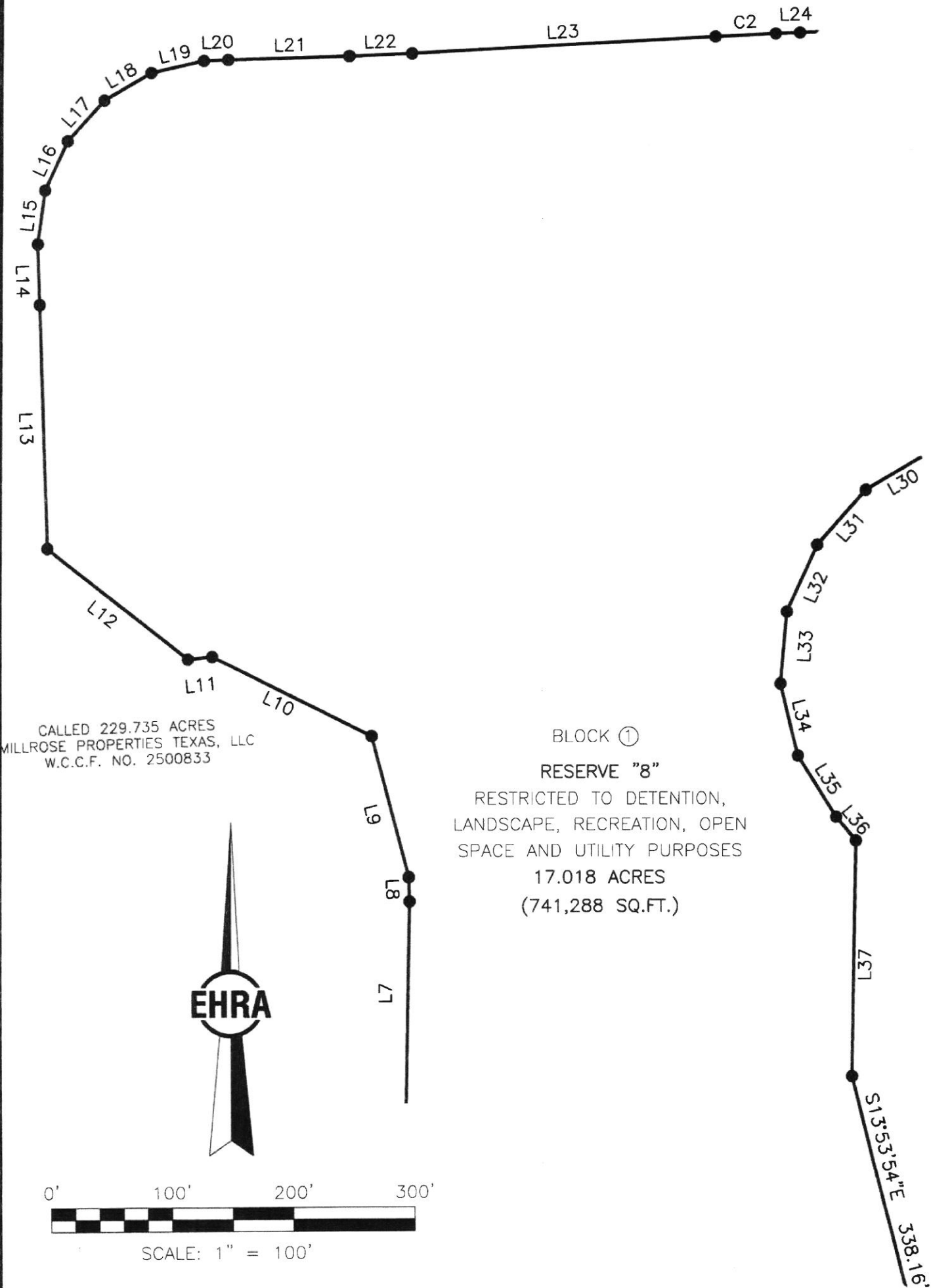
OWNER:
MILLROSE PROPERTIES
TEXAS, LLC,
A TEXAS LIMITED
LIABILITY COMPANY

FINAL PLAT OF
BLUEBONNET DETENTION
BASIN 8

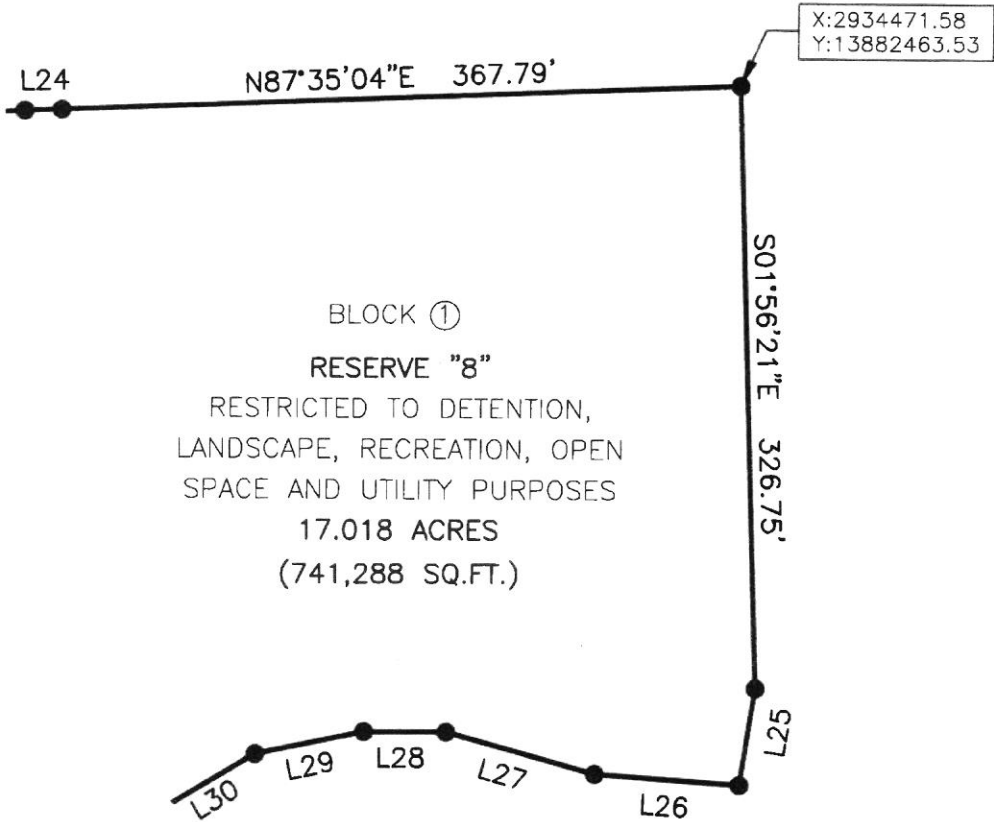


10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
PLATTING@EHRA.TEAM
FIRM No. F-726
FIRM No. 10092300

CALLLED 229.735 ACRES
MILLROSE PROPERTIES TEXAS, LLC
W.C.C.F. NO. 2500833



JUNE, 2026	OWNER: MILLROSE PROPERTIES TEXAS, LLC, A TEXAS LIMITED LIABILITY COMPANY	FINAL PLAT OF BLUEBONNET DETENTION BASIN 8	 ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM PLATTING@EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
JOB NO. 241-094-30				
SHEET 14 OF 15				



CALLED 229.735 ACRES
MILLROSE PROPERTIES TEXAS, LLC
W.C.C.F. NO. 2500833

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



June 18, 2026

Elaine C. Stremlau, P.E.
EHRA
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500

Re: Lakes of Cane Island Section 1 – Substantial Completion/One-Year Warranty Period

Ms. Stremlau,

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

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

The County will consider the maintenance period to start on the date of acceptance by the Waller County Commissioners Court of July 8, 2026. The road will be reviewed again in one (1) year to determine if any additional work is required before a motion for final acceptance of the road is submitted to the Waller County Commissioners' Court.

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

Contact us on or after the anniversary date of July 8, 2026, to schedule the Final Inspection.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Ross McCall", is written over a horizontal line.

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

Item 11.

Lakes of Cane Island Section 1 Road Log

[illegible]

CIVIL SITE DEVELOPMENT REQUEST FOR FINAL INSPECTION

I, Elaine Stremlau, P.E., hereby certify that I am a Registered Professional
(Name)

Engineer in the State of Texas. To the best of my knowledge, information and belief, the Project at
Lakes of Cane Island Section 1

(Description of Project)

Constructed at 27600 Morton Road, Katy, Texas, 77493
(Address) (City) (Zip Code)

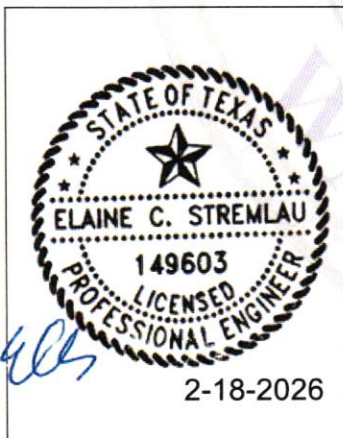
was completed in conformance to the plans and specifications and, in my professional opinion, is in compliance with the Waller County Approved Plans and is ready for Final Inspection by the Waller County Engineer.

The Owner of this Project is: PHHOU-CANE ISLAND 178 LLC

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

Company Name: Fellers & Clark
Address: 18111 Domino Road
City, State: Waller, Texas 77484
Contact Person: Cortland Fellers
Phone: 979-270-1226 Email: cfellers@fellersandclark.com

(Engineers Seal)



EC 2-18-2026
(Signature) (Date)
10011 Meadowglen Lane
(Mailing Address)
Houston, Texas, 77042
(City, State, Zip)
estremlau@ehra.team
(Email)
713-784-4500
(Phone No.)

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

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

6/18/26
Date

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



June 18, 2026

Elaine C. Stremlau, P.E.
EHRA
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500

Re: Lakes of Cane Island Section 2 – Substantial Completion/One-Year Warranty Period

Ms. Stremlau,

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

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

The County will consider the maintenance period to start on the date of acceptance by the Waller County Commissioners Court of July 8, 2026. The road will be reviewed again in one (1) year to determine if any additional work is required before a motion for final acceptance of the road is submitted to the Waller County Commissioners' Court.

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

Contact us on or after the anniversary date of July 8, 2026, to schedule the Final Inspection.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Ross McCall", is written over a circular stamp that partially overlaps the "Sincerely," text.

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

Lakes of Cane Island Section 2 Road Lo

[illegible]

CIVIL SITE DEVELOPMENT REQUEST FOR FINAL INSPECTION

I, Elaine Stremlau, P.E., hereby certify that I am a Registered Professional
(Name)

Engineer in the State of Texas. To the best of my knowledge, information and belief, the Project at
Lakes of Cane Island Section 2

(Description of Project)

Constructed at 27600 Morton Road, Katy, Texas, 77493
(Address) (City) (Zip Code)

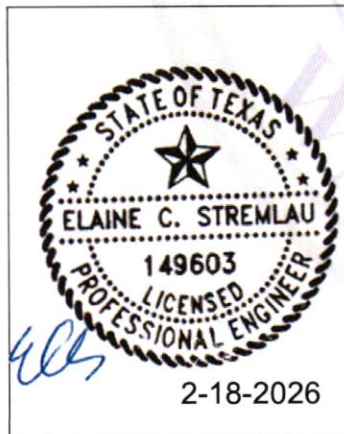
was completed in conformance to the plans and specifications and, in my professional opinion, is in compliance with the Waller County Approved Plans and is ready for Final Inspection by the Waller County Engineer.

The Owner of this Project is: PHHOU-CANE ISLAND 178 LLC

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

Company Name: Fellers & Clark
Address: 18111 Domino Road
City, State: Waller, Texas 77484
Contact Person: Cortland Fellers
Phone: 979-270-1226 Email: cfellers@fellersandclark.com

(Engineers Seal)



ELC 2-18-2026
(Signature) (Date)
10011 Meadowglen Lane
(Mailing Address)
Houston, Texas, 77042
(City, State, Zip)
estremlau@ehra.team
(Email)
713-784-4500
(Phone No.)

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

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

6/18/26
Date

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



June 18, 2026

Elaine C. Stremlau, P.E.
EHRA
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500

Re: Lakes of Cane Island Section 3 – Substantial Completion/One-Year Warranty Period

Ms. Stremlau,

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

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

The County will consider the maintenance period to start on the date of acceptance by the Waller County Commissioners Court of July 8, 2026. The road will be reviewed again in one (1) year to determine if any additional work is required before a motion for final acceptance of the road is submitted to the Waller County Commissioners' Court.

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

Contact us on or after the anniversary date of July 8, 2026, to schedule the Final Inspection.

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

Sincerely,

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

Lakes of Cane Island Section 3 Road Log

[illegible]

CIVIL SITE DEVELOPMENT REQUEST FOR FINAL INSPECTION

I, Elaine Stremlau, P.E., hereby certify that I am a Registered Professional
(Name)

Engineer in the State of Texas. To the best of my knowledge, information and belief, the Project at
Lakes of Cane Island Section 3

(Description of Project)

Constructed at 27600 Morton Road, Katy, Texas, 77493
(Address) (City) (Zip Code)

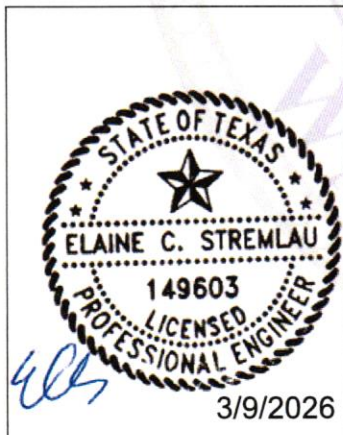
was completed in conformance to the plans and specifications and, in my professional opinion, is in compliance with the Waller County Approved Plans and is ready for Final Inspection by the Waller County Engineer.

The Owner of this Project is: PHHOU-CANE ISLAND 178 LLC

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

Company Name: Fellers & Clark
Address: 18111 Domino Road
City, State: Waller, Texas 77484
Contact Person: Cortland Fellers
Phone: 979-270-1226 Email: cfellers@fellersandclark.com

(Engineers Seal)



[Signature] 3-9-2026
(Signature) (Date)
10011 Meadowglen Lane
(Mailing Address)
Houston, Texas, 77042
(City, State, Zip)
estremlau@ehra.team
(Email)
713-784-4500
(Phone No.)

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

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

6/18/26
Date

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



June 18, 2026

Elaine C. Stremlau, P.E.
EHRA
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500

Re: Lakes of Cane Island Section 4 – Substantial Completion/One-Year Warranty Period

Ms. Stremlau,

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

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

The County will consider the maintenance period to start on the date of acceptance by the Waller County Commissioners Court of July 8, 2026. The road will be reviewed again in one (1) year to determine if any additional work is required before a motion for final acceptance of the road is submitted to the Waller County Commissioners' Court.

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

Contact us on or after the anniversary date of July 8, 2026, to schedule the Final Inspection.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Ross McCall", is written over the word "Sincerely,".

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

Lakes of Cane Island Section 4 Road Log

52

CIVIL SITE DEVELOPMENT REQUEST FOR FINAL INSPECTION

I, Elaine Stremlau, P.E., hereby certify that I am a Registered Professional
(Name)

Engineer in the State of Texas. To the best of my knowledge, information and belief, the Project at
Lakes of Cane Island Section 4

(Description of Project)

Constructed at 27600 Morton Road, Katy, Texas, 77493
(Address) (City) (Zip Code)

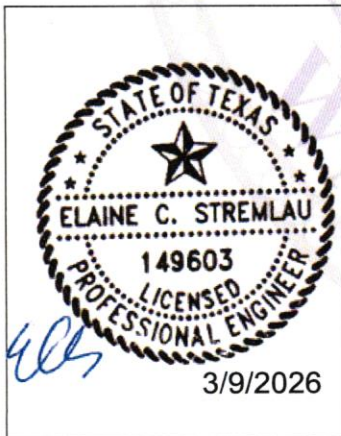
was completed in conformance to the plans and specifications and, in my professional opinion, is in compliance with the Waller County Approved Plans and is ready for Final Inspection by the Waller County Engineer.

The Owner of this Project is: PHHOU-CANE ISLAND 178 LLC

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

Company Name: Fellers & Clark
Address: 18111 Domino Road
City, State: Waller, Texas 77484
Contact Person: Cortland Fellers
Phone: 979-270-1226 Email: cfellers@fellersandclark.com

(Engineers Seal)



[Signature] 3/9/2026
(Signature) (Date)
10011 Meadowglen Lane
(Mailing Address)
Houston, Texas, 77042
(City, State, Zip)
estremlau@ehra.team
(Email)
713-784-4500
(Phone No.)

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

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

6/18/26
Date

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



June 18, 2026

Elaine C. Stremlau, P.E.
EHRA
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500

Re: Lakes of Cane Island Drive STD – Substantial Completion/One-Year Warranty Period

Ms. Stremlau,

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

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

The County will consider the maintenance period to start on the date of acceptance by the Waller County Commissioners Court of July 8, 2026. The road will be reviewed again in one (1) year to determine if any additional work is required before a motion for final acceptance of the road is submitted to the Waller County Commissioners' Court.

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

Contact us on or after the anniversary date of July 8, 2026, to schedule the Final Inspection.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Ross McCall", is written over a faint, larger version of the same signature.

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

Lakes of Cane Island Drive Collector Road - Street Dedication Road Log

[illegible]

CIVIL SITE DEVELOPMENT REQUEST FOR FINAL INSPECTION

I, Elaine Stremlau, P.E., hereby certify that I am a Registered Professional
(Name)

Engineer in the State of Texas. To the best of my knowledge, information and belief, the Project at
Lakes of Cane Island Drive Street Dedication

(Description of Project)

Constructed at 27600 Morton Road, Katy, Texas, 77493
(Address) (City) (Zip Code)

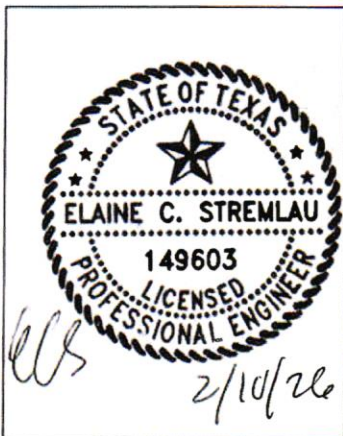
was completed in conformance to the plans and specifications and, in my professional opinion, is in compliance with the Waller County Approved Plans and is ready for Final Inspection by the Waller County Engineer.

The Owner of this Project is: PHHOU-CANE ISLAND 178 LLC

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

Company Name: Hurtado Construction Company
Address: 5629 FM 359S
City, State: Brookshire, Texas 77423
Contact Person: Miguel Hurtado
Phone: 281-533-9498 Email: mikejr@hurtadoconstruction.com

(Engineers Seal)



[Signature] 2/10/26
(Signature) (Date)

10011 Meadowglen Lane
(Mailing Address)

Houston, Texas, 77042

(City, State, Zip)

estremlau@ehra.team

(Email)

713-784-4500

(Phone No.)

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

J. Ross McCall 6/22/26
J. Ross McCall, P.E., Waller County Engineer Date

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



June 18, 2026

Ron J. Dechert
2107 Citywest Blvd., 3rd Floor
Houston, Texas 77042
713-428-400

Re: Lakeview Section 7 – Substantial Completion/One-Year Warranty Period

Mr. Dechert,

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

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

The County will consider the maintenance period to start on the date of acceptance by the Waller County Commissioners Court of July 8, 2026. The road will be reviewed again in one (1) year to determine if any additional work is required before a motion for final acceptance of the road is submitted to the Waller County Commissioners' Court.

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

Contact us on or after the anniversary date of July 8, 2026, to schedule the Final Inspection.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Ross McCall", is written over a faint, circular official stamp.

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

Lakeview Sec 7

Road Name	Precinct	Length		Right-of-Way	Pavement		Subdivision	Plat Recordation		Cost of Construction	Comments
		Feet	Miles		Type	Width		Date	Instrument No.		
HAVENHILL WAY	3	2201.36	0.42	60-Foot	6" Rein. Conc.	28	Lakeview - Section 7	TBD	TBD	\$ 2,018,147.19	
THISTLE WIND DRIVE	3	1674.39	0.32	60-Foot	6" Rein. Conc.	28	Lakeview - Section 7	TBD	TBD	\$ 1,535,035.37	
SANDALWOOD TRAIL	3	1153.06	0.22	60-Foot	6" Rein. Conc.	28	Lakeview - Section 7	TBD	TBD	\$ 1,057,094.16	
SPLIT RIVER TRAIL	3	616.64	0.12	60-Foot	6" Rein. Conc.	28	Lakeview - Section 7	TBD	TBD	\$ 565,318.84	
MORNING STAR TRAIL	3	340.00	0.06	60-Foot	6" Rein. Conc.	28	Lakeview - Section 7	TBD	TBD	\$ 311,702.79	
CRANBERRY CREST WAY	3	515.82	0.10	60-Foot	6" Rein. Conc.	28	Lakeview - Section 7	TBD	TBD	\$ 472,889.80	
CLAYWELL DRIVE	3	232.75	0.04	60-Foot	6" Rein. Conc.	28	Lakeview - Section 7	TBD	TBD	\$ 213,378.89	
LAKEVIEW WAY	3	901.87	0.17	90-Foot	7" Rein. Conc.	28	Lakeview - Section 8	TBD	TBD	\$ 826,809.97	
		7635.89	1.45							\$ 7,000,377.00	
		\$ 916.77	/L.F.								

CIVIL SITE DEVELOPMENT REQUEST FOR FINAL INSPECTION

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

Engineer in the State of Texas. To the best of my knowledge, information and belief, the Project at
Lakeview Sec 7

(Description of Project)

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

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

The Owner of this Project is: Prairie Legacy Partners, Inc o/b/o Waller County MUD No. 34D

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

Company Name: Texasite, LLC

Address: PO BOX 1639

City, State: Montgomery, Texas 77356

Contact Person: Trey Kissane

Phone: 936-449-4036 Email: trey@texasite.com

(Engineers Seal)



RJD

(Signature)

06-08-2026

(Date)

2107 CityWest Blvd., 3rd Floor

(Mailing Address)

Houston, Texas 77042

(City, State, Zip)

rdechert@pape-dawson.com

(Email)

713-428-2400

(Phone No.)

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

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

6/18/26
Date

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



June 22, 2026

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

**Re: Wood Haven (Grand Magnolia) Sec 5 – Substantial Completion/One-Year
Warranty Period**

Mr. Dreahn,

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

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

The County will consider the maintenance period to start on the date of acceptance by the Waller County Commissioners Court of July 8, 2026. The road will be reviewed again in one (1) year to determine if any additional work is required before a motion for final acceptance of the road is submitted to the Waller County Commissioners' Court.

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

Contact us on or after the anniversary date of July 8, 2026, to schedule the Final Inspection.

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

Sincerely,

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

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

WOODHAVEN ESTATES SECTION 5											
Road Name	Precinct	Length		Right-of-Way	Pavement		Subdivision	Plat Recordation		Cost of	Comments
		Feet	Miles	Width	Type	Width		Date	Instrument No.	Construction	
MOSSY GLADE DRIVE	2	1309.37	0.25	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$377,667.34	
PINK PETAL LANE	2	228.56	0.04	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$65,924.56	
LOST PINES LANE	2	607.3	0.12	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$175,166.21	
CANOPY VIEW COURT	2	314.26	0.06	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$90,643.39	
OWLS NEST ROAD	2	293.22	0.06	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$84,574.73	
SYCAMORE SHORELINE DRIVE	2	1288.4	0.24	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$371,619.62	
THISTLEWOOD TRAIL	2	1100.04	0.21	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$317,289.37	
WINTERBERRY LANE	2	208.48	0.04	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$60,132.80	
CARMEL GARDENS LANE	2	407.58	0.08	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$117,560.09	
PRIMROSE GABLE DRIVE	2	547.72	0.1	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$157,981.29	
OAK SHADE CIRCLE	2	1491.87	0.28	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$430,306.62	
WALNUT GROVE DRIVE	2	56.73	0.01	50'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$16,362.88	
ALMOND GROVE DRIVE	2	3482.45	0.66	60'	6" Concrete Pavement	28	Woodhaven Estates	10/1/2025	2512355	\$914,471.00	
NEW EVERGREEN TRAIL	2	209.06	0.04	60'	7" Concrete Pavement	41/28	Woodhaven Estates	10/1/2025	2512355	\$60,300.09	
	Internal	8062.59	1.53						Internal	\$2,325,529.00	
	Collector	3482.45	0.66						Collector	\$914,471.00	
	Total	11545.04	2.19						Total	\$3,240,000.00	

CIVIL SITE DEVELOPMENT REQUEST FOR FINAL INSPECTION

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

Engineer in the State of Texas. To the best of my knowledge, information and belief, the Project at
Construction of WS&D and Paving for Woodhaven Estates Section 5

(Description of Project)

Constructed at 24241 FM 1488, Magnolia, Texas, 77355
(Address) (City) (Zip Code)

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

The Owner of this Project is: 1605 Investments, LTD

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

Company Name: Dimas Bros. Construction LLC.

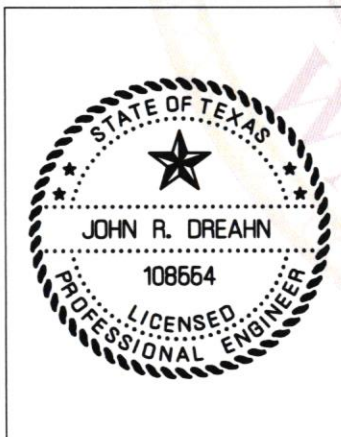
Address: 2003 Center Street

City, State: Richmond, TX 77469

Contact Person: Omar Dimas

Phone: 832-490-7969 Email: odimas@dimasbros.com

(Engineers Seal)



John R. Dreahn
(Signature)

04/09/2026

(Date)

1575 Sawdust Suite 400

(Mailing Address)

The Woodlands, Texas 77384

(City, State, Zip)

jdreahn@quiddity.com

(Email)

346-231-0866

(Phone No.)

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

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

6/22/26

Date

WALLER COUNTY ENGINEER'S OFFICE

J. Ross McCall, P.E.
County Engineer



June 16, 2026

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

Re: Trails of Cochran Ranch Section 1 – Final Acceptance

Mr. Williams,

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

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

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink, which appears to read "J. Ross McCall", is written over a faint, larger version of the same signature.

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

Trails of Cochran Section 1

[illegible]

Total Cost
\$ 1,772,992.75

CIVIL SITE DEVELOPMENT REQUEST FOR FINAL INSPECTION

I, Neil Williams, hereby certify that I am a Registered Professional
(Name)

Engineer in the State of Texas. To the best of my knowledge, information and belief, the Project at
Trails at Cochran Ranch, Section 1

(Description of Project)

Constructed at 14294 Cochran Road, Waller, Texas, 77484
(Address) (City) (Zip Code)

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

The Owner of this Project is: Fastboy Cochran Road, LLC

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

Company Name: D & J Construction, Inc

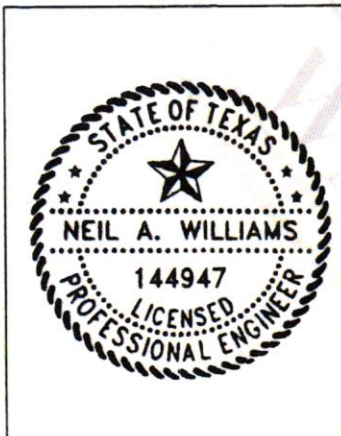
Address: 4907 Bryan Road

City, State: Richmond, Texas 77469

Contact Person: Dionicio Hernandez, President

Phone: (281) 762-7139 Email: office@djconst.com

(Engineers Seal)



[Signature] 8/19/2024
(Signature) (Date)

10377 Stella Link
(Mailing Address)

Houston, TX 77025
(City, State, Zip)

naw@as-engineers.com
(Email)

713-942-2700
(Phone No.)

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

J. Ross McCall 6/18/26
J. Ross McCall, P.E., Waller County Engineer Date

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

APPLICATION: *Woods Crossing Venture LLC and E&P Projects LLC*, owner(s), are requesting to be allowed to amend Block 1, Reserve B of *Final Plat of Jordan Ranch Waller County Plat*. The amendment will revise the western boundary of Block 1, Reserve B, adding approximately 16.876 acres adjacent to and west of currently recorded Reserve B. Block 1, Reserve B and the additional acreage are proposed to be configured into three commercial reserves and a public Right-Of-Way for Trades Crossing Road in a total of 36.202 Acres.

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 19, 2026, 9:00 a.m.*, at the Waller County Courthouse, 836 Austin Street, Hempstead, Texas 77445.



Item 21.

Physical Address: 4003 Front Street
Brookshire, TX 77423
TEL: (713) 859-6117

Mailing Address: 2702 Sunnyside
Pearland, TX 77584

Invoice No:

062026

Issued to:

Waller County Precinct 4
32225 U.S. 90 Business
Brookshire, TX 77423
281-375-5233

Date Issued:

June 4, 2026

NO	DESCRIPTION	QTY	PRICE	SUBTOTAL
1	Pick-up (I -)	1	\$450.00	\$450.00
2	Cremation	1	\$1000.00	\$1000.00
3	Pick-up (-)	1	\$450.00	\$450.00
4	Cremation	1	\$1000.00	\$1000.00

Registration # **034989**
Joan Sargent Waller Co. Treasurer
Deputy JO Date 6-11-26

JUN 8 '26 PM 3:00 TREASURER

Payment Information: Byran James Sacks, III & Jamie Thompson

Austin Stephens
Austin Stephens

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
March 17, 2026

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

Registration # **035089**
Joan Sargent Waller Co. Treasurer
Deputy Joan Date 6-15-26

JUN11'26PM2:31TREASURER

Quantity	Item	Units	Description	Discount %	Taxable	Unit Price	Total
1			First Call - per Judge Joe Krenek				\$ 425.00
1			Transport to FBCME				\$ 500.00
1			Body Bag				\$ 200.00
Balance Due							\$ 1,125.00

Thank You,

Donna Schmidt Fricke
Schmidt Funeral Home
Brookshire, TX

JUN19'26PM3:18AUDITOR

Texas Conference of Urban Counties

500 W 13th St
Austin, TX 78701-1827

INVOICE

BILL TO

Hon. Carbett "Trey" J. Duhon III
Waller County Judge
836 Austin Street, Suite 4300
Hempstead, Texas 77445

INVOICE # 10372079**DATE** 05/12/2026**DUE DATE** 06/11/2026**TERMS** 30 days**SHIP DATE**

05/01/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Membership Dues			
	Urban Counties FY 2026 Membership Dues	1	2,557.50	2,557.50

BALANCE DUE

\$2,557.50[View and pay](#)**034379**

Registration #

Joan Sargent Waller Co. Treasurer

Deputy Jo Date 5-14-26

MAY 19 '26 PM 2:43 AUDITOR

MAY 18 '26 PM 10:55 TREASURER

**Bill To**

Waller County
836 Austin St Ste 203
Hempstead Tx
77445

Remit To

CIRA
P.O. Box 1698
San Antonio, TX
78296-1698

INVOICE

INV993211599

Date

01/22/2026

Description		Ext.Price
2026 Website Hosting - Premium Website Package	1	\$3,200.00
Subtotal		\$3,200.00
Tax		\$0.00
Total		\$3,200.00

Cut Here

Invoice Number

INV993211599

Amount Due

\$3,200.00

Due date

02/21/2026

Bill Date

01/22/2026

Waller County
836 Austin St Ste 203
Hempstead Tx
77445

CIRA
P.O. Box 1698
San Antonio, TX
78296-1698

001336338319

320000

JUN2'26AM9:23AUDITOR

Registration # **034678**
Joan Sargent Waller Co. Treasurer
Deputy Jo Date 6-1-26

MAY28'26AM7:31TREASURER



Wald Relocation Services, LTD

14043 S. Gessner Rd.
Missouri City, TX 77489
713.512.4800

Invoice Date: 4/23/2026
Invoice #: 12977
Order #: WALD-5517-5
Customer #: 16483

Amount Due:

\$2,733.50

Due Date:

5/23/2026

After 5/23/2026 pay:

\$2,774.50

Amount Paid: \$

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

Remit To:

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

3RD FLUOR SOFT COST #4.

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

Invoice Date: 4/23/2026
Invoice #: 12977
Order #: WALD-5517-5
Customer #: 16483

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

Remit To:

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

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

Item #	Description	Quantity	Quantity	Rate	Gross	Discount	Amount
4/2/26							\$408.00
4011	O&I Project Manager	1.00 Crew	4.00 hrs	60.00	\$240.00		\$240.00
4022	O&I Trans Van	1.00 Units	4.00 hrs	20.00	\$80.00		\$80.00
22941	Cont Labels		1.00 Qty	32.00	\$32.00		\$32.00
22926	E-Crate & Dolly rental (2 weeks)		16.00 Qty	3.50	\$56.00		\$56.00
4/7/26							\$1,805.50
4003	O&I Supervisor	1.00 Crew	6.50 hrs	45.00	\$292.50		\$292.50
4006	O&I Mover	3.00 Crew	6.50 hrs	30.00	\$585.00		\$585.00
4015	O&I Driver	1.00 Crew	6.50 hrs	39.00	\$253.50		\$253.50
4016	O&I Bobtail	1.00 Units	6.50 hrs	35.00	\$227.50		\$227.50
22926	Cont Bins		8.00 Qty	35.00	\$280.00		\$280.00
22926	Compuwraps		20.00 Qty	6.00	\$120.00		\$120.00
22951	Cont Shrink Wrap		1.00 Qty	35.00	\$35.00		\$35.00
22944	Cont PC Bags		6.00 Qty	2.00	\$12.00		\$12.00
4/16/26							\$520.00
4006	O&I Mover	1.00 Crew	5.00 hrs	30.00	\$150.00		\$150.00
4015	O&I Driver	1.00 Crew	5.00 hrs	39.00	\$195.00		\$195.00
4016	O&I Bobtail	1.00 Units	5.00 hrs	35.00	\$175.00		\$175.00

APPROVED
DANNY ROTHE
WC/DE/CM

6/26/26

[Signature]

Amount Due:

\$2,733.50

Due Date:

5/23/2026

After 5/23/2026 pay:

\$2,774.50

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

Wald Relocation Services, LTD**18490** **Thursday, April 2, 2026****Waller County New Courthouse, Matl / Site ASMT****Origin:** 14043 S. Gessner Rd
Missouri City, TX 77489**Destination:** 645 12th St
POC: Danny Rothe 979-221-3922
Hempstead, TX 77445**Home Phone:****Home Phone:****Work Phone:****Work Phone:****Email:** WALD@5517-5-K**Other Phone:****Coordinator:** Lucio, Regina**Natl Account:****Salesperson:** Monfort, Duane**Natl Account #:****Customer:** Waller County (16483)**PO #:****Valuation:** Normal Rate .60/lb

Service	Start	Pack	Load	Delivery
Material Delivery	4:00 PM		04/09/2026	

Containers	Estimated	Actual	Containers	Estimated	Actual	Containers	Estimated	Actual
* PM	1		E- SpidC- Steel Dolly			Pro- Cloth Pads		
* V- TV	1		E- SpidCrane			Pro- Coreplast		
Ctn- 1.5 Book			E- Walk Board			Pro- Corner Guard		
Ctn- Inter-Lock			M- BubbleWrap			Pro- Masonite		
DISPOSAL			M- Cardboard Separator			Pro- Matadoors		
E- Bins			M- Corrugated Roll			Pro- Polynite		
E- Deck Bar			M- Corrugated Sheets			Pro- Rug Runner		
E- Dolly- 4- Wheel			M- Flat Brackets (Box)			Pro- Security Seal		
E- Dolly- Extension			M- Furniture Screws (Box)			Tape- Blue		
E- Dolly- Kickback			M- Mounting Kit			Tape- Double Sided		
E- E-Crate	16	16	M- Newsprint			Tape- Duct		
E- E-Crate Dolly	4	4	M- Packing Peanuts			Tape- Polynite		
E- Ladder			M- StretchWrap AntiStat			Tape- Tan		
E- Pallet Jack			M- StretchWrap Green			Tape- Velcro		
E- Pallet Jack Lifter			M- Zip Ties			Tool & Drill		
E- Pallets			Move- Inv. Sticker			Tool- Door Stop		
E- Panel Cart			Move- Inventory			Tool- J-Bar		
E- RBC			Move- Label- 248			Tool- Markers		
E- RBC Covers			Move- Label- 500	1	1	Tool- Pry Bar		
E- Roll-A-Lift			PC Bags			Tool- Rubber Mallet		
E- Sliders			PC- Computer Wrap			Tool- Utility Knife		

Special Instructions(Origin): START TIME: 4:00 PM

PM to deliver E-crates and labels for upcoming move and perform a site assessment.

Special Instructions(Dest): **BT w/ liftgate**

IMPORTANT NOTICE- Read notice before signing below:

I acknowledge that the above requested work has been completed.

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

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

Signature of Customer, Owner or Agent _____

Additional Notes:

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

Wald Relocation Services, LTD

18505

Tuesday, April 7, 2026

Waller County New Courthouse

Origin: 645 12th St
 POC: Danny Rothe 979-221-3922
 Hempstead, TX 77445

Destination: 400 Sheriff R. Glenn Smith Dr
 POC: Danny Rothe 979-221-3922
 Hempstead, TX 77445

Home Phone:

Home Phone:

Work Phone:

Work Phone:

Email: WALD@5517-5-L

Other Phone:

Coordinator: Lucio, Regina

Natl Account:

Salesperson: Monfort, Duane

Natl Account #:

Customer: Waller County (16483)

PO #:

Valuation: Normal Rate .60/lb

Service	Start	Pack	Load	Delivery
O & I Move	9:00 AM		04/07/2026	

Service	Estimated	Actual	Containers	Estimated	Actual	Containers	Estimated	Actual
* Mover	2	3	E- SpidC- Steel Dolly			Pro- Coreplast		
* Supervisor	1	1	E- SpidCrane			Pro- Corner Guard		
* V- BT	1	1	E- Walk Board			Pro- Masonite		
Ctn- 1.5 Book			M- BubbleWrap			Pro- Matadoors		
Ctn- Inter-Lock			M- Cardboard Separator			Pro- Polynite		
DISPOSAL			M- Corrugated Roll			Pro- Rug Runner		
E- Bins	8	8	M- Corrugated Sheets			Pro- Security Seal		
E- Deck Bar			M- Flat Brackets (Box)			Tape- Blue		
E- Dolly- 4-Wheel	25	25	M- Furniture Screws (Box)			Tape- Double Sided		
E- Dolly- Extension			M- Mounting Kit			Tape- Duct		
E- Dolly- Kickback			M- Newsprint			Tape- Polynite		
E- E-Crate			M- Packing Peanuts			Tape- Tan		
E- E-Crate Dolly			M- StretchWrap AntiStat			Tape- Velcro		
E- Ladder			M- StretchWrap Green	1	1	Tool & Drill	1	1
E- Pallet Jack			M- Zip Ties			Tool- Door Stop		
E- Pallet Jack Lifter			Move- Inv. Sticker			Tool- J-Bar		
E- Pallets			Move- Inventory			Tool- Markers		
E- Panel Cart			Move- Label-248			Tool- Pry Bar		
E- RBC			Move- Label-500			Tool- Rubber Mallet		
E- RBC Covers			PC Bags	6	6	Tool- Utility Knife		
E- Roll-A-Lift			PC- Computer Wrap	20	20			
E- Sliders			Pro- Cloth Pads	40	20			

Special Instructions(Origin): START TIME: 9:00 A.M.

Crew to relocate contents, computers, and furniture of 4 offices to the modular trailer outside the courthouse. Place keyboards, mice, and other peripheral equipment in pc bags and label accordingly. Protect all furniture with pads when loading.

Special Instructions(Dest): **BT w/ liftgate**

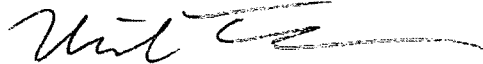
IMPORTANT NOTICE- Read notice before signing below:

I acknowledge that the above requested work has been completed.

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

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

Signature of Customer, Owner or Agent _____



Additional Notes:

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

Wald Relocation Services, LTD

18594

Thursday, April 16, 2026

Waller County New Courthouse

Origin: 400 Sheriff R. Glenn Smith Dr
POC: Danny Rothe 979-221-3922
Hempstead, TX 77445

Destination: 14043 S. Gessner Rd
Missouri City, TX 77489

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

Service	Start	Pack	Load	Delivery
Equipment Pick Up	9:00 AM			04/16/2026

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

REMOVED
16
4

Special Instructions(Origin): START TIME: 9:00 A.M.

Crew to pick up 16 E-Crates and 4 E-Crate dollies and bring back to WALD.

Special Instructions(Dest): **BT w/ liftgate**

IMPORTANT NOTICE- Read notice before signing below:

I acknowledge that the above requested work has been completed.

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

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

Signature of Customer, Owner or Agent

Additional Notes:

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

PICKED UP
16 CRATES
4 CRATE DOLLIES

STERLING FLAGS

GREAT FLAGS & VALUES
31542 ELKCREEK BEND DR
HOCKLEY, TX 77447

713 502 9677

INVOICE

DATE	INVOICE #
05/12/2026	260041

BILL TO:

WALLER COUNTY
836 AUSTIN STREET, STE 2200
EMAIL CAROLINE AND ROBERT
HEMPSTEAD, TX 77445

SHIP TO:

WALLER COUNTY
8360 AUSTIN
DANNY ROTHE
HEMPSTEAD, TX 77445

		SHIP VIA	SHIP DATE	TRACKING NO.	
		HAND DELIVER	05/12/2026		
General		P.O. NUMBER	TERMS	PROJECT	
			Net 15		
QUANTITY	ITEM CODE	DESCRIPTION		UNIT PRICE	AMOUNT
2.00	8USAFSET	8' 010172- <u>USA</u> INDOOR /OUTDOOR FLAG SET		\$365.00	\$730.00
2.00	8TEXASFS	8' 010303 <u>TEXAS</u> INDOOR /OUTDOOR FLAG SET		\$365.00	\$730.00
4.00	FS	FLAG SPREADER		\$37.50	\$150.00
3RD FLOOR SOFT COST \$ 41 FLAGS FOR 2 COURTROOMS					
APPROVED DANNY ROTHE WC/EB/CM 6/26/26 DJR/RedA					
Thank you for your buisness it is appreciated.				TOTAL	\$1,610.00

Invoice

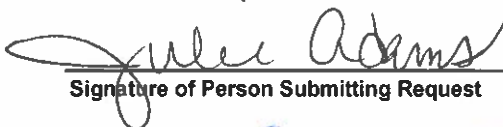
Waller County Economic Dev.
519 9th St Suite A.
Hempstead, TX 77445

Bill To

Waller County
826 Austin St.
Hempstead, TX 77445

Date	Invoice No.	P.O. Number	Terms	Project
07/01/26	2818	contract	Net 15	

Item	Description	Quantity	Rate	Amount
County Contract payment	2026 Contract - 3rd Qtr Pymt		100,000.00	100,000.00
Registration # 035032 Joan Sargent Waller Co. Treasurer Deputy <u>36</u> Date <u>6-11-26</u> JUN11'26PM1:42AUDITOR JUN4'26PM4:20TREASURER				
			Subtotal	\$100,000.00
			Sales Tax	\$0.00
			Total	\$100,000.00

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge Department**Total Amount Due:**\$26,138.00**Please make check payable to:****Name:** HR Green**Address:** P.O. Box 8213Des Moines, IA 50301-8213**Please mail check to:****Name:** HR Green**Address:** P.O. Box 8213Des Moines, IA 50301-8213**Purpose of check:** Invoice # 202324(#12)Professional Services Through April 01, 2026 to April 24, 2026.Mathis Road Reconstruction**Charge to GL line:**605-605-545405
Signature of Person Submitting Request6-17-26
Date
Signature of Official/Department Head Submitting Request6/18/26
Date



P.O. Box 8213
Des Moines, IA 50301-8213
713.965.9996

INVOICE

Project No: 23206

Katlyn Dezarn
Waller County, TX
775 Business US 290 East
Hempstead, TX 77445

Pay Application Number: 12
Invoice Number: 202324
Invoice Date: 5/13/2026
Job Number: 2404188

Project Name: Mathis Road Reconstruction

FOR PROFESSIONAL SERVICES RENDERED FROM April 1, 2026 to April 24, 2026

Task	Fee Type	Contract Fee Amount	Previous Amount	Current Amount	Total Fee Earned	Percent Complete
General Project Management	Lump Sum	\$53,792.00	\$45,523.25	\$585.00	\$46,108.25	86%
Preliminary Phase Services	Lump Sum	\$89,272.00	\$89,272.00	\$0.00	\$89,272.00	100%
Final Design Services	Lump Sum	\$342,810.00	\$173,017.00	\$25,553.00	\$198,570.00	58%
Drainage Analysis Study	Lump Sum	\$61,799.00	\$61,799.00	\$0.00	\$61,799.00	100%
Survey Services (Landtech)	Lump Sum	\$145,092.44	\$81,610.08	\$0.00	\$81,610.08	56%
Geotech Services (HVJ)	Lump Sum	\$68,195.00	\$62,317.00	\$0.00	\$62,317.00	91%
Environmental Services (Reba-Kistner)	Lump Sum	\$15,748.00	\$15,748.00	\$0.00	\$15,748.00	100%
SUE Services (Cobb-Fendley)	Lump Sum	\$70,739.00	\$47,477.50	\$0.00	\$47,477.50	67%
Construction Phase Services	Time & Materials	\$49,942.00	\$0.00	\$0.00	\$0.00	0%
Project Totals		\$897,389.44	\$576,763.83	\$26,138.00	\$602,901.83	67%

Total Fee Earned To Date \$602,901.83
Less Previously Billed \$576,763.83
Amount Due This Invoice \$26,138.00

I hereby certify this invoice to be true and correct.
HR Green, Inc.


Jesus M. Olivas, P.E.
Project Manager

For Billing Questions, Please Contact:
713.338.8004
jolivas@hrgreen.com



Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
319-841-4000

Waller County, TX
 775 Business US 290 East
 Hempstead, TX 77445

May 13, 2026
 Project No: 2404188-0000
 Invoice No: 202324
Invoice Total: \$26,138.00

Project 2404188-0000 Waller County, TX - Mathis Road Reconstruction

Professional Services Through April 24, 2026

Phase	1	General Project Management		
Fee				
Total Fee		53,792.00		
Percent Complete		85.7158	Total Earned	46,108.25
			Previous Fee Billing	45,523.25
			Current Fee Billing	585.00
			Total Fee	585.00
			Total this Phase	\$585.00

Phase	3	Final Design Services		
Fee				
Total Fee		342,810.00		
Percent Complete		57.9242	Total Earned	198,570.00
			Previous Fee Billing	173,017.00
			Current Fee Billing	25,553.00
			Total Fee	25,553.00
			Total this Phase	\$25,553.00
			Total this Invoice	<u>\$26,138.00</u>



Main



Fax



TBPE Firm

Project Status Report for Invoice #12
April 1, 2026 – April 24, 2026

Waller County, TX

Mathis Road Reconstruction: Project Number 23206

HR Green

- General Project Management and coordination with LJA and design team.
- Attended monthly status meeting 4/15/2026, developed minutes
- Design Phase Underway
- Updating plans and addressing comments on 70% submittal from LJA

HR Green – Drainage Study

- Drainage study completed and submitted during study phase.
- Drainage engineer identified obstructions at two outfalls causing drainage issues, met with LJA to discuss at Monthly status meeting. LJA advised to leave outfalls as is due to the fact that the obstructions are located outside of existing ROW.

Landtech - Survey

- Survey work completed during study phase
- Proposed ROW maps and M&B not needed due to no Proposed ROW determined to not be needed for this project, this work will not be billed.
- ROW staking to be completed during construction phase.

HVJ - Geotechnical

- Final geotechnical report submitted during study phase.

Raba-Kistner - Environmental

- Final environmental report submitted during study phase.



Cobb-Fendley – SUE Services

- No work to be invoiced this month.
- Utility layouts and UCM to be updated, awaiting updated design files.
- PER Submittal – 1/9/2026 - Completed
- 70% Design Submittal – 3/31/2026 - Completed
- Final Design Submittal – 6/1/2026

HR GREEN, INC.

Jesus Olivas

Project Manager

A handwritten signature in blue ink, appearing to read 'Jesus Olivas', written over a faint circular stamp.

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Tuesday, June 16, 2026 4:19 PM
To: Luke Fortkamp; Ross McCall
Cc: John Tyler; Julie Adams
Subject: Mathis Road Reconstruction 2023 Mobility Bond Project Invoice: HRG Project 2404188 - Invoice 12
Attachments: 20260424-Invoice12-HR Green - Mathis Road Recon-202324.pdf

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

Good Afternoon

Attached is invoice 12 from HR Green for Mathis Rd.

Project #: 23206
 Project Name: Mathis Rd
 Consultant: HR Green
 Percent spent so far: 67%
 Design Schedule Changes: None

Invoice Date	Invoice #	Invoice \$
05.13.26	202324-12	\$26,138.00

Thanks,

NATASHA MEDINA | Project Coordinator

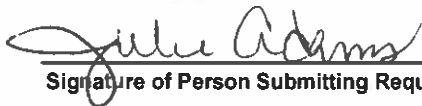
Program Management

O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645

1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

EMPLOYEE-OWNED. CLIENT FOCUSED.

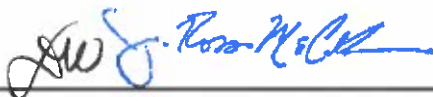
www.lja.com

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge Department**Total Amount Due:**\$72,742.75**Please make check payable to:****Name:** HR Green**Address:** P.O. Box 8213Des Moines, IA 50301-8213**Please mail check to:****Name:** HR Green**Address:** P.O. Box 8213Des Moines, IA 50301-8213**Purpose of check:** Invoice # 200624(#11)Professional Services Through January 31, 2026 to February 27, 2026.Mathis Road Reconstruction**Charge to GL line:**605-605-545405

Signature of Person Submitting Request

6-17-26

Date



Signature of Official/Department Head Submitting Request

6/18/26

Date



P.O. Box 8213
Des Moines, IA 50301-8213
713.965.9996

INVOICE

Project No: 23206

Katlyn Dezarn
Waller County, TX
775 Business US 290 East
Hempstead, TX 77445

Pay Application Number: 11
Invoice Number: 200624
Invoice Date: 4/7/2026
Job Number: 2404188

Project Name: Mathis Road Reconstruction

FOR PROFESSIONAL SERVICES RENDERED FROM January 31, 2026 to February 27, 2026

Task	Fee Type	Contract Fee Amount	Previous Amount	Current Amount	Total Fee Earned	Percent Complete
General Project Management	Lump Sum	\$53,792.00	\$45,458.00	\$65.25	\$45,523.25	85%
Preliminary Phase Services	Lump Sum	\$89,272.00	\$89,272.00	\$0.00	\$89,272.00	100%
Final Design Services	Lump Sum	\$342,810.00	\$105,155.50	\$67,861.50	\$173,017.00	50%
Drainage Analysis Study	Lump Sum	\$61,799.00	\$56,983.00	\$4,816.00	\$61,799.00	100%
Survey Services (Landtech)	Lump Sum	\$145,092.44	\$81,610.08	\$0.00	\$81,610.08	56%
Geotech Services (HVJ)	Lump Sum	\$68,195.00	\$62,317.00	\$0.00	\$62,317.00	91%
Environmental Services (Reba-Kistner)	Lump Sum	\$15,748.00	\$15,748.00	\$0.00	\$15,748.00	100%
SUE Services (Cobb-Fendley)	Lump Sum	\$70,739.00	\$47,477.50	\$0.00	\$47,477.50	67%
Construction Phase Services	Time & Materials	\$49,942.00	\$0.00	\$0.00	\$0.00	0%
Project Totals		\$897,389.44	\$504,021.08	\$72,742.75	\$576,763.83	64%

Total Fee Earned To Date \$576,763.83
Less Previously Billed \$504,021.08
Amount Due This Invoice \$72,742.75

I hereby certify this invoice to be true and correct.
HR Green, Inc.

Jesus M. Olivas, P.E.
Project Manager

For Billing Questions, Please Contact:
713.338.8004
jolivas@hrgreen.com



Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
319-841-4000

Waller County, TX
 775 Business US 290 East
 Hempstead, TX 77445

April 07, 2026
 Project No: 2404188-0000
 Invoice No: 200624
Invoice Total: \$72,742.75

Project 2404188-0000 Waller County, TX - Mathis Road Reconstruction

Professional Services Through March 27, 2026

Phase 1 General Project Management
Fee

Total Fee	53,792.00		
Percent Complete	84.6283	Total Earned	45,523.25
		Previous Fee Billing	45,458.00
		Current Fee Billing	65.25
		Total Fee	65.25
		Total this Phase	\$65.25

Phase 3 Final Design Services
Fee

Total Fee	342,810.00		
Percent Complete	50.4702	Total Earned	173,017.00
		Previous Fee Billing	105,155.50
		Current Fee Billing	67,861.50
		Total Fee	67,861.50
		Total this Phase	\$67,861.50

Phase 4 Drainage Analysis Study
Fee

Total Fee	61,799.00		
Percent Complete	100.00	Total Earned	61,799.00
		Previous Fee Billing	56,983.00
		Current Fee Billing	4,816.00
		Total Fee	4,816.00
		Total this Phase	\$4,816.00

Total this Invoice \$72,742.75



Main

+ Fax

+ TBPE Firm

Project Status Report for Invoice #11
March 1, 2026 – March 31, 2026

Waller County, TX

Mathis Road Reconstruction: Project Number 23206

HR Green

- General Project Management and coordination with LJA and design team.
- Attended monthly status meeting 3/18/2026, developed minutes
- Design Phase Underway
- Completed Development of 70% design submittal:
 - Roadway P&P sheets
 - Typical sections
 - Title sheet
 - Index of sheets
 - Traffic Control Plan
 - Signing and Pavement markings.
 - SW3P sheets
 - Front end documents
 - Project Manual
 - Completion of 70% plan set
- Review of 70% plan set underway, and Final Design submittal to commence afterward.

HR Green – Drainage Study

- Drainage study completed and submitted during study phase.
- Coordination with drainage engineer during final design.

**Landtech - Survey**

- Survey work completed during study phase
- Proposed ROW maps and M&B not needed due to no Proposed ROW determined to not be needed for this project, this work will not be billed.
- ROW staking to be completed during construction phase.

HVJ - Geotechnical

- Final geotechnical report submitted during study phase.

Raba-Kistner - Environmental

- Final environmental report submitted during study phase.

Cobb-Fendley – SUE Services

- No work to be invoiced this month.
- Utility layouts and UCM to be updated, awaiting updated design files.
- PER Submittal – 1/9/2026 - Completed
- 70% Design Submittal – 3/31/2026 - Completed
- Final Design Submittal – 6/1/2026

HR GREEN, INC.
Jesus Olivas
Project Manager

A handwritten signature in blue ink, appearing to read 'Jesus Olivas'.

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Tuesday, June 16, 2026 4:10 PM
To: Luke Fortkamp; Ross McCall
Cc: John Tyler; Julie Adams
Subject: Mathis Road Reconstruction 2023 Mobility Bond Project Invoice: HRG Project 2404188 - Invoice 11
Attachments: 20260327-Invoice11-HR Green - Mathis Road Recon-23206.pdf

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

Good Afternoon,

Attached is invoice 11 from HR Green for Mathis Rd.

Project #: 23206
 Project Name: Mathis Road
 Consultant: HR Green
 Percent spent so far: 4%
 Design Schedule Changes: None

Invoice Date	Invoice #	Invoice \$
04.07.26	200624-11	\$72,742.75

Thanks,

NATASHA MEDINA | Project Coordinator

Program Management

O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645

1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge Department**Total Amount Due:**\$57,431.00**Please make check payable to:****Name:** Trilogy Engineering Services LLC**Address:** 238 Westcott StreetHouston, TX 77002**Please mail check to:****Name:** Trilogy Engineering Services LLC**Address:** 238 Westcott StreetHouston, TX 77002**Purpose of check:** Invoice # 25-001.009 Project # 25-001Preliminary Engineering Services for Waller Precinct 3 Adams Flat Road ReconstructionServices from February 01, 2026 through March 31, 2026**Charge to GL line:**605-605-545405
Signature of Person Submitting Request6-16-26
Date
Signature of Official/Department Head Submitting Request6/18/26
Date



INVOICE

WALLER COUNTY PRECINCT 3 ADAMS FLAT ROAD RECONSTRUCTION 23301
WALLER COUNTY ROAD BOND
775 US-290 BUS
HEMPSTAED, TX 77445

April 10, 2026

ATTN: JOHN TYLER, P.E. AND MICHAEL KECK, P.E.
LJA ENGINEERING

CC: KATLYN DEZARN, P.E.
LJA ENGINEERING

RE: WALLER COUNTY PRECINCT 3

PROJECT NO.: 025-001
INVOICE NO.: 025-001 009

FOR PRELIMINARY ENGINEERING SERVICES FOR WALLER PRECINCT 3 ADAMS FLAT ROAD RECONSTRUCTION - DATED APRIL 02, 2025
SERVICES FROM FEBRUARY 01, 2026 THROUGH MARCH 31, 2026

Phase	Contract Fee	% Complete	Billed to Date	Current Billing	Fee Remaining
Preliminary Engineering	\$164,380.00	100.00%	\$164,380.00		\$0.00
Survey	\$99,956.75	100.00%	\$99,956.75		\$0.00
SUE	\$78,965.00	90.00%	\$71,068.50		\$7,896.50
Geotechnical	\$41,221.50	100.00%	\$41,221.50		\$0.00
Environmental	\$16,915.00	100.00%	\$16,915.00		\$0.00
Structural	\$51,247.00	16.49%	\$8,450.00		\$6.00
Final Design	\$218,184.00	70.91%	\$154,724.96	\$57,431.00	\$63,459.04
Direct Cost	\$4,687.00	0.00%	\$0.00		\$4,687.00
Construction Phase	\$52,828.00	0.00%	\$0.00		\$52,828.00
Total	\$728,384.25	76.43%	\$556,716.71	\$57,431.00	\$171,667.54

TOTAL DUE THIS INVOICE FOR TRILOGY:

\$ 57,431.00

PER Submitted 8/26/2025

Expected Interim Design Submittal 2/13/2026

Expected Final Design Submittal 6/12/2026

SUBMITTED BY

4/10/2026
DATE



Waller County 2023 Mobility Bond

23301 Adams Flat Road

March 2026, Progress Meeting - Trilogy

Work completed / status

- Survey: Complete (ROW survey and design survey).
- SUE: Completed (all subsurface utility work complete for design use).
- Environmental: Complete.
- Geotechnical: Complete (final report received).
- PER: Completed and approved.
- Final Design
- NTP received on December 8, 2025.
- Structural: In progress (pending completion of structural deliverables).
- Roadway/Drainage design development: Preliminary roadway geometry, corridor modeling, drainage layout, and TCP sheets completed as part of the 60% design package.

Current Activities

- Awaiting County review comments on the 60% PS&E submittal, expected by March 6, 2026.
- Preparing to address County and utility review comments once received.
- Continuing internal coordination for drainage refinements and driveway culvert layouts.
- Updating utility coordination documentation and conflict tracking for the next design phase.
- Preparing framework for 90% PS&E design development following comment resolution.

Key Issues / Risks to Watch

- Resolution of any utility conflicts that may affect ditch grading or culvert placement.
- Confirmation of driveway culvert standards and access treatments prior to advancing design.
- Potential refinements to drainage design depending on County review comments.

Action Items (for today's meeting)

- Receive and review Waller County comments on the 60% submittal.
- Coordinate with the County on any required design revisions.
- Begin incorporating revisions into the 90% design package.

Project Schedule Update

- Current Phase: Final Design – Comment Review / Preparation for 90% Design
- Adjustments to schedule (if any): None at this time
- Current Schedule / Milestones
 - 60% PS&E Submittal: Feb 16, 2026 (Completed)
 - County Review of 60%: Expected by March 6, 2026
 - 90% PS&E Submittal: Apr 17, 2026
 - 100% Final (Signed/Sealed): Jun 12, 2026



Waller County 2023 Mobility Bond

23301 Adams Flat Road

April 2026, Progress Meeting - Trilogy

Work completed / status

- Survey: Complete (ROW survey and design survey).
- SUE: Completed (all subsurface utility work complete for design use).
- Environmental: Complete.
- Geotechnical: Complete (final report received).
- PER: Completed and approved.
- Final Design
 - NTP received: December 8, 2025.
 - 60% PS&E submitted: February 16, 2026.
 - 60% review comments received: March 9, March 19, and March 31, 2026.
 - Structural: Currently on hold pending utility coordination and confirmation of any impacts to drainage/crossing layouts.

Current Activities

- Addressed and incorporated 60% review comments received to date.
- Continued internal coordination on drainage refinements, culvert sizing, and driveway culvert layout development.
- Continued utility coordination and updates to the utility conflict tracking documentation for the next design phase.
- Continued development of the 90% PS&E submittal package, including plan revisions, drainage updates, and quantity/estimate refinements.

Key Issues / Risks to Watch

- Resolution of utility conflicts that could affect ditch grading, culvert placement, or roadside improvements.
- Potential drainage design refinements resulting from County review comments and ongoing coordination.
- Coordination of cross-culvert decisions where broader downstream or regional drainage considerations may affect final recommendations.

Project Schedule Update

- Current Phase: Final Design – Comment Review / Preparation for 90% Design
- Adjustments to schedule (if any): None at this time
- Current Schedule / Milestones
 - 60% PS&E Submittal: Feb 16, 2026 (Completed)
 - 90% PS&E Submittal: Apr 20, 2026
 - 100% Final (Signed/Sealed): Jun 12, 2026

Overall, the project remains in final design and is progressing toward the 90% PS&E submittal. Efforts this month focused primarily on addressing 60% review comments, advancing drainage and culvert design refinements, and continuing design to support the next submittal.

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Friday, June 12, 2026 1:04 PM
To: Luke Fortkamp; Ross McCall
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice Trilogy Engineering Services Invoice No. 009
Attachments: 20250710-Invoice#009-TrilogyEng-Adams_Flat_Reconstruction-23301.pdf

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

Good afternoon,

Attached is invoice 9 from Trilogy for Adams Flat Rd.

This invoice had previously been held for issues with subconsultants.

Project #: 23301
 Project Name: Adams Flat Rd
 Consultant: Trilogy
 Percent spent so far: 76%
 Design Schedule Changes: None

Invoice Date	Invoice #	Invoice \$
04.10.26	025-001.009	\$57,431.00

Thanks,

NATASHA MEDINA | Project Coordinator

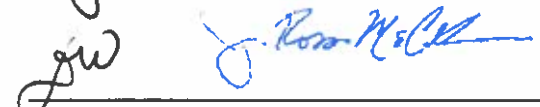
Program Management

O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645

1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge Department**Total Amount Due:**\$64,005.50**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:** Invoice # 65035800-0526-14 Project # 65035800Services Rendered May 01, 2026 through May 31, 202623102 Double Culvert Road**Charge to GL line:**605-605-545405
Signature of Person Submitting Request6-18-26
Date
Signature of Official/Department Head Submitting Request6-18-26
Date



Invoice for Professional Services

Please remit payment electronically to:		If paying by check, please remit to:
Account Name:	KIMLEY-HORN AND ASSOCIATES, INC.	KIMLEY-HORN AND ASSOCIATES, INC.
Bank Name and Address:	WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104	P.O. BOX 951640
Account Number:	2073089159554	DALLAS, TX 75395-1640
ABA#:	121000248	
Please send remittance information to:	payments@kimley-horn.com	

WALLER COUNTY, TX
425 FM 1488
HEMPSTEAD, TX 77445

Invoice Amount: \$64,005.50

Invoice No: 065035800-0526-14
Invoice Date: May 31, 2026

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

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

Client Reference:

LUMP SUM

KH Ref # 065035800.1-36021399

Description	Contract Value	% Complete	Amount Earned to Date	Previous Amount Billed	Current Amount Due
PROJECT ADMINISTRATION & PERMITTING	104,880.00	72.00%	75,513.60	73,416.00	2,097.60
PRELIMINARY ENGINEERING	536,332.69	92.00%	493,426.07	482,699.42	10,726.65
FINAL DESIGN	269,375.00	75.00%	202,031.25	150,850.00	51,181.25
Subtotal	910,587.69	84.67%	770,970.92	706,965.42	64,005.50
Total LUMP SUM					64,005.50

HOURLY NOT TO EXCEED

KH Ref # 065035800.3-36056022

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

Total Invoice: \$64,005.50



Progress Report #14 (May 2026) 23102 Double Culvert Rd Segment 1

Project: Double Culvert Rd Segment 1
KHA Project #065035800

Date: June 15, 2026

Prepared by: Abbey Polzin, P.E.

Explanation of Effort (through May 31st):

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

- Continued Final Design
- Continued addressing 70% Submittal Comments

Anticipated Activities Next Month:

We anticipate performing the following tasks next month:

- Begin addressing comments on Final Design Submittal

Schedule:

- Expected Final Design Resubmittal – TBD

Pending Needs/Requests:

- N/A

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Thursday, June 18, 2026 1:25 PM
To: Luke Fortkamp; Ross McCall
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice DOUBLE CULVERT ROAD - Kimley-Horn May 2026 Invoice - 065035800
Attachments: 20260531-06503580005-KIMLEYHORN-23102 DOUBLE CULVERT ROAD-065035800.pdf

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

Good afternoon,

Attached is invoice 14 from Kimley Horn for Double Culvert Rd.

Project #: 23102
 Project Name: Double Culvert Seg 1
 Consultant: Kimley Horn
 Percent spent so far: 78%
 Design Schedule Changes: Final Design Resubmittal TBD

Invoice Date	Invoice #	Invoice \$
05.31.26	65035800-0526-14	\$64,005.05

Thanks,

NATASHA MEDINA | Project Coordinator

Program Management

O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645

1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com

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

Julie Adams

Department:

Road and Bridge

Total Amount Due:

\$12,190.76

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

Cobb Fendley

Address:

4424 W Sam Houston Pkwy N, Suite 600

Houston, TX 77041

Please mail check to:**Name:**

Cobb Fendley

Address:

4424 W Sam Houston Pkwy N, Suite 600

Houston, TX 77041

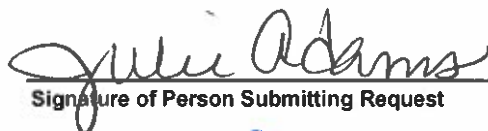
Purpose of check:

Invoice # 363519 Project # 2611-003-01 Mayer Rd

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

Charge to GL line:

605-605-545405


Signature of Person Submitting Request

6-22-26

Date


Signature of Official/Department Head Submitting Request

6/23/2026

Date

Invoice



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

June 17, 2026

Invoice No: 363519

Waller County
775 Business 290 East
Hempstead, TX 77445

Amount Due this Invoice	\$12,190.76
-------------------------	-------------

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

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

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

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

Task 01 General / Management

Fee

Total Fee	84,815.00		
Percent Complete	5.00	Total Earned	4,240.75
		Previous Fee Billing	0.00
		Current Fee Billing	4,240.75
		Total Fee	4,240.75
		Total this Task	\$4,240.75

Task 04 Preliminary Engineering

Subtask B H&H

Fee

Total Fee	49,920.00		
Percent Complete	5.00	Total Earned	2,496.00
		Previous Fee Billing	0.00
		Current Fee Billing	2,496.00
		Total Fee	2,496.00
		Total this Subtask	\$2,496.00

Subtask C Traffic

Fee

Total Fee	27,154.00		
Percent Complete	10.00	Total Earned	2,715.40
		Previous Fee Billing	0.00
		Current Fee Billing	2,715.40
		Total Fee	2,715.40
		Total this Subtask	\$2,715.40

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

Project	2611-003-01	Mayer Road	Invoice	363519
Subtask	D	SUE		
Fee				
Total Fee		44,252.25		
Percent Complete		5.00	Total Earned	2,212.61
			Previous Fee Billing	0.00
			Current Fee Billing	2,212.61
			Total Fee	2,212.61
			Total this Subtask	\$2,212.61
Subtask	E	UC		
Fee				
Total Fee		10,520.00		
Percent Complete		5.00	Total Earned	526.00
			Previous Fee Billing	0.00
			Current Fee Billing	526.00
			Total Fee	526.00
			Total this Subtask	\$526.00
			Total this Task	\$7,950.01
			Total this Invoice	\$12,190.76

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

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

DETAILED INVOICE WORKSHEET

Invoice Number: 1

Period of Services: May 1, 2026 to May 31, 2026

Method of Payment: LUMP SUM

PHASE / SERVICE	Contract Fee	Previous Period		Current Period			Fee Remaining
		% Complete	Billed To Date	% Complete	Billed To Date	Current Billing	
General Services	\$ 84,815.00	0.0%	\$ -	5.0%	\$ 4,240.75	\$ 4,240.75	\$ 80,574.25
Geotechnical Investigation	\$ 60,589.00	0.0%	\$ -	0.0%	\$ -	\$ -	\$ 60,589.00
Environmental Investigation	\$ 13,800.00	0.0%	\$ -	0.0%	\$ -	\$ -	\$ 13,800.00
Design Survey	\$ 130,736.76	0.0%	\$ -	0.0%	\$ -	\$ -	\$ 130,736.76
Right-of-Way Survey	\$ 69,543.00	0.0%	\$ -	0.0%	\$ -	\$ -	\$ 69,543.00
Preliminary Engineering							
Design / PER	\$ 77,780.00	0.0%	\$ -	0.0%	\$ -	\$ -	\$ 77,780.00
H&H	\$ 49,920.00	0.0%	\$ -	5.0%	\$ 2,496.00	\$ 2,496.00	\$ 47,424.00
Traffic	\$ 27,154.00	0.0%	\$ -	10.0%	\$ 2,715.40	\$ 2,715.40	\$ 24,438.60
SUE	\$ 54,772.25	0.0%	\$ -	5.0%	\$ 2,738.61	\$ 2,738.61	\$ 52,033.64
Final Design	\$ 267,590.00	0.0%	\$ -	0.0%	\$ -	\$ -	\$ 267,590.00
Additional Services	\$ 151,150.00	0.0%	\$ -	0.0%	\$ -	\$ -	\$ 151,150.00
TOTAL	\$ 987,850.01	0.0%	\$ -	1.2%	\$ 12,190.76	\$ 12,190.76	\$ 975,659.25

SUMMARY OF MONTHLY ACTIVITIES
Cobb, Fendley & Associates

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

Activities performed during this period:

General Services

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

Geotechnical Investigation

- No activities performed during this period.

Environmental Investigation

- No activities performed during this period.

Design Survey

- No activities performed during this period.

Preliminary Engineering

- Began overland sheetflow analysis and drainage area delineation.
- Place 811 calls, records research
- Request utility records from identified owners: AT&T, San Bernard Electric, CenterPoint
- Create Utility Contact List
- Completed traffic data collection

Final Design

- No activities performed during this period.

Additional Services

- No activities performed during this period.

SUMMARY OF MONTHLY ACTIVITIES
Cobb, Fendley & Associates

Activities to be performed next period:

General Services

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

Geotechnical Investigation

- Perform field investigation for soil borings.
- Perform laboratory testing of soil samples.

Environmental Investigation

- Perform environmental constraints evaluation.

Design Survey

- Perform detailed field survey.

Preliminary Engineering

- Finalize existing condition hydrology
- Begin existing condition hydraulic analysis to determine existing flows & WSEs (pending survey)
- Begin traffic signal warrant study

Final Design

- No activities anticipated during this period.

Additional Services

- No activities anticipated during this period.

Schedule of Submittals:

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

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Friday, June 19, 2026 12:23 PM
To: Luke Fortkamp; Ross McCall
Cc: John Tyler; Julie Adams
Subject: Fw: 2023 Mobility Project Bond Invoice - CobbFendley Invoice 363519-1
Attachments: 20260617-Invoice#363519-1-CobbFendley-Mayer Road-23210.pdf

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

Good Afternoon,

Attached is invoice 1 from Cobb Fendley for Mayer Rd.

Project #:
 23210
 Project Name:
 Mayer Road
 Consultant:
 Cobb Fendley
 Percent spent
 so far: 1%
 Design
 Schedule
 Changes: N/A

Invoice Date	Invoice #	Invoice \$
06.17.26	363519-1	\$12,190.76

Thanks,

NATASHA MEDINA | Project Coordinator

Program Management

O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645

1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com

Julie Adams

From: Luke Fortkamp
Sent: Monday, June 22, 2026 9:29 AM
To: Julie Adams
Subject: FW: 2023 Mobility Project Bond Invoice - CobbFendley Invoice 363519-1
Attachments: 20260617-Invoice#363519-1-CobbFendley-Mayer Road-23210.pdf

Julie,

Please process this payment.

Thanks,
 -Luke

From: Natasha Medina <nmedina@lja.com>
Sent: Friday, June 19, 2026 12:23 PM
To: Luke Fortkamp <l.fortkamp@wallercounty.us>; Ross McCall <r.mccall@wallercounty.us>
Cc: John Tyler <jtyler@lja.com>; Julie Adams <j.adams@wallercounty.us>
Subject: Fw: 2023 Mobility Project Bond Invoice - CobbFendley Invoice 363519-1

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

Good Afternoon,

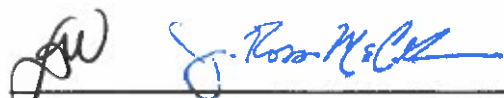
Attached is invoice 1 from Cobb Fendley for Mayer Rd.

Project #:
 23210
 Project Name:
 Mayer Road
 Consultant:
 Cobb Fendley
 Percent spent
 so far: 1%
 Design
 Schedule
 Changes: N/A

Invoice Date	Invoice #	Invoice \$
06.17.26	363519-1	\$12,190.76

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge Department**Total Amount Due:**\$42,975.00**Please make check payable to:****Name:** R.G. Miller Engineers, Inc. Attn: Amy Phan**Address:** 1080 Eldridge, Suite 600Houston, TX 77077**Please mail check to:****Name:** R.G. Miller Engineers, Inc. Attn: Amy Phan**Address:** 1080 Eldridge, Suite 600Houston, TX 77077**Purpose of check:** Invoice # 101170-14 Neuman RoadProfessional Engineering Services May 1, 2026 to May 31, 2026**Charge to GL line:**605-605-545405

Signature of Person Submitting Request6-22-26

Date

Signature of Official/Department Head Submitting Request6/23/2026

Date



R.G. Miller Engineers, Inc.

1080 Eldridge Pkwy, Suite 600, Houston, Texas 77077 Tel. 713-461-9600 Fax 713-461-9455

Remit Payment: R.G. Miller Engineers, Inc.		
By Check:	Electronic Instructions:	Account: 101174891
1080 Eldridge Pkwy	Bank: First Merchants Bank	
Suite 600	Wire/ACH ABA: 074900857	
Houston, TX 77077	BIC/ SWIFT CODE: FMECUS33 (International)	

BILL TO

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

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

REMIT TO

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

Professional Engineering Services related to
Project: Neuman Road

INVOICE

Date of Invoice: 15-Jun-26 RGME Invoice No. 101170-14
RGME Project No.: 2117.0000
Period of Services: 5/1/2026 TO 5/31/2026

TASK Code	Phase Description	Contract Fee	% Complete	Invoiced to Date	Previously Invoiced	Current Invoice	Amount of Contract Value Remaining
100	PER Phase LS	\$190,540.00	100%	\$190,540.00	\$190,540.00	\$0.00	\$0.00
200	Design Phase LS	\$238,750.00	78%	\$186,225.00	\$143,250.00	\$42,975.00	\$52,525.00
210	Topographic Survey T&M	\$117,548.00	81%	\$95,495.98	\$95,495.98	\$0.00	\$22,052.02
220	Geotechnical Services T&M	\$99,567.00	100%	\$99,567.00	\$99,567.00	\$0.00	\$0.00
230	Subsurface Utility Engineering T&M	\$158,630.00	33%	\$52,401.67	\$52,401.67	\$0.00	\$106,228.33
240	Bridge Design T&M	\$73,080.00	0%	\$0.00	\$0.00	\$0.00	\$73,080.00
250	Environmental Services T&M	\$16,866.00	100%	\$16,866.00	\$16,866.00	\$0.00	\$0.00
300	Bid Phase LS	\$11,800.00	0%	\$0.00	\$0.00	\$0.00	\$11,800.00
Total:		\$906,781.00		\$641,095.65	\$598,120.65	\$42,975.00	\$265,685.35
OVERALL TOTALS		\$906,781.00	71%	\$641,095.65	\$598,120.65	\$42,975.00	\$265,685.35

AMOUNT DUE THIS INVOICE:**\$42,975.00**

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

Approved by:

Alberto Espinoza, P.E.
Senior Project Manager

June 15, 2026

Date

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

Neuman Road May 2026 Progress Report

Summary of Work Accomplished in May 2026

- Preparation and submittal of 70% plan set
- Review and begin addressing 70% submittal comments

Summary of Work to be Accomplished in June 2026

- Addressing 70% submittal comments

Project Schedule and Upcoming Deliverables

- Draft Geotechnical Report – 7/23/2025
- Survey Deliverables – 10/24/2025
- Preliminary Engineering Report Draft Submittal – 10/31/2025
- Preliminary Engineering Report Final Submittal – 12/23/2025
- 70% Design Submittal – 5/10/2026
- 100% Design Submittal – 7/19/2026

Outstanding Issues or Information Needs

Open Issues

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Monday, June 22, 2026 12:49 PM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice Neuman Road - RGME Invoice #101170-14
Attachments: 20260615 Invoice 101170-14 RGM - Neuman Road - 23404.pdf

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

Good Afternoon,

Attached is invoice 14 from RG Miller for Neuman Rd.

Project #: 23404
 Project Name: Neuman Road
 Consultant: RG Miller
 Percent spent so far: 71%
 Design Schedule Changes: None

Invoice Date	Invoice #	Invoice \$
06.15.26	101170-14	\$42,975.00

Thanks,

NATASHA MEDINA | Project Coordinator
 Program Management

O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645
 1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com

From: Mary Williams <mawilliams@dccm.com>
Sent: Monday, June 22, 2026 11:54 AM
To: John Tyler <jtyler@lja.com>; Robert McBride <rmcbride@lja.com>
Cc: Alberto Espinoza <aespinoza@dccm.com>; Katlyn Dezarn <kdezarn@lja.com>; Daniel Freeman <dfreeman@lja.com>; Natasha Medina <nmedina@lja.com>
Subject: Project 2117.000 - Neuman Road - RGME Invoice #101170-14

[EXTERNAL EMAIL]

Good Morning

Please find the attached Invoice 101170-14 for professional services through May 01, 2026, thru May 31, 2026, for Brazos County - RGM CIP23-600.

Please confirm receipt of this invoice

Let us know if you need anything else.

Regards,
Mary

Mary Williams
Project Billing Assistant



A 1080 Eldridge Parkway, Suite 600, Houston, Texas 77077

P 281.921.8678

DCCM.com |   

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[EXTERNAL EMAIL] Exercise caution. Do not open attachments or click links from unknown senders or unexpected email

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge Department**Total Amount Due:**\$31,436.00**Please make check payable to:****Name:** Trilogy Engineering Services LLC**Address:** 238 Westcott StreetHouston, TX 77002**Please mail check to:****Name:** Trilogy Engineering Services LLC**Address:** 238 Westcott StreetHouston, TX 77002**Purpose of check:** Invoice # 25-001.010 Project # 25-001Preliminary Engineering Services for Waller Precinct 3 Adams Flat Road ReconstructionServices from April 01, 2026 through April 30, 2026**Charge to GL line:**605-605-545405

Signature of Person Submitting Request6-23-26

Date



Signature of Official/Department Head Submitting Request6/24/26

Date



INVOICE

WALLER COUNTY PRECINCT 3 ADAM'S FLAT ROAD RECONSTRUCTION 23301
WALLER COUNTY ROAD BOND
775 US-290 BUS
HEMPSTAED, TX 77445

May 8 2026

ATTN: JOHN TYLER, P.E. AND MICHAEL KECK, P.E.
LJA ENGINEERING

CC: KATLYN DEZARN, P.E.
LJA ENGINEERING

PROJECT NO.: 025-001
INVOICE NO.: 025-001 010

RE: WALLER COUNTY PRECINCT 3

FOR PRELIMINARY ENGINEERING SERVICES FOR WALLER PRECINCT 3 ADAMS FLAT ROAD RECONSTRUCTION - DATED APRIL 02, 2025 SERVICES FROM APRIL 01 2026 THROUGH APRIL 30, 2026

Phase	Contract Fee	% Complete	Billed to Date	Current Billing	Fee Remaining
Preliminary Engineering	\$164,380.00	100.00%	\$164,380.00		\$0.00
Survey	\$99,956.75	100.00%	\$99,956.75		\$0.00
SUE	\$78,965.00	90.00%	\$71,068.50		\$7,896.50
Geotechnical	\$41,221.50	100.00%	\$41,221.50		\$0.00
Environmental	\$16,915.00	100.00%	\$16,915.00		\$0.00
Structural	\$51,247.00	18.44%	\$9,450.00		\$41,797.00
Final Design	\$218,184.00	85.32%	\$186,160.96	\$31,436.00	\$32,023.04
Direct Cost	\$4,687.00	0.00%	\$0.00		\$4,687.00
Construction Phase	\$52,828.00	0.00%	\$0.00		\$52,828.00
Total	\$728,384.25	80.88%	\$589,152.71	\$31,436.00	\$139,231.54

TOTAL DUE THIS INVOICE FOR TRILOGY:

\$ 31,436.00

PER Submitted 8/26/2025
60% Design Submittal 2/13/2026
90% Design Submittal 4/20/2026
95% Design Submittal TBD (Awaiting Comments)
Expected Final Design Submittal 6/12/2026

SUBMITTED BY

5/8/2026
DATE



Waller County 2023 Mobility Bond

23301 Adams Flat Road

May 2026, Progress - Trilogy

Work completed / status

- Survey: Complete (ROW survey and design survey).
- SUE: Completed (all subsurface utility work complete for design use).
- Environmental: Complete.
- Geotechnical: Complete (final report received).
- PER: Completed and approved.
- Final Design
 - NTP received: December 8, 2025.
 - 60% PS&E submitted: February 16, 2026.
 - 60% review comments received: March 9, March 19, and March 31, 2026.
 - Structural: Currently on hold pending utility coordination and confirmation of any impacts to drainage/crossing layouts.

Current Activities

- Addressed and incorporated 90% review comments received to date.

Key Issues / Risks to Watch

- Resolution of utility conflicts that could affect ditch grading, culvert placement, or roadside improvements.
- Potential drainage design refinements resulting from County review comments and ongoing coordination.
- Coordination of cross-culvert decisions where broader downstream or regional drainage considerations may affect final recommendations.

Project Schedule Update

- Current Phase: Final Design – Comment Review / Preparation for 95% Design
- Adjustments to schedule (if any): None at this time
- Current Schedule / Milestones
 - 60% PS&E Submittal: Feb 16, 2026 (Completed)
 - 90% PS&E Submittal: Apr 20, 2026
 - 95% PS&E Submittal: TBD
 - 100% Final (Signed/Sealed): Jun 12, 2026

Overall, the project remains in final design and is progressing toward the 95% PS&E submittal. Efforts this month focused primarily on addressing 60% review comments, advancing drainage and culvert design refinements, and continuing design to support the next submittal.

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Tuesday, June 23, 2026 2:59 PM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice Trilogy Engineering Services Invoice 010
Attachments: 20250710-Invoice#010-TrilogyEng-Adams_Flat_Reconstruction-23301.pdf

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

Good Afternoon

Attached is invoice 10 from Trilogy for Adams Flat Road.

Project #: 23301
 Project Name: Adams Flat Road
 Consultant: Trilogy
 Percent spent so far: 81%
 Design Schedule Changes: None

Invoice Date	Invoice #	Invoice \$
05.08.26	025-001.010	\$31,436.00

Thanks,

NATASHA MEDINA | Project Coordinator

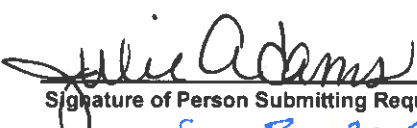
Program Management

O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645

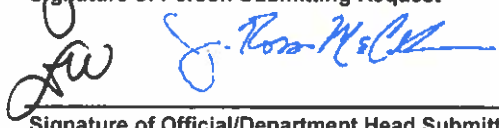
1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge Department**Total Amount Due:**\$21,543.00**Please make check payable to:****Name:** Trilogy Engineering Services LLC**Address:** 238 Westcott StreetHouston, TX 77002**Please mail check to:****Name:** Trilogy Engineering Services LLC**Address:** 238 Westcott StreetHouston, TX 77002**Purpose of check:** Invoice # 25-001.011 Project # 25-001Preliminary Engineering Services for Waller Precinct 3 Adams Flat Road ReconstructionServices from May 03, 2026 through May 31, 2026**Charge to GL line:**605-605-545405
Signature of Person Submitting Request

Date

6-23-26
Signature of Official/Department Head Submitting Request

Date

6/24/26



INVOICE

WALLER COUNTY PRECINCT 3 ADAMS FLAT ROAD RECONSTRUCTION 23301
WALLER COUNTY ROAD BOND
775 US-290 BUS
HEMPSTAED, TX 77445

June 1, 2026

ATTN: JOHN TYLER, P.E. AND MICHAEL KECK, P.E.
LJA ENGINEERING

CC: KATLYN DEZARN, P.E.
LJA ENGINEERING

PROJECT NO.: 025-001
INVOICE NO.: 025-001 011

RE: WALLER COUNTY PRECINCT 3

FOR PRELIMINARY ENGINEERING SERVICES FOR WALLER PRECINCT 3 ADAMS FLAT ROAD RECONSTRUCTION - DATED APRIL 02, 2025
SERVICES FROM MAY 03, 2026 THROUGH MAY 31, 2026

Phase	Contract Fee	% Complete	Billed to Date	Current Billing	Fee Remaining
Preliminary Engineering	\$164,380.00	100.00%	\$164,380.00		\$0.00
Survey	\$99,956.75	100.00%	\$99,956.75		\$0.00
SUE	\$78,965.00	90.00%	\$71,068.50		\$7,896.50
Geotechnical	\$41,221.50	100.00%	\$41,221.50		\$0.00
Environmental	\$16,915.00	100.00%	\$16,915.00		\$0.00
Structural	\$51,247.00	18.44%	\$9,450.00		\$41,797.00
Final Design	\$218,184.00	95.20%	\$207,703.96	\$21,543.00	\$10,480.04
Direct Cost	\$4,687.00	0.00%	\$0.00		\$4,687.00
Construction Phase	\$52,828.00	0.00%	\$0.00		\$52,828.00
Total	\$728,384.25	83.84%	\$610,695.71	\$21,543.00	\$117,688.54

TOTAL DUE THIS INVOICE FOR TRILOGY:

\$ 21,543.00

PER Submitted 8/26/2025
60% Design Submittal 2/13/2026
90% Design Submittal 4/20/2026
95% Design Submittal TBD (Awaiting Comments)
Expected Final Design Submittal 6/12/2026

SUBMITTED BY

6/1/2026
DATE



Waller County 2023 Mobility Bond

23301 Adams Flat Road

June 2026, Progress - Trilogy

Work completed / status

- Survey: Complete (ROW survey and design survey).
- SUE: Completed (all subsurface utility work complete for design use).
- Environmental: Complete.
- Geotechnical: Complete (final report received).
- PER: Completed and approved.
- Final Design
 - NTP received: December 8, 2025.
 - 60% PS&E submitted: February 16, 2026.
 - 60% review comments received: March 9, March 19, and March 31, 2026.
 - 90% PS&E submitted: April 20, 2026.
 - 100% PS&E submitted: June 01, 2026.

Current Activities

- Addressed 90% review comments and continued final design coordination.
- Finalized drainage refinements, cross-culvert decisions, driveway culvert layouts, and signing/markings updates.
- Updated utility conflict documentation and summary based on the latest coordination and conflict matrix.
- Prepared the 100% PS&E submittal package, including final plans, bid form, OPCC, project manual, and supporting documents.

Key Issues / Risks to Watch

- Resolution of any remaining utility coordination items that could affect final construction sequencing or protection requirements.
- Final client review of the 100% package and confirmation of any remaining comments prior to advertisement.

Project Schedule Update

- Current Phase: Final Design – 100% Submittal / Final Coordination
- Adjustments to schedule (if any): 100% submittal advanced to May 30, 2026.
- Current Schedule / Milestones
 - 60% PS&E Submittal: Feb 16, 2026 (Completed)
 - 90% PS&E Submittal: Apr 20, 2026 (Completed)
 - 100% Final PS&E Submittal: Schedule June 12, 2026. Submitted June 01, 2026 (Completed)

Overall, the project is in final design and the 100% PS&E package has been completed. This month focused on final comment incorporation, and preparation of the final plans, bid form, OPCC, and project manual.

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Tuesday, June 23, 2026 3:15 PM
To: Ross McCall; Luke Fortkamp
Cc: Julie Adams; John Tyler
Subject: Mobility Bond Project Invoice Adams Flat Invoice No.11
Attachments: 20250710-Invoice#011-TrilogyEng-Adams_Flat_Reconstruction-23301.pdf

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

Good Afternoon

Attached is invoice 11 from Trilogy for Adams Flat Road.

Project #: 23301
 Project Name: Adams Flat Road
 Consultant: Trilogy
 Percent spent so far: 84%
 Design Schedule Changes: None



Invoice Date	Invoice #	Invoice \$
06.01.26	025-001.011	\$21,543.00

NATASHA MEDINA | Project Coordinator

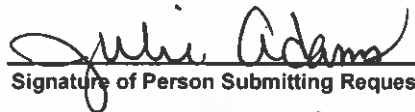
Program Management

O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645

1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com

Waller County Check Request/Reimbursement Form**Employee submitting request:**Julie Adams**Department:**Road and Bridge Department**Total Amount Due:**\$81,698.55**Please make check payable to:****Name:** HR Green**Address:** P.O. Box 8213Des Moines, IA 50301-8213**Please mail check to:****Name:** HR Green**Address:** P.O. Box 8213Des Moines, IA 50301-8213**Purpose of check:** Invoice # 203967Professional Services Through May 29, 2026.Mathis Road Reconstruction**Charge to GL line:**605-605-545405
Signature of Person Submitting Request6-26-26
Date
Signature of Official/Department Head Submitting Request6/26/26
Date



Please Remit To:
HR Green, Inc.
PO Box 8213
Des Moines, IA 50301-8213
319-841-4000

Waller County, TX
 775 Business US 290 East
 Hempstead, TX 77445

June 23, 2026
 Project No: 2404188-0000
 Invoice No: 203967
Invoice Total: \$81,698.55

Project 2404188-0000 Waller County, TX - Mathis Road Reconstruction

Professional Services Through May 29, 2026

Phase 1 General Project Management

Fee				
Total Fee	53,792.00			
Percent Complete	91.6972	Total Earned	49,325.75	
		Previous Fee Billing	46,108.25	
		Current Fee Billing	3,217.50	
		Total Fee		3,217.50
		Total this Phase		\$3,217.50

Phase 3 Final Design Services

Fee				
Total Fee	342,810.00			
Percent Complete	75.0639	Total Earned	257,326.50	
		Previous Fee Billing	198,570.00	
		Current Fee Billing	58,756.50	
		Total Fee		58,756.50
		Total this Phase		\$58,756.50

Phase 5 Sub-Consultant Services

Task 5.4 SUE Services by Cob-Fendley

Fee				
Total Fee	70,739.00			
Percent Complete	95.00	Total Earned	67,202.05	
		Previous Fee Billing	47,477.50	
		Current Fee Billing	19,724.55	
		Total Fee		19,724.55
		Total this Task		\$19,724.55
		Total this Phase		\$19,724.55
		Total this Invoice		<u>\$81,698.55</u>



P.O. Box 8213
Des Moines, IA 50301-8213
713.965.9996

INVOICE

Project No: 23206

Katlyn Dezarn
Waller County, TX
775 Business US 290 East
Hempstead, TX 77445

Pay Application Number: 13
Invoice Number: 203967
Invoice Date: 6/23/2026
Job Number: 2404188

Project Name: Mathis Road Reconstruction

FOR PROFESSIONAL SERVICES RENDERED FROM May 1, 2026 to May 29, 2026

Task	Fee Type	Contract Fee Amount	Previous Amount	Current Amount	Total Fee Earned	Percent Complete
General Project Management	Lump Sum	\$53,792.00	\$46,108.25	\$3,217.50	\$49,325.75	92%
Preliminary Phase Services	Lump Sum	\$89,272.00	\$89,272.00	\$0.00	\$89,272.00	100%
Final Design Services	Lump Sum	\$342,810.00	\$198,570.00	\$58,756.50	\$257,326.50	75%
Drainage Analysis Study	Lump Sum	\$61,799.00	\$61,799.00	\$0.00	\$61,799.00	100%
Survey Services (Landtech)	Lump Sum	\$145,092.44	\$81,610.08	\$0.00	\$81,610.08	56%
Geotech Services (HVJ)	Lump Sum	\$68,195.00	\$62,317.00	\$0.00	\$62,317.00	91%
Environmental Services (Reba-Kistner)	Lump Sum	\$15,748.00	\$15,748.00	\$0.00	\$15,748.00	100%
SUE Services (Cobb-Fendley)	Lump Sum	\$70,739.00	\$47,477.50	\$19,724.55	\$67,202.05	95%
Construction Phase Services	Time & Materials	\$49,942.00	\$0.00	\$0.00	\$0.00	0%
Project Totals		\$897,389.44	\$602,901.83	\$81,698.55	\$684,600.38	76%

Total Fee Earned To Date \$684,600.38
Less Previously Billed \$602,901.83
Amount Due This Invoice \$81,698.55

I hereby certify this invoice to be true and correct.
HR Green, Inc.

Jesus M. Olivas, P.E.
Project Manager

For Billing Questions, Please Contact:
713.338.8004
jolivas@hrgreen.com



Main

Fax



TBPE Firm

**Project Status Report for Invoice #13
May 1, 2026 – May 29, 2026**

Waller County, TX

Mathis Road Reconstruction: Project Number 23206

HR Green

- General Project Management and coordination with LJA and design team.
- Attended monthly status meeting 5/20/2026, developed minutes
- Finalized plans and addressed comments on 70% submittal from LJA
- Submitted final plans, estimate, project manual, bid form and other required documents to LJA.

HR Green – Drainage Study

- Drainage study completed and submitted during study phase.

Landtech - Survey

- Survey work completed during study phase
- Proposed ROW maps and M&B not needed due to no Proposed ROW determined to not be needed for this project, this work will not be billed.
- ROW staking to be completed during construction phase.

HVJ - Geotechnical

- Final geotechnical report submitted during study phase.

Raba-Kistner - Environmental

- Final environmental report submitted during study phase.



Cobb-Fendley – SUE Services

- Cobb-Fendley updated existing utility layouts with final design and provided signed and sealed sheets.
- Revised UCM and plans for any changes to impacts on existing utilities.
- PER Submittal – 1/9/2026 - Completed
- 70% Design Submittal – 3/31/2026 - Completed
- Final Design Submittal – 5/29/2026 - Completed

HR GREEN, INC.

Jesus Olivas

A handwritten signature in blue ink that reads 'Jesus Olivas'.

Project Manager

Julie Adams

From: Natasha Medina <nmedina@lja.com>
Sent: Thursday, June 25, 2026 3:03 PM
To: Ross McCall; Luke Fortkamp
Cc: John Tyler; Julie Adams
Subject: Mobility Bond Project Invoice HRG Mathis - Invoice 13
Attachments: 20260529-Invoice13HRGreen-Mathis Road Recon-203967.pdf

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

Good afternoon,

Attached is invoice 13 from HR Green for Mathis Rd.

Project #: 23206
 Project Name: Mathis Rd
 Consultant: HR Green
 Percent spent so far: 76%
 Design Schedule Changes: N/A

Invoice Date	Invoice #	Invoice \$
06.23.26	203967	\$81,698.55

Thanks,

NATASHA MEDINA | Project Coordinator

Program Management

O: 713.380.4420 | D: 713.341.8017 | C: 305.495.6645

1904 W Grand Parkway N, Suite 100, Katy, Texas 77449

EMPLOYEE-OWNED. CLIENT FOCUSED.

www.lja.com

From: Olivas, Jesus <jolivas@hrgreen.com>

Sent: Wednesday, June 24, 2026 5:26 PM

To: Selena Alvarado <salvarado@lja.com>

Cc: Michael Keck <mkeck@lja.com>; John Tyler <jtyler@lja.com>; Luck, Jessica <jluck@hrgreen.com>; Natasha Medina <nmedina@lja.com>; Lewis-Pacay, Dakota <dakota.pacay@hrgreen.com>

Subject: RE: Waller County, TX - Mathis Road Reconstruction 2023 Mobility Bond Invoice: HRG Project 2404188 - Invoice 13

[EXTERNAL EMAIL]

Selena,

See attached invoice.

We inadvertently included Katlyn in the email and we know she is no longer with LJA.

Thanks,

Jesus M. Olivas, PE, ENV SP

Senior Project Manager – Transportation | Associate
HR Green® | Building Communities. Improving Lives.



11011 Richmond Avenue, Suite 200 | Houston, TX 77042
Main **713.965.9996** | Fax **713.965.0044** | Direct **713.338.8004** | Cell **832.814.4800**
HRGREEN.COM

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From: Lewis-Pacay, Dakota <dakota.pacay@hrgreen.com>

Sent: Wednesday, June 24, 2026 5:14 PM

To: Katlyn Dezarn <kdezarn@lja.com>

Cc: Olivas, Jesus <jolivas@hrgreen.com>; Michael Keck <mkeck@lja.com>; John Tyler <jtyler@lja.com>; Luck, Jessica <jluck@hrgreen.com>; Natasha Medina <nmedina@lja.com>

Subject: Waller County, TX - Mathis Road Reconstruction 2023 Mobility Bond Invoice: HRG Project 2404188 - Invoice 13

The attached invoice covers effort on the subject project through May 29, 2026.

Please let me know if you have any questions.

Thank you,

Dakota Lewis-Pacay

Project Control Analyst I

HR Green® | Building Communities. Improving Lives.



11750 Katy Freeway | Suite 400 | Houston, Texas 77079

Main 832.318.8800 | Direct 832.968.9987

HRGREEN.COM

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OFFICE OF THE SHERIFF WALLER COUNTY

100 R. Glenn Smith Dr. • Hempstead, Texas 77445-4699

979 / 826-8282 • FAX 979 / 826-7781

SHERIFF TROY GUIDRY

Item 38.



06/25/2026

To: Sheriff Troy Guidry

Thru: Chief Deputy Robert Schields,
Law Enforcement Command

Thru: Captain Phillip Lillibridge
Law Enforcement Command

From: Lieutenant John Borowski
Detective Bureau

06/25/26

06/25/26

Re: Training Request – For 3 Detectives to attend Cellebrite Certification for Law Enforcement.

Training/LEOSE Line item 125-516-533202 *Funds are Available*

I am respectfully requesting approval for 3 Detectives, Michael Berry, Andres Rodriguez, and Scott Holmes, to attend the aforementioned training. Please see attached documents.

The Cellebrite Certification for Law Enforcement that is being sponsored by the Midwest Counterdrug Training Center at Camp Dodge in Johnston Iowa is tuition free. Additionally, the Detective's will be lodging on base at no cost. A Detective was sent to a Cellebrite Certification for Law Enforcement class in 2025 and the class cost approximately \$5,000.00. Having the ability to send 3 Detectives to this prestigious training for just the cost of travel is an incredible value for the Waller County Sheriff's Office. Having 3 additional Detectives trained and certified in Cellebrite extraction will add to the ability of the Detective Bureau to process digital evidence in a timely manner. This should also add to the Detective Bureau obtaining more evidence that will help in filing criminal charges. This additional evidence will also assist the Waller County District Attorney's Office in the prosecution of criminal cases.

Description	Unit Price	Quantity	Total Cost
United Airlines round trip airfare	\$407.44	3	\$1,222.32
Per Diem for 5 days	\$288.00	3	\$864.00
Taxes and Fees for airfare	\$242.88		\$242.88
Total Cost			\$2,329.30

Class 08/18-21/2026



MIDWEST COUNTERDRUG TRAINING CENTER

MCTC Course Catalog

(click here for an alphabetical course listing)

Cellebrite Certification for Law Enforcement

Registration

This course is limited to local, state, and federal law enforcement personnel. Course descriptions for the Cellebrite courses are below. As in the past, multiple courses are packaged together. Students are signing up for the CMFF and CCO. Students are expected to attend both, and courses should not be treated as refresher training.

Tuition and Fees

There is no cost to attend this training.

Course Description

The Cellebrite Mobile Forensics Fundamentals (CMFF) course is a 2-day entry level program designed for investigators to identify mobile device hardware and understand the general forensic process. Students will learn how the four phases of the forensics process are related and demonstrate how to handle devices following best practices. Students will also conduct basic analysis of extracted device data and generate reports using Cellebrite Reader software.

The Cellebrite Certified Operator (CCO) course is a 2-day intermediate level certification program which builds on the concepts from the CMFF course. This course is designed for those participants tasked with extracting data in a forensically sound manner using UFED Touch or UFED 4PC. This course aims to teach data extraction team members such as technically savvy investigators, digital forensic examiners, IT staff, internal affairs investigators, first responders and personnel designated to handle extraction of digital evidence how to perform extractions on a variety of devices. These extractions include logical, file system and physical extractions from mobile devices as well SIM cards, and external storage such as SD cards. Participants in this course will gain a basic understanding of how to open the extractions in Physical Analyzer software, conduct basic searches and how to create bookmarks and reports.

Course Length

Cellebrite Certification for Law Enforcement is a 4-day (32 hour) course.

Item 38.

Prerequisites

A letter of recommendation from the student's supervisor is needed prior to placement into the course. Please email the recommendation letter to info@counterdrugtraining.com

There are no scheduled classes available at this time.

MCTC provides on-site and mobile training of the highest quality at no cost to the student to all those involved in the fight against drug trafficking and substance abuse.

If you would like to host this class click [here](#).



Midwest Counterdrug Training Center

(800) 803-6532

7105 NW 70th Bldg 3675, Johnston, IA 50131

info@counterdrugtraining.com



WALLER COUNTY
TRAVEL EXPENSE FORM NUMBER 1
REIMBURSEMENT REQUEST

Item 38.

NAME OF EMPLOYEE SUBMITTING REIMBURSEMENT: Michael O Berry
NAME OF DEPARTMENT: Waller County Sheriff's Office
PURPOSE OF TRAVEL: Training, Cellebrite Certification for Law Enforcement

DESTINATION: (City & State) Johnston, Iowa
DEPARTURE DATE: 8/17/2026 RETURN DATE: 8/21/2026

NON-OVERNIGHT MEALS:

Attach itemized receipts and include meal gratuities in the meal column

	DATE	MEALS	TOTALS
	1		\$0.00
Non-overnight meals = \$ 25.00	2		\$0.00
Maximum daily amount	3		\$0.00
TOTAL REIMBURSEMENT REQUEST FOR PAYROLL			\$0.00
Non-overnight out-of-county reimbursements shall be paid through payroll, subject to applicable taxes and retirement deductions in accordance with IRS and TCDRS regulations.			

OVERNIGHT MEALS AND LODGING:

Attach required verification of conference attendance

PER DIEM RATES	DATE	MEALS	LODGING	TOTALS
First & last travel days = \$ 48.00	1 08/17/26	\$48.00		\$48.00
75% of per diem amount	2 08/18/26	\$64.00		\$64.00
Overnight Meals = \$ 64.00	3 08/19/26	\$64.00		\$64.00
Maximum per diem amount	4 08/20/26	\$64.00		\$64.00
	5 08/21/26	\$48.00		\$48.00
	6			\$0.00
	7			\$0.00
TOTAL MEALS AND LODGING				\$288.00

TRAVEL AND TRANSPORTATION:

Personal Auto _____ MILES AT \$0.725 PER MILE = \$0.00
(Approved by CC)

Other Transportation: (Attach receipts) _____

TOTAL TRAVEL AND TRANSPORTATION \$0.00

REGISTRATION FEES:

(Attach receipts)

TOTAL REGISTRATION \$0.00

INCIDENTAL EXPENSES:

Parking fees, toll charges, etc. (Attach receipts)

TOTAL INCIDENTAL EXPENSES \$0.00

TOTAL REIMBURSEMENT REQUEST FOR ACCOUNTS PAYABLE \$288.00

Overnight out-of-county reimbursements shall be paid through accounts payable.

CERTIFICATION BY EMPLOYEE

I certify that the expenses as shown on this travel expense form are true and correct statements of expenses incurred by me while traveling on official county business and that no other reimbursement has been or will be sought from other sources.

Signature of Person Submitting Request

Date

CERTIFICATION BY OFFICIAL/DEPARTMENT HEAD

I certify that the above named employee received proper authorization for traveling on official county business. I have examined this request for travel reimbursement and approve the same for payment.

Signature of Official/Department Head Submitting Request

Date

WALLER COUNTY
TRAVEL EXPENSE FORM NUMBER 1
REIMBURSEMENT REQUEST

Item 38.

NAME OF EMPLOYEE SUBMITTING REIMBURSEMENT: Andres Rodriguez
NAME OF DEPARTMENT: Waller County Sheriff's Office
PURPOSE OF TRAVEL: Training, Cellebrite Certification for Law Enforcement

DESTINATION: (City & State) Johnston, Iowa
DEPARTURE DATE: 8/17/2026 RETURN DATE: 8/21/2026

NON-OVERNIGHT MEALS:

Attach itemized receipts and include meal gratuities in the meal column

	DATE	MEALS	TOTALS
	1		\$0.00
Non-overnight meals = \$ 25.00	2		\$0.00
Maximum daily amount	3		\$0.00
TOTAL REIMBURSEMENT REQUEST FOR PAYROLL			\$0.00

Non-overnight out-of-county reimbursements shall be paid through payroll, subject to applicable taxes and retirement deductions in accordance with IRS and TCDRS regulations.

OVERNIGHT MEALS AND LODGING:

Attach required verification of conference attendance

PER DIEM RATES	DATE	MEALS	LODGING	TOTALS
First & last travel days = \$ 48.00	1 08/17/26	\$48.00		\$48.00
75% of per diem amount	2 08/18/26	\$64.00		\$64.00
Overnight Meals = \$ 64.00	3 08/19/26	\$64.00		\$64.00
Maximum per diem amount	4 08/20/26	\$64.00		\$64.00
	5 08/21/26	\$48.00		\$48.00
	6			\$0.00
	7			\$0.00
TOTAL MEALS AND LODGING				\$288.00

TRAVEL AND TRANSPORTATION:

Personal Auto _____ MILES AT \$0.725 PER MILE = \$0.00

(Approved by CC)

Other Transportation: (Attach receipts) _____

TOTAL TRAVEL AND TRANSPORTATION \$0.00

REGISTRATION FEES:

(Attach receipts) _____

TOTAL REGISTRATION \$0.00

INCIDENTAL EXPENSES:

Parking fees, toll charges, etc. (Attach receipts) _____

TOTAL INCIDENTAL EXPENSES \$0.00

TOTAL REIMBURSEMENT REQUEST FOR ACCOUNTS PAYABLE \$288.00

Overnight out-of-county reimbursements shall be paid through accounts payable.

CERTIFICATION BY EMPLOYEE

I certify that the expenses as shown on this travel expense form are true and correct statements of expenses incurred by me while traveling on official county business and that no other reimbursement has been or will be sought from other sources.

Signature of Person Submitting Request

Date

CERTIFICATION BY OFFICIAL/DEPARTMENT HEAD

I certify that the above named employee received proper authorization for traveling on official county business. I have examined this request for travel reimbursement and approve the same for payment.

Signature of Official/Department Head Submitting Request

Date

WALLER COUNTY
TRAVEL EXPENSE FORM NUMBER 1
REIMBURSEMENT REQUEST

Item 38.

NAME OF EMPLOYEE SUBMITTING REIMBURSEMENT: Scott Holmes
NAME OF DEPARTMENT: Waller County Sheriff's Office
PURPOSE OF TRAVEL: Training, Cellebrite Certification for Law Enforcement

DESTINATION: (City & State) Johnston, Iowa
DEPARTURE DATE: 8/17/2026 RETURN DATE: 8/21/2026

NON-OVERNIGHT MEALS:

Attach itemized receipts and include meal gratuities in the meal column

	DATE	MEALS	TOTALS
	1		\$0.00
Non-overnight meals = \$ 25.00	2		\$0.00
Maximum daily amount	3		\$0.00
TOTAL REIMBURSEMENT REQUEST FOR PAYROLL			\$0.00

Non-overnight out-of-county reimbursements shall be paid through payroll, subject to applicable taxes and retirement deductions in accordance with IRS and TCDRS regulations.

OVERNIGHT MEALS AND LODGING:

Attach required verification of conference attendance

PER DIEM RATES	DATE	MEALS	LODGING	TOTALS
First & last travel days = \$ 48.00	1 08/17/26	\$48.00		\$48.00
75% of per diem amount	2 08/18/26	\$64.00		\$64.00
Overnight Meals = \$ 64.00	3 08/19/26	\$64.00		\$64.00
Maximum per diem amount	4 08/20/26	\$64.00		\$64.00
	5 08/21/26	\$48.00		\$48.00
	6			\$0.00
	7			\$0.00
TOTAL MEALS AND LODGING				\$288.00

TRAVEL AND TRANSPORTATION:

Personal Auto _____ MILES AT \$0.725 PER MILE = \$0.00

(Approved by CC)

Other Transportation: (Attach receipts) _____

TOTAL TRAVEL AND TRANSPORTATION \$0.00

REGISTRATION FEES:

(Attach receipts) _____

TOTAL REGISTRATION \$0.00

INCIDENTAL EXPENSES:

Parking fees, toll charges, etc. (Attach receipts) _____

TOTAL INCIDENTAL EXPENSES \$0.00

TOTAL REIMBURSEMENT REQUEST FOR ACCOUNTS PAYABLE \$288.00

Overnight out-of-county reimbursements shall be paid through accounts payable.

CERTIFICATION BY EMPLOYEE

I certify that the expenses as shown on this travel expense form are true and correct statements of expenses incurred by me while traveling on official county business and that no other reimbursement has been or will be sought from other sources.

Signature of Person Submitting Request

Date

CERTIFICATION BY OFFICIAL/DEPARTMENT HEAD

I certify that the above named employee received proper authorization for traveling on official county business. I have examined this request for travel reimbursement and approve the same for payment.

Signature of Official/Department Head Submitting Request

Date

From

IAH

Houston, TX, US

To

DSM

Des Moines, IA, US



Travelers

3 Adults

Show price in:

Money



Dates

Aug 17 - Aug 21



Update

[Advanced Search](#)

Traveler Info

To comply with the TSA Secure Flight program, the traveler information listed here must exactly match the information of the government-issued photo ID that each traveler presents at the airport.



[Sign in](#) to your MileagePlus® account for even faster checkout.

Basic Economy restrictions apply, including:



No complimentary seat selection

- Advance seat assignments may be available for purchase during booking and up until check-in opens
- Complimentary seat assigned prior to boarding
- No group or family seating¹
- No Premier® member seating benefits

Fare	\$1,222.32
3 adults 18+	\$407.44/person
> Taxes and fees	\$242.88

Total due\$1,465.20

or starting from \$122/month ⓘ

Cart ID: 681395986 ⓘ

Calculate checked baggage charges ^

Status or memberships? ⓘ

General v

Houston, TX → Des Moines, IA

August 17, 2026

FIRST BAG	\$50
SECOND BAG	\$60
WEIGHT PER BAG	50 lbs (23 kgs)

Des Moines, IA → Houston, TX

August 21, 2026

FIRST BAG	\$50
SECOND BAG	\$60
WEIGHT PER BAG	50 lbs (23 kgs)

June 15, 2026

Mr. Luke Fortkamp
Waller County Engineering Department
775 Business 290 East
Hempstead, Texas 77445
979.826.7670

RE: Waller County Variance Conditional Letter
Brookshire Brown Tract, Park 1489
Waller County, Texas
LJA Job No. 5454-2603 (6.0)

Dear Mr. Fortkamp:

We are writing to request a variance from Waller County's requirement that a Conditional Letter of Map Revision (CLOMR) be obtained ahead of being allowed to place structural fill within the 0.2% and 1.0% chance floodplains.

Industrial & Development Ventures, LLC, proposes the development of the Brookshire Brown Tract for an industrial development to be known as Park 1489. The overall 468-acre site is bifurcated by Bessies Creek, and an industrial development has been proposed on the east portion of this site. Phase 1 comprises approximately 147.9 acres of the east portion of the site. Waller County MUD No. 69 was created in support of this proposed development to provide water and sanitary sewer services.

Two tracts are proposed for construction of water and wastewater plant facilities- a northern tract that will serve as the water supply plant (WSP), and a tract located further south to be developed as a wastewater treatment plant (WWTP). Each of the two plant sites are situated near a line that denotes the limits of the 0.2% chance floodplain (BFE 123') and the 1% chance floodplain (BFE 122'). The location of each of these floodplain limits is roughly coincidental due to steep nature of the existing terrain.

In response to submittal of our General Plan for the proposed Park 1489 development, we have received a review comment requesting that a CLOMR be provided prior to structural fill being allowed within the floodplain. We are writing to request a variance from this specific requirement. We ask that this variance be granted on the bases of the following:

- LJA Engineering, Inc. has completed a Drainage Impact Analysis (DIA) of the above-described proposed development. This DIA was signed and sealed by a licensed professional engineer who found no impact to conveyance of the channel, and no net impact to the net storage volume of the channel's floodplain in either the 0.2% or 1.0% condition from the proposed development.
 - For storage volume, the DIA analyzed the Atlas-14, 1% floodplain condition. This condition has been anticipated to mimic the effective 0.2% condition to which Waller County regulates (in lieu of updated Atlas 14 1% floodplain modeling and mapping).

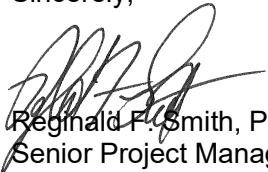
- The above-referenced DIA was reviewed by Pape-Dawson Engineers, Inc., an independent 3rd Party reviewer who reviews for compliance on behalf of Waller County. The reviewer has interposed no objections to our findings upon their review.
- The subject DIA has been reviewed by Quiddity Engineering, LLC, the 3rd party reviewer who reviews on behalf of the Brookshire-Katy Drainage District (BKDD) for impacts to the streams and floodplains within their jurisdiction. Per their review, Quiddity has not objected to our findings as attested by BKDD's approval of the referenced DIA.
- The lowest proposed surface elevation of the WSP site is 140 feet (17 feet above the 0.2% chance floodplain elevation). The lowest proposed surface elevation of the WWTP site is 139 feet (16 feet above the 0.2% chance floodplain elevation).

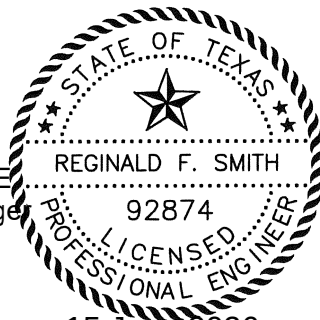
With the above, three independent engineers having a duty to protect the general public concur that structural fill proposed within the floodplain of Bessies Creek for construction of the WSP and WWTP sites do not produce a net impact to the channel on the bases of conveyance and storage volume. The proposed site surface elevations are substantially above the 0.2% chance floodplain elevations. A LOMR-F will be obtained once construction has concluded.

Based on the preceding, we ask that Waller County grant a variance from the requirement that a CLOMR be provided prior to allowing placement of structural fill within the floodplain for this development. The additional requirement would result in substantial delays that could prove detrimental to the continued viability of this development, especially considering the current unknown conditions of FEMA reviewers and review timeline during the government shutdowns.

If you have any questions or need any additional information in this regard, please call me at 713.953.5090 or email me at rsmith@LJA.com. Thank you for your time and assistance with this matter.

Sincerely,


Reginald F. Smith, PE
Senior Project Manager



15 June 2026

RFS/jb



Waller County Road & Bridge Department

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

\$1,000.00

Item 39.

NON-SINGLE FAMILY VARIANCE REQUEST APPLICATION

This form is used to request a variance to Waller County Standards. No variance will be granted unless the general purpose and intent of the Standards is maintained. Any variance granted will only be applicable to the specific site and conditions for which the variance was granted, and will not modify or change any standards as they apply to other sites or conditions.

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

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

PROPERTY OWNER INFORMATION

Name: IDV QOZB 2023, LLC
Mailing Address: 10375 RICHMOND AVENUE, SUITE 1950
City, State, Zip: HOUSTON, TEXAS 77042
Email: jcoulter@idvllc.net
Phone: 832-500-5202

APPLICANT INFORMATION

Name: Kenya Guajardo
Mailing Address: 3600 W Sam Houston Parkway S, Suite 600
City, State, Zip: Houston, Texas 77042
Email: kguajardo@lja.com
Phone: 713-358-8403

Location of Parent Tract (Picture of posted 9-1-1 numbers required before variance will be granted)

1018 FM 1489 BROOKSHIRE, TX 77423 5477 147.919

Address of Property Property ID # Acreage

PLEASE PROVIDE THE FOLLOWING:

- ☒ Sketch, drawing, boundary survey or WCAD map noting proposed development
☒ Copy of Recorded Deed

VARIANCE REQUEST OVERVIEW & JUSTIFICATION

Note the specific regulation(s) to which this variance is being requested. Describe why the County's minimum requirements can't be met and what the proposed deviation will achieve. (Attached additional sheets if more room is needed.)

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.

Printed Owner/Applicant Name Signature Owner/Applicant Date

OFFICE USE ONLY

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

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

June 25, 2026

J. Ross McCall, P.E.
County Engineer
Waller County Road & Bridge

Re: Recommendation for Approval for Variance of Structural Fill within FEMA Mapped Floodplain

Brookshire Brown Tract, Park 1489
Prepared by LJA Engineering dated 6/15/2026
Waller Co. Review Number: 2026-11 PD Job No.: 42397-01

Dear Mr. Ross:

On behalf of Waller County, Pape-Dawson has received and reviewed the referenced Variance Request for the Brookshire Brown Tract, Park 1489 development located in Waller County and along Bessie's Creek. The proposed development submitted and received approval for an overall Drainage Impact Analysis in May of 2025. This DIA covered the entire development area and was approved by Brookshire-Katy Drainage District and Waller County. Subsequently, a Phase 1 DIA was submitted which proposed a smaller area of development and Phase 1 detention pond. Both the overall DIA and Phase 1 DIA proposed structural fill within the effective FEMA 100-year floodplain and excavation for detention ponds within the floodway buffer. The DIA provided a conveyance analysis that adequately demonstrated that the proposed fill would not create increases in water surface elevations using a hydraulic analysis that meets the FEMA standards for a Letter of Map Revision.

A general plan dated June 15, 2026 was provided and reviewed for compliance with the Phase 1 DIA. The Phase 1 DIA identified up to 71 acres of commercial/industrial land use as part of the development and the overall development fill boundaries match the hydraulic analysis provided in the Phase 1 study.

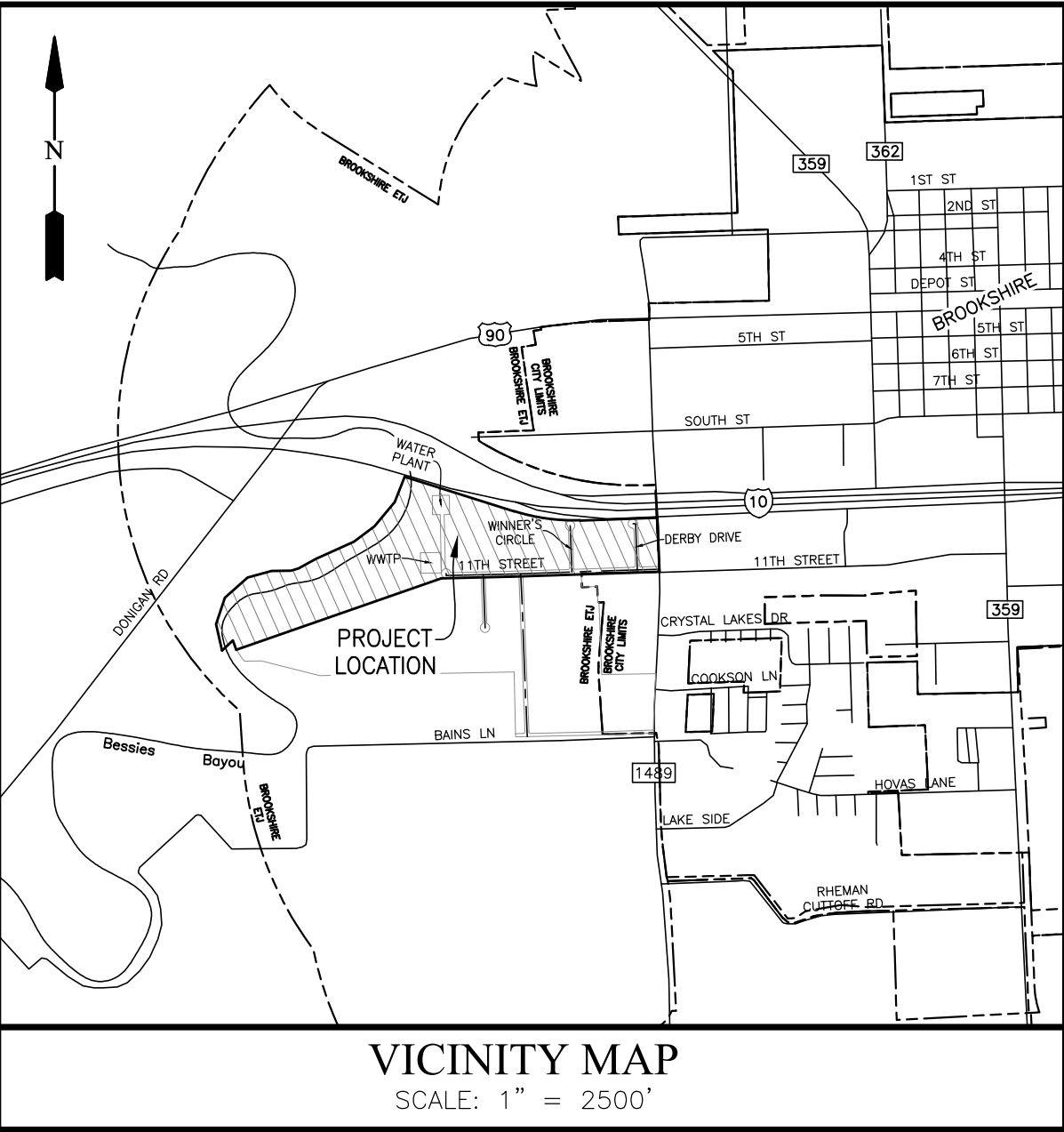
Based on the above review, Pape-Dawson recommends approval of the variance request. Please note that any development modifications outside of the June 15, 2026 General Plan may require further updates to the DIA to ensure compliance with Waller County drainage requirements.

Sincerely,
Pape-Dawson



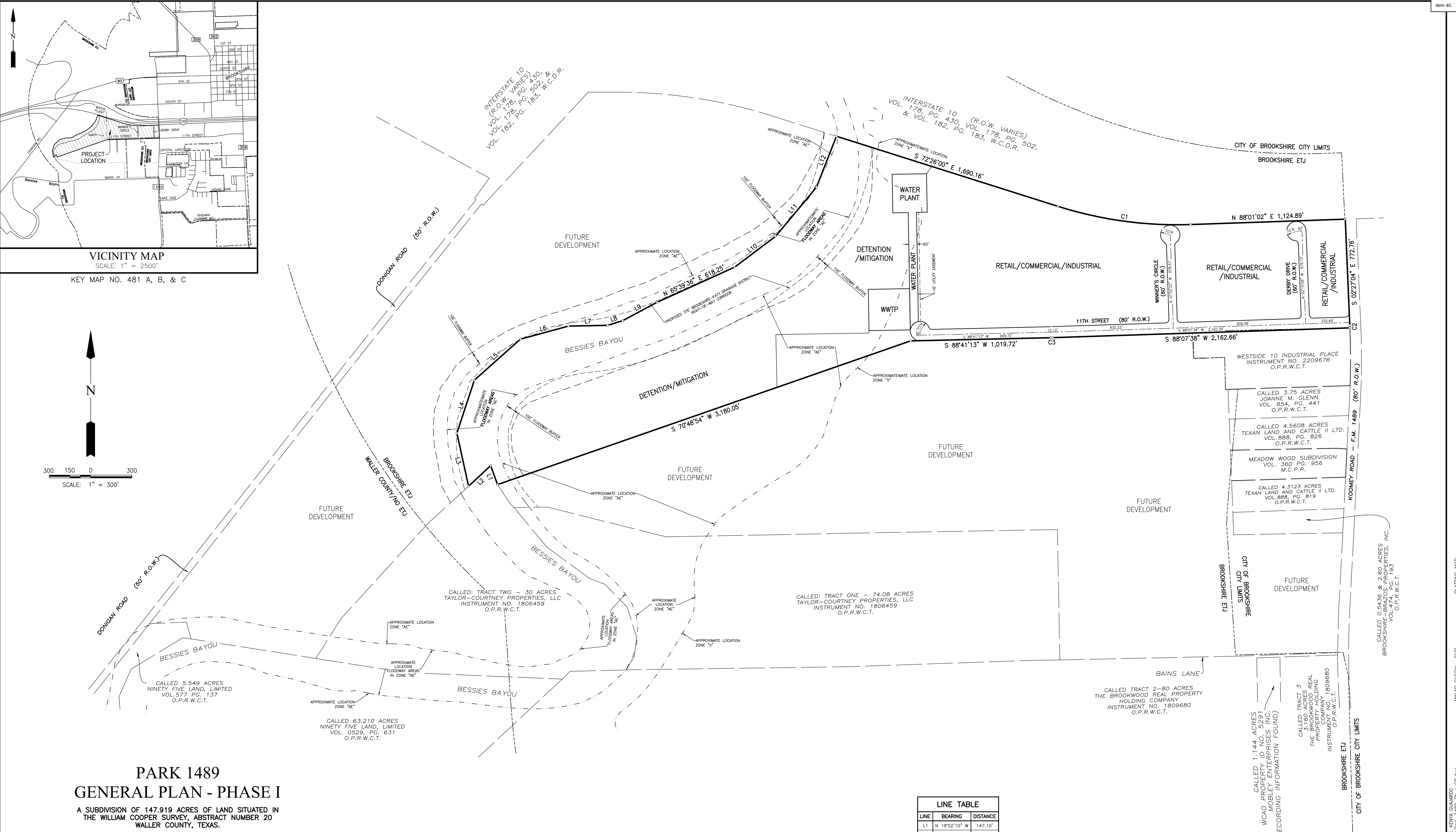
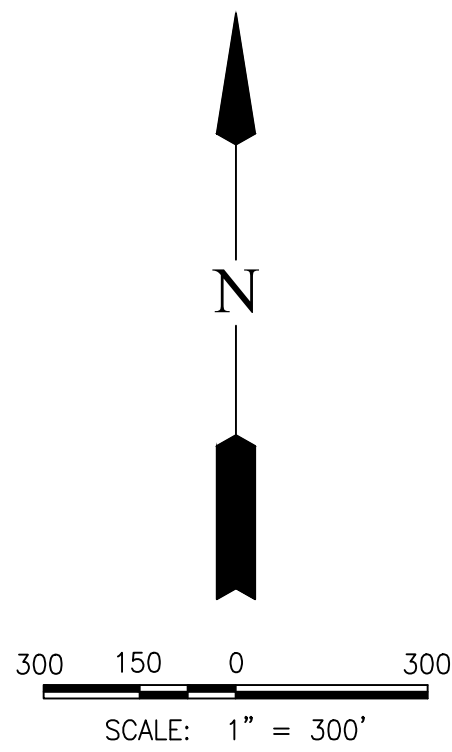
J. Stephen Wilcox, P.E., CFM
Vice President – Hydrology & Hydraulics

K:\Projects\423\97\01-General Engineering & Reviews\002_(DIA Reviews)\2026\2026-11 (Brown Tract Ph1 DIA)\Structural Fill Variance Request Review\20260625_Brown P1_Structural Fill Variance Request.docx



VICINITY MAP
SCALE: 1" = 2500'

KEY MAP NO. 481 A, B, & C



PARK 1489 GENERAL PLAN - PHASE I

A SUBDIVISION OF 147.919 ACRES OF LAND SITUATED IN
THE WILLIAM COOPER SURVEY, ABSTRACT NUMBER 20
WALLER COUNTY, TEXAS.

JUNE 15, 2026 JOB NO. 5454-2604P

OWNER/DEVELOPER:

IDV QOZB 2023, LLC

10375 RICHMOND AVENUE, SUITE 1950, HOUSTON, TEXAS 77042

SURVEYOR:

ENGINEER:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

NOTE: ALL CONCRETE PAVING IS 7" OR GREATER.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°52'10" W	147.10'
L2	S 46°59'00" W	220.14'
L3	N 12°22'04" W	395.15'
L4	N 18°11'32" E	405.83'
L5	N 48°23'24" E	448.45'
L6	N 74°45'36" E	361.42'
L7	N 88°50'02" E	285.85'
L8	N 72°38'05" E	113.80'
L9	N 61°54'00" E	284.28'
L10	N 52°57'05" E	373.92'
L11	N 39°45'52" E	463.55'
L12	N 21°24'14" E	398.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2,864.79'	19°32'57"	977.46'	S 82°12'29" E	972.73'
C2	5,625.68'	0°11'22"	18.59'	S 02°21'23" E	18.59'
C3	1,280.00'	0°33'35"	12.51'	S 88°24'26" W	12.51'

CALLLED 1.144 ACRES
WCAD PROPERTY ID NO. 5291
MOBLEY ENTERPRISES, INC.
(NO RECORDING INFORMATION FOUND)

CALLLED TRACT 3
3.160 ACRES
THE BROOKWOOD REAL
PROPERTY HOLDING
COMPANY
INSTRUMENT NO. 1809680
O.P.R.W.C.T.

CALLLED TRACT 2-80 ACRES
THE BROOKWOOD REAL PROPERTY
HOLDING COMPANY
INSTRUMENT NO. 1809680
O.P.R.W.C.T.

CALLLED 0.5436 & 2.60 ACRES
BROOKSHIRE REAL ESTATE PROPERTIES, INC.
VOL. 474, PG. 103
O.P.R.W.C.T.



FLEET MANAGEMENT

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 06/19/2026

BUYER(S)		SALE DATE		GPBR	
BUYER County of Waller - Road & Bridge		CAR SALE #		1F88	
CO-BUYER		A SALE PRICE \$401.00		UNIT NO. 22XGQ3	
		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) \$401.00			
DAY PHONE EVENING PHONE		D SALES TAX \$0.00			
FAX		OTHER CHARGES			
PURCHASE VEHICLE		E TITLE FEE			
YR/MAKE/MODEL/SERIES 2019 Ford F-250 XL 4x4 SD Crew Cab 8 ft. box 176 in. WB SRW (4798518)		F ADMINISTRATION FEE \$0.00			
VIN# 1 F T 7 W 2 B 6 3 K E E 0 5 9 4 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) \$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. Please reach out to your client account coordinator to view and pay the current balances.	

LIENHOLDER	LIENHOLDER ADDRESS	LIEN DATE	LIENHOLDER PHONE
BUYER County of Waller - Road & Bridge	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 43.

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, Jaime Koraz (Name of person making disclosure) state that the odometer now reads 95,523 (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-250 XL 4x4 SD Crew Cab 8 ft. box 176 in. WB SRW (4798518)	22XGQ3
VEHICLE IDENTIFICATION NUMBER	
1FT7W2B63KEE05947	

LESSEE'S NAME		
County of Waller - Road & Bridge		
STREET ADDRESS		
425 Fm 1488 Rd		
CITY	STATE	ZIP CODE
HEMPSTEAD	TX	77445
LESSEE'S SIGNATURES		Date
		6/23/26

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
06-19-2026		
LESSOR'S SIGNATURE		



FLEET MANAGEMENT

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2281 Ball Drive
Saint Louis, MO 63146

BILL OF SALE

Printed as of 06/19/2026

BUYER(S)		SALE DATE		GPBR	
BUYER				1F88	
County of Waller - Road & Bridge		CAR SALE #		UNIT NO.	
				23CFZD	
CO-BUYER		A SALE PRICE \$401.00			
		B ADDITIONAL EQUIPMENT			
				LESSEE TAX EXEMPT ID	
				1-74-6001079-0	
STREET ADDRESS APT #					
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			
2020 Ford F-150 XL 4x4 SuperCrew Cab Styleside 6.5 ft. box 157 in. WB (5425303)		G ACCUMULATED PERSONAL PROPERTY TAX \$0.00			
VIN#		H ACCUMULATED LICENSE FEES \$0.00			
1 F T F W 1 E 5 6 L K D 8 0 4 4 2		I			
MILEAGE		J			
		K			
COLOR		L			
(0 P) Oxford White		M			
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."		N			
		O			
		P TOTAL OTHER (F THRU O) \$0.00			
		Q SELLING PRICE (C PLUS D PLUS P) \$401.00			

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LIENHOLDER	LIENHOLDER ADDRESS	LIEN DATE	LIENHOLDER PHONE
BUYER	SELLER		
County of Waller - Road & Bridge	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

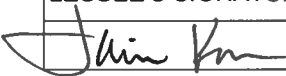
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I, J Amine Kovane (Name of person making disclosure) state that the odometer now reads 71,572 (no tenths) miles and to the best of my knowledge that it reflects the actual mileage of the vehicle described below, unless one of the following statements 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 6.5 ft. box 157 in. WB (5425303)	23CFZD
VEHICLE IDENTIFICATION NUMBER	
1FTFW1E56LKD80442	

LESSEE'S NAME		
County of Waller - Road & Bridge		
STREET ADDRESS		
425 Fm 1488 Rd		
CITY	STATE	ZIP CODE
HEMPSTEAD	TX	77445
LESSEE'S SIGNATURES		Date
		6/23/26

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
06-19-2026		
LESSOR'S SIGNATURE		



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EFM_Car_Sales@efleets.com
2281 Ball Drive
Saint Louis, MO 63146

BILL OF SALE

Printed as of 06/19/2026

BUYER(S)		SALE DATE	GPBR
BUYER County of Waller - Road & Bridge			1F88
		CAR SALE #	UNIT NO. 22QDQN
CO-BUYER		A SALE PRICE \$401.00	
		B ADDITIONAL EQUIPMENT	
			LESSEE TAX EXEMPT ID 1-74-6001079-0
STREET ADDRESS APT # 425 Fm 1488 Rd			
CITY/STATE/ZIP HEMPSTEAD / TX / 77445		C SUBTOTAL (A PLUS B) \$401.00	
DAY PHONE EVENING PHONE		D SALES TAX \$0.00	
FAX		OTHER CHARGES	
PURCHASE VEHICLE		E TITLE FEE	
YR/MAKE/MODEL/SERIES 2018 Ford F-450 Chassis XL 4x4 SD Regular Cab 169 in. WB DRW (4303275)		F ADMINISTRATION FEE \$0.00	
VIN# 1 F D U F 4 H T 2 J E B 9 8 9 8 8		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) \$401.00	

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LIENHOLDER	LIENHOLDER ADDRESS	LIEN DATE	LIENHOLDER PHONE
BUYER County of Waller - Road & Bridge	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

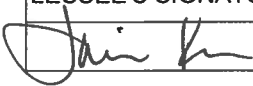
Item 43.

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I, Jaime Llane (Name of person making disclosure) state that the odometer now reads 169,241 (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
2018 Ford F-450 Chassis XL 4x4 SD Regular Cab 169 in. WB DRW (4303275)	22QDQN
VEHICLE IDENTIFICATION NUMBER	
1FDUF4HT2JEB98988	

LESSEE'S NAME		
County of Waller - Road & Bridge		
STREET ADDRESS		
425 Fm 1488 Rd		
CITY	STATE	ZIP CODE
HEMPSTEAD	TX	77445
LESSEE'S SIGNATURES		Date
		6/23/26

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
06-19-2026		
LESSOR'S SIGNATURE		

DISCLOSURE RE: OPEN RECALL

1FDUF4HT2JEB98988

The vehicle described is subject to a safety recall notice from its manufacturer which is open. Further information about the recall may be obtained at the website maintained by NHTSA.

(www.safercar.gov)



FLEET MANAGEMENT

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Purchase Option Team
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2281 Ball Drive
Saint Louis, MO 63146

BILL OF SALE

Printed as of 06/19/2026

BUYER(S)		SALE DATE	GPBR
BUYER County of Waller - Road & Bridge		CAR SALE #	1F88
CO-BUYER		A SALE PRICE	\$401.00
		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)	\$401.00
DAY PHONE EVENING PHONE		D SALES TAX	\$0.00
FAX		OTHER CHARGES	
		E TITLE FEE	
		F ADMINISTRATION FEE	\$0.00
		G ACCUMULATED PERSONAL PROPERTY TAX	\$0.00
		H ACCUMULATED LICENSE FEES	\$0.00
		I	
		J	
		K	
		L	
		M	
		N	
		O	
		P TOTAL OTHER (F THRU O)	\$0.00
		Q SELLING PRICE (C PLUS D PLUS P)	\$401.00

PURCHASE VEHICLE	
YR/MAKE/MODEL/SERIES 2019 Ford F-450 Chassis XL 4x4 SD Regular Cab 169 in. WB DRW (4798605)	
VIN# 1 F D U F 4 H T 7 K E E 5 6 7 1 5	
MILEAGE	
COLOR (0 P) Oxford White	
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."	

ADDITIONAL	
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LIENHOLDER	LIENHOLDER ADDRESS	LIEN DATE	LIENHOLDER PHONE
BUYER County of Waller - Road & Bridge	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

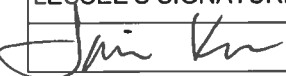
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I, Jaime Kovar (Name of person making disclosure) state that the odometer now reads 155,143 (no tenths) miles and to the best of my knowledge that it reflects the actual mileage of the vehicle described below, unless one of the following statements 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.
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- ☐ 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-450 Chassis XL 4x4 SD Regular Cab 169 in. WB DRW (4798605)	22XL73
VEHICLE IDENTIFICATION NUMBER	
1FDUF4HT7KEE56715	

LESSEE'S NAME		
County of Waller - Road & Bridge		
STREET ADDRESS		
425 Fm 1488 Rd		
CITY	STATE	ZIP CODE
HEMPSTEAD	TX	77445
LESSEE'S SIGNATURES		Date
		6/23/24

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
06-19-2026		
LESSOR'S SIGNATURE		



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Purchase Option Team
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2281 Ball Drive
Saint Louis, MO 63146

BILL OF SALE

Printed as of 06/19/2026

BUYER(S)		SALE DATE	GPBR
BUYER County of Waller - Road & Bridge		CAR SALE #	1F88
CO-BUYER		A SALE PRICE	\$2,570.21
		B ADDITIONAL EQUIPMENT	
STREET ADDRESS APT # 425 Fm 1488 Rd			LESSEE TAX EXEMPT ID 1-74-6001079-0
CITY/STATE/ZIP HEMPSTEAD / TX / 77445		C SUBTOTAL (A PLUS B)	\$2,570.21
DAY PHONE EVENING PHONE		D SALES TAX	\$0.00
FAX		OTHER CHARGES	
PURCHASE VEHICLE		E TITLE FEE	
YR/MAKE/MODEL/SERIES 2021 Ford F-150 XL 4x4 SuperCrew Cab Styleside 6.5 ft. box 157 in. WB (6087928)		F ADMINISTRATION FEE	\$500.00
VIN# 1 F T F W 1 E 5 5 M F A 3 3 9 2 3		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)	\$500.00
		Q SELLING PRICE (C PLUS D PLUS P)	\$3,070.21

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. Please reach out to your client account coordinator to view and pay the current balances.

LIENHOLDER	LIENHOLDER ADDRESS	LIEN DATE	LIENHOLDER PHONE
BUYER County of Waller - Road & Bridge	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

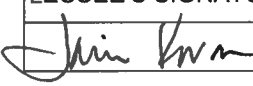
Item 43.

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, Jaimie Kovar (Name of person making disclosure) state that the odometer now reads 80,700 (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
2021 Ford F-150 XL 4x4 SuperCrew Cab Styleside 6.5 ft. box 157 in. WB (6087928)	23NK87
VEHICLE IDENTIFICATION NUMBER	
1FTFW1E55MFA33923	

LESSEE'S NAME		
County of Waller - Road & Bridge		
STREET ADDRESS		
425 Fm 1488 Rd		
CITY	STATE	ZIP CODE
HEMPSTEAD	TX	77445
LESSEE'S SIGNATURES		Date
		6/23/24

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
06-19-2026		
LESSOR'S SIGNATURE		

DISCLOSURE RE: OPEN RECALL

1FTFW1E55MFA33923

The vehicle described is subject to a safety recall notice from its manufacturer which is open. Further information about the recall may be obtained at the website maintained by NHTSA.

(www.safercar.gov)

**SUBDIVISION DEVELOPMENT AGREEMENT
BETWEEN WALLER COUNTY, TEXAS AND
RICE 315 (HOUSTON) SPV, LLC FOR THE
BLUEBONNET GROVE SUBDIVISION**

This Subdivision Development Agreement with attached exhibits (“Agreement”) is entered into by and between Waller County, Texas (“County”), a political subdivision of the State of Texas, and RICE 315 (HOUSTON) SPV, LLC (“Developer”), a Delaware limited liability company, registered with the Texas Secretary of State to conduct business in Texas, for the BLUEBONNET GROVE subdivision effective as of _____. County and Developer are sometimes referred to herein collectively as “the Parties” and individually as “a Party”.

WHEREAS, Developer has purchased or intends to purchase approximately 315.86 acres of real property located in Waller County, Texas, which is more particularly described by metes and bounds in Exhibit A and which will be developed into the Bluebonnet Grove subdivision (“Developer’s Property”); and

WHEREAS, Developer desires to develop the property in accordance with the uses, layout, configuration, lot sizes, lot widths, landscaping, traffic circulation patterns, etc. detailed in the attached Plan of Development (Exhibit B) and General Land Plan (Exhibit C) with the variances approved by the County (Exhibit D); and

WHEREAS, County finds that subdivision development agreements are an appropriate way of providing for the responsible construction of appropriate and necessary infrastructure, encouraging orderly growth, and promoting the welfare of residents in the County; and

WHEREAS, County desires that the project be developed on the Developer's Property and expects to receive a benefit from the development; and

WHEREAS, in exchange for the approval of certain variances needed to facilitate the development of Developer's Property, Developer agrees to complete the development subject to certain construction and development standards.

NOW, THEREFORE, IN CONSIDERATION of the mutual covenants and promises set forth in this Agreement and its Exhibits and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **INTEGRATION OF RECITALS.** The Parties agree that the foregoing recitals are true and accurate and constitute matters agreed to herein, and that the recitals are made a part hereof for all purposes.
2. **PURPOSE.** The purpose of this Agreement is to provide for the responsible construction of the appropriate and necessary infrastructure for the subdivision. The Parties shall coordinate the development of certain aspects of Developer's Property as detailed in Exhibits A, B, and C. Developer agrees to comply with the terms of this Agreement and its attached exhibits while developing Developer's Property.
3. **AUTHORITY.** The County is entering into this Agreement under the authority of the Constitution and laws of the State of Texas.
4. **ASSIGNMENT.** The parties acknowledge that rights and obligations under this Agreement are intended to facilitate the development of Developer's Property in

accordance with the terms of this Agreement and its Exhibits. While Developer and its affiliate entities will be the primary actor in grading and laying out the lots, this Agreement is not intended to prevent the construction of single-family homes and their appurtenant infrastructure by a variety of homebuilders who may purchase lots from Developer, as long as construction complies with the terms of this Agreement. Assignment of this Agreement to a different developer or other person or entity shall require the written agreement of County. For the purposes of this Agreement, the term “Affiliate” means (a) an entity that directly or indirectly controls, is controlled by or is under common control with Developer, or (b) an entity at least five percent of whose economic interest is owned by Developer or an entity that directly or indirectly controls, is controlled by or is under common control with Developer; and the term “control” means the power to direct the management of such entity through voting rights, ownership or contractual obligations.

5. AMENDMENTS AND WAIVERS. Amendments to this Agreement, including to any Exhibits, must be in writing and signed by both parties. Verbal amendments or deviations from the requirements herein are not effective or binding. Any failure by a Party to insist upon strict performance by the other Party of any provision of this Agreement will not, regardless of length of time during which that failure continues, be deemed a waiver of that party’s right to insist upon strict compliance with all terms of this Agreement. Any enforceable waiver of a provision of this Agreement must be in writing and signed by both parties, and such waiver shall only be effective as to the specific default and the specific time period set forth in the waiver. A written waiver will not constitute a waiver of any subsequent default or right to require performance of the same or any other provision of this Agreement in the future.

6. COVENANT RUNNING WITH THE LAND. This Agreement shall constitute a covenant that runs with the land and is binding on future owners of Developer’s Property.

A copy of this Agreement shall be recorded in the Official Public Records of Waller County, Texas.

7. **VESTED DEVELOPMENT RIGHTS.** Upon the mutual execution of this Agreement, County and Developer agree that the covenants, agreements, and privileges regarding the development of Developer's Property between County and Developer as set forth in this Agreement and its Exhibits (the "Development Rights") shall be deemed to have vested, as provided by Texas Local Government Code Chapter 245, as of the Effective Date.

8. **VARIANCES.** County has granted the variances set forth in Exhibit D prior to the execution and approval of this Agreement. As such, the granted variances are included in the vested Development Rights regarding the development of the Developer's Property under this Agreement.

9. **DEFAULT.** No Party shall be deemed in default of any provision of this Agreement until the expiration of thirty (30) days following the receipt of notice of default from the other Party, during which time the defaulting Party may cure the default. Absent *force majeure* or a written extension of the cure period signed by both Parties, if the default is not cured within the thirty-day cure period, the non-defaulting Party may pursue all available legal and equitable remedies, including specific performance. All remedies will be cumulative, and the pursuit of one remedy will not constitute an election of remedies or waiver of the right to pursue other available remedies. In addition to other remedies, County may withhold acceptance of roads within the subdivision for County maintenance for non-compliance with this Agreement.

10. **TERMINATION FOR FAILURE TO BEGIN DEVELOPMENT.** Provided that County gives prior written notice, and Developer fails to cure within 365 days of receipt of the notice, County shall have the right to terminate this Development

Agreement. Upon said termination by County, this Agreement shall have no further force and effect. County may terminate if Developer has not commenced construction of public infrastructure to serve the initial phase of the development of the Developer's Property within 5 years of the Effective Date.

11. NOTICES. All notices for this Agreement shall be in writing and may be effected by sending notice by registered or certified mail, return receipt requested, to the addresses below. Notice shall be deemed given three (3) business days after deposited with the United States Postal Services with sufficient postage affixed. A party may change its address for notices by giving notice to the other party in accordance with this section.

Notices mailed to County: County Judge
 425 FM 1488, Ste. 106
 Hempstead, Texas 77445

Notices mailed to Developer: RICE 315 (HOUSTON) SPV, LLC
 Attn: Houman Samanian, Manager
 7880 San Felipe St, Suite 112
 Houston TX 77063

With a Copy to: RICE 315 (HOUSTON) SPV, LLC
 Attn: Andrew Dubill – Executive Vice President
 923 N. Pennsylvania Avenue
 Winter Park, FL 32789

12. AUTHORITY FOR EXECUTION. The Waller County Commissioners Court is the contracting authority for County. The County hereby certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted in

conformity with County ordinances and the laws of the State of Texas. The Developer hereby certifies, represents, and warrants that the execution of this Agreement is duly authorized and adopted in conformity with the article of incorporation and bylaws or partnership agreements of such entities

13. **TIME IS OF THE ESSENCE.** Time is of the essence with respect to all provisions of this Agreement and its Exhibits that specify a time for performance; provided, however, that this shall not be construed to limit or deprive a party of the benefits that it may have pursuant to any lawful excuse for delay under this Agreement.

14. **FORCE MAJEURE.** In this Agreement, *force majeure* shall mean acts of God, strikes, riots, epidemics, fires, hurricanes, natural disasters, or other causes not reasonably within the control of the Parties that impact a Party's ability to perform in a timely manner with the provisions of this Agreement. If a Party is wholly or partially unable to perform its obligations under this Agreement due to *force majeure*, then such Party shall give written notice to the other Party within ten (10) days of the occurrence of a *force majeure* event. While a *force majeure* event may delay or postpone a Party's obligations during the continuance of an inability to perform, a *force majeure* event will not waive or alter the substance of a Party's obligations under this Agreement. The Party claiming *force majeure* shall make reasonable efforts to remove or overcome its inability to perform and resume its obligations as soon as practicable.

15. **SEVERABILITY.** If any court of competent jurisdiction determines that any provision of this Agreement is invalid or unenforceable, that provision shall be fully severable. This Agreement shall be construed and enforced as if the invalid or unenforceable provision had never been part of the Agreement, and the remaining provisions of this Agreement shall remain in full force and effect. Any provision deemed

invalid or unenforceable shall be automatically replaced with a provision as similar as possible to the original provision in terms that make the provision valid and enforceable.

16. JURISDICTION, VENUE, AND GOVERNING LAW. This Agreement shall be governed by the laws of the State of Texas, without regard to its conflict of laws provisions. Jurisdiction and venue for disputes over this Agreement shall lie exclusively in Waller County, Texas for state claims and the Southern District of Texas for federal claims.

17. NO JOINT VENTURE. This Agreement does not create a joint venture or partnership among the Parties. County and its past, present, and future officers, employees, agents, and officials do not assume any responsibilities or liabilities to any third party in connection with the development of Developer's Property.

18. NO THIRD PARTY BENEFICIARIES. This Agreement does not benefit any third parties and does not create any third-party beneficiary rights in any person or entity who is not a Party to this Agreement.

19. GOVERNMENTAL VERIFICATIONS. Developer hereby verifies, in compliance with Section 2270.002 of the Texas Government Code, that it does not boycott Israel and that it will not boycott Israel during the term of this Agreement. "Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action make for ordinary business purposes.

Developer hereby verifies, in compliance with Section 2274.002 of the Texas Government Code, that it does not have a practice, policy, guidance, or directive that

discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. “Discriminate against a firearm entity or firearm trade association” means refusing to engage in the trade or any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association; refraining from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or terminating an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association.

Developer hereby verifies, in compliance with Section 2276.002 of the Texas Government Code, that it does not boycott energy companies and will not boycott energy companies during the term of this Agreement. “Boycott energy company” means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company engages in the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law, or does business with such a company.

Developer hereby represents, in compliance with Section 2252.152 of the Texas Government Code, that neither it nor any of its parent companies, wholly- or majority-owned subsidiaries, or other affiliates is a company identified on a list maintained by the Texas Comptroller of Public Accounts as a company known to have contacts with or who provides supplies or services to a foreign terrorist organization, Sudan, or Iran.

20. INCORPORATION AND ORDER OF PRECEDENCE. The Exhibits identified in this Agreement and attached hereto are incorporated by reference and made

a part hereof. In the event of conflict between the terms of this Agreement and its Exhibits, the order of precedence shall be as follows: 1) this Agreement, 2) Exhibit D, 3) Exhibit A, 4) Exhibit B, then 5) Exhibit C.

21. **DISCLOSURE OF INTERESTED PARTIES.** Developer hereby affirms that it is required to electronically file Form 1295 with the Texas Comptroller, a disclosure of interested parties, prior to the execution and approval of this Agreement.

22. **EFFECT OF STATE AND FEDERAL LAWS.** Notwithstanding any other provision of this Agreement, Developer, its successors or assigns, shall comply with all applicable statutes or regulations of the United States and the State of Texas.

23. **COUNTERPARTS.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

RICE 315 (HOUSTON) SPV LLC,

a Delaware limited liability company

By: Rice 315 (Houston) Holdings, LLC, a Delaware limited liability company, its sole Member

By: APG Rice 315 (Houston) Management, LLC, a Delaware limited liability company, its Managing Member

By: APG ASLA I, LLC, a Delaware limited liability company, its sole Member

By: Avanti Properties Group III, L.L.L.P., a Delaware limited liability limited partnership, its Managing Member

By: APG III GP, LLC, a Florida limited liability company, its sole General Partner

By: Avanti Management Corporation, a Florida corporation, its Manager

By: _____

Andrew Dubill

Executive Vice President

Date

STATE OF FLORIDA §
 §
 COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____ 20____, by Andrew Dubill, Executive Vice President of Avanti Management Corporation, a Florida corporation, sole manager of APG III GP, LLC, a Florida limited liability company, sole General Partner of Avanti Properties Group III, L.L.L.P., a Delaware liability limited partnership, Managing Member of APG ASLA I, LLC, a Delaware limited liability company, sole Member of APG Rice 315 (Houston)Management, LLC, a Delaware limited liability company, Managing Member of Rice 315 (Houston) Holdings, LLC, a Delaware limited liability company, sole Member of RICE 315 (HOUSTON) SPV, LLC, a Delaware limited liability company.

Notary Public, State of Florida

Waller County

Carbett "Trey" J. Duhon III

County Judge

Date

STATE OF TEXAS §

§

COUNTY OF WALLER §

This instrument was acknowledged before me on the ____ day of
_____, 20____, by Carbett "Trey" J. Duhon, III, Waller County
Judge, on behalf of Waller County, a political subdivision of the State of Texas.

Notary Public, State of Texas

EXHIBITS

Exhibit A – Real Property Description

Exhibit B – Plan of Development

Exhibit C – General Land Plan

Exhibit D – Approved Variances

Exhibit E – Memorandum of Agreement

Exhibit F – Waller County Subdivision Regulations

Exhibit A to Subdivision Development Agreement
Real Property Description

EXHIBIT B

**BLUEBONNET GROVE
PLAN OF DEVELOPMENT**

± 315.9 Acres

**Prepared For:
RICE 315 (HOUSTON) SPV, LLC**

PREPARED BY:



24285 Katy Freeway, Suite 525
Katy, TX 77494

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I. INTRODUCTION

Bluebonnet Grove (The "Project") is a residential community consisting of approximately 315.9 acres located north of FM 1488 in North-East Waller County, near the Waller/Montgomery County line, south of Brushy Creek and east of Sheffield Road. The project is wholly located within Waller County.

The developer desires to construct a single-family residential community with the associated drainage and detention facilities, as well as neighborhood parks and landscape amenities. The development will include a mix of housing products and sizes for different ranges of the homeowner market.

This Plan of Development (PD), its description, rules, and regulations shall apply to the entirety of the property. The area of the PD is depicted on Exhibit B-1, Boundary Aerial Exhibit, and the conceptual land plan is depicted on Exhibit C. Exhibit C reflects the latest approved General Land Plan, which may be amended from time to time throughout the life of the project in accordance with this PD.

II. GENERAL PROVISIONS

The Plan of Development approved herein will be constructed, developed, and maintained in compliance with this Development Agreement and other applicable ordinances or regulations of the County. The Bluebonnet Grove Plan of Development shall be governed by the County ordinances and regulations in effect as of the effective date of this Development Agreement, except to the extent the County ordinance or regulation conflicts with this Development Agreement, or if a separate variance is granted by the Waller County Commissioners Court. Amended or future County ordinances shall not apply to the project.

In addition to the text of the Plan of Development, the Project shall be developed in accordance with the following supplemental exhibits that are attached to and made a part of this PD. If there are discrepancies between the text of this document and the figures attached, the text shall prevail.

- Exhibit B-1: Boundary Aerial Exhibit
- Exhibit B-2: Street Classification Exhibit
- Exhibit B-3: Landscape and Open Space Plan
- Exhibit B-4: Fence Exhibit
- Exhibit B-5: Detention Cross Section
- Exhibit B-6: Collector Cross Section
- Exhibit B-7: Major Thoroughfare Cross Section
- Exhibit B-8: Sheffield Road ROW Cross Section
- Exhibit B-9: Sheffield Road ROW Improvements

A homeowners' association shall be established and made legally responsible to maintain all common areas, recreation reserves, and community amenities not otherwise dedicated to the public. All land and facilities dedicated to a Municipal Utility District shall be maintained by said District.

The homeowners' association 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 Waller County Commissioner's Court.

III. LAND USES

The primary land use of the Bluebonnet Grove development shall be residential lots. The maximum number of single-family lots shall not exceed 1,300 (one thousand three hundred) lots. All lots are designed as single-family lots; however, this shall not preclude the addition of an Accessory Dwelling Unit (including but not limited to garage apartments, mother-in-law suites, etc.) within an individual lot.

Notwithstanding anything in this PD to the contrary, if the Developer adds property to the project, the number of single-family and mixed-use and multi-family units shall increase proportionately based on the ratio that the acreage of such additional property bears to the acreage of the property. (For example, if 100 acres are added to this PD which is currently approx. 315 acres, the proportion would be a 28.8% increase in unit/lot density.) The inclusion of any additional acreage into this PD shall require a resubmittal of the General Plan to Commissioners Court for approval, and the Commissioners Court shall consider the resubmitted General Plan so long as the changes to the agreement are limited to expansion of overall acreage, the maximum lot count, and adjusted lot count by lot type, which will maintain consistent percentage requirements across the original and expanded acreage.

Within the boundary of the proposed Plan of Development, land shall be dedicated for neighborhood parkland accessible to all residents. Exhibit B-3, Landscape and Open Space Plan, generally illustrates the proposed parkland within the Project. The neighborhood parkland shall be owned and maintained by the homeowners' association, community association, or municipal utility district of the Bluebonnet Grove development, not Waller County, unless said responsibilities are later exchanged by separate agreement.

Landscape and open space reserves throughout the Project may have additional man-made improvements provided by the developer, such as hiking/running trails, benches, or shelters that facilitate an active human recreational role.

Drainage and detention facilities, utility facilities, and other uses incidental to the creation and operation of a residential community are also included in the Bluebonnet Grove Plan of Development. These shall be governed by the appropriate rules of Waller County and the State of Texas, as applicable.

In the event that the developer intends on utilizing any parcel for multi-family purposes, the developer shall request the consent of the Commissioner's Court. Build-to-Rent (BTR) type development (single-family lots not intended for sale to individual buyers) is prohibited within the project.

IV. DEVELOPMENT REGULATIONS

The Bluebonnet Grove Plan of Development shall comply with all Waller County subdivision and development regulations in effect at the time that the Development Agreement is enacted, except as provided herein.

1. Roadway Design

Roadways within the PD shall be developed in accordance with the following regulations.

- A. Collector Streets – The Primary access streets making direct connection to FM 1488 shall be considered Collector Streets and shall have a minimum 90'-wide ROW and minimum 32'-wide paving with curb and gutter cross-section. In accordance with county regulations, a wider ROW and/or alternate paving sections such as a boulevard paving section divided by a center median may be provided by the Developer if desired or where required by the TIA. The minimum centerline radius of these streets shall be 600'.
- B. Local Streets – internal streets which primarily provide access to individual lots or which guide residents between lots and collector streets within the development. Any street not

intersecting with a major thoroughfare or not identified on Exhibit B-2 as a Collector Street shall be considered a Local Street.

- 1) 50' minimum ROW width
- 2) 28' minimum concrete paving width in a curb and gutter cross-section
- 3) 250' minimum centerline radius

C. Cul-de-Sac Geometry

- 1) Minimum 50' paving radius
- 2) Minimum 60' ROW radius
- 3) Center point of bulb on cul-de-sac may be offset from local street right-of-way centerline.
- 4) Easements for water, sanitary sewer, and other utilities may exceed the ROW as needed.

D. Knuckle Geometry

- 1) Minimum 42.5' paving radius
- 2) Minimum 50' ROW radius
- 3) Center point of bulb on knuckle may be offset from local street right-of-way centerline.
- 4) Easements for water, sanitary sewer, and other utilities may exceed the ROW as needed.

E. Thoroughfares

- 1) FM 1488
 - a. The Developer shall dedicate the necessary right-of-way widening along FM 1488 in accordance with the TIA and shall coordinate with TXDOT regarding any required improvements
- 2) Sheffield Road
 - a. A proposed 100-foot thoroughfare segment running north-south along the western project boundary.
 1. Developer shall rededicate the existing right-of-way easements to the county and establish a centerline.
 2. In addition, Developer shall dedicate half of the required total right-of-way widening as phases of the development are platted adjacent to the roadway. In no case shall the developer be required to dedicate more than fifty feet (50') the edge of developer property.
 3. Developer or their assigns shall be responsible for the construction of a half boulevard to the southern subdivision entry, as identified on the General Land Plan. Construction of said half boulevard shall not commence until the right-of-way acquisition and dedication from the outparcel is completed (see subsection c below).
 4. Developer shall provide ultimate detention capacity for the future full boulevard of Sheffield Road (major thoroughfare with six-lanes)

and will provide a minimum of three (3) storm sewer connection points.

5. Developer may install an all-weather access within the Sheffield Road ROW for interim access to infrastructure sites and facilities within the project. Material must support emergency access vehicles.

b. Local street segment running east-west on southern project boundary.

1. Developer shall rededicate the existing right-of-way easements to the county and establish a centerline.
2. The current easement for this portion of Sheffield Road is seventy feet (70'). Developer shall provide twenty-two feet (22') of asphalt pavement and associated drainage improvements. Bonding for this roadway shall be included in the adjacent platted sections.
3. Improvements to the intersection of 1488 and Sheffield Road shall be made in accordance with the approved TIA.
4. County is responsible for future renaming E-W Sheffield Road if and when major thoroughfare Sheffield Road is extended south to connect to FM 1488.

c. Outparcel

1. The coordination with property owner(s) and acquisition of ROW from the outparcel for Sheffield Road will be completed by Waller County, at a width needed for ROW improvements.
2. Upon acquisition of the ROW, the County will not require developer to plat said additional rights-of-way.
3. Developer shall be responsible for the construction of a half boulevard and associated drainage improvements in the acquired ROW for major thoroughfare Sheffield Road.
4. Developer shall be responsible for constructing a twenty-two foot (22') paving section and associated drainage improvements along the southern boundary of the outparcel.
5. Plans shall be submitted to Waller County prior to construction, following all permitting and construction inspection procedures.

2. Points of Access

- A. The Project shall ultimately provide a minimum of one connection to FM 1488. The internal street pattern shall connect the access points off Sheffield Road and FM 1488 to each other within the development, using circuitous routes intended to minimize cut-through traffic on the internal local streets.
- B. Construction of the various external connections and internal street patterns may be phased over time, except that the ultimate design shall not allow more than 150 lots to be limited or constricted to a single point of ingress and egress to the larger interconnected street network. A boulevard paving section shall be considered as two points of access.

3. Block Length and Intersection Spacing

A. Block length and intersection spacing within the Bluebonnet Grove development shall be determined based on the following:

- 1) Drainage, Detention, and Amenity Lakes
 - a. Public street connections across and between the existing and proposed facilities used for drainage, detention, and amenity water features shall only be required as illustrated in Exhibit C, General Plan.
- 2) Internal Streets
 - a. Except as provided above, each local street shall intersect with another local street, internal circulation street, or collector access street at least every 1,500 feet, measured from edge of right-of-way to edge of right-of-way.

4. Single-Family Residential

Single-family home sites within the Bluebonnet Grove PD shall be developed in accordance with the following regulations.

A. Lots

- 1) The maximum number of lots shall not exceed 1,300 lots.
- 2) Minimum lot size is forty (40') feet minimum width.
 - a. Lots less than 50' in width shall not exceed 33% of the total lot count at project completion.
 - b. For lots less than 5,000 square feet, Developer will provide funds to the County for development of County Parks, at a rate of four dollars (\$4.00) per square foot for the deficit square footage of each lot under 5,000 square feet.
 1. Example: A 4,800 square foot lot has a 200 square foot deficit from the required 5,000 square foot lot size. Funds would be calculated at square foot deficit times the fund rate. $200 \times \$4.00 = \800.00 fund contribution for this lot.
 2. Funds will be provided to the County on a per plat basis, if the plat contains lots less than 5,000 square feet, and will be paid at the time of plat recordation.
- 3) Measurement of lot width is to be taken at building line. The measurement shall be based off a tangential width on radial shaped lots, not based on arc length.
- 4) Maximum building coverage: Sixty-five (65%) percent, calculated as the ground covered by building structures, whether principle or accessory, out of the gross lot surface area.
- 5) Minimum front yard building setback:
 - a. Typical front yard setback – 25 feet
- 6) Minimum side yard building setbacks:
 - a. five-foot (5') setback for interior, non-corner lots and the non-street side of corner lots

- b. ten-foot (10') setback for exterior side yard for corner lots
- c. twenty-five-foot (25') garage setback if the garage door faces the side street
- d. Where a corner lot is separated from the side street by a landscape reserve, the five-foot (5') interior side setback shall apply to the lot from its side lot line and the side street shall have a five-foot (5') building setback line across the landscape reserve.

7) Minimum rear yard building setback:

- a. 10 feet (10') from the rear property line, notwithstanding the presence of any utility easements that may have separate restrictions on structures.
- b. No lots shall have direct access to FM 1488 or Sheffield Road. A landscape reserve shall separate all lots from the aforementioned streets.

B. Shade Trees:

- 1) All lots shall have a minimum of one (1) tree, planted in the right-of-way or front yard.
- 2) In addition, for corner lots with frontage on a side street (not separated by a landscape reserve), one ornamental tree shall be required 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 or the adjacent right-of-way, and may be before or behind the fence.
- 3) Required shade trees must be a minimum of two and one-half (2-1/2) inches in caliper width and a minimum height of eight (8) feet as measured at the tree trunk from the ground as planted.

C. Parking:

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

D. Screening and Perimeter Fencing:

- 1) Where residential lots are platted adjacent to Sheffield Road:

- a. A minimum six foot (6') tall brick or masonry perimeter fence shall be provided at the entrances on Sheffield Road along the back or side lot lines within 100' of the street intersection.
 - b. For the north-south portion of Sheffield Road, the Developer may continue the masonry fence described in subsection (a) above or may provide a minimum six foot (6') tall stained wood fence with masonry columns and a vegetative screen (which may include trees, shrubs, ground cover, etc.) along the back or side of residential lot lines adjacent to Sheffield Road. The vegetative screen must be 100% opaque up to 6' in height.
 - c. For the east-west portion of Sheffield Road, the developer shall provide a minimum six foot (6') tall stained wood fence around the water plant site and any lots backing or siding on to the road and the drainage/detention area.
- 2) A minimum six foot (6') tall, stained wood fence with masonry columns shall be provided along the side or rear of any lot adjacent to collector streets as identified on Exhibit B-2.
 - 3) Fences (and screening, if utilized) provided in accordance with this section shall be owned and maintained by the HOA or MUD.
 - 4) Perimeter fencing is generally illustrated on Exhibit B-4, Fence Exhibit.

V. DETENTION FACILITIES

Detention Facilities within the Bluebonnet Grove DA shall be designed primarily as wet bottom ponds in accordance with the following regulations.

- 1. Maintenance Berms
 - A. A minimum 20-foot maintenance berm is permitted where side slopes are 6:1 (H:V) or flatter, except as noted below.
 - B. A minimum 30-foot maintenance berm required under the following conditions:
 - 1) Where the basin is adjacent to a Public Right-Of-Way (ROW).
 - 2) Where side slopes are steeper than 6:1 (H:V)
 - C. Backslope swales are not required where side slopes are 6:1 (H:V) or flatter.
- 2. Side Slopes
 - A. Above normal Water Surface Elevation:
 - 1) Slopes shall be 4:1 or flatter.
 - 2) Slopes may be increased to a minimum of 6:1 (H:V) to reduce berm width outside the top bank, as allowed in Section A.
 - B. Below Normal Water Surface Elevation:
 - 1) Slopes may be 3:1 (H:V) or flatter.
- 3. Facility Bottom
 - A. Detention basins shall be designed primarily as wet-bottom facilities. The normal pool level shall cover at least 70% of the facility bottom area.

4. Additional considerations

- A. Any design component not explicitly addressed within this agreement shall default to county drainage criteria in effect on the effective date of this agreement.

5. Typical Pond cross sections are illustrated on exhibit B-5, Detention Cross Section Exhibit.

VI. PARKS, RECREATION, AND TRAILS

The Bluebonnet Grove Plan of Development shall provide a minimum of one (1) community recreation center. Exhibit C, General Plan, illustrates the proposed location of these facilities. The exact location is subject to change as the development process evolves.

The exact geometry of the site shall be determined through the platting process. The site shall be platted, shall have a minimum frontage of 60 feet on a public street, and shall be accessible to all residents of the Project.

The community recreation center shall be conveniently located. The site shall be a minimum of one and one half (1.5) acres and shall include a variety of recreation facilities, including but not limited to a swimming pool, outdoor community gathering space, playground, and trail connections to the surrounding areas.

Pedestrian sidewalks shall make a complete connection from each residential home to the nearest neighborhood park site(s) or the community recreation center.

The developer may also choose to provide amenities such as plantings, walking trails, benches, etc. along the drainage and detention facilities or within the incidental landscape reserves that may be dedicated within the community.

In lieu of providing sidewalks on both sides of the street, the Developer may, subject to County approval and compliance with State of Texas ADA standards, construct a single 10-foot-wide joint-use sidewalk on one side of the right-of-way.

All park areas and equipment, landscaping and plantings, facilities, sidewalks, trails, fields, and other recreational amenities shall be maintained by the homeowners' association, community association, or municipal utility district of the Project.

VII. BUILDING REGULATIONS

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

1. Primary exterior finishes are limited to brick, stone (natural, cast, or cultured-textured), real stucco, (wire mesh, cement lime based), and glass, and shall comprise at least 50% of the front façade (the area of the front façade shall exclude eaves, fascia, and door and window openings).
2. Secondary exterior finishes shall include all of the above materials as well as wood, ceramic tiles, oriented strand board siding, Hardyplank, and fiber cement siding.
3. Use of architectural materials is limited to canopies, roof systems, and miscellaneous trim work and such use shall meet the durability standards of the development code.
4. No single exterior finish material shall cover more than 80% of the front of any single-family home.
5. The following building materials shall NOT be used on the exterior finish:
 - A. Vinyl siding, plastic, or fiberglass panels.

- B. Smooth or untextured concrete surfaces.
- C. Exterior Insulated Finish Systems (E.I.F.S.) (except moldings)
- D. Unfired or underfired clay, sand, or shale brick.

VIII. OTHER PROVISIONS

After full build-out within Waller County Municipal Utility District No. 62B (the "District"), it is understood and agreed that the District 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.

IX. APPLICABILITY

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

The Waller County subdivision ordinances are attached as Exhibit E. Applicable variances to those subdivision ordinances are addressed in this Agreement. This does not preclude the granting of additional variances in the future. Any future amendments or changes to the Waller County subdivision regulations or ordinances will not apply to this PD.

X. MINOR MODIFICATIONS

The following minor modifications of the Development Agreement are allowed:

1. Modifications to internal street patterns are allowed.
2. Modifications to the proposed land uses and location of proposed land uses set forth in this PD document text and in Exhibits B-2, B-3, B-4, and C are permitted to address market conditions so long as percentages and acreage are not changed
3. Modifications to lot sizes are allowed provided that such lots shall adhere to the minimum lot frontage regulations and the maximum number of dwelling units set forth in this document.

XI. EXHIBITS

The exhibits attached hereto and listed below are incorporated herein for all purposes and represent the approved project (subject to revisions as permitted within this document).

Exhibit B-1	Boundary Aerial
Exhibit B-2	Street Classification
Exhibit B-3	Landscape and Open Space Plan
Exhibit B-4	Fencing
Exhibit B-5	Detention Cross Section
Exhibit B-6	Collector Cross Section
Exhibit B-7	Major Thoroughfare Cross Section
Exhibit B-8	Sheffield Road ROW Cross Section
Exhibit B-9	Sheffield Road ROW Improvements
Exhibit C	General Development Plan

Exhibit C to Subdivision Development Agreement
General Land Plan

Exhibit D

Approved Variances

1. On _____, the Waller County Commissioners Court approved the following variance for RICE 315 (HOUSTON) SPV, LLC, for the Bluebonnet Grove subdivision:

Variance from: Waller County Subdivision and Development Regulations,
3.4.7, requiring a 50-foot minimum lot width.

Approved Variance: 40-foot minimum lot width, measured at the building line.

2. On _____, the Waller County Commissioners Court approved the following variance for RICE 315 (HOUSTON) SPV, LLC, for the Bluebonnet Grove subdivision:

Variance from: Waller County Subdivision and Development Regulations,
3.4.15, requiring a 25-foot building line.

Approved Variance: Front building lines of 20 feet only around the radial portion of
culs-de-sac and corner knuckles/eyebrows, only in certain
circumstances.

3. On _____, the Waller County Commissioners Court approved the following variance for RICE 315 (HOUSTON) SPV, LLC, for the Bluebonnet Grove subdivision:

Variance from: Waller County Subdivision and Development Regulations,
3.4.15, requiring a 15-foot side building line along local streets
and a 25-foot side building line along collector streets.

Approved Variance: Side building lines of 10 feet where garages do not have access.

4. On _____, the Waller County Commissioners Court approved the following variance for RICE 315 (HOUSTON) SPV, LLC, for the Bluebonnet Grove subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, 4.3.1 requiring a minimum 60' right-of-way on curb-and-gutter local streets.

Approved Variance: A minimum 50' right-of-way on curb-and-gutter local streets.

5. On _____, the Waller County Commissioners Court approved the following variance for RICE 315 (HOUSTON) SPV, LLC, for the Bluebonnet Grove subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, 4.3.4, requiring a minimum 70'-radius right-of-way on cul-de-sacs, with a 50'-radius paving.

Approved Variance: A minimum 60'-radius right-of-way on cul-de-sacs, with a 50'-radius paving.

6. On _____, the Waller County Commissioners Court approved the following variance for RICE 315 (HOUSTON) SPV, LLC, for the Bluebonnet Grove subdivision:

Variance from: Waller County Subdivision and Development Regulations, Appendix A, Engineering Design Standards, 4.2.5 and 4.3.5,

requiring a minimum 650' radius on local street centerlines and 1,200' on collector streets.

Approved Variance: A minimum 250-foot radius on local street centerlines and a 600' radius on collector street curves are permitted.

Exhibit E
Current Waller County Regulations

Exhibit F

MEMORANDUM OF AGREEMENT

This is a Memorandum of Agreement of the Subdivision Development Agreement Between Waller County, Texas and RICE 315 (HOUSTON) SPV, LLC, a Delaware limited liability company, for the Bluebonnet Grove subdivision (“Agreement”). The Agreement, dated effective _____, 2026, is identified as Contract ID # _____ in the Official Public Records of Waller County, Texas. Notice is hereby given that the real property described in Exhibit A attached hereto and incorporated herein by this reference is subject to the Agreement. A copy of the Agreement may be obtained from the Waller County Clerk’s Office.

[The remainder of this page is intentionally blank. Signatures follow on next pages]

Waller County

Carbett "Trey" J. Duhon III

County Judge

Date

STATE OF TEXAS §

§

COUNTY OF WALLER §

This instrument was acknowledged before me on the ____ day of _____, 20 ___, by Carbett "Trey" J. Duhon, III, Waller County Judge, on behalf of Waller County, a political subdivision of the State of Texas.

Notary Public, State of Texas

RICE 315 (HOUSTON) SPV, LLC,

a Delaware limited liability company

By: Rice 315 (Houston) Holdings, LLC, a Delaware limited liability company, its sole Member

By: APG Rice 315 (Houston) Management, LLC, a Delaware limited liability company, its Managing Member

By: APG ASLA I, LLC, a Delaware limited liability company, its sole Member

By: Avanti Properties Group III, L.L.L.P., a Delaware limited liability limited partnership, its Managing Member

By: APG III GP, LLC, a Florida limited liability company, its sole General Partner

By: Avanti Management Corporation, a Florida corporation, its Manager

By: _____

Andrew Dubill

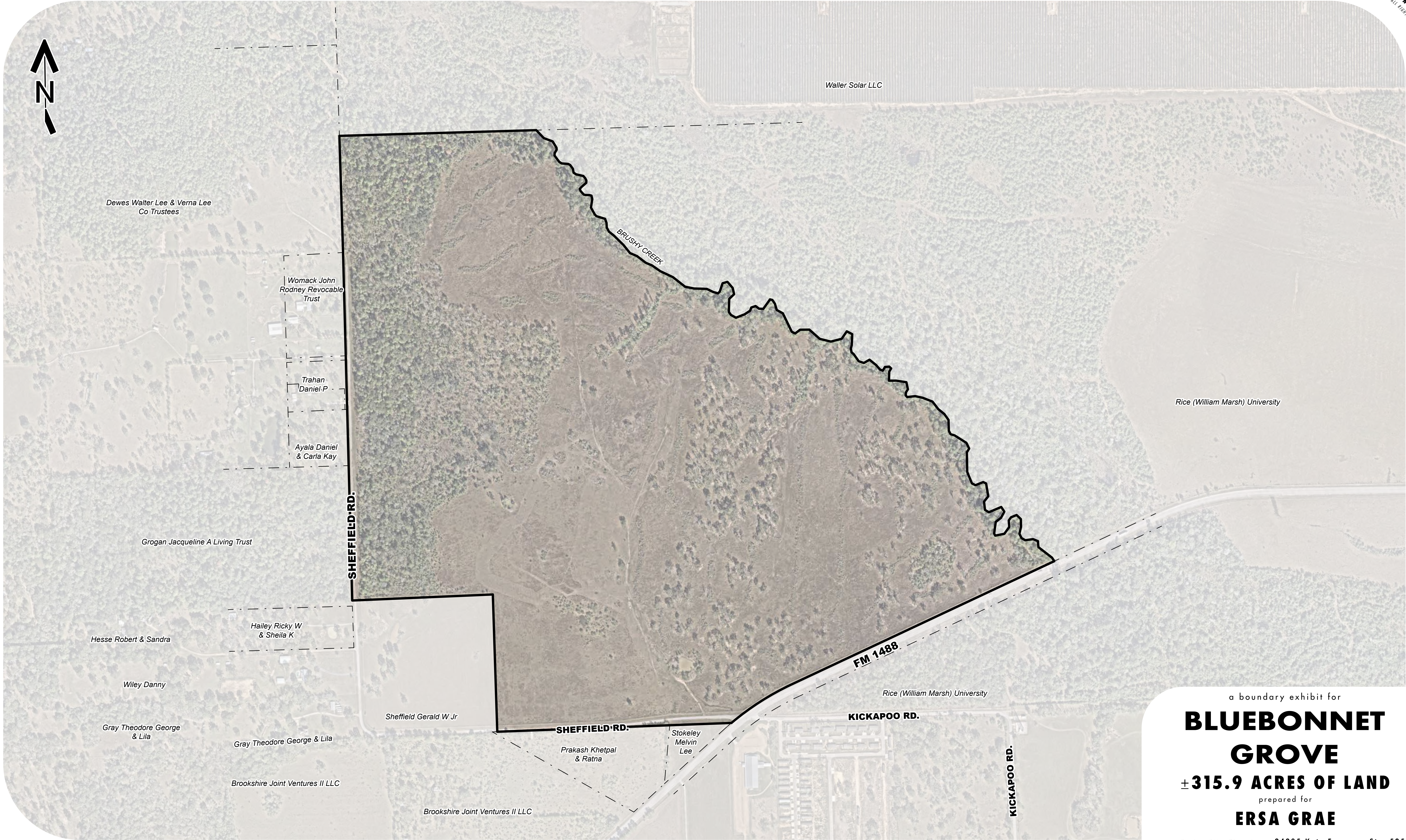
Executive Vice President

Date

STATE OF FLORIDA §
 §
 COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____ 20____, by Andrew Dubill, Executive Vice President of Avanti Management Corporation, a Florida corporation, sole manager of APG III GP, LLC, a Florida limited liability company, sole General Partner of Avanti Properties Group III, L.L.L.P., a Delaware liability limited partnership, Managing Member of APG ASLA I, LLC, a Delaware limited liability company, sole Member of APG Rice 315 (Houston)Management, LLC, a Delaware limited liability company, Managing Member of Rice 315 (Houston) Holdings, LLC, a Delaware limited liability company, sole Member of RICE 315 (HOUSTON) SPV, LLC, a Delaware limited liability company.

Notary Public, State of Florida



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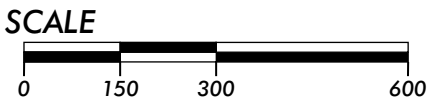
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B-1

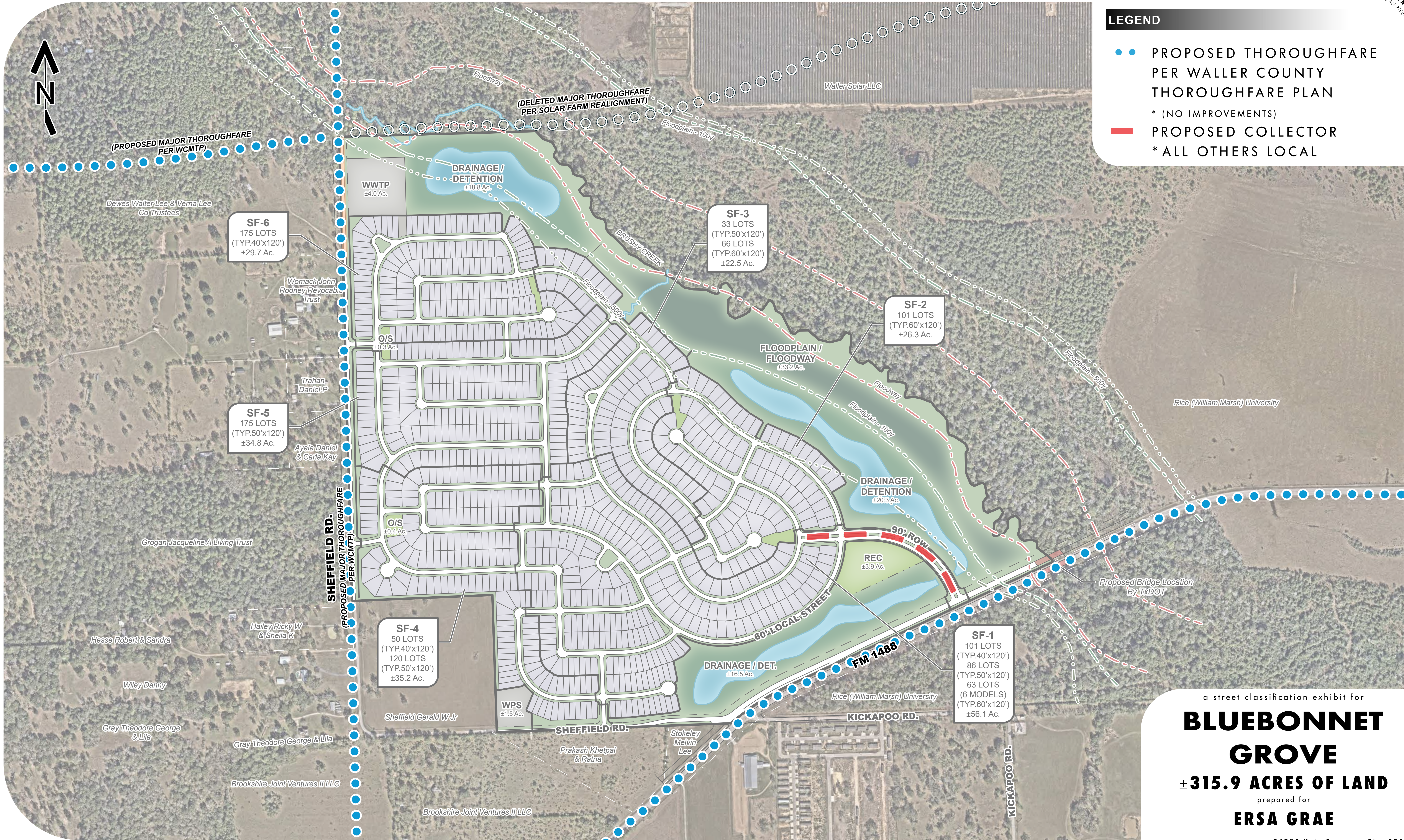
a boundary exhibit for
BLUEBONNET GROVE
± 315.9 ACRES OF LAND
prepared for
ERSA GRAE



24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422



HOU-25003
JUNE 17, 2026



a street classification exhibit for

BLUEBONNET GROVE

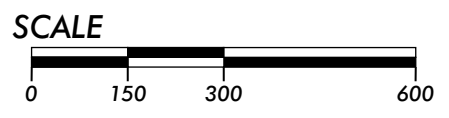
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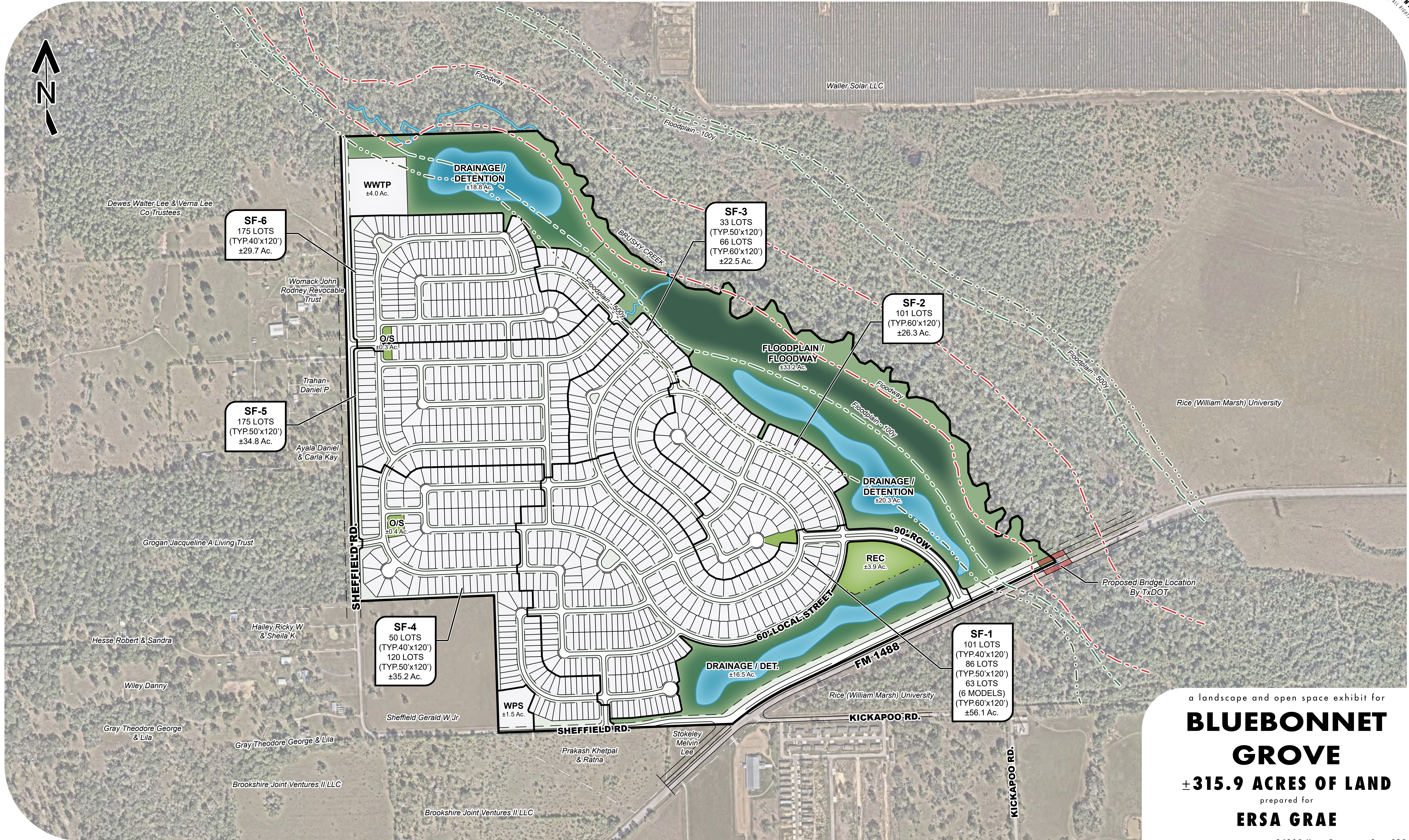
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B - 2

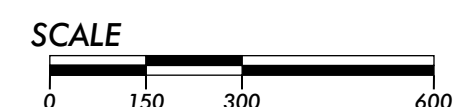
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a landscape and open space exhibit for
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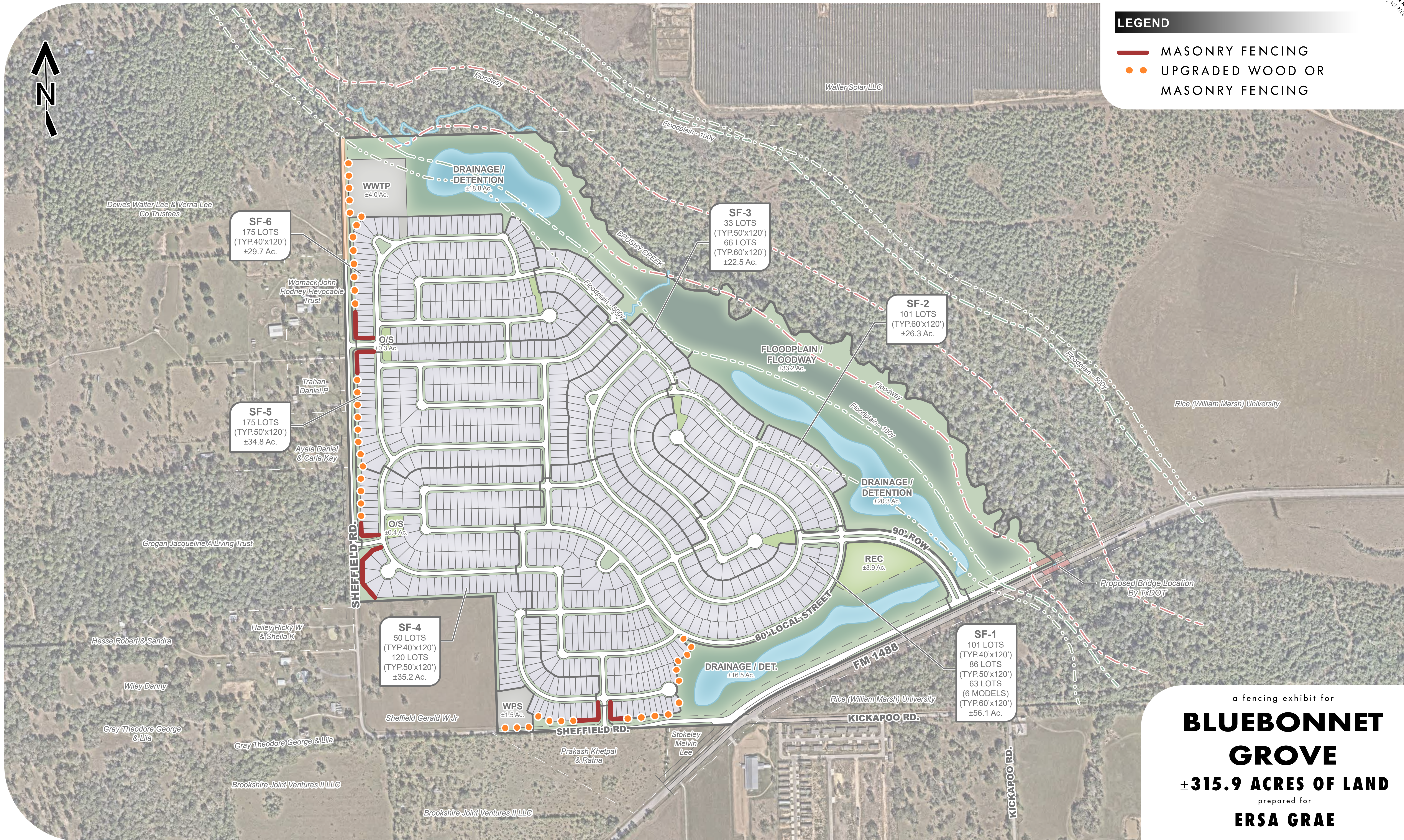
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LEGEND

- MASONRY FENCING
- UPGRADED WOOD OR MASONRY FENCING



a fencing exhibit for
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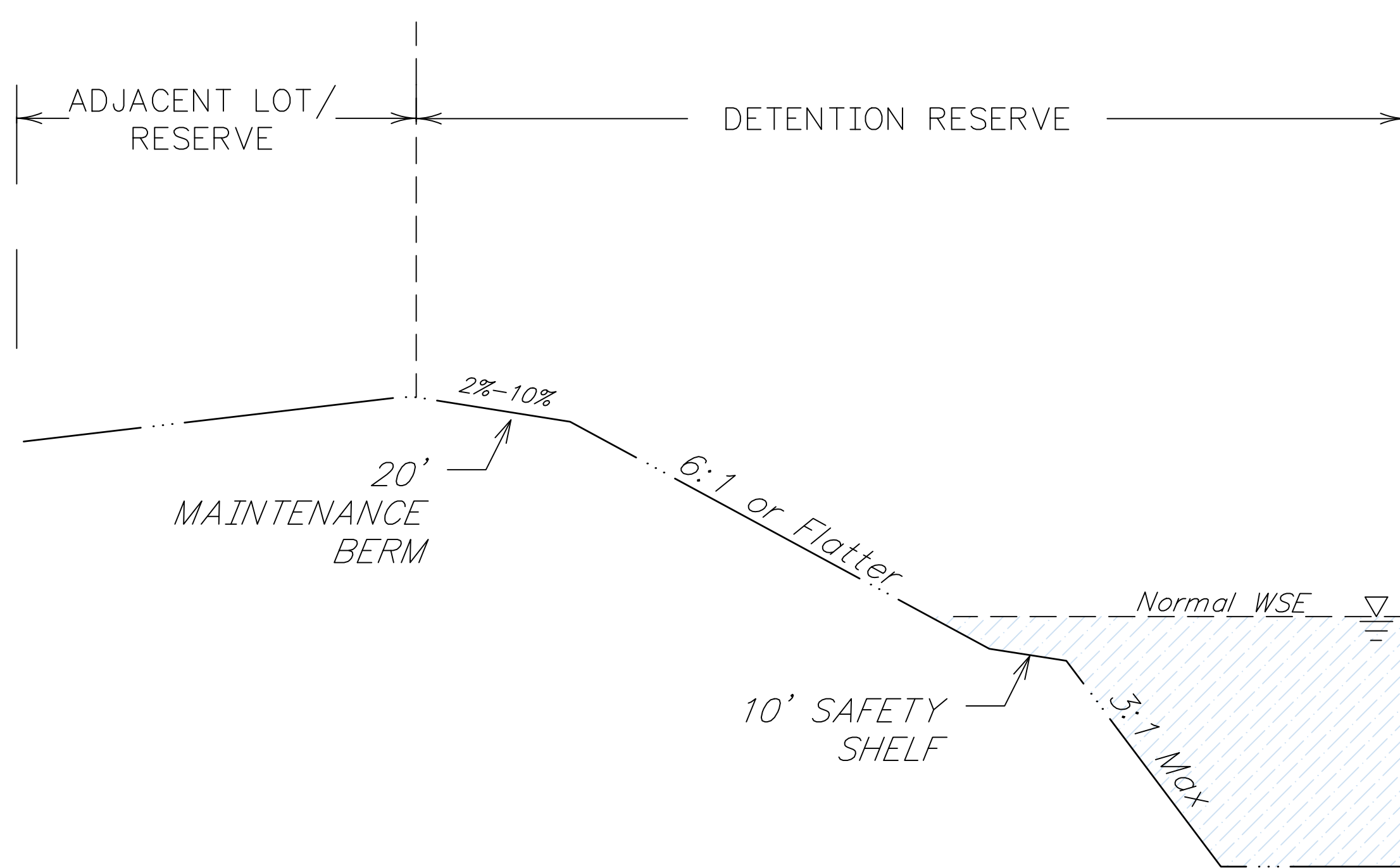
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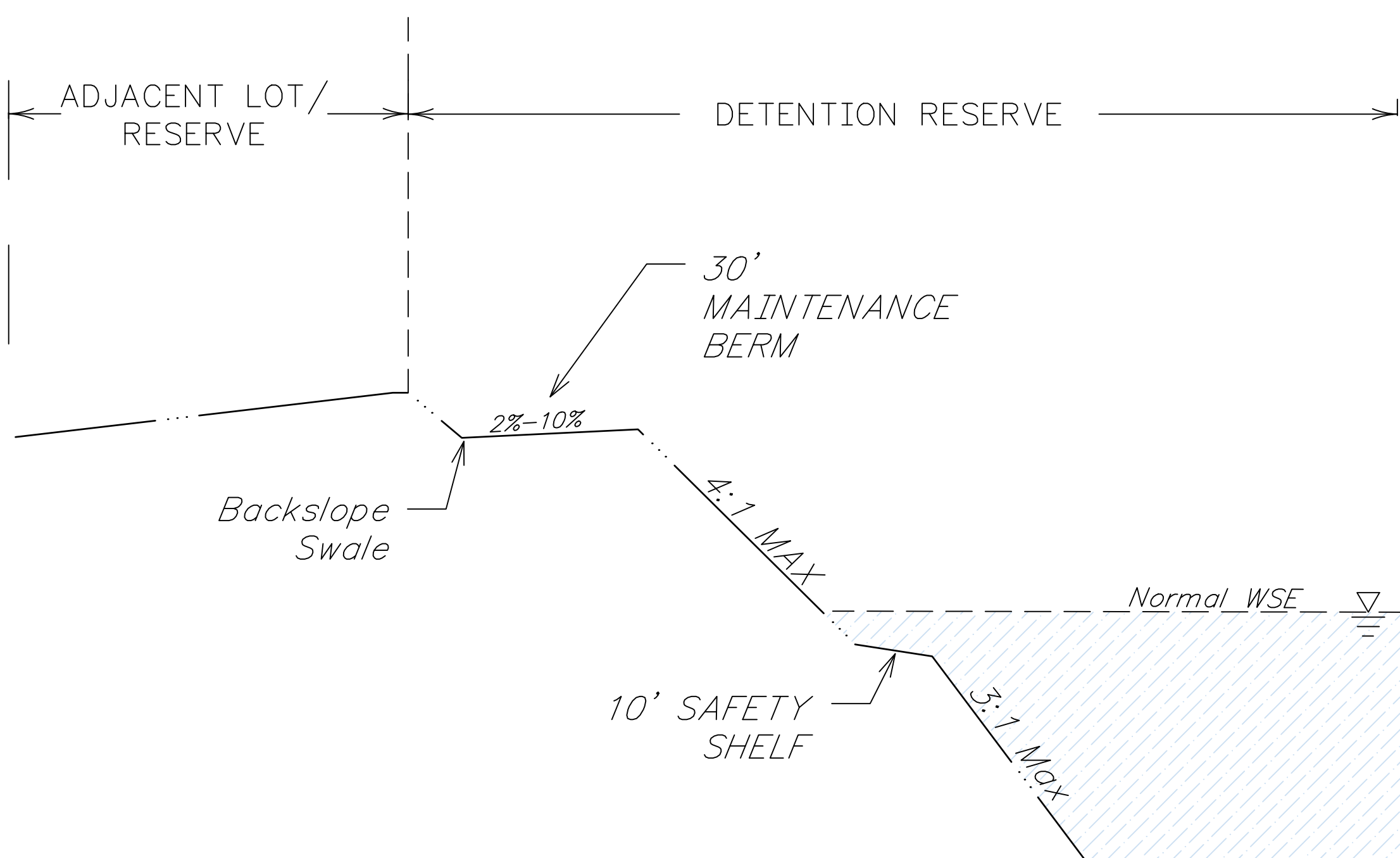
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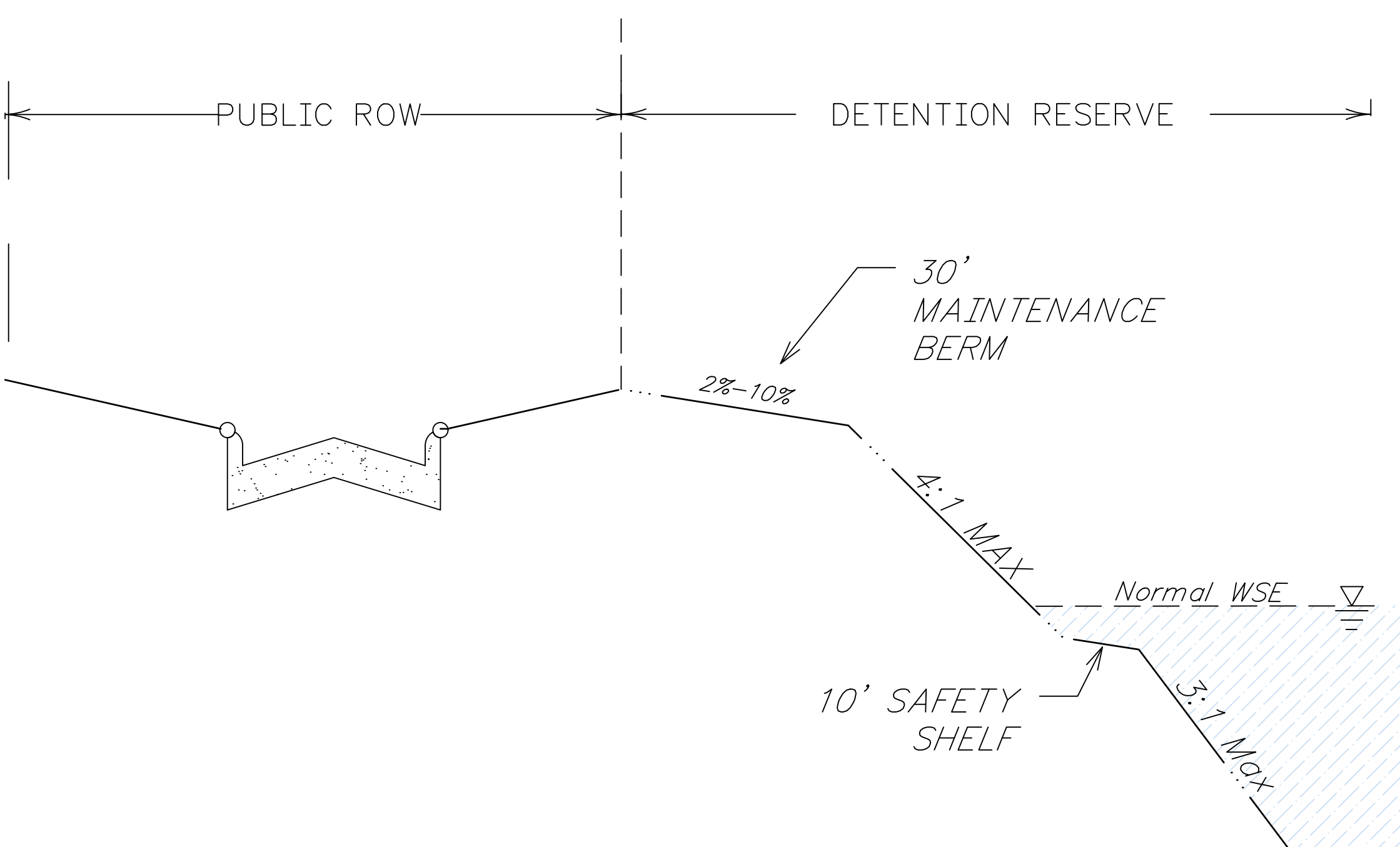
TYPICAL CROSS SECTIONS OF WET BOTTOM DETENTION BASINS



6:1 OR FLATTER SIDE SLOPE



STEEPER THAN 6:1 SIDE SLOPE



ADJACENT TO PUBLIC RIGHT-OF-WAY

a detention cross section exhibit for

BLUEBONNET GROVE

±315.9 ACRES OF LAND

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B-5

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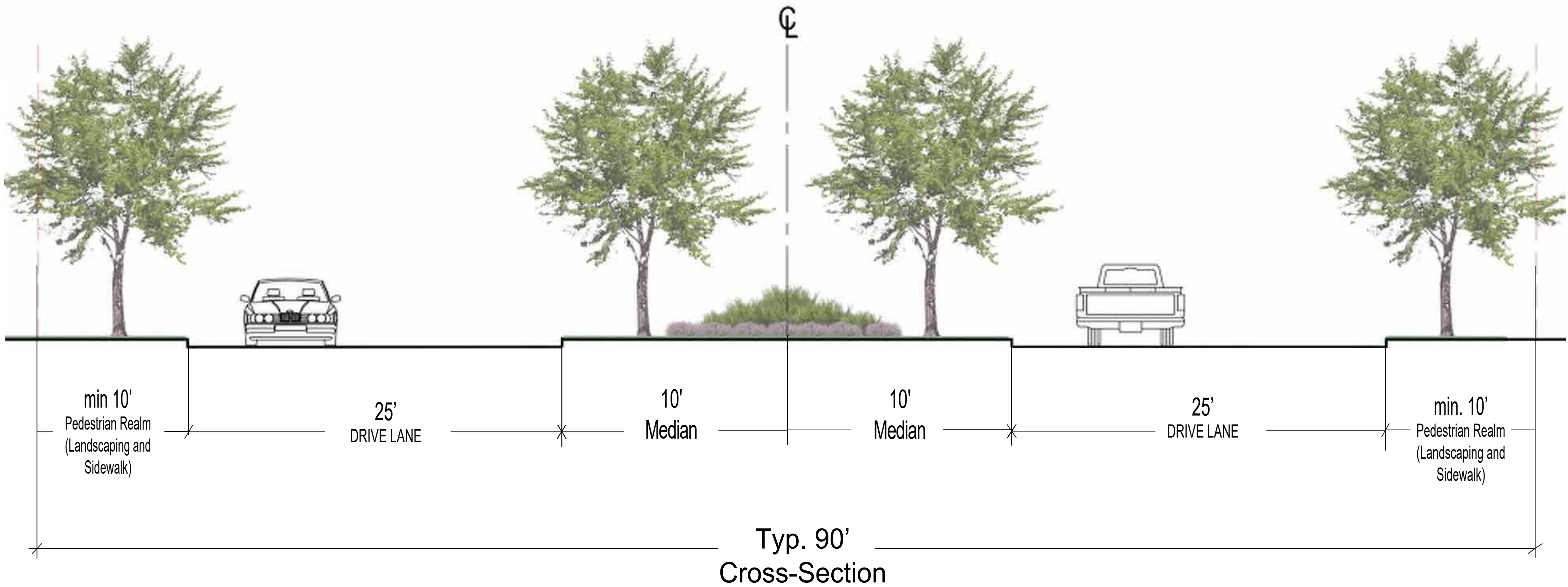
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TYPICAL COLLECTOR STREET



a collector cross section exhibit for

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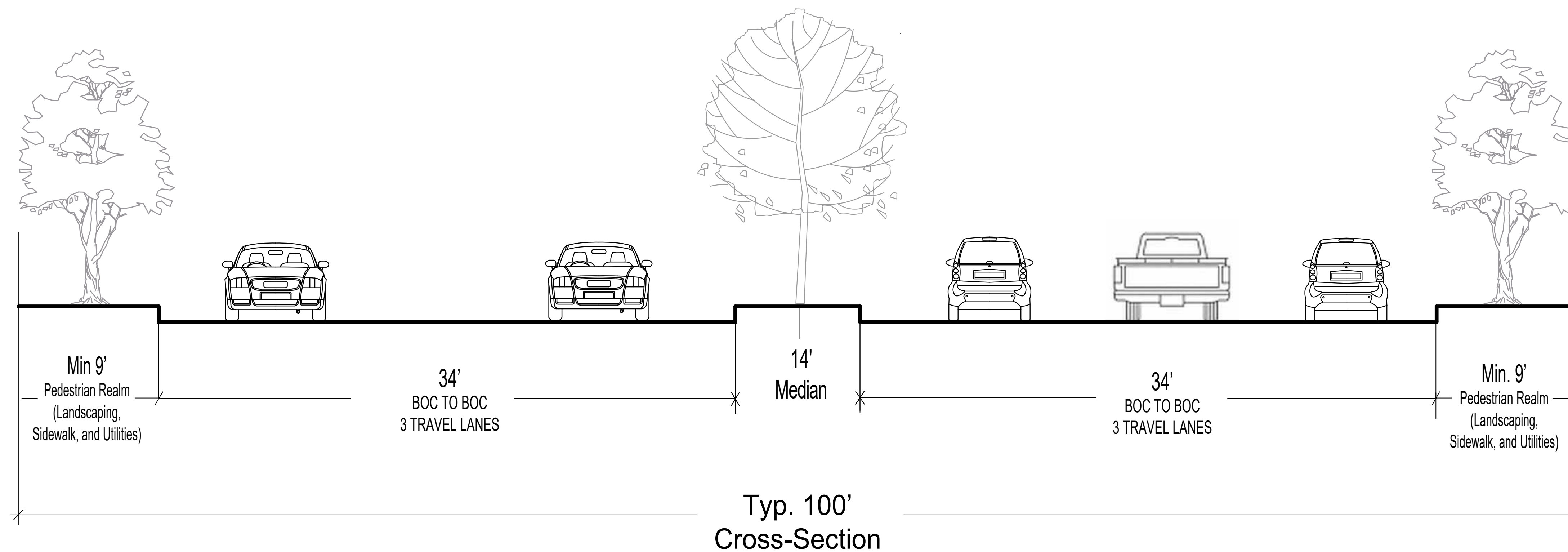
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HOU-25003
JUNE 17, 2026



TYPICAL THOROUGHFARE



a major thoroughfare cross section exhibit for

BLUEBONNET GROVE

± **315.9 ACRES OF LAND**

prepared for

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HOU-25003
JUNE 17, 2026

B-7

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100' PROPOSED
ULTIMATE ROW

SHEFFIELD RD.
51' EXISTING ROW

PROPERTY BOUNDARY &
PROPOSED CENTERLINE

OFFSITE - OTHER OWNERS

50'

50'

35' EXISTING ROW ESMT
INSIDE BLUEBONNET
GROVE

15' EXISTING PAVING

34' PROPOSED
ROW WIDENING
BY OTHERS

15' PROPOSED ROW WIDENING
IN BLUEBONNET GROVE

16' EXISTING ROW ESMT

EXISTING PAVING

LEGEND

- BOUNDARY
- PROPOSED CENTERLINE
- EXISTING ROW
- PROPOSED ROW WIDENING
- EXISTING PAVING FILL PER SURVEY
- PROPOSED PAVING

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a Sheffield Road ROW exhibit for

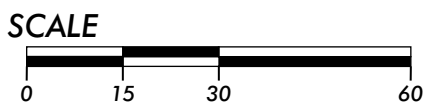
BLUEBONNET GROVE

± 315.9 ACRES OF LAND

prepared for

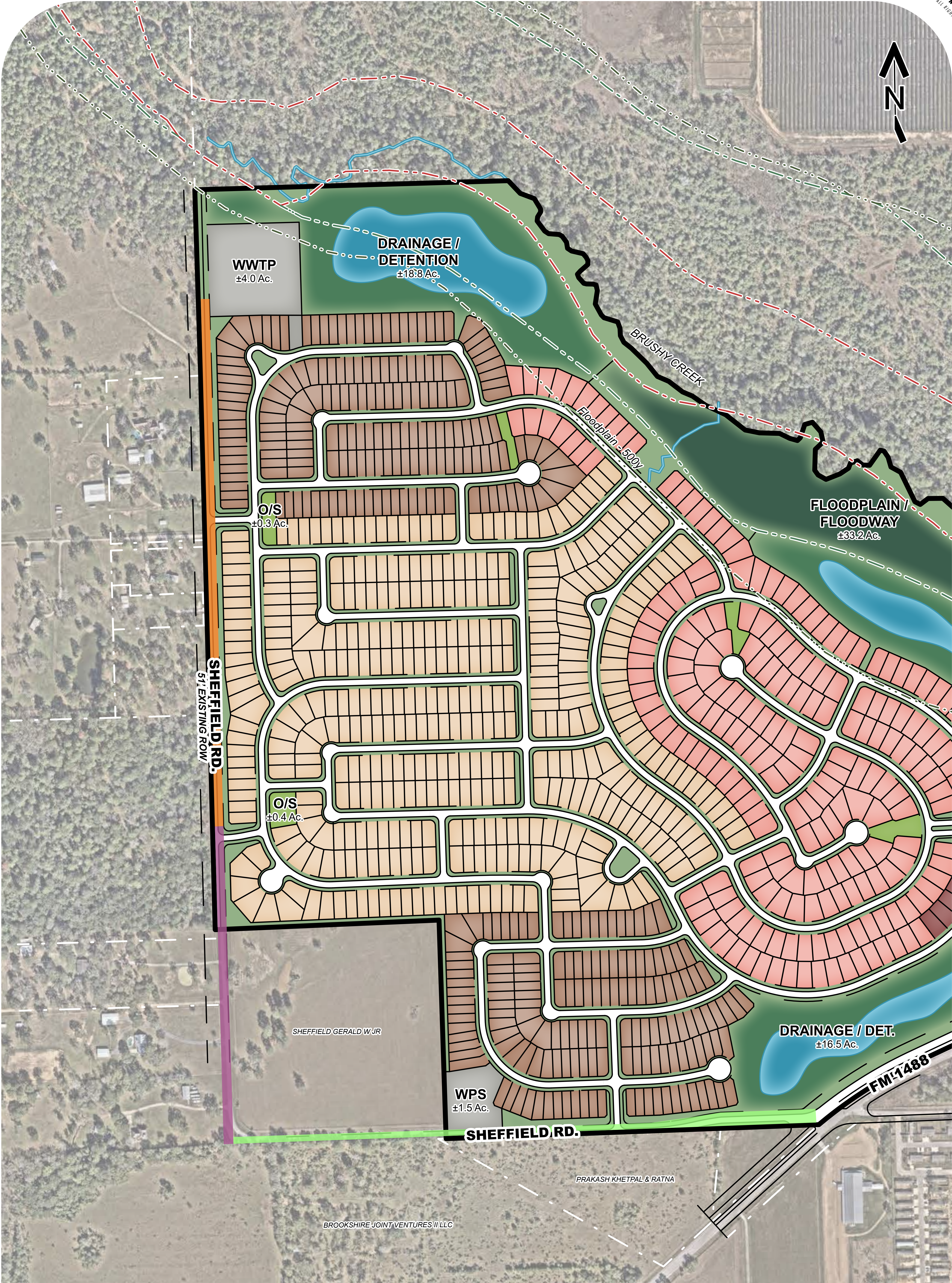
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HOU-25003
JUNE 17, 2026

B - 8



LEGEND

- 22' ASPHALT PAVING BY DEVELOPER
- 1/2 BOULEVARD BY DEVELOPER
- ROW DEDICATION AND DRIVEWAY ACCESS TO UTILITY

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a Sheffield Road ROW improvement exhibit for

BLUEBONNET GROVE

±315.9 ACRES OF LAND

prepared for

ERSA GRAE

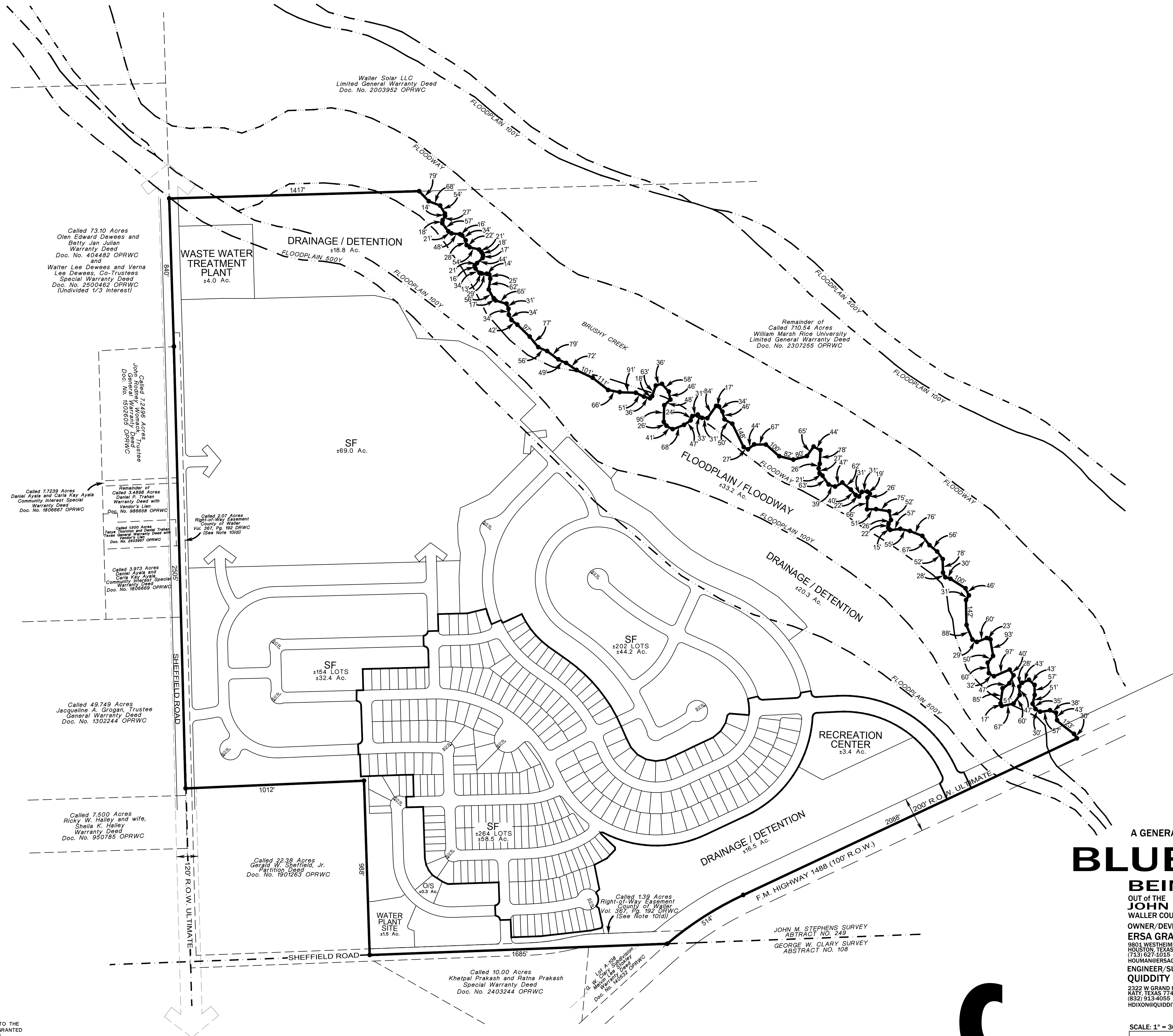
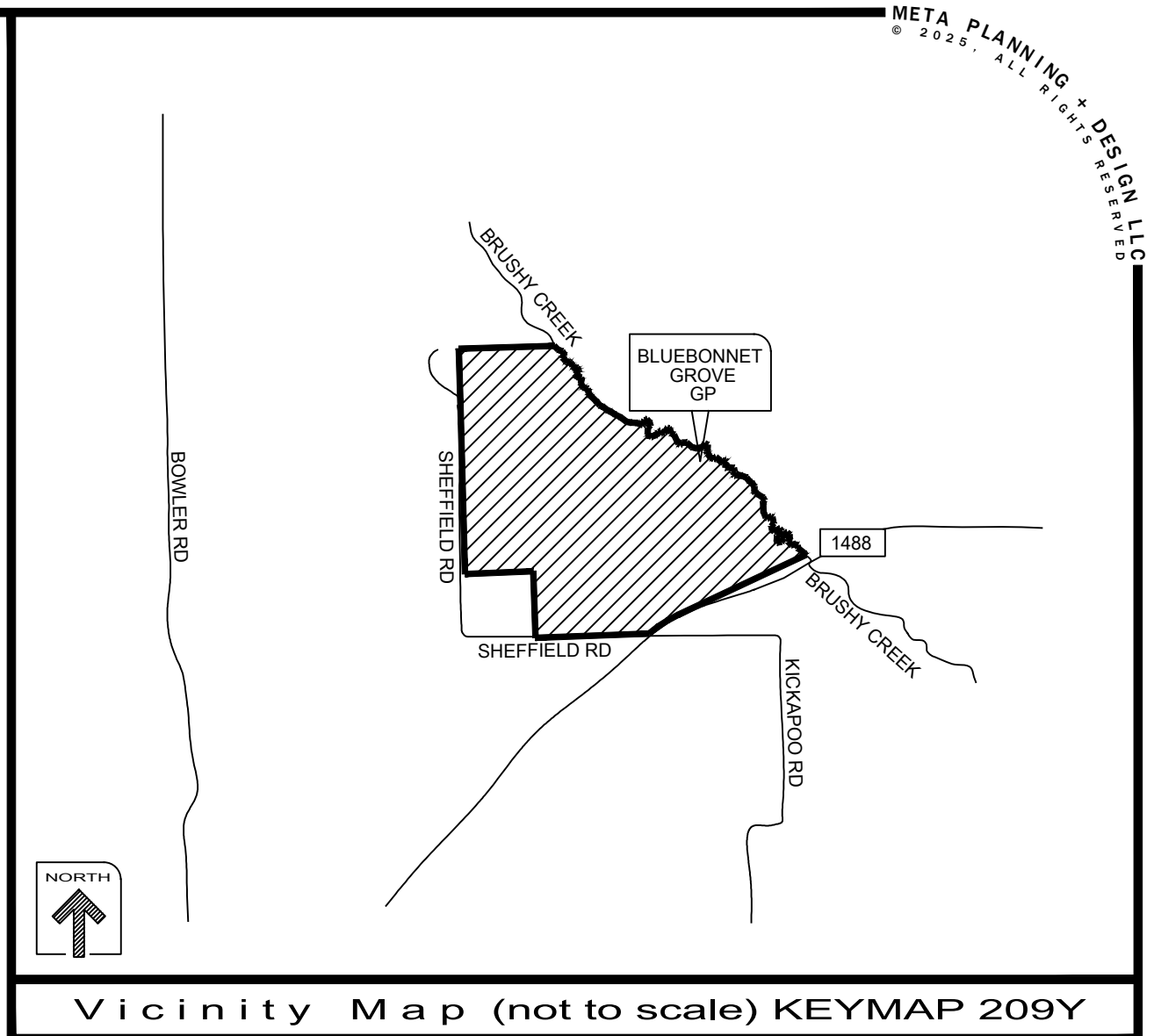
24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

META
PLANNING + DESIGN

SCALE
0 100 200 400

HOU-25003
JUNE 17, 2026

B-9



- GENERAL NOTE
- 1) CURRENT STREET PATTERNS AND LOT CONFIGURATIONS ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO SLIGHT CHANGES AS EACH SECTION IS PLATTED AT THE PRELIMINARY LEVEL.
 - 2) THIS GENERAL PLAN IS SUBJECT TO A FUTURE DEVELOPMENT AGREEMENT
 - 3) DETAILS FOR FUTURE PHASE UPDATES MAY BE UPDATED IN GENERAL PLAN PHASE UPDATE
 - 4) PROPOSED VARIANCES
 - A. LOT MINIMUM REDUCED TO 40'
 - B. FRONT BL. OF 20' ON RADIAL LOTS
 - C. SIDE BL. OF 10' WHERE GARAGES DO NOT HAVE ACCESS
 - D. 60' RADIUS ON CUL-DE-SACS
 - E. 250' RADIUS ON LOCAL STREET CENTER LINES

POTENTIAL LOT COUNT				
LOT TYPE	PHASE I	REMAINING	TOTAL	PERCENTAGE
UNDER 50'	+/-101 LOTS	+/-225 LOTS	+/-326 LOTS	33%
50s	+/-100 LOTS	+/-316 LOTS	+/-416 LOTS	43%
60s	+/-63 LOTS	+/-175 LOTS	+/-238 LOTS	24%
TOTAL	+/-264 LOTS	+/-716 LOTS	+/-970 LOTS	100%

LOT PROJECTIONS AND PHASING MAY BE ADJUSTED BASED ON PREVAILING MARKET CONDITIONS.

A GENERAL PLAN OF
BLUEBONNET GROVE
BEING 315.9± ACRES OF LAND

OUT of THE
JOHN M. STEPHENS SURVEY, A-249
WALLER COUNTY, TEXAS
OWNER/DEVELOPER:
ERSA GRAE
9801 WESTHEIMER RD, STE. 250
HOUSTON, TEXAS 77042
(713) 627-1015
HOU@MANGERSGRAE.COM
ENGINEER/SURVEYOR:
QUIDDITY
2322 W. GRAND PARKWAY NORTH
KATY, TEXAS 77449
(832) 913-4005
HDXON@QUIDDITY.COM

PLANNER:
META
PLANNING + DESIGN
Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

JUNE 6, 2026

HOU-25003

DISCLAIMER AND LIMITED WARRANTY

THIS GENERAL PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF WALLER COUNTY SUBDIVISION ORDINANCE IN EFFECT AT THE TIME THIS PLAN WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE WALLER COUNTY COMMISSION'S COURT. THIS GENERAL PLAN WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE GENERAL PLAN.

WALLER COUNTY INVESTMENT POLICY

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1.00 INVESTMENT SCOPE OF POLICY

1.01 General Statement

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

1.02 Funds Included

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

2.00 INVESTMENT AUTHORITY AND CONTROL

2.01 County's Investment Officer

In accordance with Sec. 116.112(a), Loc. Gov. Code and/or Chap. 2256, Sec. 2256.005 (f) and (g), Government Code, the County Treasurer under the direction of the Waller County Commissioners' Court, may invest county funds that are not immediately required to pay obligations of the county. If the investment officer has a personal business relationship with an entity, or is related within the second degree by affinity or consanguinity to an individual, seeking to sell an investment to the county, the investment officer must file a statement disclosing that personal business interest, or relationship with the Texas Ethics Commission and the Commissioners' Court in accordance with Government Code 2256.

2.02 Quality and Capability of Investment Manager

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

2.03 Prudence and Ethical Standards

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

2.04 Liability of Investment Officer

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

2.05 Investment Advisory Committee

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

2.06 Accounting and Audit Control

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

3.00 INVESTMENT OBJECTIVES

3.01 General Statement

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

3.02 Safety of Principal

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

3.03 Maintenance of Adequate Liquidity

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

3.04 Diversification

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

3.05 Maturity/Marketability

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

3.06 Yield

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

4.00 INVESTMENT STRATEGY

4.01 Waller County Funds

All funds of Waller County that are invested, are invested by matching maturity of investments with liabilities. Investments are made with the intention of holding to maturity, but with the ability to liquidate should funds be needed at any time. This strategy is achieved by utilizing overnight investments through Pools, Term products through Pools, Certificates of Deposit, Time Deposits, Treasuries and US Agencies.

4.02 Fiduciary Funds

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

5.00 INVESTMENT INSTRUMENTS

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

5.01 Bank Investments

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

5.02 Overnight Investments

1. TexPool-Investments authorized by TexPool Investment Policy.
2. Texas Cooperative Liquid Assets Securities System Trust (Texas CLASS)-Investments authorized by Texas CLASS Investment Policy.
3. Texas CLASS Term Products-Investments rated AAA with legal stated final of twelve (12) months or less.

5.03 Other Investments

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

6.00 INVESTMENT INSTITUTIONS DEFINED**6.01 Depository Bank**

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

6.02 Other Banks

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

6.03 Federal Reserve Bank

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

6.04 Public Funds Pools

TexPool-Overnight funds.

Texas CLASS-Overnight funds.

Texas CLASS Term Series II-Two (2) to twelve (12) month fixed rate fixed maturity pool.

6.05 US Security Dealers

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

7.00 BROKER/DEALER/INSTITUTION QUALIFICATIONS AND PROCEDURES**7.01 Qualifications for Approval of Broker/Dealer Institutions**

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

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

7.02 Confirmation of Trade

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

7.03 Delivery vs. Payment

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

8.00 COLLATERAL AND SAFEKEEPING**8.01 Collateral or Insurance**

The Waller County Treasurer shall insure that all county funds are fully collateralized or insured consistent with federal and state law and the current depository contract in one or more of the

following manners:

1. FDIC insurance coverage.
2. United States Government Bonds, Notes, Bills and Agencies.

8.02 Safekeeping

All purchased securities shall be held in safekeeping by the county or a county account in a third party financial institution, or with a Federal Reserve Bank. Securities pledged as collateral shall be deposited in trust with the Federal Reserve Bank or another disinterested third party bank under an appropriate legal contract. The amount of such securities pledged shall be determined by their market value.

8.03 Collateral Reporting

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

8.04 Rate Monitoring

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

9.00 INVESTMENT REPORTING

9.01 Monthly Reporting

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

9.02 Quarterly Reporting

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



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

836 Austin St, Ste 2200
Hempstead, Texas 77445

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

July 08, 2026

Honorable Carbett "Trey" J. Duhon III
And
Honorable Commissioners' Court
Waller County
Hempstead, Texas

Gentlemen:

In accordance with Section 2256.005(e), Government Code, Public Funds Act, I respectfully request your approval of the attached Investment Policy for Waller County funds and endorsement of the Resolution of Annual Review. The Investment Advisory Committee has reviewed the policy and is in agreement of the necessary changes to the policy this year.

Thank you for time and attention to this request.

Sincerely,

A handwritten signature in cursive script that reads "Joan Beaty".

Joan Beaty, CIO, CCT
Waller County Treasurer

RESOLUTION OF ANNUAL REVIEW OF THE INVESTMENT POLICY WALLER COUNTY, TEXAS

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

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

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

1. The Investment Policy, in the form attached hereto is hereby reviewed and approved at its annual review.
2. The provisions of this Resolution shall be effective as of the date reviewed and shall remain in effect until modified by action of this Court.

PASSED AND APPROVED, this 8th day of July, 2026.

Carbett "Trey" J. Duhon III, County Judge

John A. Amsler
Commissioner, Pct. 1

Walter E. Smith
Commissioner, Pct. 2

Kendric D. Jones
Commissioner, Pct. 3

Justin Beckendorff
Commissioner, Pct. 4

ATTEST:

Debbie Hollan
County Clerk

WALLER COUNTY**2026.8 SALARY ORDER**

Amended by Commissioners' Court effective 07.20.26

2026 RATE 2088 HOURS	2026 BUDGETED AMOUNT
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Fund 125-Department 408**District Judge-506th**

Court Clerk	\$	24.50	\$	23,128.00
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Summary

Prorated amount to be transferred from 125-411
to fund new position for the remainder of 2026



APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER:	PROJECT: Waller Co. Business Node	APPLICATION NO:
Waller County		
		PERIOD TO:
FROM CONTRACTOR:	VIA ARCHITECT: BSW Architect, Inc.	
SEDALCO, INC.		ARCHITECT'S
4100 Fossil Creek Blvd.		PROJECT NOS:
Fort Worth, Tx 76137		
CONTRACT FOR: New Construction		CONTRACT DATE:

Distribution to:

x	OWNER
x	ARCHITECT
x	CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: _____

State of TEXAS County of Waller
Subscribed and sworn to before me this day of _____
Notary Public:
My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated. The quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED

AMOUNT CERTIFIED \$ 250,242.45

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$47,564,458.39	\$4,360.56
Total approved this Month	\$0.00	\$0.00
TOTALS	\$47,564,458.39	\$4,360.56
NET CHANGES by Change Order	\$47,560,097.83	

EXHIBIT & CHANGE ORDER SUMMARY (Breakdown of line 2)			
Date Approved	Description	AMOUNT	PROJECT
2/6/2023	EXHIBIT C, AMENDMENT	\$1,315,059.00	Courthouse & Swing Space Design
5/17/2023	EXHIBIT E, AMENDMENT	\$1,825,812.00	Swing Space Construction
8/2/2023	EXHIBIT E, CHANGE ORDER 1	\$122,435.85	Swing Space Construction
10/4/2023	EXHIBIT E, CHANGE ORDER 2	\$233,968.97	Swing Space Construction
10/4/2023	EXHIBIT F, AMENDMENT	\$38,639,762.00	Courthouse Construction
3/6/2024	EXHIBIT E, CHANGE ORDER 3	\$12,878.13	Swing Space Construction
8/21/2024	EXHIBIT E, CHANGE ORDER 4	(\$4,360.56)	Swing Space Construction
7/11/2025	EXHIBIT F, CHANGE ORDER 1	\$402,374.00	Courthouse Design of 3rd Floor
11/25/2025	EXHIBIT F, CHANGE ORDER 2	\$5,016,529.00	Courthouse 3rd Floor Construction
	Net change by Exhibits & Change Orders (2a+ 2b)	\$47,564,458.39	

Swing Space - Design (Non-Retainage items)	\$0.00	1	\$0.00		
Swing Space - General Conditions (Non-Retainage items)	\$0.00	1	\$0.00		
Swing Space - Construction (Retainage items)	\$0.00	0.95	\$0.00		
Swing Space (Released Retainage)	\$0.00	1	\$0.00		
Courthouse - Design (Non-Retainage items)	\$0.00	1	\$0.00		
Courthouse - General Conditions (Non-Retainage items)	\$0.00	1	\$0.00		
Courthouse - Construction (Retainage items)	\$152,847.25	0.95	\$145,204.89		
Courthouse (Released Retainage)	\$0.00	1	\$0.00		
3rd Floor Finish-out - Design (Non-Retainage items)	\$0.00	1	\$0.00		
3rd Floor Finish-out - General Conditions (Non-Retainage items)	\$0.00	1	\$0.00		
3rd Floor Finish-out - Construction (Retainage items)	\$110,565.85	0.95	\$105,037.56	Total Design Cost	\$0.00
3rd Floor Finish-out (Released Retainage)	\$0.00	1	\$0.00	Total Construction Cost	\$250,242.45
				Total Retainage Released this Month	\$0.00
8. CURRENT PAYMENT DUE			\$250,242.45	8. CURRENT PAYMENT DUE	\$250,242.45

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 44
APPLICATION DATE: 6/1/2026
PERIOD TO: 6/30/2026
ARCHITECT'S PROJECT NO.: Multiple

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
	SWING SPACE DESIGN BUILD SERVICES														
1.1	Swing Space Design Fees & C.A. Services	0.00	145,800.00	145,800.00	67,654.00	213,454.00	0.00	213,454.00	213,454.00	0.00	0.00	213,454.00	100%	0.00	0.00
1.2	Swing Space FF&E Design Fees	0.00	16,200.00	16,200.00	7,517.00	23,717.00	0.00	23,717.00	23,717.00	0.00	0.00	23,717.00	100%	0.00	0.00
1.3	Swing Space As-Built	0.00	9,800.00	9,800.00	0.00	9,800.00	0.00	9,800.00	9,800.00	0.00	0.00	9,800.00	100%	0.00	0.00
1.4	Swing Space Reimbursable Allw.	0.00	5,000.00	5,000.00	0.00	5,000.00	0.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100%	0.00	0.00
1.5	General Conditions	0.00	0.00	0.00	365,535.00	365,535.00	0.00	365,535.00	365,535.00	0.00	0.00	365,535.00	100%	0.00	0.00
1.6	Mobilization (Temp. Fence, Trailer, Etc.)	0.00	0.00	0.00	15,000.00	15,000.00	0.00	15,000.00	15,000.00	0.00	0.00	15,000.00	100%	0.00	0.00
1.7	Subcontractor Default Insurance	0.00	0.00	0.00	17,739.00	17,739.00	0.00	17,739.00	17,739.00	0.00	0.00	17,739.00	100%	0.00	0.00
1.8	General Liability & Builder's Risk Insurance	0.00	0.00	0.00	9,006.00	9,006.00	0.00	9,006.00	9,006.00	0.00	0.00	9,006.00	100%	0.00	0.00
1.9	AGC Fees	0.00	0.00	0.00	3,803.00	3,803.00	0.00	3,803.00	3,803.00	0.00	0.00	3,803.00	100%	0.00	0.00
1.11	Payment & Performance Bonds	0.00	0.00	0.00	33,304.00	33,304.00	0.00	33,304.00	33,304.00	0.00	0.00	33,304.00	100%	0.00	0.00
1.12	Design/Builder Overhead & Profit	0.00	7,731.00	7,731.00	78,839.00	86,570.00	0.00	86,570.00	86,570.00	0.00	0.00	86,570.00	100%	0.00	0.00
8.0	Demolition														
8.1	Mobilization	0.00	0.00	0.00	1,150.00	1,150.00	0.00	1,150.00	1,150.00	0.00	0.00	1,150.00	100%	0.00	0.00
8.2	Interior Demo	0.00	0.00	0.00	19,879.00	19,879.00	0.00	19,879.00	19,879.00	0.00	0.00	19,879.00	100%	0.00	0.00
8.3	MEP Demo	0.00	0.00	0.00	5,435.00	5,435.00	0.00	5,435.00	5,435.00	0.00	0.00	5,435.00	100%	0.00	0.00
8.4	Saw cut	0.00	0.00	0.00	5,550.00	5,550.00	0.00	5,550.00	5,550.00	0.00	0.00	5,550.00	100%	0.00	0.00
8.5	Demobilization	0.00	0.00	0.00	900.00	900.00	0.00	900.00	900.00	0.00	0.00	900.00	100%	0.00	0.00
8.6	PCO ALLW-1 Mold Remediation Balance (See Line	0.00	0.00	0.00	12,727.00	12,727.00	0.00	12,727.00	12,727.00	0.00	0.00	12,727.00	100%	0.00	0.00
9	Sitework														
9.1	Storm Drain Materials	0.00	0.00	0.00	33,500.00	33,500.00	0.00	33,500.00	33,500.00	0.00	0.00	33,500.00	100%	0.00	0.00
9.2	Storm Drain Labor	0.00	0.00	0.00	36,500.00	36,500.00	0.00	36,500.00	36,500.00	0.00	0.00	36,500.00	100%	0.00	0.00
9.3	Tree Trimming & Removal	0.00	0.00	0.00	16,200.00	16,200.00	0.00	16,200.00	16,200.00	0.00	0.00	16,200.00	100%	0.00	0.00
9.3A	Offset for Line Item 8.6	0.00	0.00	0.00	-12,727.00	-12,727.00	0.00	-12,727.00	-12,727.00	0.00	0.00	-12,727.00	100%	0.00	0.00
10	Concrete Work														
10.1	Concrete Material (Pads & Pour-backs)	0.00	0.00	0.00	13,500.00	13,500.00	0.00	13,500.00	13,500.00	0.00	0.00	13,500.00	100%	0.00	0.00
10.2	Concrete Labor (Pads & Pour-backs)	0.00	0.00	0.00	17,500.00	17,500.00	0.00	17,500.00	17,500.00	0.00	0.00	17,500.00	100%	0.00	0.00
11	Carpentry & Millwork														
11.1	Millwork & Countertops	0.00	0.00	0.00	34,206.00	34,206.00	0.00	34,206.00	34,206.00	0.00	0.00	34,206.00	100%	0.00	0.00
12	Roofing														
12.1	Roof & Gutter Repairs	0.00	0.00	0.00	24,500.00	24,500.00	0.00	24,500.00	24,500.00	0.00	0.00	24,500.00	100%	0.00	0.00
13	Openings														
13.1	Door, Frame, & Hardware Materials	0.00	0.00	0.00	104,030.00	104,030.00	0.00	104,030.00	104,030.00	0.00	0.00	104,030.00	100%	0.00	0.00
13.2	Door, Frame, & Hardware Installation	0.00	0.00	0.00	9,975.00	9,975.00	0.00	9,975.00	9,975.00	0.00	0.00	9,975.00	100%	0.00	0.00
14	Glass and Glazing System														
14.1	Glazing & Windows	0.00	0.00	0.00	20,000.00	20,000.00	0.00	20,000.00	20,000.00	0.00	0.00	20,000.00	100%	0.00	0.00
15	Finishes														
15.1	Plaster	0.00	0.00	0.00	77,300.00	77,300.00	0.00	77,300.00	77,300.00	0.00	0.00	77,300.00	100%	0.00	0.00
15.2	Cold Formed Metal Framing & Drywall	0.00	0.00	0.00	107,456.00	107,456.00	0.00	107,456.00	107,456.00	0.00	0.00	107,456.00	100%	0.00	0.00
15.3	Acoustical Ceilings	0.00	0.00	0.00	44,000.00	44,000.00	0.00	44,000.00	44,000.00	0.00	0.00	44,000.00	100%	0.00	0.00
15.4	LVT Flooring	0.00	0.00	0.00	34,500.00	34,500.00	0.00	34,500.00	34,500.00	0.00	0.00	34,500.00	100%	0.00	0.00
15.5	Painting	0.00	0.00	0.00	33,400.00	33,400.00	0.00	33,400.00	33,400.00	0.00	0.00	33,400.00	100%	0.00	0.00

CONTINUATION SHEET

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APPLICATION NUMBER: **44**
APPLICATION DATE: **6/1/2026**
PERIOD TO: **6/30/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
15.6	Power Wash & Cleaning	0.00	0.00	0.00	2,800.00	2,800.00	0.00	2,800.00	2,800.00	0.00	0.00	2,800.00	100%	0.00	0.00
16	Specialties														
16.1	Flagpoles	0.00	0.00	0.00	4,000.00	4,000.00	0.00	4,000.00	4,000.00	0.00	0.00	4,000.00	100%	0.00	0.00
17	Mechanical - Plumbing														
17.1	Labor, Materials, Equipment	0.00	0.00	0.00	21,400.00	21,400.00	0.00	21,400.00	21,400.00	0.00	0.00	21,400.00	100%	0.00	0.00
17.2	Underground Building Rough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
17.3	Plumbing Piping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
17.4	Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
17.5	Plumbing Fixtures	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
18	Mechanical - HVAC														
18.1	Mobilization	0.00	0.00	0.00	6,959.00	6,959.00	0.00	6,959.00	6,959.00	0.00	0.00	6,959.00	100%	0.00	0.00
18.1	HVAC Demo Labor	0.00	0.00	0.00	7,352.00	7,352.00	0.00	7,352.00	7,352.00	0.00	0.00	7,352.00	100%	0.00	0.00
18.3	HVAC Equipment Material	0.00	0.00	0.00	220,427.00	220,427.00	0.00	220,427.00	220,427.00	0.00	0.00	220,427.00	100%	0.00	0.00
18.4	HVAC Specialties & Trim Material	0.00	0.00	0.00	4,301.00	4,301.00	0.00	4,301.00	4,301.00	0.00	0.00	4,301.00	100%	0.00	0.00
18.5	HVAC Specialties & Trim Labor	0.00	0.00	0.00	7,505.00	7,505.00	0.00	7,505.00	7,505.00	0.00	0.00	7,505.00	100%	0.00	0.00
18.6	Copper Material	0.00	0.00	0.00	863.00	863.00	0.00	863.00	863.00	0.00	0.00	863.00	100%	0.00	0.00
18.7	Copper Labor	0.00	0.00	0.00	6,703.00	6,703.00	0.00	6,703.00	6,703.00	0.00	0.00	6,703.00	100%	0.00	0.00
18.8	HVAC Insulation Subcontractor	0.00	0.00	0.00	8,400.00	8,400.00	0.00	8,400.00	8,400.00	0.00	0.00	8,400.00	100%	0.00	0.00
18.9	HVAC Duct work Subcontractor	0.00	0.00	0.00	34,440.00	34,440.00	0.00	34,440.00	34,440.00	0.00	0.00	34,440.00	100%	0.00	0.00
18.10	HVAC Test & Balance Subcontractor	0.00	0.00	0.00	3,150.00	3,150.00	0.00	3,150.00	3,150.00	0.00	0.00	3,150.00	100%	0.00	0.00
18.11	HVAC Rigging & Hoisting Subcontractor	0.00	0.00	0.00	1,080.00	1,080.00	0.00	1,080.00	1,080.00	0.00	0.00	1,080.00	100%	0.00	0.00
18.12	HVAC Startup	0.00	0.00	0.00	2,284.00	2,284.00	0.00	2,284.00	2,284.00	0.00	0.00	2,284.00	100%	0.00	0.00
18.13	Close out Documents	0.00	0.00	0.00	500.00	500.00	0.00	500.00	500.00	0.00	0.00	500.00	100%	0.00	0.00
19	Electrical Systems														
19.1	Underground Material	0.00	0.00	0.00	1,734.00	1,734.00	0.00	1,734.00	1,734.00	0.00	0.00	1,734.00	100%	0.00	0.00
19.2	Underground Labor	0.00	0.00	0.00	353.00	353.00	0.00	353.00	353.00	0.00	0.00	353.00	100%	0.00	0.00
19.3	Raceway Material	0.00	0.00	0.00	8,626.00	8,626.00	0.00	8,626.00	8,626.00	0.00	0.00	8,626.00	100%	0.00	0.00
19.4	Raceway Labor	0.00	0.00	0.00	12,699.00	12,699.00	0.00	12,699.00	12,699.00	0.00	0.00	12,699.00	100%	0.00	0.00
19.5	Wire Material	0.00	0.00	0.00	5,857.00	5,857.00	0.00	5,857.00	5,857.00	0.00	0.00	5,857.00	100%	0.00	0.00
19.6	Wire Labor	0.00	0.00	0.00	5,953.00	5,953.00	0.00	5,953.00	5,953.00	0.00	0.00	5,953.00	100%	0.00	0.00
19.7	Gear Material	0.00	0.00	0.00	11,448.00	11,448.00	0.00	11,448.00	11,448.00	0.00	0.00	11,448.00	100%	0.00	0.00
19.8	Gear Labor	0.00	0.00	0.00	1,045.00	1,045.00	0.00	1,045.00	1,045.00	0.00	0.00	1,045.00	100%	0.00	0.00
19.9	Fixture Material	0.00	0.00	0.00	44,592.00	44,592.00	0.00	44,592.00	44,592.00	0.00	0.00	44,592.00	100%	0.00	0.00
19.10	Fixture Labor	0.00	0.00	0.00	7,703.00	7,703.00	0.00	7,703.00	7,703.00	0.00	0.00	7,703.00	100%	0.00	0.00
19.11	Device Material	0.00	0.00	0.00	305.00	305.00	0.00	305.00	305.00	0.00	0.00	305.00	100%	0.00	0.00
19.12	Device Labor	0.00	0.00	0.00	2,198.00	2,198.00	0.00	2,198.00	2,198.00	0.00	0.00	2,198.00	100%	0.00	0.00
19.13	Demo Labor	0.00	0.00	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	0.00	0.00	1,000.00	100%	0.00	0.00
19.14	Temporary Power	0.00	0.00	0.00	5,637.00	5,637.00	0.00	5,637.00	5,637.00	0.00	0.00	5,637.00	100%	0.00	0.00
20	Life Safety Systems														
20.1	Fire Alarm	0.00	0.00	0.00	16,721.00	16,721.00	0.00	16,721.00	16,721.00	0.00	0.00	16,721.00	100%	0.00	0.00
21	Allowances & Contingencies														
21.1	Owner Contingency	0.00	0.00	0.00	32,150.00	32,150.00	0.00	32,150.00	32,150.00	0.00	0.00	32,150.00	100%	0.00	0.00
21.2	Design/Builder Contingency	0.00	0.00	0.00	32,150.00	32,150.00	0.00	32,150.00	32,150.00	0.00	0.00	32,150.00	100%	0.00	0.00

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A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
21.3	Building Permit Allowance	0.00	0.00	0.00	2,099.00	2,099.00	0.00	2,099.00	2,099.00	0.00	0.00	2,099.00	100%	0.00	0.00
21.4	Mold Removal / Remediation Allowance	0.00	0.00	0.00	15,000.00	15,000.00	0.00	15,000.00	15,000.00	0.00	0.00	15,000.00	100%	0.00	0.00
21.5	Interior Signage Allowance	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100%	0.00	0.00
21.6	Repair / Reconfigure Existing Sign Allowance	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100%	0.00	0.00
21.7	Ornamental Gates / Hardware Allowance	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100%	0.00	0.00
21.8	Misc. Cut & Patch Allowance	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100%	0.00	0.00
21.9	Storage Room Insulation Allowance	0.00	0.00	0.00	6,000.00	6,000.00	0.00	6,000.00	6,000.00	0.00	0.00	6,000.00	100%	0.00	0.00
21.1	Storage 112C Water Intrusion Allowance	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100%	0.00	0.00
21.2	Fire Extinguisher & Cabinets Allowance	0.00	0.00	0.00	2,500.00	2,500.00	0.00	2,500.00	2,500.00	0.00	0.00	2,500.00	100%	0.00	0.00
21.3	Property Inspection Correction Allowance	0.00	0.00	0.00	10,000.00	10,000.00	0.00	10,000.00	10,000.00	0.00	0.00	10,000.00	100%	0.00	0.00
21.4	Erosion Control / Site Repairs Allowance	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100%	0.00	0.00
22	Change Orders to Exhibit E														
22.1	Change Order No. 1 = ALLW #2, ALLW #3, PCO	0.00	0.00	0.00	0.00	122,435.85	0.00	122,435.85	122,435.85	0.00	0.00	122,435.85	100%	0.00	0.00
22.2	Change Order No. 2 = ALLW #4, CO #3, CO #6,	0.00	0.00	0.00	0.00	233,968.97	0.00	233,968.97	233,968.97	0.00	0.00	233,968.97	100%	0.00	0.00
22.3	Change Order No. 3 = CO #25 Add Dias	0.00	0.00	0.00	0.00	12,878.13	0.00	12,878.13	12,878.13	0.00	0.00	12,878.13	100%	0.00	0.00
22.3	Change Order No. 4 = OCO #4 Final Cost Recon	0.00	0.00	0.00	0.00	-4,360.56	0.00	-4,360.56	-4,360.56	0.00	0.00	-4,360.56	100%	0.00	0.00
	SWING SPACE TOTALS	0.00	184,531.00	184,531.00	1,825,812.00	2,375,265.39	0.00	2,375,265.39	2,375,265.39	0.00	0.00	2,375,265.39	100%	0.00	0.00
23	NEW COURTHOUSE DESIGN BUILD SERVICES														
23.1A	Courthouse Replacement Design Fees (Prog/SDs)	1,118,000.00	667,990.00	357,154.82	0.00	357,154.82	138,248.83	495,403.65	495,403.65	0.00	0.00	495,403.65	100%	0.00	0.00
23.1B	Courthouse Replacement Design Fees (DDs)	0.00	0.00	642,880.48	0.00	642,880.48	248,846.09	891,726.57	891,726.57	0.00	0.00	891,726.57	100%	0.00	0.00
23.1C	Courthouse Replacement Design Fees (CDs)	0.00	0.00	785,954.70	0.00	785,954.70	303,933.33	1,089,888.03	1,089,888.03	0.00	0.00	1,089,888.03	100%	0.00	0.00
23.1D	Courthouse Replacement C.A. Services	0.00	0.00	0.00	0.00	0.00	825,672.75	825,672.75	825,672.75	0.00	0.00	825,672.75	100%	0.00	0.00
23.2	Ex. Courthouse Demo Design Fees	0.00	30,000.00	30,000.00	0.00	30,000.00	0.00	30,000.00	30,000.00	0.00	0.00	30,000.00	100%	0.00	0.00
23.3	Courthouse Replacement FF&E Design Fees	0.00	284,999.00	284,999.00	0.00	284,999.00	242,026.00	527,025.00	527,025.00	0.00	0.00	527,025.00	100%	0.00	0.00
23.4	Courthouse Replacement Reimbursable Allw.	5,000.00	43,750.00	48,750.00	0.00	48,750.00	35,000.00	83,750.00	58,625.00	0.00	0.00	58,625.00	70%	25,125.00	0.00
23.5	Survey	0.00	20,990.00	20,990.00	0.00	20,990.00	0.00	20,990.00	20,990.00	0.00	0.00	20,990.00	100%	0.00	0.00
23.6	M.E.P. 3rd Party Review	0.00	36,000.00	36,000.00	0.00	36,000.00	0.00	36,000.00	36,000.00	0.00	0.00	36,000.00	100%	0.00	0.00
23.7	DAS System Design Fees	0.00	0.00	0.00	0.00	0.00	45,100.00	45,100.00	0.00	0.00	0.00	0.00	0%	45,100.00	0.00
23.8	Design/Builder Preconstruction Services	100,000.00	0.00	100,000.00	0.00	100,000.00	0.00	100,000.00	100,000.00	0.00	0.00	100,000.00	100%	0.00	0.00
23.9	General Conditions	0.00	0.00	0.00	0.00	0.00	3,309,611.00	3,309,611.00	3,309,611.00	0.00	0.00	3,309,611.00	100%	0.00	0.00
23.10	Mobilization (Temp. Fence, Trailer, Etc.)	0.00	0.00	0.00	0.00	0.00	65,000.00	65,000.00	65,000.00	0.00	0.00	65,000.00	100%	0.00	0.00
23.11	Subcontractor Default Insurance	0.00	0.00	0.00	0.00	0.00	446,540.00	446,540.00	439,379.00	0.00	0.00	439,379.00	98%	7,161.00	0.00
23.12	General Liability & Builder's Risk Insurance	0.00	0.00	0.00	0.00	0.00	297,728.00	297,728.00	297,728.00	0.00	0.00	297,728.00	100%	0.00	0.00
23.13	AGC Fees	0.00	0.00	0.00	0.00	0.00	29,425.00	29,425.00	29,425.00	0.00	0.00	29,425.00	100%	0.00	0.00
23.14	Payment & Performance Bonds	0.00	0.00	0.00	0.00	0.00	505,348.00	505,348.00	502,786.00	0.00	0.00	502,786.00	99%	2,562.00	0.00
23.15	Design/Builder Overhead & Profit	50,310.00	46,799.00	97,109.00	0.00	97,109.00	1,666,017.00	1,763,126.00	1,745,494.74	0.00	0.00	1,745,494.74	99%	17,631.26	0.00
24	Demolition & Abatement														
24.1	Structure Demolition & Salvaged Items	0.00	0.00	0.00	0.00	0.00	338,500.00	338,500.00	338,500.00	0.00	0.00	338,500.00	100%	0.00	0.00
24.2	3rd Party Indoor Air Monitory for Abatement	0.00	0.00	0.00	0.00	0.00	22,800.00	22,800.00	22,800.00	0.00	0.00	22,800.00	100%	0.00	0.00
24.3	Asbestos Abatement	0.00	0.00	0.00	0.00	0.00	225,000.00	225,000.00	225,000.00	0.00	0.00	225,000.00	100%	0.00	0.00

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									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
25	Sitework														
25.1	Concrete Paving (Tucker)	0.00	0.00	0.00	0.00	0.00	330,000.00	330,000.00	330,000.00	0.00	0.00	330,000.00	100%	0.00	0.00
25.2	Concrete Sidewalks (Tucker)	0.00	0.00	0.00	0.00	0.00	70,000.00	70,000.00	70,000.00	0.00	0.00	70,000.00	100%	0.00	0.00
25.3	Earthwork (Cannon Construction)	0.00	0.00	0.00	0.00	0.00	243,920.00	243,920.00	243,920.00	0.00	0.00	243,920.00	100%	0.00	0.00
25.4	Erosion Control	0.00	0.00	0.00	0.00	0.00	21,048.00	21,048.00	21,048.00	0.00	0.00	21,048.00	100%	0.00	0.00
25.5	Termite Control	0.00	0.00	0.00	0.00	0.00	2,995.00	2,995.00	2,995.00	0.00	0.00	2,995.00	100%	0.00	0.00
25.6	Pavement Markings & Signage	0.00	0.00	0.00	0.00	0.00	24,515.00	24,515.00	24,515.00	0.00	0.00	24,515.00	100%	0.00	0.00
25.7	Fencing	0.00	0.00	0.00	0.00	0.00	88,606.00	88,606.00	88,606.00	0.00	0.00	88,606.00	100%	0.00	0.00
25.8	Landscape / Irrigation	0.00	0.00	0.00	0.00	0.00	143,000.00	143,000.00	143,000.00	0.00	0.00	143,000.00	100%	0.00	7,150.00
25.9	Site Utilities (Cannon Construction)	0.00	0.00	0.00	0.00	0.00	159,573.00	159,573.00	159,573.00	0.00	0.00	159,573.00	100%	0.00	0.00
25.10	Temporary - Vehicular Access & Parking	0.00	0.00	0.00	0.00	0.00	29,650.00	29,650.00	0.00	0.00	0.00	0.00	0%	29,650.00	0.00
25.11	Traffic Control & Barricades	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	0.00	0.00	0.00	0.00	0%	5,000.00	0.00
25.12	Temporary - Barriers & Enclosures	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00	0.00	0.00	0.00	0.00	0%	15,000.00	0.00
26	Concrete Work												100.0%		
26.1	Concrete Staining	0.00	0.00	0.00	0.00	0.00	29,660.00	29,660.00	29,660.00	0.00	0.00	29,660.00	100%	0.00	0.00
26.2	Polished Concrete Finishes	0.00	0.00	0.00	0.00	0.00	25,319.00	25,319.00	25,319.00	0.00	0.00	25,319.00	100%	0.00	0.00
26.3	Concrete Piles (Tucker)	0.00	0.00	0.00	0.00	0.00	400,000.00	400,000.00	400,000.00	0.00	0.00	400,000.00	100%	0.00	0.00
26.4	Building Foundation & Slab (Tucker)	0.00	0.00	0.00	0.00	0.00	501,315.00	501,315.00	501,315.00	0.00	0.00	501,315.00	100%	0.00	0.00
26.5	Elevated Concrete (Tucker)	0.00	0.00	0.00	0.00	0.00	275,000.00	275,000.00	275,000.00	0.00	0.00	275,000.00	100%	0.00	0.00
26.6	Site & Parking Concrete Work (Tucker)	0.00	0.00	0.00	0.00	0.00	425,000.00	425,000.00	425,000.00	0.00	0.00	425,000.00	100%	0.00	0.00
27	Masonry												100%		
27.1	Mobilization, Submittals, Shop Drawings, & Engin	0.00	0.00	0.00	0.00	0.00	106,840.00	106,840.00	106,840.00	0.00	0.00	106,840.00	100%	0.00	0.00
27.2	GFRC (North) (Camarata)	0.00	0.00	0.00	0.00	0.00	185,668.00	185,668.00	185,668.00	0.00	0.00	185,668.00	100%	0.00	0.00
27.3	GFRC (East) (Camarata)	0.00	0.00	0.00	0.00	0.00	196,059.00	196,059.00	196,059.00	0.00	0.00	196,059.00	100%	0.00	0.00
27.4	GFRC (West) (Camarata)	0.00	0.00	0.00	0.00	0.00	196,059.00	196,059.00	196,059.00	0.00	0.00	196,059.00	100%	0.00	0.00
27.5	GFRC (South) (Camarata)	0.00	0.00	0.00	0.00	0.00	382,658.00	382,658.00	382,658.00	0.00	0.00	382,658.00	100%	0.00	0.00
27.6	Stone Veneer (North) (Camarata)	0.00	0.00	0.00	0.00	0.00	576,000.00	576,000.00	576,000.00	0.00	0.00	576,000.00	100%	0.00	0.00
27.7	Stone Veneer (East) (Camarata)	0.00	0.00	0.00	0.00	0.00	576,000.00	576,000.00	576,000.00	0.00	0.00	576,000.00	100%	0.00	0.00
27.8	Stone Veneer (West) (Camarata)	0.00	0.00	0.00	0.00	0.00	576,000.00	576,000.00	576,000.00	0.00	0.00	576,000.00	100%	0.00	0.00
27.9	Stone Veneer (South) (Camarata)	0.00	0.00	0.00	0.00	0.00	1,066,000.00	1,066,000.00	1,066,000.00	0.00	0.00	1,066,000.00	100%	0.00	0.00
27.11	CMU (Camarata)	0.00	0.00	0.00	0.00	0.00	67,141.00	67,141.00	67,141.00	0.00	0.00	67,141.00	100%	0.00	0.00
27.12	Mockup (Camarata)	0.00	0.00	0.00	0.00	0.00	38,175.00	38,175.00	38,175.00	0.00	0.00	38,175.00	100%	0.00	0.00
28	Metals												100%		
28.10	Structural Steel Fabrication (MSD)	0.00	0.00	0.00	0.00	0.00	1,878,900.00	1,878,900.00	1,878,900.00	0.00	0.00	1,878,900.00	100%	0.00	0.00
28.20	Structural Steel Erection (MSD)	0.00	0.00	0.00	0.00	0.00	576,800.00	576,800.00	576,800.00	0.00	0.00	576,800.00	100%	0.00	0.00
28.30	Miscellaneous Steel (MSD)	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00	0.00	0.00	25,000.00	100%	0.00	0.00
28.40	Shop Drawings, Project Management (Livers)	0.00	0.00	0.00	0.00	0.00	118,213.00	118,213.00	118,213.00	0.00	0.00	118,213.00	100%	0.00	0.00
28.50	Fabrication, Materials (Livers)	0.00	0.00	0.00	0.00	0.00	359,993.00	359,993.00	359,993.00	0.00	0.00	359,993.00	100%	0.00	0.00
28.60	Decorative Metal Railings (Livers)	0.00	0.00	0.00	0.00	0.00	134,660.00	134,660.00	134,660.00	0.00	0.00	134,660.00	100%	0.00	0.00
29	Carpentry & Millwork												100%		
29.1	Millwork & Countertops (Phoenix Millwork)	0.00	0.00	0.00	0.00	0.00	1,059,750.00	1,059,750.00	1,059,750.00	0.00	0.00	1,059,750.00	100%	0.00	52,987.50
30	Thermal & Moisture Protection														
30.1	Sprayed Insulation (LCR)	0.00	0.00	0.00	0.00	0.00	80,567.00	80,567.00	80,567.00	0.00	0.00	80,567.00	100%	0.00	0.00

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **44**
APPLICATION DATE: **6/1/2026**
PERIOD TO: **6/30/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
30.2	Exterior Insulation & Finish System (Pillar)	0.00	0.00	0.00	0.00	0.00	179,200.00	179,200.00	179,200.00	0.00	0.00	179,200.00	100%	0.00	0.00
30.3	Fluid Applied Air Barrier & Sealants (TAG)	0.00	0.00	0.00	0.00	0.00	330,061.00	330,061.00	330,061.00	0.00	0.00	330,061.00	100%	0.00	0.00
30.4	Roofing, Sheet Metal Trim, & Roof Accessories (S	0.00	0.00	0.00	0.00	0.00	1,838,037.00	1,838,037.00	1,838,037.00	0.00	0.00	1,838,037.00	100%	0.00	0.00
30.5	Applied Fire Protection (Marek Brothers)	0.00	0.00	0.00	0.00	0.00	186,620.00	186,620.00	186,620.00	0.00	0.00	186,620.00	100%	0.00	0.00
31	Openings												100%		
31.1	Door, Frame, & Hardware Materials (Himmel's)	0.00	0.00	0.00	0.00	0.00	469,087.00	469,087.00	469,087.00	0.00	0.00	469,087.00	100%	0.00	0.00
31.2	Door, Frame, & Hardware Installation (Himmel's)	0.00	0.00	0.00	0.00	0.00	47,298.00	47,298.00	47,298.00	0.00	0.00	47,298.00	100%	0.00	0.00
31.3	Access Doors & Frames	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00	10,000.00	0.00	0.00	10,000.00	100%	0.00	0.00
31.4	Fire-Protective Auto Smoke Curtains	0.00	0.00	0.00	0.00	0.00	34,900.00	34,900.00	34,900.00	0.00	0.00	34,900.00	100%	0.00	0.00
32	Glass and Glazing System												100%		
32.1	Shop Drawings & Submittals (TCGC)	0.00	0.00	0.00	0.00	0.00	36,000.00	36,000.00	36,000.00	0.00	0.00	36,000.00	100%	0.00	0.00
32.2	Aluminum Material (TCGC)	0.00	0.00	0.00	0.00	0.00	475,000.00	475,000.00	475,000.00	0.00	0.00	475,000.00	100%	0.00	0.00
32.3	Brake Metal (TCGC)	0.00	0.00	0.00	0.00	0.00	43,000.00	43,000.00	43,000.00	0.00	0.00	43,000.00	100%	0.00	0.00
32.4	Curtain wall (TCGC)	0.00	0.00	0.00	0.00	0.00	237,000.00	237,000.00	237,000.00	0.00	0.00	237,000.00	100%	0.00	0.00
32.5	Storefront (TCGC)	0.00	0.00	0.00	0.00	0.00	97,000.00	97,000.00	97,000.00	0.00	0.00	97,000.00	100%	0.00	0.00
32.6	Aluminum Wall caps (TCGC)	0.00	0.00	0.00	0.00	0.00	8,000.00	8,000.00	8,000.00	0.00	0.00	8,000.00	100%	0.00	0.00
32.7	Transaction Windows (TCGC)	0.00	0.00	0.00	0.00	0.00	138,000.00	138,000.00	138,000.00	0.00	0.00	138,000.00	100%	0.00	0.00
32.8	Glass Materials (TCGC)	0.00	0.00	0.00	0.00	0.00	272,000.00	272,000.00	272,000.00	0.00	0.00	272,000.00	100%	0.00	0.00
32.9	Shadow box (TCGC)	0.00	0.00	0.00	0.00	0.00	16,000.00	16,000.00	16,000.00	0.00	0.00	16,000.00	100%	0.00	0.00
33.10	Equipment (TCGC)	0.00	0.00	0.00	0.00	0.00	76,000.00	76,000.00	76,000.00	0.00	0.00	76,000.00	100%	0.00	0.00
33.11	Caulking (TCGC)	0.00	0.00	0.00	0.00	0.00	106,000.00	106,000.00	106,000.00	0.00	0.00	106,000.00	100%	0.00	0.00
33.12	Remaining Stained Glass (Alt 3 Only)	0.00	0.00	0.00	0.00	0.00	125,000.00	125,000.00	125,000.00	0.00	0.00	125,000.00	100%	0.00	0.00
33.13	Initial Design - Foster Stained Glass	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00	0.00	0.00	25,000.00	100%	0.00	0.00
33	Finishes												100%		
33.1	Moisture Mitigation Control (Vector)	0.00	0.00	0.00	0.00	0.00	26,688.00	26,688.00	26,688.00	0.00	0.00	26,688.00	100%	0.00	0.00
33.2	Cold Formed Metal Framing & Drywall (SPD)	0.00	0.00	0.00	0.00	0.00	1,952,391.00	1,952,391.00	1,952,391.00	0.00	0.00	1,952,391.00	100%	0.00	0.00
33.3	Tape & Float (SPD)	0.00	0.00	0.00	0.00	0.00	110,207.00	110,207.00	110,207.00	0.00	0.00	110,207.00	100%	0.00	0.00
33.4	Wood Blocking (SPD)	0.00	0.00	0.00	0.00	0.00	86,100.00	86,100.00	86,100.00	0.00	0.00	86,100.00	100%	0.00	0.00
33.5	Acoustical Ceilings (SPD)	0.00	0.00	0.00	0.00	0.00	146,747.00	146,747.00	146,747.00	0.00	0.00	146,747.00	100%	0.00	0.00
33.6	Stretched-Fabric Ceilings (Marek Brothers)	0.00	0.00	0.00	0.00	0.00	80,015.00	80,015.00	80,015.00	0.00	0.00	80,015.00	100%	0.00	0.00
33.7	Ceramic Tile (Level 1) (Camarata)	0.00	0.00	0.00	0.00	0.00	158,395.00	158,395.00	158,395.00	0.00	0.00	158,395.00	100%	0.00	0.00
33.8	Ceramic Tile (Level 2) (Camarata)	0.00	0.00	0.00	0.00	0.00	104,629.00	104,629.00	104,629.00	0.00	0.00	104,629.00	100%	0.00	0.00
33.9	Ceramic Tile (Level 3) (Camarata)	0.00	0.00	0.00	0.00	0.00	25,691.00	25,691.00	25,691.00	0.00	0.00	25,691.00	100%	0.00	0.00
34.10	Ceramic Tile (Level 4) (Camarata)	0.00	0.00	0.00	0.00	0.00	114,885.00	114,885.00	114,885.00	0.00	0.00	114,885.00	100%	0.00	0.00
34.11	Epoxy Terrazzo (National Terrazzo)	0.00	0.00	0.00	0.00	0.00	210,300.00	210,300.00	210,300.00	0.00	0.00	210,300.00	100%	0.00	0.00
34.12	Salvage & Re-install Existing Marble Panels	0.00	0.00	0.00	0.00	0.00	51,463.00	51,463.00	51,463.00	0.00	0.00	51,463.00	100%	0.00	0.00
34.13	Wood Flooring (All Brite)	0.00	0.00	0.00	0.00	0.00	50,000.00	50,000.00	50,000.00	0.00	0.00	50,000.00	100%	0.00	0.00
34.14	Resilient & Carpet Flooring (Kellen)	0.00	0.00	0.00	0.00	0.00	173,170.00	173,170.00	173,170.00	0.00	0.00	173,170.00	100%	0.00	0.00
34.15	Painting (SPD)	0.00	0.00	0.00	0.00	0.00	181,362.50	181,362.50	181,362.50	0.00	0.00	181,362.50	100%	0.00	0.00
34.16	Wallcovering (SPD)	0.00	0.00	0.00	0.00	0.00	53,637.50	53,637.50	53,637.50	0.00	0.00	53,637.50	100%	0.00	0.00
34.17	Floor Protection - Skudo / Ram	0.00	0.00	0.00	0.00	0.00	22,500.00	22,500.00	22,500.00	0.00	0.00	22,500.00	100%	0.00	0.00
34	Specialties & Equipment														
34.1	Signage (Benchmark)	0.00	0.00	0.00	0.00	0.00	86,947.00	86,947.00	86,947.00	0.00	0.00	86,947.00	100%	0.00	0.00

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 44
APPLICATION DATE: 6/1/2026
PERIOD TO: 6/30/2026
ARCHITECT'S PROJECT NO.: Multiple

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
34.2	Toilet Accessories (Built Rite)	0.00	0.00	0.00	0.00	0.00	29,530.00	29,530.00	29,530.00	0.00	0.00	29,530.00	100%	0.00	0.00
34.3	Mobile Storage Shelving (Southwest Solutions)	0.00	0.00	0.00	0.00	0.00	89,823.00	89,823.00	89,823.00	0.00	0.00	89,823.00	100%	0.00	0.00
34.4	Bird Control Devices (Shulte)	0.00	0.00	0.00	0.00	0.00	3,450.00	3,450.00	3,450.00	0.00	0.00	3,450.00	100%	0.00	0.00
34.5	Tackboards & Tackboard Cabinets (Built Rite)	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100%	0.00	0.00
34.6	Cash Drawer (TCGC)	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100%	0.00	0.00
34.7	Pedestrian Gates	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00	0.00	0.00	2,000.00	100%	0.00	0.00
34.8	Refrigerators (Built Rite)	0.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00	30,000.00	0.00	0.00	30,000.00	100%	0.00	0.00
34.9	Roller Window Shades (Capital Blinds)	0.00	0.00	0.00	0.00	0.00	33,915.00	33,915.00	33,915.00	0.00	0.00	33,915.00	100%	0.00	0.00
35	Conveying Systems														
35.1	Elevators (Otis)	0.00	0.00	0.00	0.00	0.00	473,596.00	473,596.00	473,596.00	0.00	0.00	473,596.00	100%	0.00	0.00
36	Fire Protection System														
36.1	Fire Protection System (Texas Fire Logic)	0.00	0.00	0.00	0.00	0.00	303,660.00	303,660.00	303,660.00	0.00	0.00	303,660.00	100%	0.00	0.00
37	Mechanical - Plumbing												100%		
37.1	Below slab Sanitary	0.00	0.00	0.00	0.00	0.00	98,064.00	98,064.00	98,064.00	0.00	0.00	98,064.00	100%	0.00	0.00
37.2	Below slab Storm	0.00	0.00	0.00	0.00	0.00	9,040.00	9,040.00	9,040.00	0.00	0.00	9,040.00	100%	0.00	0.00
37.3	Above slab Sanitary	0.00	0.00	0.00	0.00	0.00	163,671.00	163,671.00	163,671.00	0.00	0.00	163,671.00	100%	0.00	0.00
37.4	Above slab Storm	0.00	0.00	0.00	0.00	0.00	142,079.00	142,079.00	142,079.00	0.00	0.00	142,079.00	100%	0.00	0.00
37.5	Domestic Water	0.00	0.00	0.00	0.00	0.00	246,863.00	246,863.00	246,863.00	0.00	0.00	246,863.00	100%	0.00	0.00
37.6	Natural Gas	0.00	0.00	0.00	0.00	0.00	54,981.00	54,981.00	54,981.00	0.00	0.00	54,981.00	100%	0.00	0.00
37.7	Drains & Cleanouts	0.00	0.00	0.00	0.00	0.00	50,679.00	50,679.00	50,679.00	0.00	0.00	50,679.00	100%	0.00	0.00
37.8	Carriers	0.00	0.00	0.00	0.00	0.00	7,606.00	7,606.00	7,606.00	0.00	0.00	7,606.00	100%	0.00	0.00
37.9	Fixtures & punch list	0.00	0.00	0.00	0.00	0.00	107,044.00	107,044.00	107,044.00	0.00	0.00	107,044.00	100%	0.00	0.00
37.10	Plumbing Equipment	0.00	0.00	0.00	0.00	0.00	206,802.00	206,802.00	206,802.00	0.00	0.00	206,802.00	100%	0.00	0.00
37.11	Insulation Sub	0.00	0.00	0.00	0.00	0.00	50,400.00	50,400.00	50,400.00	0.00	0.00	50,400.00	100%	0.00	0.00
38	Mechanical - HVAC												100%		
38.1	HVAC Mobilization, GC's, Submittals (DerryBerry)	0.00	0.00	0.00	0.00	0.00	139,661.00	139,661.00	139,661.00	0.00	0.00	139,661.00	100%	0.00	6,983.05
38.2	Sheet Metal (DerryBerry)	0.00	0.00	0.00	0.00	0.00	744,936.00	744,936.00	744,936.00	0.00	0.00	744,936.00	100%	0.00	37,246.80
38.3	HVAC Controls (DerryBerry)	0.00	0.00	0.00	0.00	0.00	212,311.00	212,311.00	212,311.00	0.00	0.00	212,311.00	100%	0.00	10,615.55
38.4	VAV's (DerryBerry)	0.00	0.00	0.00	0.00	0.00	394,120.00	394,120.00	394,120.00	0.00	0.00	394,120.00	100%	0.00	19,706.00
38.5	RTU's (DerryBerry)	0.00	0.00	0.00	0.00	0.00	648,172.00	648,172.00	648,172.00	0.00	0.00	648,172.00	100%	0.00	32,408.60
38.6	Testing, Adjusting, & Balancing	0.00	0.00	0.00	0.00	0.00	67,300.00	67,300.00	67,300.00	0.00	0.00	67,300.00	100%	0.00	3,365.00
39.0	Electrical Systems												100%		
39.01	Move-in, Supervision, Site Power	0.00	0.00	0.00	0.00	0.00	146,377.00	146,377.00	146,377.00	0.00	0.00	146,377.00	100%	0.00	7,318.85
39.02	Switchgear	0.00	0.00	0.00	0.00	0.00	200,267.00	200,267.00	200,267.00	0.00	0.00	200,267.00	100%	0.00	10,013.35
39.03	EMT/BXS/Fittings	0.00	0.00	0.00	0.00	0.00	374,082.00	374,082.00	374,082.00	0.00	0.00	374,082.00	100%	0.00	18,704.10
39.04	Wire	0.00	0.00	0.00	0.00	0.00	234,022.00	234,022.00	234,022.00	0.00	0.00	234,022.00	100%	0.00	11,701.10
39.05	Light Fixtures	0.00	0.00	0.00	0.00	0.00	574,742.00	574,742.00	574,742.00	0.00	0.00	574,742.00	100%	0.00	28,737.10
39.06	Lighting Protection	0.00	0.00	0.00	0.00	0.00	152,022.00	152,022.00	152,022.00	0.00	0.00	152,022.00	100%	0.00	7,601.10
39.07	Emergency Power	0.00	0.00	0.00	0.00	0.00	245,888.00	245,888.00	245,888.00	0.00	0.00	245,888.00	100%	0.00	12,294.40
40	Low Voltage Systems												100%		
40.1	Communications (Advanced Connections)	0.00	0.00	0.00	0.00	0.00	272,267.00	272,267.00	272,267.00	0.00	0.00	272,267.00	100%	0.00	0.00
40.2	Audio, Video & Room Control Systems (AVI-SPL)	0.00	0.00	0.00	0.00	0.00	459,198.00	459,198.00	459,198.00	0.00	0.00	459,198.00	100%	0.00	22,959.90
40.3	Access Control & Video Management Systems (B	0.00	0.00	0.00	0.00	0.00	469,262.00	469,262.00	469,262.00	0.00	0.00	469,262.00	100%	0.00	23,463.10

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **44**
APPLICATION DATE: **6/1/2026**
PERIOD TO: **6/30/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
41	Life Safety Systems														
41.1	Fire Alarm (Kauffman)	0.00	0.00	0.00	0.00	0.00	79,194.00	79,194.00	79,194.00	0.00	0.00	79,194.00	100%	0.00	3,959.70
42	Remaining Owner Contingency						3,164.89	3,164.89					96%		
42.01	ALLW 2 Additional signage at the Tax Office	0.00	0.00	0.00	0.00	0.00	2,092.14	2,092.14	2,092.14	0.00	0.00	2,092.14	100%	0.00	0.00
42.02	ALLW 5 Window Shades at All Windows	0.00	0.00	0.00	0.00	0.00	20,333.00	20,333.00	20,333.00	0.00	0.00	20,333.00	100%	0.00	0.00
42.03	ALLW 6 Clock Tower Renovations	0.00	0.00	0.00	0.00	0.00	5,342.20	5,342.20	5,342.20	0.00	0.00	5,342.20	100%	0.00	0.00
42.04	ALLW 7 3rd Floor Shell Space Buildout (73.01)	0.00	0.00	0.00	0.00	0.00	-104,724.00	-104,724.00	-104,724.00	0.00	0.00	-104,724.00	100%	0.00	0.00
42.05	ALLW 10 Additional Flagpole	0.00	0.00	0.00	0.00	0.00	5,300.00	5,300.00	5,300.00	0.00	0.00	5,300.00	100%	0.00	0.00
42.06	ALLW 11 ASI 1 Dias Elevation Change	0.00	0.00	0.00	0.00	0.00	12,270.00	12,270.00	12,270.00	0.00	0.00	12,270.00	100%	0.00	0.00
42.07	ALLW 15 RFI 70 Additional Terrazzo	0.00	0.00	0.00	0.00	0.00	43,723.00	43,723.00	43,723.00	0.00	0.00	43,723.00	100%	0.00	0.00
42.08	ALLW 16 Controls at (4) County Buildings	0.00	0.00	0.00	0.00	0.00	57,118.00	57,118.00	57,118.00	0.00	0.00	57,118.00	100%	0.00	0.00
42.09	ALLW 17 ASI 2 Roller Shades & Deal Trays	0.00	0.00	0.00	0.00	0.00	5,618.00	5,618.00	5,618.00	0.00	0.00	5,618.00	100%	0.00	0.00
42.10	ALLW 18 RFI 67 Restroom Buildout	0.00	0.00	0.00	0.00	0.00	101,304.00	101,304.00	101,304.00	0.00	0.00	101,304.00	100%	0.00	0.00
42.11	ALLW 20 RFI 60 Add redundancy fiber conduit	0.00	0.00	0.00	0.00	0.00	37,600.00	37,600.00	37,600.00	0.00	0.00	37,600.00	100%	0.00	0.00
42.12	ALLW 25 ASI 3 Ground Transformer	0.00	0.00	0.00	0.00	0.00	209,150.00	209,150.00	209,150.00	0.00	0.00	209,150.00	100%	0.00	0.00
42.13	ALLW 25.1 ASI 3 Owner's Contingency Items	0.00	0.00	0.00	0.00	0.00	36,000.00	36,000.00	36,000.00	0.00	0.00	36,000.00	100%	0.00	0.00
42.14	ALLW 26 Added Tstats at Community Center	0.00	0.00	0.00	0.00	0.00	4,153.68	4,153.68	4,153.68	0.00	0.00	4,153.68	100%	0.00	0.00
42.15	ALLW 29 ASI 5 Added terrazzo county seal	0.00	0.00	0.00	0.00	0.00	32,015.00	32,015.00	32,015.00	0.00	0.00	32,015.00	100%	0.00	0.00
42.16	ALLW 040 ASI 7 Emergency Outlet Locations (OC	0.00	0.00	0.00	0.00	0.00	101,547.00	101,547.00	101,547.00	0.00	0.00	101,547.00	100%	0.00	0.00
42.17	ALLW 41 RFI 141 Access controls	0.00	0.00	0.00	0.00	0.00	2,880.60	2,880.60	2,880.60	0.00	0.00	2,880.60	100%	0.00	0.00
42.18	ALLW 43 RFI 146 Elevator Controls	0.00	0.00	0.00	0.00	0.00	30,228.00	30,228.00	30,228.00	0.00	0.00	30,228.00	100%	0.00	0.00
42.19	ALLW 44 RFI 147 Gen monitoring	0.00	0.00	0.00	0.00	0.00	11,452.87	11,452.87	11,452.87	0.00	0.00	11,452.87	100%	0.00	572.64
42.20	ALLW 054 Stained Glass	0.00	0.00	0.00	0.00	0.00	170,140.00	170,140.00	170,140.00	0.00	0.00	170,140.00	100%	0.00	0.00
42.21	ALLW 057 RFI 109 Tax Accessor Teller Window D	0.00	0.00	0.00	0.00	0.00	8,085.84	8,085.84	8,085.84	0.00	0.00	8,085.84	100%	0.00	0.00
42.22	ALLW 058 RFI 183 Modification to Cupola Mainte	0.00	0.00	0.00	0.00	0.00	45,432.82	45,432.82	45,432.82	0.00	0.00	45,432.82	100%	0.00	0.00
42.23	ALLW 060 RFI 148 Water Meter @ Community C	0.00	0.00	0.00	0.00	0.00	2,650.40	2,650.40	2,650.40	0.00	0.00	2,650.40	100%	0.00	0.00
42.24	ALLW 062 RFI 114 Marque Sign	0.00	0.00	0.00	0.00	0.00	116,592.81	116,592.81	116,592.81	0.00	0.00	116,592.81	100%	0.00	0.00
42.25	ALLW 063 RFI 179 Roof Ladder	0.00	0.00	0.00	0.00	0.00	7,842.13	7,842.13	7,842.13	0.00	0.00	7,842.13	100%	0.00	0.00
42.26	ALLW 064 RFI 136 Holiday Lights	0.00	0.00	0.00	0.00	0.00	25,741.00	25,741.00	24,453.95	1,287.05	0.00	25,741.00	100%	0.00	1,287.05
42.27	ALLW 66 RFI 150 Added Outlets for 4th floor Me	0.00	0.00	0.00	0.00	0.00	2,597.00	2,597.00	2,597.00	0.00	0.00	2,597.00	100%	0.00	0.00
42.28	ALLW 67 RFI 175 Access Hatches to Trusses	0.00	0.00	0.00	0.00	0.00	7,252.14	7,252.14	7,252.14	0.00	0.00	7,252.14	100%	0.00	0.00
42.29	ALLW 70 RFI 180 Added TV's on 2nd Floor	0.00	0.00	0.00	0.00	0.00	14,442.92	14,442.92	14,442.92	0.00	0.00	14,442.92	100%	0.00	0.00
42.30	ALLW 77 Custom Lanterns	0.00	0.00	0.00	0.00	0.00	34,000.00	34,000.00	34,000.00	0.00	0.00	34,000.00	100%	0.00	0.00
42.31	ALLW 79 RFI 215 Added TV Infrastructure in Roc	0.00	0.00	0.00	0.00	0.00	3,881.73	3,881.73	3,881.73	0.00	0.00	3,881.73	100%	0.00	0.00
42.32	ALLW 80 RFI 209 Added Sink and Millwork in Roc	0.00	0.00	0.00	0.00	0.00	15,091.28	15,091.28	15,091.28	0.00	0.00	15,091.28	100%	0.00	0.00
42.33	ALLW 81 RFI 210 Room 3205 and 3rd floor Restr	0.00	0.00	0.00	0.00	0.00	74,782.75	74,782.75	74,782.75	0.00	0.00	74,782.75	100%	0.00	0.00
42.34	ALLW 86 RFI 221 Furring @ structural Steel supp	0.00	0.00	0.00	0.00	0.00	4,106.30	4,106.30	4,106.30	0.00	0.00	4,106.30	100%	0.00	0.00
42.35	ALLW 91 RFI 225 Swagit Video Systems	0.00	0.00	0.00	0.00	0.00	150,335.03	150,335.03	150,335.03	0.00	0.00	150,335.03	100%	0.00	0.00
42.36	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	-188,182.64	-188,182.64	-188,182.64	0.00	0.00	-188,182.64	100%	0.00	0.00
42.37	ALLW 102 RFI 246 County Map Additions	0.00	0.00	0.00	0.00	0.00	5,251.55	5,251.55	5,251.55	0.00	0.00	5,251.55	100%	0.00	0.00
42.38	B 27 Reserves to Owner Contingency	0.00	0.00	0.00	0.00	0.00	-117,246.46	-117,246.46	-117,246.46	0.00	0.00	-117,246.46	100%	0.00	0.00
42.39	ALLW 112 RFI 249 North Driveway Addition, Side	0.00	0.00	0.00	0.00	0.00	27,152.00	27,152.00	27,152.00	0.00	0.00	27,152.00	100%	0.00	0.00
42.40	ALLW 114 RFI 242 Updated Landscape drawings	0.00	0.00	0.00	0.00	0.00	39,265.86	39,265.86	39,265.86	0.00	0.00	39,265.86	100%	0.00	1,963.29

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **44**
APPLICATION DATE: **6/1/2026**
PERIOD TO: **6/30/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
42.41	ALLW 115 Temporary Time Capsule Cover	0.00	0.00	0.00	0.00	0.00	1,236.00	1,236.00	1,236.00	0.00	0.00	1,236.00	100%	0.00	0.00
42.42	ALLW 117 RFI 252 Bathroom Mirror Replacement	0.00	0.00	0.00	0.00	0.00	13,009.00	13,009.00	13,009.00	0.00	0.00	13,009.00	100%	0.00	0.00
42.43	ALLW 118 Additional Final Clean for Grand Opening	0.00	0.00	0.00	0.00	0.00	14,620.85	14,620.85	14,620.85	0.00	0.00	14,620.85	100%	0.00	0.00
42.44	ALLW 119 Added cost for expediting lanterns	0.00	0.00	0.00	0.00	0.00	7,000.00	7,000.00	7,000.00	0.00	0.00	7,000.00	100%	0.00	0.00
42.45	ALLW 120 Added Patch Cables	0.00	0.00	0.00	0.00	0.00	4,408.80	4,408.80	4,408.80	0.00	0.00	4,408.80	100%	0.00	0.00
42.46	ALLW 121 Add Air filter timer to BAS	0.00	0.00	0.00	0.00	0.00	12,473.65	12,473.65	12,473.65	0.00	0.00	12,473.65	100%	0.00	0.00
42.47	ALLW 123 Covering of the Stained Glass	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00	1,500.00	0.00	0.00	1,500.00	100%	0.00	0.00
42.48	ALLW 124 Stain Color Change	0.00	0.00	0.00	0.00	0.00	9,691.00	9,691.00	9,691.00	0.00	0.00	9,691.00	100%	0.00	0.00
42.49	ALLW 126 Lantern Design	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00	0.00	0.00	1,000.00	100%	0.00	0.00
42.50	ALLW 127 DAS Credit	0.00	0.00	0.00	0.00	0.00	-48,910.00	-48,910.00	-48,910.00	0.00	0.00	-48,910.00	100%	0.00	0.00
42.51	ALLW 128 RFI 268 Erosion Control Concerns at D	0.00	0.00	0.00	0.00	0.00	2,820.00	2,820.00	2,820.00	0.00	0.00	2,820.00	100%	0.00	141.00
42.52	ALLW 129 RFI 291 Office Equipment Clearance V	0.00	0.00	0.00	0.00	0.00	2,816.99	2,816.99	2,816.99	0.00	0.00	2,816.99	100%	0.00	140.85
42.53	ALLW 130 RFI 294 Staff Hallway Camera Addition	0.00	0.00	0.00	0.00	0.00	28,487.00	28,487.00	0.00	28,487.00	0.00	28,487.00	100%	0.00	1,424.35
42.54	ALLW 131 RFI 300 Room 4207 Added Casework	0.00	0.00	0.00	0.00	0.00	1,700.00	1,700.00	1,700.00	0.00	0.00	1,700.00	100%	0.00	85.00
42.55	ALLW 132 RFI 301 Courtroom AV Control Panel	0.00	0.00	0.00	0.00	0.00	8,612.93	8,612.93	25,924.92	-17,311.99	0.00	8,612.93	100%	0.00	430.65
42.56	ALLW 133 RFI 253 Addition of Star Detail	0.00	0.00	0.00	0.00	0.00	9,144.14	9,144.14	9,144.14	0.00	0.00	9,144.14	100%	0.00	457.21
42.57	ALLW 135 RFI 299 Wheel Stops & Owner request	0.00	0.00	0.00	0.00	0.00	5,870.00	5,870.00	5,870.00	0.00	0.00	5,870.00	100%	0.00	293.50
42.58	ALLW 136 RFI 289 County Clerk Bullpen 1203 Op	0.00	0.00	0.00	0.00	0.00	5,750.00	5,750.00	5,750.00	0.00	0.00	5,750.00	100%	0.00	287.50
42.59	ALLW 137 RFI 306 Video Intercom Addition	0.00	0.00	0.00	0.00	0.00	23,245.00	23,245.00	0.00	23,245.00	0.00	23,245.00	100%	0.00	1,162.25
42.60	ALLW 138 RFI 317 Additional Tackboards	0.00	0.00	0.00	0.00	0.00	5,272.30	5,272.30	0.00	5,272.30	0.00	5,272.30	100%	0.00	263.62
42.61	ALLW 139 Wayfinding Signage	0.00	0.00	0.00	0.00	0.00	71,438.00	71,438.00	0.00	53,578.50	0.00	53,578.50	75%	17,859.50	2,678.93
42.62	ALLW 140 Landscaping Maintenance	0.00	0.00	0.00	0.00	0.00	18,650.00	18,650.00	0.00	9,325.00	0.00	9,325.00	50%	9,325.00	466.25
42.63	ALLW 141 RFI 296 Security Camera View Capacity	0.00	0.00	0.00	0.00	0.00	12,066.00	12,066.00	0.00	12,066.00	0.00	12,066.00	100%	0.00	603.30
42.64	ALLW 142 RFI 321 Tax Office Camera Adds	0.00	0.00	0.00	0.00	0.00	18,128.00	18,128.00	0.00	0.00	0.00	0.00	0%	18,128.00	0.00
42.65	ALLW 143 RFI 327 3rd Floor Manual Window Sha	0.00	0.00	0.00	0.00	0.00	3,272.50	3,272.50	0.00	3,272.50	0.00	3,272.50	100%	0.00	163.63
42.66		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
42.67		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
42.68		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
42.69		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
42.70		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
42.71		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
43	Remaining Design/Builder Contingency						114,736.27	114,736.27					92%		
43.01	ALLW 7 3rd Floor Shell Space Buildout (74.01)	0.00	0.00	0.00	0.00	0.00	-167,557.00	-167,557.00	-167,557.00	0.00	0.00	-167,557.00	100%	0.00	0.00
43.02	ALLW 21 RFI 42 Lobby Window Discrepancy	0.00	0.00	0.00	0.00	0.00	1,288.00	1,288.00	1,288.00	0.00	0.00	1,288.00	100%	0.00	0.00
43.03	ALLW 22 ASI 2 Revised Dias & plumbing	0.00	0.00	0.00	0.00	0.00	62,015.00	62,015.00	62,015.00	0.00	0.00	62,015.00	100%	0.00	0.00
43.04	ALLW 23 ASI 3 oil separator & roof drains change	0.00	0.00	0.00	0.00	0.00	52,023.00	52,023.00	52,023.00	0.00	0.00	52,023.00	100%	0.00	0.00
43.05	ALLW 24 RFI 27 Door Hardware Changes	0.00	0.00	0.00	0.00	0.00	38,216.00	38,216.00	38,216.00	0.00	0.00	38,216.00	100%	0.00	0.00
43.06	ALLW 27 ASI 4 Add wood trim around columns	0.00	0.00	0.00	0.00	0.00	34,623.00	34,623.00	34,623.00	0.00	0.00	34,623.00	100%	0.00	0.00
43.07	ALLW 28 ASI 5 Enlarged Site Ramps	0.00	0.00	0.00	0.00	0.00	46,598.28	46,598.28	46,598.28	0.00	0.00	46,598.28	100%	0.00	0.00
43.08	ALLW 31 RFI 91 VAV Clarification	0.00	0.00	0.00	0.00	0.00	6,479.96	6,479.96	6,479.96	0.00	0.00	6,479.96	100%	0.00	0.00
43.09	ALLW 32 Storefront changes @ elevations B,D, &	0.00	0.00	0.00	0.00	0.00	40,000.00	40,000.00	40,000.00	0.00	0.00	40,000.00	100%	0.00	0.00
43.10	ALLW 33 Temp sidewalks	0.00	0.00	0.00	0.00	0.00	8,720.00	8,720.00	8,720.00	0.00	0.00	8,720.00	100%	0.00	0.00
43.11	ALLW 034 Stars on the railings	0.00	0.00	0.00	0.00	0.00	24,235.00	24,235.00	24,235.00	0.00	0.00	24,235.00	100%	0.00	0.00

CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: **44**
APPLICATION DATE: **6/1/2026**
PERIOD TO: **6/30/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
43.12	ALLW 35 ASI 6	0.00	0.00	0.00	0.00	0.00	-6,444.75	-6,444.75	-6,444.75	0.00	0.00	-6,444.75	100%	0.00	0.00
43.13	ALLW 37 RFI #104 Added Dowels & Rebar	0.00	0.00	0.00	0.00	0.00	15,748.00	15,748.00	15,748.00	0.00	0.00	15,748.00	100%	0.00	0.00
43.14	ALLW 39 RFI 117 Cupula Shift Clarification	0.00	0.00	0.00	0.00	0.00	41,754.00	41,754.00	41,754.00	0.00	0.00	41,754.00	100%	0.00	0.00
43.15	ALLW 042 RFI 118 Change to continuous hinges	0.00	0.00	0.00	0.00	0.00	3,864.00	3,864.00	3,864.00	0.00	0.00	3,864.00	100%	0.00	0.00
43.16	ALLW 45 RFI 162 Plumbing Chase and Ductwork	0.00	0.00	0.00	0.00	0.00	22,243.59	22,243.59	22,243.59	0.00	0.00	22,243.59	100%	0.00	0.00
43.17	ALLW 46 RFI 140 Millwork, Handrail, Steel Confin	0.00	0.00	0.00	0.00	0.00	13,000.00	13,000.00	13,000.00	0.00	0.00	13,000.00	100%	0.00	0.00
43.18	ALLW 47 RFI 152 Shaft Wall Requirements	0.00	0.00	0.00	0.00	0.00	2,882.76	2,882.76	2,882.76	0.00	0.00	2,882.76	100%	0.00	0.00
43.19	ALLW 49 RFI 160 VAV 3-09	0.00	0.00	0.00	0.00	0.00	9,437.97	9,437.97	9,437.97	0.00	0.00	9,437.97	100%	0.00	0.00
43.20	ALLW 50 RFI 121 Vault Door Specification	0.00	0.00	0.00	0.00	0.00	2,944.00	2,944.00	2,944.00	0.00	0.00	2,944.00	100%	0.00	0.00
43.21	ALLW 51 Custom Caulk Color	0.00	0.00	0.00	0.00	0.00	6,491.52	6,491.52	6,491.52	0.00	0.00	6,491.52	100%	0.00	0.00
43.22	ALLW 52 RFI 177 GFRC Caulk Joint	0.00	0.00	0.00	0.00	0.00	9,788.28	9,788.28	9,788.28	0.00	0.00	9,788.28	100%	0.00	0.00
43.23	ALLW 53 RFI 172 Power to Flush Valves	0.00	0.00	0.00	0.00	0.00	15,188.00	15,188.00	15,188.00	0.00	0.00	15,188.00	100%	0.00	0.00
43.24	ALLW 55 RFI 155 Stained Glass Dimension Change	0.00	0.00	0.00	0.00	0.00	20,284.00	20,284.00	20,284.00	0.00	0.00	20,284.00	100%	0.00	0.00
43.25	ALLW 56 RFI 176 Cupola Lintel at Wrong Elevation	0.00	0.00	0.00	0.00	0.00	17,129.00	17,129.00	17,129.00	0.00	0.00	17,129.00	100%	0.00	0.00
43.26	ALLW 061 RFI 173 Exhaust Fan Missing Circuit	0.00	0.00	0.00	0.00	0.00	9,051.00	9,051.00	9,051.00	0.00	0.00	9,051.00	100%	0.00	0.00
43.27	ALLW 68 RFI 174 Decking over Trusses	0.00	0.00	0.00	0.00	0.00	1,910.35	1,910.35	1,910.35	0.00	0.00	1,910.35	100%	0.00	0.00
43.28	ALLW 71 RFI 194 Confirmation of TPO at back of	0.00	0.00	0.00	0.00	0.00	6,842.04	6,842.04	6,842.04	0.00	0.00	6,842.04	100%	0.00	0.00
43.29	ALLW 72 RFI 196 Additional Spray Foam at Roof	0.00	0.00	0.00	0.00	0.00	12,625.00	12,625.00	12,625.00	0.00	0.00	12,625.00	100%	0.00	0.00
43.30	ALLW 74 RFI 171 Octagonal Towers Interior Corros	0.00	0.00	0.00	0.00	0.00	7,560.04	7,560.04	7,560.04	0.00	0.00	7,560.04	100%	0.00	0.00
43.31	ALLW 75 RFI 184 Tax Accessor Teller Windows T	0.00	0.00	0.00	0.00	0.00	9,822.50	9,822.50	9,822.50	0.00	0.00	9,822.50	100%	0.00	0.00
43.32	ALLW 76 RFI 199 Truss Octagonal Tower tie in	0.00	0.00	0.00	0.00	0.00	23,680.16	23,680.16	23,680.16	0.00	0.00	23,680.16	100%	0.00	0.00
43.33	ALLW 78 RFI 205 Room 1104 and 1105 Curtain V	0.00	0.00	0.00	0.00	0.00	8,879.84	8,879.84	8,879.84	0.00	0.00	8,879.84	100%	0.00	0.00
43.34	ALLW 82 Added Aluminum Doors	0.00	0.00	0.00	0.00	0.00	6,533.15	6,533.15	6,533.15	0.00	0.00	6,533.15	100%	0.00	0.00
43.35	ALLW 83 RFI 202 East and West side of Rooftop	0.00	0.00	0.00	0.00	0.00	9,183.05	9,183.05	9,183.05	0.00	0.00	9,183.05	100%	0.00	0.00
43.36	ALLW 84 RFI 218 Roof Flashing around the pent	0.00	0.00	0.00	0.00	0.00	8,973.15	8,973.15	8,973.15	0.00	0.00	8,973.15	100%	0.00	0.00
43.37	ALLW 85 Front Entrance Interior side of Vestibule	0.00	0.00	0.00	0.00	0.00	7,544.32	7,544.32	7,544.32	0.00	0.00	7,544.32	100%	0.00	0.00
43.38	ALLW 89 Elevator Usage Fee - Construction Phase	0.00	0.00	0.00	0.00	0.00	9,000.00	9,000.00	9,000.00	0.00	0.00	9,000.00	100%	0.00	0.00
43.39	ALLW 90 Ductwork Connection Conflict with Fur	0.00	0.00	0.00	0.00	0.00	4,508.64	4,508.64	4,508.64	0.00	0.00	4,508.64	100%	0.00	0.00
43.40	ALLW 93 RFI 231 2nd Floor Lobby Post	0.00	0.00	0.00	0.00	0.00	18,311.00	18,311.00	18,311.00	0.00	0.00	18,311.00	100%	0.00	0.00
43.41	ALLW 94 RFI 226 Truss-Stone tie in at South Ele	0.00	0.00	0.00	0.00	0.00	34,566.00	34,566.00	34,566.00	0.00	0.00	34,566.00	100%	0.00	0.00
43.42	ALLW 95 RFI 228 Additional AV Questions from R	0.00	0.00	0.00	0.00	0.00	13,587.31	13,587.31	13,587.31	0.00	0.00	13,587.31	100%	0.00	679.37
43.43	ALLW 96 RFI 248 Visual Display Clarification	0.00	0.00	0.00	0.00	0.00	2,809.40	2,809.40	2,809.40	0.00	0.00	2,809.40	100%	0.00	0.00
43.44	ALLW 98 RFI 233 Drainage for back porch clarifi	0.00	0.00	0.00	0.00	0.00	5,912.00	5,912.00	5,912.00	0.00	0.00	5,912.00	100%	0.00	0.00
43.45	ALLW 99 RFI 240 Additional Knox box Location	0.00	0.00	0.00	0.00	0.00	904.20	904.20	904.20	0.00	0.00	904.20	100%	0.00	0.00
43.46	ALLW 100 RFI 237 Adding additional Ice Machine	0.00	0.00	0.00	0.00	0.00	11,230.30	11,230.30	11,230.30	0.00	0.00	11,230.30	100%	0.00	0.00
43.47	ALLW 101 Elevator Cab Operation for Fire Taping	0.00	0.00	0.00	0.00	0.00	2,308.00	2,308.00	2,308.00	0.00	0.00	2,308.00	100%	0.00	0.00
43.48	ALLW 103 RFI 243 5th Floor Mech. Chase Fall Ha	0.00	0.00	0.00	0.00	0.00	2,652.01	2,652.01	2,652.01	0.00	0.00	2,652.01	100%	0.00	0.00
43.49	ALLW 104 RFI 250 Chair Rail & Window Mullion I	0.00	0.00	0.00	0.00	0.00	1,183.12	1,183.12	1,183.12	0.00	0.00	1,183.12	100%	0.00	0.00
43.50	ALLW 106 RFI 230 HVAC Condensate Drains	0.00	0.00	0.00	0.00	0.00	19,929.05	19,929.05	19,929.05	0.00	0.00	19,929.05	100%	0.00	0.00
43.51	ALLW 107 Elevator Reinspection	0.00	0.00	0.00	0.00	0.00	4,500.00	4,500.00	4,500.00	0.00	0.00	4,500.00	100%	0.00	0.00
43.52	ALLW 108 Elevator Reinspection # 2	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00	3,000.00	0.00	0.00	3,000.00	100%	0.00	0.00
43.53	ALLW 109 RFI 235 Roof Doors 5001 A&B	0.00	0.00	0.00	0.00	0.00	11,751.88	11,751.88	11,751.88	0.00	0.00	11,751.88	100%	0.00	0.00
43.54	ALLW 110 RFI 94 Door Stain and Clarification	0.00	0.00	0.00	0.00	0.00	1,200.00	1,200.00	1,200.00	0.00	0.00	1,200.00	100%	0.00	0.00

CONTINUATION SHEET

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APPLICATION NUMBER: **44**
APPLICATION DATE: **6/1/2026**
PERIOD TO: **6/30/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
43.55	ALLW 111 RFI 245 Water Intrusion Concerns at E	0.00	0.00	0.00	0.00	0.00	4,581.60	4,581.60	4,581.60	0.00	0.00	4,581.60	100%	0.00	0.00
43.56	ALLW 113 Deal Drawer Change	0.00	0.00	0.00	0.00	0.00	1,445.88	1,445.88	1,445.88	0.00	0.00	1,445.88	100%	0.00	0.00
43.57	CC 5 RFI 262 Temp Door	0.00	0.00	0.00	0.00	0.00	4,258.25	4,258.25	4,258.25	0.00	0.00	4,258.25	100%	0.00	0.00
43.58	CC 6 Boring for landscape Drawings	0.00	0.00	0.00	0.00	0.00	5,900.00	5,900.00	5,900.00	0.00	0.00	5,900.00	100%	0.00	0.00
43.59	ALLW 117 RFI 252 Bathroom Mirror Replacement	0.00	0.00	0.00	0.00	0.00	16,866.00	16,866.00	16,866.00	0.00	0.00	16,866.00	100%	0.00	0.00
43.60	CC 7 RFI 261 SFI-11 and SFI-14 Overhang at De	0.00	0.00	0.00	0.00	0.00	400.00	400.00	400.00	0.00	0.00	400.00	100%	0.00	0.00
43.61	CC 8 Install wire harness in frames	0.00	0.00	0.00	0.00	0.00	1,558.25	1,558.25	1,558.25	0.00	0.00	1,558.25	100%	0.00	0.00
43.62	CC 9 RFI 267 Fiber Housing Location in AV Room	0.00	0.00	0.00	0.00	0.00	644.00	644.00	644.00	0.00	0.00	644.00	100%	0.00	0.00
43.63	CC 10 Repair of non ADA compliant issues	0.00	0.00	0.00	0.00	0.00	3,014.00	3,014.00	3,014.00	0.00	0.00	3,014.00	100%	0.00	150.70
43.64	CC 11 Missed sidewalk	0.00	0.00	0.00	0.00	0.00	11,119.00	11,119.00	11,119.00	0.00	0.00	11,119.00	100%	0.00	555.95
43.65	CC 12 RFI 264 Millwork Changes at Handicap Rai	0.00	0.00	0.00	0.00	0.00	4,750.00	4,750.00	4,750.00	0.00	0.00	4,750.00	100%	0.00	237.50
43.66	CC 13 RFI 276 HVAC Conflict with Wind Brace	0.00	0.00	0.00	0.00	0.00	908.00	908.00	908.00	0.00	0.00	908.00	100%	0.00	45.40
43.67	CC 14 RFI 256 Exterior Egress Lighting	0.00	0.00	0.00	0.00	0.00	1,653.00	1,653.00	1,653.00	0.00	0.00	1,653.00	100%	0.00	82.65
43.68	CC 15 RFI 265 TV Location Conflicts	0.00	0.00	0.00	0.00	0.00	7,640.10	7,640.10	7,640.10	0.00	0.00	7,640.10	100%	0.00	382.01
43.69	CC 16 Additional Mirrors	0.00	0.00	0.00	0.00	0.00	2,700.00	2,700.00	2,700.00	0.00	0.00	2,700.00	100%	0.00	135.00
43.70	CC 17 RFI 260 Missing Return Air in Room 3205	0.00	0.00	0.00	0.00	0.00	1,196.00	1,196.00	1,196.00	0.00	0.00	1,196.00	100%	0.00	59.80
43.71	CC 18 Missed sidewalk-Dirt work	0.00	0.00	0.00	0.00	0.00	5,200.00	5,200.00	5,200.00	0.00	0.00	5,200.00	100%	0.00	260.00
43.72	CC 19 RFI 274 Courtroom Floor Emblem	0.00	0.00	0.00	0.00	0.00	3,481.25	3,481.25	2,785.00	696.25	0.00	3,481.25	100%	0.00	174.06
43.73	CC 20 RFI 278 3rd Floor Poke-Thru Floor Box Pla	0.00	0.00	0.00	0.00	0.00	1,035.00	1,035.00	0.00	1,035.00	0.00	1,035.00	100%	0.00	51.75
43.74	CC 21 RFI 308 Countertop Stone was TBD	0.00	0.00	0.00	0.00	0.00	2,655.00	2,655.00	1,858.50	796.50	0.00	2,655.00	100%	0.00	132.75
43.75	CC 22 RFI 302 Reception 3221A Utilities	0.00	0.00	0.00	0.00	0.00	1,145.00	1,145.00	1,145.00	0.00	0.00	1,145.00	100%	0.00	57.25
43.76	CC 23 RFI 288 Courtroom 3101 & 3409 Handrail	0.00	0.00	0.00	0.00	0.00	12,500.00	12,500.00	9,375.00	3,125.00	0.00	12,500.00	100%	0.00	625.00
43.77	CC 24 RFI 304 Courtroom 3409 Elevated Platform	0.00	0.00	0.00	0.00	0.00	4,305.70	4,305.70	4,305.70	0.00	0.00	4,305.70	100%	0.00	215.29
43.78	CC 25 RFI 312 Corridor 3104 Ceiling Layout	0.00	0.00	0.00	0.00	0.00	1,556.00	1,556.00	1,556.00	0.00	0.00	1,556.00	100%	0.00	77.80
43.79	CC 26 RFI 315 Fire Damper Relocation	0.00	0.00	0.00	0.00	0.00	3,365.00	3,365.00	3,365.00	0.00	0.00	3,365.00	100%	0.00	168.25
43.80	CC 27 RFI 316 Roller Shade & Diffuser Conflict	0.00	0.00	0.00	0.00	0.00	-4,810.03	-4,810.03	-4,810.03	0.00	0.00	-4,810.03	100%	0.00	-240.50
43.81	CC 28 Credit for table boxes	0.00	0.00	0.00	0.00	0.00	-9,840.00	-9,840.00	-9,840.00	0.00	0.00	-9,840.00	100%	0.00	-492.00
43.82	CC 29 RFI 305 Add Dedicated Circuits	0.00	0.00	0.00	0.00	0.00	1,184.00	1,184.00	1,184.00	0.00	0.00	1,184.00	100%	0.00	59.20
43.83	CC 30 Replace light poles	0.00	0.00	0.00	0.00	0.00	26,450.00	26,450.00	0.00	0.00	0.00	0.00	0%	26,450.00	0.00
43.84	CC 31 RFI 320 Cove Lighting Rm 3101	0.00	0.00	0.00	0.00	0.00	622.00	622.00	0.00	622.00	0.00	622.00	100%	0.00	31.10
43.85	CC 32 RFI 323 Lobby 3305 Finishes	0.00	0.00	0.00	0.00	0.00	10,604.67	10,604.67	0.00	10,604.67	0.00	10,604.67	100%	0.00	530.23
43.86	CC 33 RFI 319 Access Control at Existing Doors	0.00	0.00	0.00	0.00	0.00	16,945.75	16,945.75	0.00	0.00	0.00	0.00	0%	16,945.75	0.00
43.87	CC 34 Refresh Back of House	0.00	0.00	0.00	0.00	0.00	12,212.74	12,212.74	0.00	0.00	0.00	0.00	0%	12,212.74	0.00
43.88	CC 35 RFI 334 Judge's Office Frame TV Boxes	0.00	0.00	0.00	0.00	0.00	3,655.14	3,655.14	0.00	3,655.14	0.00	3,655.14	100%	0.00	182.76
43.89	CC 36 RFI 324 Courtroom 3101 Lighting Control	0.00	0.00	0.00	0.00	0.00	5,951.00	5,951.00	0.00	5,951.00	0.00	5,951.00	100%	0.00	297.55
43.90	CC 37 RFI 340 Door 3101B Exit Sign	0.00	0.00	0.00	0.00	0.00	1,152.00	1,152.00	0.00	1,152.00	0.00	1,152.00	100%	0.00	57.60
43.91	CC 38 RFI 329 Stained Glass & Door 3101D	0.00	0.00	0.00	0.00	0.00	2,387.33	2,387.33	0.00	2,387.33	0.00	2,387.33	100%	0.00	119.37
43.92	CC 39 RFI 332 Corridor 3102 & 3103 Transitions	0.00	0.00	0.00	0.00	0.00	7,418.30	7,418.30	0.00	0.00	0.00	0.00	0%	7,418.30	0.00
43.93	CC 40 RFI 333 Courtroom 3409 Wood Base Tran	0.00	0.00	0.00	0.00	0.00	856.00	856.00	0.00	856.00	0.00	856.00	100%	0.00	42.80
43.94	CC 41 RFI 335 Room 3209 Wall Base	0.00	0.00	0.00	0.00	0.00	2,712.00	2,712.00	0.00	2,712.00	0.00	2,712.00	100%	0.00	135.60
43.95	CC 42 RFI 337 TV Camera Scope Clarification	0.00	0.00	0.00	0.00	0.00	15,334.68	15,334.68	0.00	0.00	0.00	0.00	0%	15,334.68	0.00
43.96	CC 43 RFI 338 Court Reporter Desk Table Pocket	0.00	0.00	0.00	0.00	0.00	2,748.80	2,748.80	0.00	2,748.80	0.00	2,748.80	100%	0.00	137.44
43.97	CC 44 RFI 325 Courtroom 3101 Lighting Control	0.00	0.00	0.00	0.00	0.00	-1,876.80	-1,876.80	0.00	-1,876.80	0.00	-1,876.80	100%	0.00	-93.84

CONTINUATION SHEET

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APPLICATION NUMBER: **44**
APPLICATION DATE: **6/1/2026**
PERIOD TO: **6/30/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
43.98	CC 45 RFI 328 Pendant Lights & AV Conflicts	0.00	0.00	0.00	0.00	0.00	-839.00	-839.00	0.00	-839.00	0.00	-839.00	100%	0.00	-41.95
43.99	CC 46 RFI 346 Exposed Material Under Reclaimed	0.00	0.00	0.00	0.00	0.00	730.00	730.00	0.00	0.00	0.00	0.00	0%	730.00	0.00
44.100		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
44.101		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
44.102		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
44.103		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
44.104		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
44.105		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
44	Remaining County Seal Allowance							0.00					100%		
44.01	ALLW 30 County Seal, Cast Bronze	0.00	0.00	0.00	0.00	0.00	35,988.00	35,988.00	35,988.00	0.00	0.00	35,988.00	100%	0.00	0.00
44.02	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	14,012.00	14,012.00	14,012.00	0.00	0.00	14,012.00	100%	0.00	0.00
45	Remaining Asbestos Abatement Allowance						28,307.00	28,307.00					100%		
45.01	ALLW 1 Abatement of roof flashing	0.00	0.00	0.00	0.00	0.00	0.00	14,470.00	14,470.00	0.00	0.00	14,470.00	100%	0.00	0.00
45.02	ALLW 12 - Additional Air Monitoring	0.00	0.00	0.00	0.00	0.00	7,000.00	7,000.00	7,000.00	0.00	0.00	7,000.00	100%	0.00	0.00
45.03	ALLW 19 - Owner Notification Fee	0.00	0.00	0.00	0.00	0.00	3,307.00	3,307.00	3,307.00	0.00	0.00	3,307.00	100%	0.00	0.00
45.04	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	21,916.00	21,916.00	21,916.00	0.00	0.00	21,916.00	100%	0.00	0.00
46	Remaining Existing Foundation Conflict							0.00					100%		
46.01	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00	0.00	0.00	25,000.00	100%	0.00	0.00
47	Remaining Overhead Support for Cleaning							0.00					100%		
47.01	ALLW 58 RFI 183 Modification to Cupola Maintenance	0.00	0.00	0.00	0.00	0.00	20,000.00	20,000.00	20,000.00	0.00	0.00	20,000.00	100%	0.00	0.00
48	Remaining Mock-up Allowance							0.00					100%		
48.01	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00	0.00	0.00	25,000.00	100%	0.00	0.00
49	Remaining Decorative Bollard Allowance						-6,400.00	-6,400.00					100%		
49.01	ALLW 3 Contract Decorative Bollards	0.00	0.00	0.00	0.00	0.00	29,400.00	29,400.00	29,400.00	0.00	0.00	29,400.00	100%	0.00	0.00
50	Remaining Permit Comment							0.00					100%		
50.01	ALLW 13 ASI 1 Changes per City (Civil)	0.00	0.00	0.00	0.00	0.00	40,947.00	40,947.00	40,947.00	0.00	0.00	40,947.00	100%	0.00	0.00
50.02	ALLW 59 Water line Exploration	0.00	0.00	0.00	0.00	0.00	33,074.44	33,074.44	33,074.44	0.00	0.00	33,074.44	100%	0.00	0.00
50.03	ALLW 88 RFI 220 City Comments	0.00	0.00	0.00	0.00	0.00	1,763.92	1,763.92	1,763.92	0.00	0.00	1,763.92	100%	0.00	0.00
50.04	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	24,214.64	24,214.64	24,214.64	0.00	0.00	24,214.64	100%	0.00	0.00
51	Remaining Relocate Memorial Tree							0.00					100%		
50.01	Contract Reallocate, store, maintain, and replant	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00	10,000.00	0.00	0.00	10,000.00	100%	0.00	0.00
52	Remaining Water Meter / Backflow							0.00					100%		
52.01	ALLW 59 Water line Exploration	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	25,000.00	0.00	0.00	25,000.00	100%	0.00	0.00
53	Remaining Paving repairs Allowance						115,081.25	115,081.25					100%		
53.01	ALLW 122 Paving Repairs	0.00	0.00	0.00	0.00	0.00	97,968.75	97,968.75	97,968.75	0.00	0.00	97,968.75	100%	0.00	0.00
53.02		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	0.00	0.00
54	Remaining DAS / ERRCS Allowance							0.00					100%		
54.01	ASI 9 RFI 139 ERRCS (DAS)	0.00	0.00	0.00	0.00	0.00	48,910.00	48,910.00	48,910.00	0.00	0.00	48,910.00	100%	0.00	2,445.50
54.02	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	1,090.00	1,090.00	1,090.00	0.00	0.00	1,090.00	100%	0.00	0.00
55	Remaining DAS / Cellular System							0.00					100%		
55.01	ASI 9 RFI 139 Cellular (DAS)	0.00	0.00	0.00	0.00	0.00	108,321.00	108,321.00	108,321.00	0.00	0.00	108,321.00	100%	0.00	0.00
55.02	ALLW 92 Allowance Reconciliation	0.00	0.00	0.00	0.00	0.00	76,950.00	76,950.00	76,950.00	0.00	0.00	76,950.00	100%	0.00	0.00

CONTINUATION SHEET

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PERIOD TO: **6/30/2026**
ARCHITECT'S PROJECT NO.: **Multiple**

A	B	C	C	C	C	C	C	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
	NEW COURTHOUSE TOTALS	1,273,310.00	1,130,528.00	2,403,838.00	0.00	2,403,838.00	38,625,292.00	41,043,600.00	40,364,230.11	152,847.25	0.00	40,517,077.36	99%	526,522.64	336,897.58
56	3RD FLOOR FINISH OUT												51%		
56.01	3rd Floor Finish Out Design Fees	0.00	0.00	0.00	0.00	0.00	644,163.00	644,163.00	322,081.50	0.00	0.00	322,081.50	50%	322,081.50	0.00
56.02	3rd Floor Finish Out FF&E Design Fees	0.00	0.00	0.00	0.00	0.00	61,979.00	61,979.00	0.00	0.00	0.00	0.00	0%	61,979.00	0.00
56.03	3rd Floor Finish Out M.E.P. 3rd Party Review	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100%	0.00	0.00
56.04	Geotechnical Services and Report	0.00	0.00	0.00	0.00	0.00	5,690.00	5,690.00	5,690.00	0.00	0.00	5,690.00	100%	0.00	0.00
56.05	3rd Floor Finish Out Reimbursable Allw.	0.00	0.00	0.00	0.00	0.00	7,500.00	7,500.00	0.00	0.00	0.00	0.00	0%	7,500.00	0.00
56.06	General Conditions	0.00	0.00	0.00	0.00	0.00	494,989.00	494,989.00	252,444.39	0.00	0.00	252,444.39	51%	242,544.61	0.00
56.07	Mobilization (Temp. Fence, Parking, Etc.)	0.00	0.00	0.00	0.00	0.00	106,788.00	106,788.00	54,461.88	0.00	0.00	54,461.88	51%	52,326.12	0.00
56.08	Subcontractor Default Insurance	0.00	0.00	0.00	0.00	0.00	63,418.00	63,418.00	32,343.18	0.00	0.00	32,343.18	51%	31,074.82	0.00
56.09	General Liability & Builder's Risk Insurance	0.00	0.00	0.00	0.00	0.00	28,011.00	28,011.00	14,285.61	0.00	0.00	14,285.61	51%	13,725.39	0.00
56.10	AGC Fees	0.00	0.00	0.00	0.00	0.00	8,945.00	8,945.00	4,561.95	0.00	0.00	4,561.95	51%	4,383.05	0.00
56.11	Payment & Performance Bonds	0.00	0.00	0.00	0.00	0.00	90,217.00	90,217.00	46,010.67	0.00	0.00	46,010.67	51%	44,206.33	0.00
56.12	Design/Builder Overhead & Profit	0.00	0.00	0.00	0.00	0.00	233,350.00	233,350.00	163,345.00	0.00	0.00	163,345.00	70%	70,005.00	0.00
57	Sitework												99%		
57.01	Earthwork & Site Demolition (Cannon)	0.00	0.00	0.00	0.00	0.00	120,616.00	120,616.00	120,616.00	0.00	0.00	120,616.00	100%	0.00	6,030.80
57.02	Asphalt Paving (Cannon)	0.00	0.00	0.00	0.00	0.00	110,794.00	110,794.00	110,794.00	0.00	0.00	110,794.00	100%	0.00	5,539.70
57.03	Pavement Markings & Signage (Cannon)	0.00	0.00	0.00	0.00	0.00	3,760.00	3,760.00	3,760.00	0.00	0.00	3,760.00	100%	0.00	188.00
57.04	Turfs and Grasses (Texas Legacy)	0.00	0.00	0.00	0.00	0.00	14,210.00	14,210.00	0.00	10,657.50	0.00	10,657.50	75%	3,552.50	532.88
58	Concrete Work												100%		
58.01	Concrete Sealer original 3rd Floor scope removed	0.00	0.00	0.00	0.00	0.00	-10,000.00	-10,000.00	-10,000.00	0.00	0.00	-10,000.00	100%	0.00	-500.00
59	Metals												75%		
59.01	Pipe and Tube Railings (Ramps to Judge)	0.00	0.00	0.00	0.00	0.00	10,291.00	10,291.00	5,145.50	2,572.75	0.00	7,718.25	75%	2,572.75	385.91
60	Carpentry & Millwork												100%		
60.01	Rough Carpentry (Raised platforms)	0.00	0.00	0.00	0.00	0.00	54,450.00	54,450.00	54,450.00	0.00	0.00	54,450.00	100%	0.00	2,722.50
60.02	Platform Sound Deadening	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00	10,000.00	0.00	0.00	10,000.00	100%	0.00	500.00
61	Carpentry & Millwork												95%		
61.01	Interior Architectural Woodwork including Sills	0.00	0.00	0.00	0.00	0.00	286,750.00	286,750.00	272,412.50	0.00	0.00	272,412.50	95%	14,337.50	13,620.63
62	Thermal & Moisture Protection														
62.01	Applied Fire Protection (Marek Brothers)	0.00	0.00	0.00	0.00	0.00	5,200.00	5,200.00	0.00	0.00	0.00	0.00	0%	5,200.00	0.00
63	Glass and Glazing System												89%		
63.01	Access Doors & Frames	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00	0.00	2,250.00	0.00	2,250.00	75%	750.00	112.50
63.02	Aluminum Frames and Door Glazing (TCGC)	0.00	0.00	0.00	0.00	0.00	63,302.00	63,302.00	56,971.80	0.00	0.00	56,971.80	90%	6,330.20	2,848.59
64	Openings												79%		
64.01	Stained Glass (Foster)	0.00	0.00	0.00	0.00	0.00	35,200.00	35,200.00	17,600.00	8,800.00	0.00	26,400.00	75%	8,800.00	1,320.00
64.02	Door Hardware (Himmel's)	0.00	0.00	0.00	0.00	0.00	113,040.00	113,040.00	84,780.00	0.00	0.00	84,780.00	75%	28,260.00	4,239.00
64.03	Door Hardware Installation (Himmel's)	0.00	0.00	0.00	0.00	0.00	21,645.00	21,645.00	16,233.75	0.00	0.00	16,233.75	75%	5,411.25	811.69
65	Finishes												74%		
65.01	Early package demo and replacement – SPD	0.00	0.00	0.00	0.00	0.00	6,105.00	6,105.00	6,105.00	0.00	0.00	6,105.00	100%	0.00	305.25
65.02	Cold Formed Metal Framing & Drywall (SPD)	0.00	0.00	0.00	0.00	0.00	269,621.00	269,621.00	258,836.16	0.00	0.00	258,836.16	96%	10,784.84	12,941.81
65.03	Acoustical Ceilings (SPD)	0.00	0.00	0.00	0.00	0.00	27,729.00	27,729.00	26,342.55	0.00	0.00	26,342.55	95%	1,386.45	1,317.13

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ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
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65.04	Stretched-Fabric Ceilings (Marek Brothers)	0.00	0.00	0.00	0.00	0.00	13,250.00	13,250.00	1,325.00	0.00	0.00	1,325.00	10%	11,925.00	66.25
65.05	Ceramic Tile (Kellen)	0.00	0.00	0.00	0.00	0.00	40,854.00	40,854.00	4,085.40	0.00	0.00	4,085.40	10%	36,768.60	204.27
65.06	Epoxy Terrazzo (National Terrazzo)	0.00	0.00	0.00	0.00	0.00	64,000.00	64,000.00	32,000.00	0.00	0.00	32,000.00	50%	32,000.00	1,600.00
65.07	Salvage & Re-install Existing Marble Panels	0.00	0.00	0.00	0.00	0.00	20,500.00	20,500.00	0.00	0.00	0.00	0.00	0%	20,500.00	0.00
65.08	Resilient & Carpet Flooring (Kellen)	0.00	0.00	0.00	0.00	0.00	71,530.00	71,530.00	53,647.50	0.00	0.00	53,647.50	75%	17,882.50	2,682.38
65.09	Painting (SPD)	0.00	0.00	0.00	0.00	0.00	53,635.00	53,635.00	35,399.10	0.00	0.00	35,399.10	66%	18,235.90	1,769.96
66	Specialties & Equipment												25%		
66.01	Signage (Benchmark)	0.00	0.00	0.00	0.00	0.00	37,717.00	37,717.00	0.00	0.00	0.00	0.00	0%	37,717.00	0.00
66.02	Toilet Accessories (Built Rite)	0.00	0.00	0.00	0.00	0.00	7,620.00	7,620.00	0.00	0.00	0.00	0.00	0%	7,620.00	0.00
66.03	Refrigerators (Built Rite)	0.00	0.00	0.00	0.00	0.00	4,750.00	4,750.00	0.00	0.00	0.00	0.00	0%	4,750.00	0.00
66.04	Roller Window Shades (Capital Blinds)	0.00	0.00	0.00	0.00	0.00	31,682.00	31,682.00	20,593.30	0.00	0.00	20,593.30	65%	11,088.70	1,029.67
66.05	Electric Traction Elevators (Protect ONLY)	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00	0.00	0.00	0.00	0.00	0%	1,500.00	0.00
67	Fire Protection System												90%		
67.01	Fire Protection System (Texas Fire Logic)	0.00	0.00	0.00	0.00	0.00	31,500.00	31,500.00	28,350.00	0.00	0.00	28,350.00	90%	3,150.00	1,417.50
68	Mechanical - Plumbing												96%		
68.01	Early package Plumbing (Raven)	0.00	0.00	0.00	0.00	0.00	24,700.00	24,700.00	24,700.00	0.00	0.00	24,700.00	100%	0.00	1,235.00
68.02	Plumbing (Raven)	0.00	0.00	0.00	0.00	0.00	92,300.00	92,300.00	87,685.00	0.00	0.00	87,685.00	95%	4,615.00	4,384.25
69	Mechanical - HVAC												94%		
69.01	HVAC (Raven)	0.00	0.00	0.00	0.00	0.00	237,503.00	237,503.00	225,627.85	0.00	0.00	225,627.85	95%	11,875.15	11,281.39
69.02	Testing-Adjusting-Balancing for HVAC (DAC)	0.00	0.00	0.00	0.00	0.00	15,925.00	15,925.00	0.00	11,943.75	0.00	11,943.75	75%	3,981.25	597.19
70	Electrical Systems												86%		
70.01	Early package Electrical (Dailey)	0.00	0.00	0.00	0.00	0.00	24,907.00	24,907.00	24,907.00	0.00	0.00	24,907.00	100%	0.00	1,245.35
70.02	Electrical (Dailey)	0.00	0.00	0.00	0.00	0.00	474,205.00	474,205.00	403,074.25	0.00	0.00	403,074.25	85%	71,130.75	20,153.71
70.03	Parking Lot Lighting (Dailey)	0.00	0.00	0.00	0.00	0.00	42,745.00	42,745.00	40,607.75	0.00	0.00	40,607.75	95%	2,137.25	2,030.39
71	Low Voltage Systems												71%		
71.01	Communications (Advanced Connections)	0.00	0.00	0.00	0.00	0.00	69,388.00	69,388.00	20,816.40	31,224.60	0.00	52,041.00	75%	17,347.00	2,602.05
71.02	Audio, Video & Room Control Systems (Walker)	0.00	0.00	0.00	0.00	0.00	691,986.00	691,986.00	449,790.90	34,599.30	0.00	484,390.20	70%	207,595.80	24,219.51
71.03	Access Control & Video Management (BLTI)	0.00	0.00	0.00	0.00	0.00	105,497.00	105,497.00	73,847.90	5,274.85	0.00	79,122.75	75%	26,374.25	3,956.14
72	Life Safety Systems														
72.01	Fire Alarm (Kauffman)	0.00	0.00	0.00	0.00	0.00	23,165.00	23,165.00	19,921.90	3,243.10	0.00	23,165.00	100%	0.00	1,158.25
73	3rd Floor Owner Contingency						0.00	0.00					96%		
73.01	Added to Owner's Contingency ALLW#7 (Item 42.04)	0.00	0.00	0.00	0.00	0.00	104,724.00	104,724.00	104,724.00	0.00	0.00	104,724.00	100%	0.00	5,236.20
74	3rd Floor Design/Builder Contingency						0.00	0.00							
74.01	Added to D/B Contingency ALLW#7 (Item 43.01)	0.00	0.00	0.00	0.00	0.00	167,557.00	167,557.00	167,557.00	0.00	0.00	167,557.00	100%	0.00	8,377.85
75	Allowance - Protection for Reduced Court Judge						5,440.00	5,440.00							
75.01	ALLW 134 RFI 287 Courtroom 3409 Judge's Dais	0.00	0.00	0.00	0.00	0.00	14,560.00	14,560.00	5,824.00	0.00	0.00	5,824.00	40%	8,736.00	291.20
76	Allowance - Addn No. 3 Revisions TBD						0.00	0.00							
76.01	ALLW 125 3rd Floor Finish-Out Addendum No. 3	0.00	0.00	0.00	0.00	0.00	50,000.00	50,000.00	50,000.00	0.00	0.00	50,000.00	100%	0.00	2,500.00
	3RD FLOOR FINISH OUT TOTALS	0.00	0.00	0.00	0.00	0.00	5,418,903.00	5,418,903.00	3,808,755.69	110,565.85	0.00	3,919,321.54	72%	1,499,581.46	150,954.87
	Contract Total	1,273,310.00	1,315,059.00	2,588,369.00	1,825,812.00	4,779,103.39	44,044,195.00	48,837,768.39	46,548,251.19	263,413.10	0.00	46,811,664.29	96%	2,026,104.10	487,852.45

Waller County Design Build Overview

Date: 6/29/2026	Exhibit A	Exhibit B	Exhibit C	Exhibit D	Exhibit E	Exhibit E	Exhibit E	Exhibit F	Exhibit F	Exhibit G	Exhibit E	Exhibit E	Exhibit H	
	5/12/2021	5/2/2022	2/6/2023	4/26/2023	5/17/2023	Change Order # 001 8/2/2023	Change Order # 002 9/18/2023	10/4/2023	Change Order # 001 7/11/2025	11/17/2023	Change Order # 003 3/6/2024	Change Order # 004 8/21/2024	12/11/2024	Total
Programming, Pre-Schematic, & Assessments														
Programming, Pre-Schematic, & Assessments Costs	\$358,353.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$358,353.62
PROGRAMMING & ASSESSMENTS TOTAL	\$358,353.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$358,353.62
Maintenance Node														
Maintenance Node Design Services	\$0.00	\$970,500.00	(\$114,476.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$856,024.00
Maintenance Construction Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Maintenance Node Total	\$0.00	\$970,500.00	(\$114,476.00)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$856,024.00
BUSINESS NODE														
Courthouse Design Services	\$0.00	\$1,273,310.00	\$1,130,528.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,403,838.00
Courthouse Construction Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,639,762.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,639,762.00
Courthouse Change Order # 001	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$402,374.00	\$0.00	\$0.00	\$0.00	\$0.00	\$402,374.00
Courthouse Total	\$0.00	\$1,273,310.00	\$1,130,528.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,639,762.00	\$402,374.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41,445,974.00
Swing Space Design Services	\$0.00	\$0.00	\$184,531.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$184,531.00
Swing Space Construction Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$1,825,812.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,825,812.00
Swing Space Change Order # 001	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$122,435.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$122,435.85
Swing Space Change Order # 002	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$233,968.97	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$233,968.97
Swing Space Change Order # 003	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,878.13	\$0.00	\$0.00	\$12,878.13
Swing Space Change Order # 004	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$4,360.56)	\$0.00	(\$4,360.56)
Swing Space Total	\$0.00	\$0.00	\$184,531.00	\$0.00	\$1,825,812.00	\$122,435.85	\$233,968.97	\$0.00	\$0.00	\$0.00	\$12,878.13	(\$4,360.56)	\$0.00	\$2,375,265.39
Business Node Totals	\$0.00	\$1,273,310.00	\$1,315,059.00	\$0.00	\$1,825,812.00	\$122,435.85	\$233,968.97	\$38,639,762.00	\$402,374.00	\$0.00	\$12,878.13	(\$4,360.56)	\$0.00	\$43,821,239.39
Judicial Node														
Justice Tower Design Services	\$0.00	\$3,572,550.00	\$2,015,777.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,588,327.00
Justin Tower Construction Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Judicial Node Total	\$0.00	\$3,572,550.00	\$2,015,777.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,588,327.00
Macerator, Hoist, & Valve														
Macerator, Hoist, & Valve Design Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Macerator, Hoist, & Valve Construction Costs	\$0.00	\$0.00	\$0.00	\$264,316.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$264,316.00
Macerator, Hoist, & Valve Totals	\$0.00	\$0.00	\$0.00	\$264,316.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$264,316.00
506 Upgrades & Modular Building														
506 Upgrades & Modular Building Design Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$230,921.00	\$0.00	\$0.00	\$0.00	\$230,921.00
506 Upgrades & Modular Building Construction Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,053,707.00	\$4,053,707.00
506 Upgrades & Modular Building Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$230,921.00	\$0.00	\$0.00	\$4,053,707.00	\$4,284,628.00
Design Build Contract Total	\$358,353.62	\$5,816,360.00	\$3,216,360.00	\$264,316.00	\$1,825,812.00	\$122,435.85	\$233,968.97	\$38,639,762.00	\$402,374.00	\$230,921.00	\$12,878.13	(\$4,360.56)	\$4,053,707.00	\$55,172,888.01

CLIENT INSTRUCTION

Please indicate your selection below by placing an “X” in the box corresponding to your chosen option from the alternatives provided below:

- ♦ MAINTAIN all files for that matter at Husch Blackwell LLP. This election confirms ongoing engagement of Husch Blackwell for such matter.
- ♦ TRANSFER all files for such matter to Kate David at her new law firm, David & Stephens, after July 31, 2026. This election constitutes notice that the client no longer desires or no longer needs the services of Husch Blackwell LLP for such matter.
- ♦ TRANSFER all files for such matter to new counsel, as specified. To make this election, please provide the name and contact information for new counsel.

HB No.	Waller County, Texas	Maintain at HB	David & Stephens	Transfer to New Counsel (Provide Contact)
0553103-0000001	Woods Road Project			
0553103-0000002	Diemer Road Re-Alignment			
0553103-0000003	Evaluation of Subdivision Regulations			
0553103-0000004	Mobility Bond Program			

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