

NOTICE OF A MEETING OF THE COMMISSIONERS COURT OF CALDWELL COUNTY, TEXAS



Notice is hereby given that an open meeting of the Caldwell County Commissioners Court will be held on Thursday, October 23, 2025 at 9:00 AM in 110 S Main St. 2nd Floor, Lockhart, Texas at which time the following subjects will be discussed, considered, passed or adopted, to wit:

A. CALL MEETING TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS:

(Texas Pledge: Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.)

D. ANNOUNCEMENTS:

Items or comments from Court members or staff.

E. CITIZENS' COMMENTS:

At this time any person may speak to Commissioners Court if they have filled out a Caldwell County Commissioners Court Participation Form. Comments will be limited to four (4) minutes per person. No action will be taken on these items and no discussion will be had between the speaker(s) and members of the Court. The Court does retain the right to correct factual inaccuracies made by the speakers. (If longer than 30 minutes, then the balance of comments will continue as the last agenda item of the day.) Citizens' Comments may be submitted to the Court by using the form found at: <http://www.co.caldwell.tx/us/page/caldwell.CommissionersCourtForm>

F. CONSENT AGENDA:

(The following consent items may be acted upon in one motion.)

F.1 To approve payments of County Invoices and Purchase Orders in the amount of \$991,467.94.

F.2 To approve County Payroll payment in the amount of \$501,733.46 (09/21/2025 through 10/04/2025).

F.3 To approve County Payroll Tax payment in the amount of \$150,329.39 (09/21/2025 through 10/04/2025).

F.4 To approve Budget Amendment 01-2026 to 001-6510-4118 Employee Acknowledgment for Fiscal Year 2025-2026.

F.5 To accept the September 2025 Young Farmer Assessment Fee payment to the Texas Agricultural Finance Authority totaling \$285.00.

F.6 To accept September 2025 DMV payment to Caldwell County in the amount of \$59,896.85.

F.7 To accept September 2025 DMV Remittance in the amount of \$272,252.88.

F.8 To accept September 2025 Comptroller payment in the amount of \$461,869.53.

F.9 To ratify immediate check request for Miller Autoworx in the amount \$3,377.91.

- F.10 To ratify addendum No.2 to RFP25CC01P for Bank Depository.
- F.11 To accept Tax Assessor-Collector Cash Handling Audit.
- F.12 To accept Fiscal Year 2025 Caldwell County 4th Quarter Investment Report (ending September 30, 2025).
- F.13 To accept the Caldwell County Semi-annual Long-term Debt Report (October 31, 2025).
- F.14 To approve bonds for Deputy Clerks, Tax Assessor-Collector.
- F.15 To accept the September 2025 Tax Collection Report from the Caldwell County Appraisal District.
- F.16 To accept Caldwell County Constable PCT. 1 September 2025 Report.
- F.17 To accept Caldwell County Constable PCT. 4 September 2025 Report.

G. DISCUSSION ONLY:

- G.1 To discuss the Seawillow "Moxie" Development and the county participation in the Tax Increment Reinvestment Zone (TIRZ). Speaker: Judge Haden/Richard Sitton/Drew Slone; Backup: 62; Cost: \$0.00
- G.2 To discuss the development agreement for Edgehill Ranch, a proposed development on approximately 160 acres located just north of Lockhart on Evans Road. Speaker: Commissioner Theriot/Zack Mills/Stephen Minor; Backup: 5; Cost: \$0.00

H. DISCUSSION/ACTION ITEMS:

- H.1 To discuss and take possible action regarding the approval of the Minutes for the October 9, 2025, regular meeting. Speaker: Judge Haden/Teresa Rodriguez; Backup: 12; Cost: \$0.00
- H.2 To consider public streets and drainage in Juniper Springs Phase 9 as complete and ready to begin the two-year performance period as evidenced by a maintenance bond in the amount of \$212,670.13 for maintenance security and release the performance bond for Phases 9 & 10 in the amount of \$807,641.40 back to the developer. Speaker: Judge Haden/Commissioner Westmoreland/Donald Leclerc; Backup: 7; Cost: \$0.00
- H.3 To consider public streets and drainage in Juniper Springs Phase 10 as complete and ready to begin the two-year performance period as evidenced by a maintenance bond in the amount of \$187,613.39 for maintenance security. Speaker: Judge Haden/Commissioner Westmoreland/Donald Leclerc; Backup: 2; Cost: \$0.00
- H.4 To consider public streets and drainage in Juniper Springs Phase 16 as complete and ready to begin the two-year performance period as evidenced by a maintenance bond in the amount of \$163,421.87 for maintenance security and release the performance bond in the amount of \$260,747.65 back to the developer. Speaker: Judge Haden/Commissioner Westmoreland/Donald Leclerc; Backup: 6; Cost: \$0.00
- H.5 To discuss and take possible action on the First Amendment to the 2025 Caldwell County Development Agreement for Technology Park at Caldwell Valley. Speaker: Judge Haden/Commissioner Theriot/Mitch Nelson; Backup: 34; Cost: \$0.00
- H.6 To discuss and take possible action regarding the First Amendment to the Development Agreement for Earthship Corporation, Project Proto-Town Innovation Hub. Speaker: Commissioner Theriot/Kasi Miles; Backup: 28; Cost: \$0.00

- H.7 To discuss and take possible action regarding the Development Agreement for Earthship Corporation concerning Project Irish North. Speaker: Commissioner Theriot/Kasi Miles; Backup: 54; Cost: \$0.00
- H.8 To discuss and take possible action regarding the Development Agreement for Earthship Corporation concerning Project Irish South. Speaker: Commissioner Theriot/Kasi Miles; Backup: 27; Cost: \$0.00
- H.9 To discuss and take possible action regarding the appointment of Omar Tariqe to the ESD #2 Board to replace Tony Collins (filling the unexpired term). Speaker: Commissioner Theriot; Backup: 1; Cost: \$0.00
- H.10 To discuss and take possible action regarding the Right-of-Way License Agreement to allow Centex Drainage District to construct an entrance monument and flag poles in County right-of-way on Lytton Lane for the Luna Rosa Subdivision. Speaker: Commissioner Thomas/Kasi Miles; Backup: 6; Cost: \$0.00
- H.11 To discuss and take possible action regarding a variance request concerning a family land grant for 7429 Highway 142 on approximately 2.5-acre tract of land. Speaker: Judge Haden/Richard Sitton/Kasi Miles; Backup: 38; Cost: \$0.00
- H.12 To discuss and take possible action regarding the Caldwell County Employee Holiday Schedule for Calendar Year 2026. Speaker: Judge Haden/Kristianna Ortiz; Backup: 1; Cost: \$0.00
- H.13 To discuss and take possible action regarding a Caldwell County Burn Ban. Speaker: Judge Haden/Hector Rangel; Backup: 2; Cost: \$0.00
- H.14 To discuss and take possible action regarding an Interlocal Cooperation Agreement (ILA) between the County and Bluebonnet Trails Community Services for the provision of psychiatric services to inmates held in the Caldwell County Jail. Speaker: Judge Haden/James Short; Backup: 5; Cost: \$40,000.00
- H.15 To discuss and take possible action regarding the approval of the award for RFP25CC01P Caldwell County Bank Depository. Speaker: Judge Haden/Dulce Arellano; Backup: 2; Cost: \$0.00
- H.16 To discuss and take possible action regarding updates on Project Tangled Web economic development negotiations. Commissioners Court may provide further instruction or take necessary action as appropriate. Speaker: Commissioner Thomas; Backup: 0; Cost: TBD

I. EXECUTIVE SESSION:

- I.1 Pursuant to Texas Government Code Section 551.087, the discussion of deliberation regarding economic development negotiations associated with Project Tangled Web. Possible action may follow in open court.

J. ADJOURNMENT:

As authorized by Chapter 551 of the Texas Government Code, the Commissioners Court of Caldwell County, Texas, 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. The Court may adjourn for matters that may relate to: Texas Government Code Section 551.071(1) (Consultation with Attorney about Pending or Contemplated Litigation or Settlement Offers); Texas Government Code Section 551.071(2) (Consultation with Attorney when the Attorney's Obligations Under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Conflicts with Chapter 551 of the Texas Government Code); Texas Government Code Section 551.072 (Deliberations about Real Property); Texas Government Code Section 551.073 (Deliberations about Prospective Gift Donations); Texas Government Code Section 551.074 (Deliberations about Personnel Matters); Texas Government Code Section 551.0745 (Deliberations about a County Advisory Body); Texas Government Code Section 551.076 (Deliberations about Security Devices or Security Audits); Texas Government Code Section 551.084 (Exclusion of Witness from Hearing); Texas Government Code Section 551.087 (Deliberations about Economic Development Negotiations); and Texas Government Code Section 551.089 (Deliberations about Security Devices or Security Audits). In the event that the Court adjourns into Executive Session, the Court will announce the section of the Government Code the Commissioners Court is using as its authority to enter into an Executive Session. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the County Judge's Office at 512-398-1808 for further information.

Notice: Any documents linked to an item listed in this Agenda are subject to change both after posting and after discussion and vote during the Commissioners Court meeting. A copy of this Notice has been posted on the outdoor bulletin board located at the Caldwell County Courthouse, 110 S. Main Street, Lockhart, Texas 78644. Said place is readily accessible to the general public at all times, and will remain posted continuously for three business days preceding the scheduled time of the meeting. A copy of this Notice has also been posted online at the County's website at <https://www.co.caldwell.tx.us/page/caldwell.CommissionersCourtAgendaMinutesandVideo>.

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Recurring Payment
Subject:	To approve payments of County Invoices and Purchase Orders in the amount of \$991,467.94.
Costs:	\$991,467.94
Agenda Speakers:	Judge Haden/Danie Teltow
Backup Materials:	Attached
Total # of Pages:	34



Caldwell County, TX

Expense Approval Register

Packet: APPKT20001 - 10/23/2025 AP

Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
Fund: 001 - GENERAL FUND					
Department : 2120 - COUNTY TREASURER					
U.S. BANK NATIONAL ASSOCI	40334	TRAINING: LODGING G. GAR	TRAINING	001-2120-4810	195.75
U.S. BANK NATIONAL ASSOCI	43457	TRAINING: LODGING 9/15-18	TRAINING	001-2120-4810	587.25
PRINTING SOLUTIONS	7026 POS	OFFICE SUPPLIES	OFFICE SUPPLIES	001-2120-3110	486.00
Department 2120 - COUNTY TREASURER Total:					1,269.00
Department : 2130 - COUNTY AUDITOR					
ODP BUSINESS SOLUTIONS	440250058001	OFFICE SUPPLIES	OFFICE SUPPLIES	001-2130-3110	16.58
ODP BUSINESS SOLUTIONS	440184161001	OFFICE SUPPLIES	OFFICE SUPPLIES	001-2130-3110	24.90
ODP BUSINESS SOLUTIONS	440250067001	OFFICE SUPPLIES	OFFICE SUPPLIES	001-2130-3110	14.99
Department 2130 - COUNTY AUDITOR Total:					56.47
Department : 2140 - TAX ASSESSOR - COLLECTOR					
WESTERN SURETY COMPANY	67594401 2025 - 2026	EMPLOYEE BONDING: R. ME	EMPLOYEE BONDING	001-2140-2070	50.00
DEWITT POTH & SON	810458-0	OFFICE SUPPLIES	OFFICE SUPPLIES	001-2140-3110	167.80
AMAZON.COM SALES, INC	1MN6-PYHY-J1H6	OFFICE SUPPLIES	OFFICE SUPPLIES	001-2140-3110	205.38
Department 2140 - TAX ASSESSOR - COLLECTOR Total:					423.18
Department : 2150 - COUNTY CLERK					
TYLER TECHNOLOGIES, INC.	025-525858	TRAINING: A, IRWIN EXTRA	TRAINING	001-2150-4810	75.00
U.S. BANK NATIONAL ASSOCI	318264	TRAINING: LODGING T. RODR	TRAINING	001-2150-4810	303.14
COUNTY & DISTRICT CLERKS'	REGION IV FALL 2025 MEETI	REGION IV FALL 2025 MEETI	TRAINING	001-2150-4810	180.00
Department 2150 - COUNTY CLERK Total:					558.14
Department : 3200 - DISTRICT ATTORNEY					
THOMSON REUTERS - WEST	852587829	PUBLICATIONS	PUBLICATIONS	001-3200-4315	103.00
THOMSON REUTERS - WEST	852590397	PUBLICATIONS	PUBLICATIONS	001-3200-4315	504.00
THOMSON REUTERS - WEST	852679602	PUBLICATIONS	PUBLICATIONS	001-3200-4315	125.15
DEWITT POTH & SON	810689-0	OFFICE SUPPLIES	OFFICE SUPPLIES	001-3200-3110	303.72
ZACH BURKETT	9/21-25/2025 REIMBURSEM	9/21-25/2025 REIMBURSEM	TRANSPORTATION	001-3200-4260	72.80
CINDY GONZALES	9/21-25/2025 REIMBURSEM	TRAINING: MEALS REIMBUR	TRANSPORTATION	001-3200-4260	72.80
CINDY GONZALES	9/21-25/2025 REIMBURSEM	TRAINING: MEALS REIMBUR	TRAINING	001-3200-4810	236.00
ZACH BURKETT	9/21-25/2025 REIMBURSEM	9/21-25/2025 REIMBURSEM	TRAINING	001-3200-4810	236.00
ALEX HELLERSTEDT	9/21-25/2025 REIMBURSEM	TRAINING: MEALS REIMBUR	TRAINING	001-3200-4810	236.00
TOYA LUTZ	9/22-25/2025 REIMBURSEM	TRANSPORTATION REIMBUR	TRANSPORTATION	001-3200-4260	72.80
TOYA LUTZ	9/22-25/2025 REIMBURSEM	TRAINING: MEALS REIMBUR	TRAINING	001-3200-4810	207.00
JAMES MATTOX	9/21-25/2025 REIMBURSEM	TRAINING: TRANSPORTATIO	TRANSPORTATION	001-3200-4260	72.80
JAMES MATTOX	9/21-25/2025 REIMBURSEM	TRAINING: MEALS REIMBUR	TRAINING	001-3200-4810	236.00
AT-SCENE LLC	1995	annual maintenance	REPAIRS & MAINTENANCE	001-3200-4510	26,500.00
THOMSON REUTERS - WEST	6168524768	PUBLICATIONS	PUBLICATIONS	001-3200-4315	268.00
OFFICE OF THE ATTORNEY G	56000098	TRAINING: M. HOWARD	TRAINING	001-3200-4810	400.00
OFFICE OF THE ATTORNEY G	56000492	TRAINING: R SITTON	TRAINING	001-3200-4810	400.00
THOMSON REUTERS - WEST	6168961040	PUBLICATIONS	PUBLICATIONS	001-3200-4315	268.00
U.S. BANK NATIONAL ASSOCI	AD1P0FC33050	TRAINING: C. BENOIST REGIS	TRAINING	001-3200-4810	745.00
DEWITT POTH & SON	806946-3	OFFICE SUPPLIES	OFFICE SUPPLIES	001-3200-3110	14.27
DAVID BROOKS, ATTORNEY A	SEPT 2025	PUBLICATIONS	PUBLICATIONS	001-3200-4315	100.00
U.S. BANK NATIONAL ASSOCI	53398106	TRAINING: LODGING 9/21-25	TRAINING	001-3200-4810	613.84
U.S. BANK NATIONAL ASSOCI	53401568	TRAINING: LODGING 9/21-25	TRAINING	001-3200-4810	613.84
U.S. BANK NATIONAL ASSOCI	53407205	TRAINING: LODGING 9/21-25	TRAINING	001-3200-4810	613.84
U.S. BANK NATIONAL ASSOCI	53410872	TRAINING: LODGING 9/21-25	TRAINING	001-3200-4810	613.84
U.S. BANK NATIONAL ASSOCI	53413657	TRAINING: LODGING 9/21-25	TRAINING	001-3200-4810	613.84
U.S. BANK NATIONAL ASSOCI	53416607	TRAINING: LODGING 9/21-25	TRAINING	001-3200-4810	613.84
Department 3200 - DISTRICT ATTORNEY Total:					34,856.38
Department : 3201 - ENVIRONMENTAL TASK FORCE					
JANET F. GRIGAR	42087	UNIFORMS	UNIFORMS	001-3201-2140	126.00

Expense Approval Register

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Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
JANET F. GRIGAR	42088	UNIFORMS	UNIFORMS	001-3201-2140	84.00
Department 3201 - ENVIRONMENTAL TASK FORCE Total:					210.00
Department : 3220 - DISTRICT CLERK					
U.S. BANK NATIONAL ASSOCI	318315	TRAINING: LODGING J. ALLE	TRAINING	001-3220-4810	303.14
COUNTY & DISTRICT CLERKS'	REGION IV FALL MEETING D.	REGION IV FALL MEETING D.	TRAINING	001-3220-4810	120.00
Department 3220 - DISTRICT CLERK Total:					423.14
Department : 3230 - DISTRICT JUDGE					
AMAZON.COM SALES, INC	1HXP-M6DV-6X4Y	OFFICE SUPPLIES	OFFICE SUPPLIES	001-3230-3110	180.49
AMAZON.COM SALES, INC	1NVN-34XJ-7MWV	OFFICE SUPPLIES	OFFICE SUPPLIES	001-3230-3110	192.42
ALEXANDER LEE CALHOUN	23-001 10/1/2025	23-011	ADULT - INDIGENT ATTORNE	001-3230-4160	345.00
THOMSON REUTERS - WEST	852653945	ADMINISTRATIVE EXPENDIT	ADMINISTRATIVE EXPENDIT	001-3230-4011	132.00
DEREK W. ISRAEL	UNINDICTED 10/1/2025	UNINDICTED J. R. BEENE 10/	ADULT - ATTY LITIGATION EX	001-3230-4080	5.00
DEREK W. ISRAEL	UNINDICTED 10/1/2025	UNINDICTED J. R. BEENE 10/	ADULT - INDIGENT ATTORNE	001-3230-4160	415.00
ADAM D. ROWINS	23-FL-399 10/2/2025	23-FL-399	ADULT - INDIGENT ATTORNE	001-3230-4160	84.00
ADAM D. ROWINS	25-094FLC 10/2/2026	25-094FLC	ADULT - INDIGENT ATTORNE	001-3230-4160	168.00
ADAM D. ROWINS	25-149FLB 10/2/2025	25-149FLB	ADULT - INDIGENT ATTORNE	001-3230-4160	77.00
ADAM D. ROWINS	25-168FLA 10/2/2025	25-168FLA	ADULT - INDIGENT ATTORNE	001-3230-4160	182.00
ADAM D. ROWINS	25-277FLC 10/2/2025	25-277FLC	ADULT - INDIGENT ATTORNE	001-3230-4160	462.00
THOMAS HILLE	25-291FLA 10/2/2025	25-291FLA	ADULT - INDIGENT ATTORNE	001-3230-4160	140.00
ADAM D. ROWINS	DCFL-24-269 10/2/2025	DCFL-24-269	ADULT - INDIGENT ATTORNE	001-3230-4160	35.00
ADAM D. ROWINS	DCFL-24-310 10/2/2025	DCFL-24-310	ADULT - INDIGENT ATTORNE	001-3230-4160	91.00
ADAM D. ROWINS	DCFL-25-175 10/2/2025	DCFL-25-175	ADULT - INDIGENT ATTORNE	001-3230-4160	308.00
ALLISON LANTY C/O THE REE	UNINDICTED 10/2/2025	UNINDICTED R.C. GREEN 10/	ADULT - INDIGENT ATTORNE	001-3230-4160	450.00
HARRISON PSYCHOLOGICLA	2025CC-AJ	Case # 25-235C	PSYCHOLOGICAL EVALUATIO	001-3230-4115	2,400.00
OPEN HORIZONS: CLINICAL	#1	Stand Trail & Sanity Evalutaio	PSYCHOLOGICAL EVALUATIO	001-3230-4115	2,232.00
3RD ADMINISTRATIVE JUDICI	FY 2025 - 2026	ADMINISTRATIVE EXPENDIT	ADMINISTRATIVE EXPENDIT	001-3230-4011	2,955.28
CLAYTON REESE - REESE LAW	20-137 9/23/2025	20-137	ADULT - INDIGENT ATTORNE	001-3230-4160	610.00
CLAYTON REESE - REESE LAW	20-348 9/23/2025	20-348	ADULT - INDIGENT ATTORNE	001-3230-4160	670.00
PHILLIP G TURNER	22-218 / DCCR-24-350 9/23/	22-218 / DCCR-24-350	ADULT - ATTY LITIGATION EX	001-3230-4080	5.00
PHILLIP G TURNER	22-218 / DCCR-24-350 9/23/	22-218 / DCCR-24-350	ADULT - INDIGENT ATTORNE	001-3230-4160	820.00
DEREK W. ISRAEL	22-263 / 22-264 / 17-119 / 1	22-263 / 22-264 / 17-119 / 1	ADULT - ATTY LITIGATION EX	001-3230-4080	5.00
DEREK W. ISRAEL	22-263 / 22-264 / 17-119 / 1	22-263 / 22-264 / 17-119 / 1	ADULT - INDIGENT ATTORNE	001-3230-4160	600.00
PHILLIP G TURNER	25-059C 9/23/2025	25-059C	ADULT - ATTY LITIGATION EX	001-3230-4080	5.00
PHILLIP G TURNER	25-059C 9/23/2025	25-059C	ADULT - INDIGENT ATTORNE	001-3230-4160	1,230.00
PAUL MATTHEW EVANS	25-062C 9/23/2025	25-062C	ADULT - ATTY LITIGATION EX	001-3230-4080	9.97
PAUL MATTHEW EVANS	25-062C 9/23/2025	25-062C	ADULT - INDIGENT ATTORNE	001-3230-4160	1,940.00
PHILLIP G TURNER	25-068C 9/23/2025	25-068C	ADULT - ATTY LITIGATION EX	001-3230-4080	5.00
PHILLIP G TURNER	25-068C 9/23/2025	25-068C	ADULT - ATTY LITIGATION EX	001-3230-4080	640.00
U.S. BANK NATIONAL ASSOCI	526700181519	OFFICE SUPPLIES	OFFICE SUPPLIES	001-3230-3110	93.64
LEON TRANSLATIONS INC. - A	24590	INTERPRETER SERVICES	INTERPRETERS	001-3230-4035	300.00
PHILLIP G TURNER	25-007 9/25/2025	25-007	ADULT - ATTY LITIGATION EX	001-3230-4080	5.00
PHILLIP G TURNER	25-007 9/25/2025	25-007	ADULT - INDIGENT ATTORNE	001-3230-4160	990.00
MIKE LUNA LAW	25-085B 9/25/2025	25-085B	ADULT - INDIGENT ATTORNE	001-3230-4160	1,400.00
COMMUNICATION BY HAND,	C50992	INTERPRETER SERVICES	INTERPRETERS	001-3230-4035	560.00
ALLISON LANTY C/O THE REE	DCCR-24-245 9/8/2025	DCCR-24-245	ADULT - ATTY LITIGATION EX	001-3230-4080	5.00
ALLISON LANTY C/O THE REE	DCCR-24-245 9/8/2025	DCCR-24-245	ADULT - INDIGENT ATTORNE	001-3230-4160	1,700.00
Department 3230 - DISTRICT JUDGE Total:					22,447.80
Department : 3240 - COUNTY COURT LAW					
LEON TRANSLATIONS INC. - A	24598	ADMINISTRATIVE EXPENDIT	ADMINISTRATIVE EXPENDIT	001-3240-4011	200.00
PAUL MATTHEW EVANS	24CR-50944 10/1/25	24CR-50944	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
PAUL MATTHEW EVANS	24CR-50944 10/1/25	24CR-50944	ADULT - INDIGENT ATTORNE	001-3240-4160	895.00
ALLISON LANTY C/O THE REE	25CR-51248 10/1/25	25CR-51248	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
ALLISON LANTY C/O THE REE	25CR-51248 10/1/25	25CR-51248	ADULT - INDIGENT ATTORNE	001-3240-4160	695.00
VICTOREA D. BROWN	47261 10/1/25	47261	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
VICTOREA D. BROWN	47261 10/1/25	47261	ADULT - INDIGENT ATTORNE	001-3240-4160	1,195.00
ALLISON LANTY C/O THE REE	49400 10/1/25	49400	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
ALLISON LANTY C/O THE REE	49400 10/1/25	49400	ADULT - INDIGENT ATTORNE	001-3240-4160	395.00
CLIFFORD W. MCCORMACK	25CR-51126 10/2/25	25CR-51126	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
CLIFFORD W. MCCORMACK	25CR-51126 10/2/25	25CR-51126	ADULT - INDIGENT ATTORNE	001-3240-4160	645.00

Expense Approval Register

Packet: APPKT20001 - 10/23/2025 AP

Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
HOLLIS WILBURN BURKLUND	25GR-00231 10/2/225	25GR-00231	ADULT - INDIGENT ATTORNE	001-3240-4160	7,125.47
CLIFFORD W. MCCORMACK	49090 10/2/25	49090	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
CLIFFORD W. MCCORMACK	49090 10/2/25	49090	ADULT - INDIGENT ATTORNE	001-3240-4160	495.00
AMY RUSSELL	10032025	VISITING COURT REPORTERS	VISITING COURT REPORTERS	001-3240-4030	300.00
DAN MCCORMACK	25JUV-3095 10/5/2025	25JUV-3095	JUVENILE - INDIGENT ATTOR	001-3240-4180	600.00
AMY RUSSELL	071525	VISITING COURT REPORTER	VISITING COURT REPORTERS	001-3240-4030	600.00
AMY RUSSELL	071625	VISITING COURT REPORTER	VISITING COURT REPORTERS	001-3240-4030	600.00
AMY RUSSELL	071725	VISITING COURT REPORTER	VISITING COURT REPORTERS	001-3240-4030	300.00
AMY RUSSELL	071825	VISITING COURT REPORTER	VISITING COURT REPORTERS	001-3240-4030	300.00
AMY RUSSELL	082925	VISITING COURT REPORTERS	VISITING COURT REPORTERS	001-3240-4030	300.00
COLIN WISE	25JUV-3071 9/19/2025	25JUV-3071	JUVENILE - INDIGENT ATTOR	001-3240-4180	500.00
COLIN WISE	2987-23CC 9/19/2025	2987-23CC	JUVENILE - INDIGENT ATTOR	001-3240-4180	500.00
DEREK W. ISRAEL	25CR-51321 9/29/25	25CR-51321	ADULT - INDIGENT ATTORNE	001-3240-4160	300.00
ODP BUSINESS SOLUTIONS	440171375001	OFFICE SUPPLIES	OFFICE SUPPLIES	001-3240-3110	138.08
U.S. BANK NATIONAL ASSOCI	27036	TRAINING: LODGING R. HICK	TRAINING	001-3240-4810	716.19

Department 3240 - COUNTY COURT LAW Total: 16,829.74

Department : 3251 - JUSTICE OF THE PEACE - PRCT. 1

REBECCA DIAZ	6/10-12/2025 REIMBURSEM	TRAINING: 6/10-12/2025 REI	TRAINING	001-3251-4810	87.00
U.S. BANK NATIONAL ASSOCI	21235	TRAINING: REGISTRATION M.	TRAINING	001-3251-4810	150.00
U.S. BANK NATIONAL ASSOCI	21235	TRAINING: LODGING M. KEIL	TRAINING	001-3251-4810	300.00
U.S. BANK NATIONAL ASSOCI	21312	TRAINING: REGISTRATION	TRAINING	001-3251-4810	50.00

Department 3251 - JUSTICE OF THE PEACE - PRCT. 1 Total: 587.00

Department : 3252 - JUSTICE OF THE PEACE - PRCT. 2

DEWITT POTH & SON	809975-0	OFFICE SUPPLIES	OFFICE SUPPLIES	001-3252-3110	27.96
DEWITT POTH & SON	810482-0	OFFICE SUPPLIES	OFFICE SUPPLIES	001-3252-3110	54.58
DEWITT POTH & SON	810494-0	OFFICE SUPPLIES	OFFICE SUPPLIES	001-3252-3110	25.98
DEWITT POTH & SON	808007-1	OFFICE SUPPLIES	OFFICE SUPPLIES	001-3252-3110	12.89
U.S. BANK NATIONAL ASSOCI	21133	TRAINING: REGISTRATION S.	TRAINING	001-3252-4810	50.00
U.S. BANK NATIONAL ASSOCI	21414	TRAINING: REGISTRATION S.	TRAINING	001-3252-4810	150.00
U.S. BANK NATIONAL ASSOCI	21414	TRAINING: LODGING S. CONL	TRAINING	001-3252-4810	300.00
SHANNA CONLEY	SEPTEMBER 2025 REIMBURS	TRANSPORTATION: MILEAGE	TRANSPORTATION	001-3252-4260	201.39

Department 3252 - JUSTICE OF THE PEACE - PRCT. 2 Total: 822.80

Department : 3253 - JUSTICE OF THE PEACE - PRCT. 3

ANITA DELEON	SEPT 2025 MILEAGE	TRANSPORTATION: 9/16-26/	TRANSPORTATION	001-3253-4260	115.22
ANITA DELEON	SEPT 2025 MILEAGE	TRANSPORTATION: 9/1-15/2	TRANSPORTATION	001-3253-4260	373.80
STEVE KENNEY	T67363/1	MACHINERY & EQUIP: REIM	MACHINERY AND EQUIPMEN	001-3253-5310	26.99
JANET F. GRIGAR	42278	MACHINERY & EQUIP	MACHINERY AND EQUIPMEN	001-3253-5310	240.32
DEWITT POTH & SON	809701-0	OFFICE SUPPLIES	OFFICE SUPPLIES	001-3253-3110	30.68
DEWITT POTH & SON	809701-1	OFFICE SUPPLIES	OFFICE SUPPLIES	001-3253-3110	51.96
TEXAS JUSTICE COURT TRAIN	21269	TRAINING: X000831 A. DELE	TRAINING	001-3253-4810	300.00
TEXAS JUSTICE COURT TRAIN	21269	TRAINING: X000831 A. DELE	TRAINING	001-3253-4810	150.00

Department 3253 - JUSTICE OF THE PEACE - PRCT. 3 Total: 1,288.97

Department : 3254 - JUSTICE OF THE PEACE - PRCT. 4

AMAZON.COM SALES, INC	1LDG-FVTF-GYVN	OFFICE SUPPLIES	OFFICE SUPPLIES	001-3254-3110	59.78
U.S. BANK NATIONAL ASSOCI	968	POSTAGE	POSTAGE	001-3254-3120	468.00
AMAZON.COM SALES, INC	1GXN-R4HL-CLX9	OFFICE SUPPLIES	OFFICE SUPPLIES	001-3254-3110	138.24
TEXAS JUSTICE COURT TRAIN	21293	TRAINING: X000777 Y. MIREL	TRAINING	001-3254-4810	450.00
YVETTE M. MIRELES	SEPTEMBER 2025 MILEAGE R	TRANSPORTATION: MILEAGE	TRANSPORTATION	001-3254-4260	308.84
DOLORES NAVARRO	SEPTEMBER 2025 MILEAGE	TRANSPORTATION: MILEAGE	TRANSPORTATION	001-3254-4260	103.88

Department 3254 - JUSTICE OF THE PEACE - PRCT. 4 Total: 1,528.74

Department : 4300 - COUNTY SHERIFF

TRANSUNION RISK AND ALTE	245302-202509-1	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4300-3130	151.65
PARABELLUM RESEARCH	12925	Yearly Qualificaton	TRAINING	001-4300-4810	4,075.00
DANA SAFETY SUPPLY	4596250	Yearly Qualificaton	TRAINING	001-4300-4810	1,404.00
CELLEBRITE, INC	INVUS290828	Subscription Renew	DUES & SUBSCRIPTIONS	001-4300-3050	15,401.41
PROGRESSIVE MICROTECHN	251008	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4300-3130	120.58
ONSITE DECALS.COM	19361	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-4300-4510	390.00
CODY WATSON	100	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4300-3130	400.00
LOCKHART POST REGISTER	00099404	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4300-3130	42.84

Expense Approval Register

Packet: APPKT20001 - 10/23/2025 AP

Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
U.S. BANK NATIONAL ASSOCI	AAAADGJZC3ATR3MGSPHA	TRAINING: FAA FEES	TRAINING	001-4300-4810	15.00
LOCKHART MOTOR CO.,INC.	219019	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-4300-4510	412.50
U.S. BANK NATIONAL ASSOCI	9/16/2025 NORTH TECH	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4300-3130	117.24
U.S. BANK NATIONAL ASSOCI	9/16/2025 NORTH TECH	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4300-3130	117.24
U.S. BANK NATIONAL ASSOCI	9/16/2025 NORTH TECH	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4300-3130	117.24
U.S. BANK NATIONAL ASSOCI	9/16/2025 NORTH TECH	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4300-3130	117.24
QUADIENT LEASING USA, IN	Q2029374	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4300-3130	207.45
FIRST NET BUILT WITH AT&T	287301244412X10032025	Addition SIMS for 2 months	MACHINERY AND EQUIPMEN	001-4300-5310	660.00
SIMON MOBILE VETERINARY	237	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4300-3130	97.65
U.S. BANK NATIONAL ASSOCI	35262	TRAINING: LODGING 9/22-26	TRAINING	001-4300-4810	914.40
U.S. BANK NATIONAL ASSOCI	35262	TRAINING: LODGING 9/22-26	TRAINING	001-4300-4810	1.00
SIMON MOBILE VETERINARY	241	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4300-3130	257.90
U.S. BANK NATIONAL ASSOCI	HSNJT3JQP5L	TRAINING: REGISTRATION G.	TRAINING	001-4300-4810	350.00
Department 4300 - COUNTY SHERIFF Total:					25,370.34

Department : 4310 - COUNTY JAIL

SYSKO CENTRAL TEXAS, INC	113604936	Blanket FY 25-26 Operating S	OPERATING SUPPLIES	001-4310-3130	126.24
BLUEBONNET TRAILS MHMR	27-09-2025	FY 24-25 BLANKET	PROFESSIONAL SERVICES	001-4310-4110	900.00
GRAINGER	9660336935	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-4310-4510	11.53
GRAINGER	9661068479	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-4310-4510	22.17
MARK'S PLUMBING PARTS	INV002240874	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-4310-4510	215.92
SYSKO CENTRAL TEXAS, INC	113612344	Blanket FY 25-26 Operating S	OPERATING SUPPLIES	001-4310-3130	481.44
UNIFIRST CORPORATION	2740294090	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4310-3130	119.15
FLOWERS BAKING CO. OF SA	5038387703	Blanket PO FY 25-26	FOOD SUPPLIES	001-4310-3100	675.00
FARMER BROTHERS. CO.	93468695	Blanket PO FY 25-26	FOOD SUPPLIES	001-4310-3100	349.59
ATCO INTERNATIONAL	10647343	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-4310-4510	200.00
GRAINGER	9615807436	FY 24-25 BLANKET	REPAIRS & MAINTENANCE	001-4310-4510	298.98
PELLERIN LAUNDRY MACHIN	INV400042416	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-4310-4510	499.83
SYSKO CENTRAL TEXAS, INC	113560951	FOOD SUPPLIES	FOOD SUPPLIES	001-4310-3100	3,550.86
SYSKO CENTRAL TEXAS, INC	113560952	FY 24-25 BLANKET - Supplies	OPERATING SUPPLIES	001-4310-3130	131.37
PERFORMANCE FOODSERVIC	2823797	FOOD SUPPLIES	FOOD SUPPLIES	001-4310-3100	2,255.24
ODP BUSINESS SOLUTIONS	440599345002	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4310-3130	11.39
FLOWERS BAKING CO. OF SA	5038387499	FOOD SUPPLIES	FOOD SUPPLIES	001-4310-3100	697.23
FARMER BROTHERS. CO.	93468606	FOOD SUPPLIES	FOOD SUPPLIES	001-4310-3100	689.70
PARTS TOWN, LLC	2106998356	repairs and maint	REPAIRS & MAINTENANCE	001-4310-4510	290.43
GRAINGER	9650973861	FY 24-25 BLANKET	REPAIRS & MAINTENANCE	001-4310-4510	13.07
I-CON SYSTEMS, INC	SI010548	FY 24-25 BLANKET	REPAIRS & MAINTENANCE	001-4310-4510	253.36
SYSKO CENTRAL TEXAS, INC	113577546	FY 24-25 BLANKET - Supplies	OPERATING SUPPLIES	001-4310-3130	200.61
SYSKO CENTRAL TEXAS, INC	113577547	FOOD SUPPLIES	FOOD SUPPLIES	001-4310-3100	3,057.31
SYSKO CENTRAL TEXAS, INC	113577548	FY 24-25 BLANKET - Supplies	OPERATING SUPPLIES	001-4310-3130	156.27
PERFORMANCE FOODSERVIC	2828272	FOOD SUPPLIES	FOOD SUPPLIES	001-4310-3100	1,938.93
SYSKO CENTRAL TEXAS, INC	113584612	FOOD SUPPLIES	FOOD SUPPLIES	001-4310-3100	3,182.49
SYSKO CENTRAL TEXAS, INC	113584613	FY 24-25 BLANKET - Supplies	OPERATING SUPPLIES	001-4310-3130	60.62
UNIFIRST CORPORATION	2740291816	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4310-3130	119.15
JAN FORD MUSTIN PH.D, P.C.	11788	EMPLOYEE PHYSICALS: P. ROJ	EMPLOYEE PHYSICALS	001-4310-4135	350.00
PERFORMANCE FOODSERVIC	2831062	FOOD SUPPLIES	FOOD SUPPLIES	001-4310-3100	2,046.85
GRAINGER	9659318209	FY 24-25 BLANKET	REPAIRS & MAINTENANCE	001-4310-4510	336.46
I-CON SYSTEMS, INC	SI010649	FY 24-25 BLANKET	REPAIRS & MAINTENANCE	001-4310-4510	951.00
Department 4310 - COUNTY JAIL Total:					24,192.19

Department : 4321 - CONSTABLES - PCT 1

AMAZON.COM SALES, INC	19HH-WTQJ-XVPY	MACHINERY & EQUIP	MACHINERY AND EQUIPMEN	001-4321-5310	229.99
CARD SERVICE CENTER - TIB	WR25025584	UNIFORMS	UNIFORMS-Expenses	001-4321-3140	97.98
CARD SERVICE CENTER - TIB	WR25027477	UNIFORMS	UNIFORMS-Expenses	001-4321-3140	97.98
AMAZON.COM SALES, INC	11WL-F4XT-794L	MACHINERY & EQUIP	MACHINERY AND EQUIPMEN	001-4321-5310	549.99
CARD SERVICE CENTER - TIB	WR25028389	UNIFORMS	UNIFORMS-Expenses	001-4321-3140	202.48
CARD SERVICE CENTER - TIB	WR25028877	UNIFORMS	UNIFORMS-Expenses	001-4321-3140	262.97
CARD SERVICE CENTER - TIB	SUS0699279	MACHINERY & EQUIP	MACHINERY AND EQUIPMEN	001-4321-5310	-98.90
GALLS	032479623	UNIFORMS	UNIFORMS-Expenses	001-4321-3140	223.92
Department 4321 - CONSTABLES - PCT 1 Total:					1,566.41

Expense Approval Register

Packet: APPKT20001 - 10/23/2025 AP

Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
Department : 4322 - CONSTABLES - PCT 2					
GT DISTRIBUTORS, INC.	INV1060643	Holosun Advanced Micro Sig	MACHINERY AND EQUIPMEN	001-4322-5310	472.99
LASR SIGNS - LARRY D. RIVER	EMT-33985	MACHINERY & EQUIPMENT	MACHINERY AND EQUIPMEN	001-4322-5310	554.26
GT DISTRIBUTORS, INC.	INV1058937	Colt Enhanced patrol rifle	MACHINERY AND EQUIPMEN	001-4322-5310	2,599.98
APPLIED CONCEPTS, INC.; ST	465007	MACHINERY & EQUIP	MACHINERY AND EQUIPMEN	001-4322-5310	75.00
U.S. BANK NATIONAL ASSOCI	900606	MACHINERY & EQUIP	MACHINERY AND EQUIPMEN	001-4322-5310	599.99
Department 4322 - CONSTABLES - PCT 2 Total:					4,302.22
Department : 4323 - CONSTABLES - PCT 3					
TAC - JUSTICES OF THE PEAC	242549	DUES & SUBSCRIPTIONS 1/1/	DUES & SUBSCRIPTIONS	001-4323-3050	70.00
TRANSUNION RISK AND ALTE	6831114-202509-1	DUES & SUBSCRIPTIONS SEP	DUES & SUBSCRIPTIONS	001-4323-3050	120.00
U.S. BANK NATIONAL ASSOCI	125282	OFFICE SUPPLIES	OFFICE SUPPLIES	001-4323-3110	20.00
Department 4323 - CONSTABLES - PCT 3 Total:					210.00
Department : 4324 - CONSTABLES - PCT 4					
AMAZON.COM SALES, INC	1F7L-NLMP-PQ4V	UNIFORMS	UNIFORMS-Expenses	001-4324-3140	87.86
GT DISTRIBUTORS, INC.	INV3121416	MACHINERY & EQUIP	MACHINERY AND EQUIPMEN	001-4324-5310	256.86
AMAZON.COM SALES, INC	14JY-3X6W-3XH4	TRAINING: MATERIALS	TRAINING	001-4324-4810	100.02
SAN ANTONIO CODE BLUE #	99332	UNIFORMS	UNIFORMS-Expenses	001-4324-3140	180.00
GT DISTRIBUTORS, INC.	INV30116843A	TRAINING: MATERIALS	TRAINING	001-4324-4810	219.90
Department 4324 - CONSTABLES - PCT 4 Total:					844.64
Department : 6510 - NON-DEPARTMENTAL					
HAYS CALDWELL ECONOMIC	26053	Invoice 26053	ECONOMIC DEVELOPMENT	001-6510-3220	100,000.00
FENIEX INDUSTRIES INC.	INV199533	PCT 3 Constable Full Upfittin	MACHINERY AND EQUIPMEN	001-6510-5310	11,368.00
LEGENDS TRI-COUNTY FUNE	JP2025/CC/9/6	AUTOPSY: C. CELAYA JR. 9/6/	AUTOPSY	001-6510-4123	570.00
LEGENDS TRI-COUNTY FUNE	JP2025/LA/9/2	AUTOPSY: L. AARONDELLA 9/	AUTOPSY	001-6510-4123	395.00
LEGENDS TRI-COUNTY FUNE	JP2025/LP/9/9	AUTOPSY: L. PEREZ 9/9/2025	AUTOPSY	001-6510-4123	520.00
CHARLES E. LAURENCE, M.D.	October 2025	Health Advisor	MEDICAL DIRECTOR	001-6510-4100	1,000.00
CITY OF LULING	100.2127	EMPLOYEE ACKNOWLEDGE	EMPLOYEE ACKNOWLEDGE	001-6510-4118	500.00
HILL COUNTRY SPRINGS	676382	OFFICE SUPPLIES: DRINKING	OFFICE SUPPLIES	001-6510-3110	30.99
HILL COUNTRY SPRINGS	676383	OFFICE SUPPLIES: DRINKING	OFFICE SUPPLIES	001-6510-3110	21.99
HILL COUNTRY SPRINGS	676388	OFFICE SUPPLIES: DRINKING	OFFICE SUPPLIES	001-6510-3110	6.99
FENIEX INDUSTRIES INC.	INV199682	PCT 3 Constable Full Upfittin	MACHINERY AND EQUIPMEN	001-6510-5310	5,534.60
CAPITAL AREA COUNCIL OF G	2026RPS 102	Inv. # 2226RPS 102	DUES & SUBSCRIPTIONS	001-6510-3050	2,884.00
Enterprise Fleet Managemen	588175A-100325	Maintenance	Lease-REPAIR & MAINTENAN	001-6510-4841	3,190.11
Enterprise Fleet Managemen	588175A-100325	Lease	Vehicle Leases	001-6510-4851	38,005.01
HILL COUNTRY SPRINGS	677854	OFFICE SUPPLIES: DRINKING	OFFICE SUPPLIES	001-6510-3110	73.99
HILL COUNTRY SPRINGS	677895	OFFICE SUPPLIES: DRINKING	OFFICE SUPPLIES	001-6510-3110	39.99
HILL COUNTRY SPRINGS	677898	OFFICE SUPPLIES: DRINKING	OFFICE SUPPLIES	001-6510-3110	27.99
FENIEX INDUSTRIES INC.	INV199747	One(1) Dodge Ram Upfitting	MACHINERY AND EQUIPMEN	001-6510-5310	531.80
FENIEX INDUSTRIES INC.	INV199916	PCT 2 Constable Full Upfittin	MACHINERY AND EQUIPMEN	001-6510-5310	11,381.00
FENIEX INDUSTRIES INC.	INV199928	Four (4) Gray Patrol PIU Upfi	MACHINERY AND EQUIPMEN	001-6510-5310	3,902.44
FENIEX INDUSTRIES INC.	INV199929	Six(6) White Patrol PIU Upfi	MACHINERY AND EQUIPMEN	001-6510-5310	3,902.44
FENIEX INDUSTRIES INC.	INV199930	Six(6) White Patrol PIU Upfi	MACHINERY AND EQUIPMEN	001-6510-5310	4,702.44
FENIEX INDUSTRIES INC.	INV199931	Six(6) White Patrol PIU Upfi	MACHINERY AND EQUIPMEN	001-6510-5310	3,902.44
JOHN P. CYRIER	995	Consulting Services	PROFESSIONAL SERVICES	001-6510-4110	3,490.00
FENIEX INDUSTRIES INC.	INV199958	PCT 2 Constable Full Upfittin	MACHINERY AND EQUIPMEN	001-6510-5310	1,895.67
FENIEX INDUSTRIES INC.	INV200011	Six(6) White Patrol PIU Upfi	MACHINERY AND EQUIPMEN	001-6510-5310	5,609.00
CALDWELL COUNTY TAX ASS	4944 2025	VIN 4944 2025 REGISTRATIO	County Fleet-Tags-Titles	001-6510-4853	7.50
CHARLES E. LAURENCE, M.D.	JUNE 2025	BLANKET PO - Medical Direct	MEDICAL DIRECTOR	001-6510-4100	1,000.00
WORK QUEST, F/K/A TIBH IN	SINV0244144	PROFESSIONAL SERVICES CU	PROFESSIONAL SERVICES	001-6510-4110	455.00
LEGENDS TRI-COUNTY FUNE	JP2025/HL/9/22	AUTOPSY: H. LOWELL 9/22/2	AUTOPSY	001-6510-4123	520.00
UNION PACIFIC RAILROAD C	90149698	MACHINERY & EQUIPMENT	MACHINERY AND EQUIPMEN	001-6510-5310	93.02
FIRST NET BUILT WITH AT&T	287301244412X10032025	FistNet HotSpot	FAX & INTERNET	001-6510-4425	3,735.35
CARD SERVICE CENTER - TIB	INTEREST 8/27-9/25 2025	INTEREST ACCRUED	DUES & SUBSCRIPTIONS	001-6510-3050	181.58
QUADIENT LEASING USA, IN	Q2032498	RENTALS	RENTALS	001-6510-4610	468.30
DAVIS KAUFMAN, PLLC	3123	Blanket PO Retainer FY 24-25	Lobbyist - Current	001-6510-3300	3,500.00
EWEAC	093025	EWEAC FY 24-25 Blanket PO	PROFESSIONAL SERVICES	001-6510-4110	2,700.00
CITIBANK NA	FY 24-25 ACCT 41-9216 CLOS	OFFICE SUPPLIES	OFFICE SUPPLIES	001-6510-3110	5,203.61
HILL COUNTRY FORENSICS LL	384	Blanket PO Autopsy	AUTOPSY	001-6510-4123	3,200.00

Expense Approval Register

Packet: APPKT20001 - 10/23/2025 AP

Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
QUADIENT LEASING USA, IN	Q2010235	FY 24-25 Monthly Lease	RENTALS	001-6510-4610	345.11
Department 6510 - NON-DEPARTMENTAL Total:					224,895.36
Department : 6520 - BUILDING MAINTENANCE					
TEXAS STAR RAPIDFIRE SYSTE	INV-706431961	LULING ANNEX	LULING ANNEX	001-6520-3510	225.00
TEXAS STAR RAPIDFIRE SYSTE	INV-706431962	COURTHOUSE	CALDWELL CO. COURTHOUS	001-6520-5120	225.00
TEXAS STAR RAPIDFIRE SYSTE	INV-706431964	JUSTICE CENTER	JUDICIAL CENTER-LOCKHART	001-6520-3550	225.00
CINTAS CORPORATION #86	4237167983	UNIFORMS	UNIFORMS	001-6520-3140	86.47
WAUKESHA-PEARCE INDUST	2832558	Install 130kW Generator at J	REPAIRS & MAINTENANCE	001-6520-4510	34,773.00
LASR SIGNS - LARRY D. RIVER	EMT-34465	OPERATING SUPPLIES	OPERATING SUPPLIES	001-6520-3130	50.08
LASR SIGNS - LARRY D. RIVER	EMT-34495	OPERATING SUPPLIES	OPERATING SUPPLIES	001-6520-3130	93.69
SMITH SUPPLY CO.- LOCKHA	2509-742836	JUV CENTER	JUVENILE DETENTION CTR.-L	001-6520-3580	25.80
U.S. BANK NATIONAL ASSOCI	903806	OPERATING SUPPLIES	OPERATING SUPPLIES	001-6520-3130	496.88
SEAN MATTHEW MANN	195068	OPERATING SUPPLIES	OPERATING SUPPLIES	001-6520-3130	6.71
JOHN DEERE FINANCIAL	2509-243038	JP 3 SIMON BUILDING	JP3 SIMON BUILDING-MAXW	001-6520-3500	10.77
CINTAS CORPORATION #86	4244534336	UNIFORMS	UNIFORMS	001-6520-3140	86.47
JOHN DEERE FINANCIAL	2509-247280	COURTHOUSE	CALDWELL CO. COURTHOUS	001-6520-5120	91.97
LOCKHART HARDWARE	60233/1	MARKET STREET ANNEX	MARKET ST. ANNEX-LOCKHA	001-6520-3530	-18.99
U.S. BANK NATIONAL ASSOCI	904712	OPERATING SUPPLIES	OPERATING SUPPLIES	001-6520-3130	-77.88
Department 6520 - BUILDING MAINTENANCE Total:					36,299.97
Department : 6550 - ELECTIONS					
VISTA SOLUTIONS, LP	12305	VistaSG DM3 Annual	DUES & SUBSCRIPTIONS	001-6550-3050	2,186.14
MCMAHAN COMMUNITY CE	2045	RENTALS: 11/3-4/2025	RENTALS	001-6550-4610	200.00
ELECTION SYSTEMS & SOFT	CD2124420	Annual License renewals	REPAIRS & MAINTENANCE	001-6550-4510	47,321.53
ELECTION SYSTEMS & SOFT	CD2129719	Blanket PO FY 25-26	Ballot Supplies	001-6550-3115	1,741.50
ELECTION SYSTEMS & SOFT	CD2129778	Blanket PO FY 25-26	Ballot Supplies	001-6550-3115	5,315.88
ELECTION SYSTEMS & SOFT	CD2129883	Blanket PO FY 25-26	Ballot Supplies	001-6550-3115	644.45
ELECTION SYSTEMS & SOFT	CD2129945	Blanket PO FY 25-26	Ballot Supplies	001-6550-3115	66.70
ELECTION SYSTEMS & SOFT	CD2130041	Blanket PO FY 25-26	Ballot Supplies	001-6550-3115	5,315.15
QUADIENT FINANCE USA, IN	7900 0440 8090 2103 9/29/2	POSTAGE	POSTAGE	001-6550-3120	47.29
ENVIRONMENTAL SYSTEMS	900091954	ESRI Pro	DUES & SUBSCRIPTIONS	001-6550-3050	1,341.22
Department 6550 - ELECTIONS Total:					64,179.86
Department : 6560 - COMMISSIONERS COURT					
TEXAS ASSOCIATION OF COU	374369	TRAINING: #245523 E. CHAN	TRAINING	001-6560-4810	150.00
COUNTY JUDGES EDUCATIO	244059	DUES: H. HADEN 2025-2026	DUES & SUBSCRIPTIONS	001-6560-3050	200.00
LOCKHART POST REGISTER	00099410	Blanket PO FY 24-25 Post Re	ADVERTISING AND LEGAL N	001-6560-4310	99.12
LOCKHART POST REGISTER	00099378	Blanket PO FY 24-25 Post Re	ADVERTISING AND LEGAL N	001-6560-4310	1,379.50
RELX INC. DBA LEXISNEXIS	1100202460	DUES & SUBSCRIPTIONS	DUES & SUBSCRIPTIONS	001-6560-3050	200.00
Department 6560 - COMMISSIONERS COURT Total:					2,028.62
Department : 6570 - VETERAN SERVICE OFFICER					
U.S. BANK NATIONAL ASSOCI	22667745	TVC GENERAL ASSISTANCE	POSTAGE	001-6570-3120	11.56
SARA LOVE	7/9 - 9/20 2025 MILEAGE REI	TRANSPORTATION: MILEAGE	TRANSPORTATION	001-6570-4260	182.21
Department 6570 - VETERAN SERVICE OFFICER Total:					193.77
Department : 6590 - PURCHASING					
LOCKHART POST REGISTER	00099412	ADVERTISING	ADVERTISING	001-6590-4310	50.50
RECORDS CONSULTANTS, INC	54363	RCI Record Retention & Fixed	PROFESSIONAL SERVICES	001-6590-4110	1,410.00
LOCKHART POST REGISTER	00099417	ADVERTISING	ADVERTISING	001-6590-4310	50.50
Department 6590 - PURCHASING Total:					1,511.00
Department : 6600 - ENG. & SUBDIVISION					
NICOLE STEPHENS	8793 CEO 2025-2026	TRAINING: #8793 TDLR COD	TRAINING	001-6600-4810	100.00
AMAZON.COM SALES, INC	1MVM-QYCW-6JLK	ENGINEERING: OFFICE SUPP	OFFICE SUPPLIES	001-6600-3110	14.99
PRINTING SOLUTIONS	7037 POS	OFFICE SUPPLIES	OFFICE SUPPLIES	001-6600-3110	177.98
Department 6600 - ENG. & SUBDIVISION Total:					292.97
Department : 6610 - IT-TECHNOLOGY					
TYLER TECHNOLOGIES, INC.	020-164226	Invoice \$ 202-164226	COMPUTER SUPPORT	001-6610-4185	1,402.38
TYLER TECHNOLOGIES, INC.	130-159815	INV No. 130-159815	COMPUTER SUPPORT	001-6610-4185	48,567.92
CARD SERVICE CENTER - TIB	02TP250919642103	Yearly Business subscption	MACHINERY AND EQUIPMEN	001-6610-5310	3,489.75
LOCAL LINUX, INC - BLUE LAY	92038	Datto 1Yr Service	COMPUTER SUPPORT	001-6610-4185	3,636.00
LOCAL LINUX, INC - BLUE LAY	92039	Monthly Support Service	Outside Services	001-6610-4840	21,647.25

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Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
RingCentral, Inc	CD_001230172	Monthly Phone service	MACHINERY AND EQUIPMEN	001-6610-5310	4,994.03
				Department 6610 - IT-TECHNOLOGY Total:	83,737.33
Department : 6630 - GRANT WRITING/ADMIN					
U.S. BANK NATIONAL ASSOCI	47563	TRAINING: REGISTRATION A.	TRAINING	001-6630-4810	969.00
U.S. BANK NATIONAL ASSOCI	BHJVXJ	TRANSPORTATION: FLIGHT 3	TRANSPORTATION	001-6630-4260	808.96
U.S. BANK NATIONAL ASSOCI	CANH89	TRAINING: TRANSPORTATIO	TRANSPORTATION	001-6630-4260	658.96
U.S. BANK NATIONAL ASSOCI	NLGRNTSMNG25-6KB0020	TRAINING: REGISTRATION A.	TRAINING	001-6630-4810	649.00
U.S. BANK NATIONAL ASSOCI	OXSLKOX5	TRAINING: LODGING 3/21-25	TRAINING	001-6630-4810	320.02
U.S. BANK NATIONAL ASSOCI	99299	TRAINING: MATERIALS	TRAINING	001-6630-4810	69.00
				Department 6630 - GRANT WRITING/ADMIN Total:	3,474.94
Department : 7610 - SANITATION DEPARTMENT					
KASI MILES	10/1-10/7 2025 REIMBURSE	TRANSPORTATION: MILEAGE	TRANSPORTATION	001-7610-4260	219.42
KASI MILES	9/23-9/30 2025 REIMBURSE	TRANSPORTATION: MILEAGE	TRANSPORTATION	001-7610-4260	197.82
				Department 7610 - SANITATION DEPARTMENT Total:	417.24
Department : 7620 - COUNTY WELFARE					
BELL COUNTY CLERK'S OFFIC	25CMI00680 9/2/2025	SANITY HEARING 25CMI0680	SANITY HEARINGS	001-7620-4312	960.00
				Department 7620 - COUNTY WELFARE Total:	960.00
Department : 7630 - INDIGENT HEALTH CARE					
ASCENSION SETON	FY2026	FY 2026 Indigent Care Ascen	1115 WAIVER PAYMENTS	001-7630-4155	320,000.00
				Department 7630 - INDIGENT HEALTH CARE Total:	320,000.00
				Fund 001 - GENERAL FUND Total:	875,778.22
Fund: 002 - UNIT ROAD FUND					
Department : 1101 - ADMINISTRATION					
SMITH SUPPLY CO.-LULING	2510-745936	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	97.95
HANSON EQUIPMENT	312820	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	250.66
SOUTHERN TIRE MART, LLC	4650249766	TIRES	TIRES	002-1101-3190	1,081.45
LOCKHART HARDWARE	60405/1	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	19.08
GRAINGER	9662652438	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	100.41
UNIFIRST CORPORATION	2740294091	Blanket PO FY 25-26	UNIFORMS	002-1101-3140	61.22
UNIFIRST CORPORATION	2740294098	Blanket PO FY 25-26	UNIFORMS	002-1101-3140	464.69
UNIFIRST CORPORATION	2740294099	Blanket PO FY 25-26	UNIFORMS	002-1101-3140	139.03
HANSON EQUIPMENT	312846	TIRES	TIRES	002-1101-3190	21.75
DEWITT POTH & SON	810460-0	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	142.03
HOFMANN'S SUPPLY	BO 3683	RENTALS	RENTALS	002-1101-4610	30.69
SMITH SUPPLY CO.- LOCKHA	2510-746922	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	187.90
CINTAS CORPORATION 2	5295895609	RENTALS	RENTALS	002-1101-4610	264.46
HANSON EQUIPMENT	312926	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	8.80
SOUTHERN TIRE MART, LLC	4650250585	TIRES	TIRES	002-1101-3190	1,804.90
LOCKHART HARDWARE	60494/1	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	32.57
PETROLEUM TRADERS CORP	2125536	Blaket PO FY 24-25	FUEL	002-1101-3163	5,156.43
SMITH SUPPLY CO.- LOCKHA	2510-747406	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	23.95
JOHNNY & SON'S, LLC	TL25006	Tow Bill, admin fees, tear do	MACHINERY AND EQUIPMEN	002-1101-5310	4,449.75
LOCKHART HARDWARE	60261/1	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	23.67
ERGON ASPHALT AND EMUL	9403559574	Seal Coating	SEAL COATING	002-1101-4630	4,685.14
PETROLEUM TRADERS CORP	2121791	Blaket PO FY 24-25	FUEL	002-1101-3163	8,083.76
LOCKHART HARDWARE	60278/1	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	19.99
JOHN DEERE FINANCIAL	2509-244249	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	48.56
UNIFIRST CORPORATION	2740291830	Unit Road Uniform	UNIFORMS	002-1101-3140	61.22
UNIFIRST CORPORATION	2740291933	Unit Road Uniform	UNIFORMS	002-1101-3140	464.69
UNIFIRST CORPORATION	2740291937	Unit Road Uniform	UNIFORMS	002-1101-3140	139.03
SMITH SUPPLY CO.- LOCKHA	2509-745193	Blanket PO FY 24-25	CULVERT PIPE	002-1101-3116	4,130.00
LOCKHART HARDWARE	60342/1	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	22.50
LOCKHART HARDWARE	60351/1	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	54.05
JOHN DEERE FINANCIAL	2509-246796	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	183.60
DEWITT POTH & SON	809955-0	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	841.03
CINTAS CORPORATION #86	9340345038	RENTALS	RENTALS	002-1101-4610	130.00
GRAINGER	9658674511	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	401.48

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Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
HOFMANN'S SUPPLY	CR09250070	RENTALS	RENTALS	002-1101-4610	152.83
				Department 1101 - ADMINISTRATION Total:	33,779.27
Department : 1102 - VEHICLE MAINTENANCE					
SEAN MATTHEW MANN	195460	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	379.74
SEAN MATTHEW MANN	195464	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	231.54
SEAN MATTHEW MANN	195519	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	74.99
E & R SUPPLY CO., INC	235636	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	002-1102-4510	173.22
GORDON'S EQUIPMENT	71200	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	002-1102-4510	160.75
SEAN MATTHEW MANN	914718	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	-763.43
SEAN MATTHEW MANN	195566	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	503.76
SALT FLAT MERCANTILE, LLC	15583-108914	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	195.93
SEAN MATTHEW MANN	195751	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	219.04
SEAN MATTHEW MANN	195770	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	151.02
SEAN MATTHEW MANN	195773	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	002-1102-4510	154.91
SEAN MATTHEW MANN	195837	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	155.88
RDO EQUIPMENT CO.	P2172325	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	002-1102-4510	559.43
SEAN MATTHEW MANN	195028	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	002-1102-4510	155.88
ASSOCIATED SUPPLY COMPA	PSO633115-1	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	002-1102-4510	50.09
ASSOCIATED SUPPLY COMPA	SWO446415-1	Service Call; skid steer(TL-3)	REPAIRS & MAINTENANCE	002-1102-4510	19,552.06
GORDON'S EQUIPMENT	71180	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	002-1102-4510	201.50
SEAN MATTHEW MANN	195360	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	128.98
SEAN MATTHEW MANN	195362	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	49.99
ASSOCIATED SUPPLY COMPA	SWO449254-1	Service Call - No Power TL-2 (	REPAIRS & MAINTENANCE	002-1102-4510	2,440.00
ASSOCIATED SUPPLY COMPA	SWO453249-1	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	002-1102-4510	2,066.00
DOGGETT FREIGHTLINER OF	X112069179.01	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	85.78
				Department 1102 - VEHICLE MAINTENANCE Total:	26,927.06
Department : 1103 - FLEET MAINTENANCE					
LOCKHART MOTOR CO.,INC.	104902	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	267.64
XL PARTS, LLC	0416AX6950	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	144.99
LOCKHART MOTOR CO.,INC.	104914	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	257.56
XL PARTS, LLC	0416BA2025	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	158.99
XL PARTS, LLC	0416BA2241	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	374.00
LOCKHART MOTOR CO.,INC.	104925	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	77.46
LOCKHART MOTOR CO.,INC.	104929	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	61.86
LOCKHART MOTOR CO.,INC.	104934	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	257.56
SEAN MATTHEW MANN	195690	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	464.73
SEAN MATTHEW MANN	195776	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	271.64
XL PARTS, LLC	0416AN5922	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	354.96
XL PARTS, LLC	0416AN6021	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	22.44
LOCKHART MOTOR CO.,INC.	104859	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	1,578.64
SEAN MATTHEW MANN	195070	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	39.99
SEAN MATTHEW MANN	195149	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	343.40
SEAN MATTHEW MANN	195189	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	677.79
SEAN MATTHEW MANN	195209	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	73.96
XL PARTS, LLC	0416AT3335	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	174.99
SEAN MATTHEW MANN	195246	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	24.26
SEAN MATTHEW MANN	195262	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	24.18
SEAN MATTHEW MANN	195317	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	50.40
SEAN MATTHEW MANN	195331	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	29.48
SEAN MATTHEW MANN	195347	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	62.92
LOCKHART MOTOR CO.,INC.	104876	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	226.08
SEAN MATTHEW MANN	195405	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	215.40
SEAN MATTHEW MANN	195437	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	79.41
				Department 1103 - FLEET MAINTENANCE Total:	6,314.73
				Fund 002 - UNIT ROAD FUND Total:	67,021.06

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Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
Fund: 003 - RECORDS PRESERVATION FUND					
Department : 3000 - COUNTY CLERK EXP					
FIDLAR TECHNOLOGIES	0801876-IN	Property Fraud Alert Annual	SOFTWARE MAINTENANCE	003-3000-4520	2,210.00
Department 3000 - COUNTY CLERK EXP Total:					2,210.00
Fund 003 - RECORDS PRESERVATION FUND Total:					2,210.00
Fund: 005 - LAW LIBRARY FUND					
Department : 1000 - DEPARTMENTS - Header					
RELX INC. DBA LEXISNEXIS	3096039858	Blanket PO Dlst. Judge Lexis	OTHER CAPITAL OUTLAY	005-1000-5910	477.00
Department 1000 - DEPARTMENTS - Header Total:					477.00
Fund 005 - LAW LIBRARY FUND Total:					477.00
Fund: 010 - GRANT FUND - GENERAL					
Department : 1000 - DEPARTMENTS - Header					
LOCKHART POST REGISTER	00099351	ADVERTISING AND LEGAL N	ADVERTISING AND LEGAL N	010-1000-4310	430.00
Department 1000 - DEPARTMENTS - Header Total:					430.00
Department : 6570 - VETERAN SERVICE OFFICER					
U.S. BANK NATIONAL ASSOCI	46392	TVC GENERAL ASSISTANCE	TVC GENERAL ASSISTANCE G	010-6570-0510	540.74
U.S. BANK NATIONAL ASSOCI	HEB24619081103	TVC GENERAL ASSISTANCE	TVC GENERAL ASSISTANCE G	010-6570-0510	416.80
U.S. BANK NATIONAL ASSOCI	HEB24627445969	TVC GENERAL ASSISTANCE	TVC GENERAL ASSISTANCE G	010-6570-0510	157.15
U.S. BANK NATIONAL ASSOCI	HEB24629611677	TVC GENERAL ASSISTANCE	TVC GENERAL ASSISTANCE G	010-6570-0510	447.65
U.S. BANK NATIONAL ASSOCI	HEB24629610274	TVC GENERAL ASSISTANCE	TVC GENERAL ASSISTANCE G	010-6570-0510	163.58
U.S. BANK NATIONAL ASSOCI	HEB24619081103 CM	TVC GENERAL ASSISTANCE -	TVC GENERAL ASSISTANCE G	010-6570-0510	-0.86
U.S. BANK NATIONAL ASSOCI	188240	TVC GENERAL ASSISTANCE	TVC GENERAL ASSISTANCE G	010-6570-0510	453.40
Department 6570 - VETERAN SERVICE OFFICER Total:					2,178.46
Fund 010 - GRANT FUND - GENERAL Total:					2,608.46
Fund: 011 - 911 FUND					
Department : 3000 - COUNTY CLERK EXP					
AMAZON.COM SALES, INC	1MVM-QYCW-6JLK	911 GIS: OFFICE SUPPLIES	OFFICE SUPPLIES	011-3000-3110	37.99
ENVIRONMENTAL SYSTEMS	900091954	ESRI Online Creator User Sub	MACHINERY AND EQUIPMEN	011-3000-5310	689.13
Department 3000 - COUNTY CLERK EXP Total:					727.12
Fund 011 - 911 FUND Total:					727.12
Fund: 015 - LEOSE-Constables					
Department : 4322 - CONSTABLES - PCT 2					
U.S. BANK NATIONAL ASSOCI	10476	TRAINING: P. EASTERLING M	Training-LEOSE-Constable #2	015-4322-4810	32.81
U.S. BANK NATIONAL ASSOCI	324653	TRAINING: P. EASTERLING M	Training-LEOSE-Constable #2	015-4322-4810	11.68
U.S. BANK NATIONAL ASSOCI	408635F024919	TRAINING: LODGING P. EAST	Training-LEOSE-Constable #2	015-4322-4810	487.89
U.S. BANK NATIONAL ASSOCI	071230	TRAINING: P. EASTERLING M	Training-LEOSE-Constable #2	015-4322-4810	14.70
U.S. BANK NATIONAL ASSOCI	10387	TRAINING: MEAL P. EASTERLI	Training-LEOSE-Constable #2	015-4322-4810	32.35
U.S. BANK NATIONAL ASSOCI	222	TRAINING: P. EASTERLING M	Training-LEOSE-Constable #2	015-4322-4810	15.81
Department 4322 - CONSTABLES - PCT 2 Total:					595.24
Fund 015 - LEOSE-Constables Total:					595.24
Fund: 019 - American Rescue Plan Fund					
Department : 1000 - DEPARTMENTS - Header					
U.S. BANK NATIONAL ASSOCI	199228	VETERANS ASSISTANCE	VETERANS ASSISSTANCE	019-1000-4854	108.71
U.S. BANK NATIONAL ASSOCI	211665	VETERANS SERVICES	VETERANS ASSISSTANCE	019-1000-4854	9.97
U.S. BANK NATIONAL ASSOCI	008670	VETERANS ASSISTANCE	VETERANS ASSISSTANCE	019-1000-4854	120.00
Department 1000 - DEPARTMENTS - Header Total:					238.68
Fund 019 - American Rescue Plan Fund Total:					238.68
Fund: 020 - EMERGENCY SHELTER					
Department : 1010 - EMERGENCY SHELTER					
LANGFORD COMMUNITY M	6481	INVOICE #6481, GLO #22-08	CDBG-MIT-ACQUISITION	020-1010-5123	41,812.16
Department 1010 - EMERGENCY SHELTER Total:					41,812.16
Fund 020 - EMERGENCY SHELTER Total:					41,812.16
Grand Total:					991,467.94

Fund Summary

Fund	Expense Amount
001 - GENERAL FUND	875,778.22
002 - UNIT ROAD FUND	67,021.06
003 - RECORDS PRESERVATION FUND	2,210.00
005 - LAW LIBRARY FUND	477.00
010 - GRANT FUND - GENERAL	2,608.46
011 - 911 FUND	727.12
015 - LEOSE-Constables	595.24
019 - American Rescue Plan Fund	238.68
020 - EMERGENCY SHELTER	41,812.16
Grand Total:	991,467.94

Account Summary

Account Number	Account Name	Expense Amount
001-2120-3110	OFFICE SUPPLIES	486.00
001-2120-4810	TRAINING	783.00
001-2130-3110	OFFICE SUPPLIES	56.47
001-2140-2070	EMPLOYEE BONDING	50.00
001-2140-3110	OFFICE SUPPLIES	373.18
001-2150-4810	TRAINING	558.14
001-3200-3110	OFFICE SUPPLIES	317.99
001-3200-4260	TRANSPORTATION	291.20
001-3200-4315	PUBLICATIONS	1,368.15
001-3200-4510	REPAIRS & MAINTENAN	26,500.00
001-3200-4810	TRAINING	6,379.04
001-3201-2140	UNIFORMS	210.00
001-3220-4810	TRAINING	423.14
001-3230-3110	OFFICE SUPPLIES	466.55
001-3230-4011	ADMINISTRATIVE EXPEN	3,087.28
001-3230-4035	INTERPRETERS	860.00
001-3230-4080	ADULT - ATTY LITIGATIO	684.97
001-3230-4115	PSYCHOLOGICAL EVALUA	4,632.00
001-3230-4160	ADULT - INDIGENT ATTO	12,717.00
001-3240-3110	OFFICE SUPPLIES	138.08
001-3240-4011	ADMINISTRATIVE EXPEN	200.00
001-3240-4030	VISITING COURT REPOR	2,400.00
001-3240-4080	ADULT - ATTY LITIGATIO	30.00
001-3240-4160	ADULT - INDIGENT ATTO	11,745.47
001-3240-4180	JUVENILE - INDIGENT AT	1,600.00
001-3240-4810	TRAINING	716.19
001-3251-4810	TRAINING	587.00
001-3252-3110	OFFICE SUPPLIES	121.41
001-3252-4260	TRANSPORTATION	201.39
001-3252-4810	TRAINING	500.00
001-3253-3110	OFFICE SUPPLIES	82.64
001-3253-4260	TRANSPORTATION	489.02
001-3253-4810	TRAINING	450.00
001-3253-5310	MACHINERY AND EQUIP	267.31
001-3254-3110	OFFICE SUPPLIES	198.02
001-3254-3120	POSTAGE	468.00
001-3254-4260	TRANSPORTATION	412.72
001-3254-4810	TRAINING	450.00
001-4300-3050	DUES & SUBSCRIPTIONS	15,401.41
001-4300-3130	OPERATING SUPPLIES	1,747.03
001-4300-4510	REPAIRS & MAINTENAN	802.50
001-4300-4810	TRAINING	6,759.40
001-4300-5310	MACHINERY AND EQUIP	660.00
001-4310-3100	FOOD SUPPLIES	18,443.20
001-4310-3130	OPERATING SUPPLIES	1,406.24
001-4310-4110	PROFESSIONAL SERVICE	900.00

Account Summary

Account Number	Account Name	Expense Amount
001-4310-4135	EMPLOYEE PHYSICALS	350.00
001-4310-4510	REPAIRS & MAINTENAN	3,092.75
001-4321-3140	UNIFORMS-Expenses	885.33
001-4321-5310	MACHINERY AND EQUIP	681.08
001-4322-5310	MACHINERY AND EQUIP	4,302.22
001-4323-3050	DUES & SUBSCRIPTIONS	190.00
001-4323-3110	OFFICE SUPPLIES	20.00
001-4324-3140	UNIFORMS-Expenses	267.86
001-4324-4810	TRAINING	319.92
001-4324-5310	MACHINERY AND EQUIP	256.86
001-6510-3050	DUES & SUBSCRIPTIONS	3,065.58
001-6510-3110	OFFICE SUPPLIES	5,405.55
001-6510-3220	ECONOMIC DEVELOPME	100,000.00
001-6510-3300	Lobbyist - Current	3,500.00
001-6510-4100	MEDICAL DIRECTOR	2,000.00
001-6510-4110	PROFESSIONAL SERVICE	6,645.00
001-6510-4118	EMPLOYEE ACKNOWLED	500.00
001-6510-4123	AUTOPSY	5,205.00
001-6510-4425	FAX & INTERNET	3,735.35
001-6510-4610	RENTALS	813.41
001-6510-4841	Lease-REPAIR & MAINT	3,190.11
001-6510-4851	Vehicle Leases	38,005.01
001-6510-4853	County Fleet-Tags-Titles	7.50
001-6510-5310	MACHINERY AND EQUIP	52,822.85
001-6520-3130	OPERATING SUPPLIES	569.48
001-6520-3140	UNIFORMS	172.94
001-6520-3500	JP3 SIMON BUILDING-M	10.77
001-6520-3510	LULING ANNEX	225.00
001-6520-3530	MARKET ST. ANNEX-LOC	-18.99
001-6520-3550	JUDICIAL CENTER-LOCKH	225.00
001-6520-3580	JUVENILE DETENTION CT	25.80
001-6520-4510	REPAIRS & MAINTENAN	34,773.00
001-6520-5120	CALDWELL CO. COURTH	316.97
001-6550-3050	DUES & SUBSCRIPTIONS	3,527.36
001-6550-3115	Ballot Supplies	13,083.68
001-6550-3120	POSTAGE	47.29
001-6550-4510	REPAIRS & MAINTENAN	47,321.53
001-6550-4610	RENTALS	200.00
001-6560-3050	DUES & SUBSCRIPTIONS	400.00
001-6560-4310	ADVERTISING AND LEGA	1,478.62
001-6560-4810	TRAINING	150.00
001-6570-3120	POSTAGE	11.56
001-6570-4260	TRANSPORTATION	182.21
001-6590-4110	PROFESSIONAL SERVICE	1,410.00
001-6590-4310	ADVERTISING	101.00
001-6600-3110	OFFICE SUPPLIES	192.97
001-6600-4810	TRAINING	100.00
001-6610-4185	COMPUTER SUPPORT	53,606.30
001-6610-4840	Outside Services	21,647.25
001-6610-5310	MACHINERY AND EQUIP	8,483.78
001-6630-4260	TRANSPORTATION	1,467.92
001-6630-4810	TRAINING	2,007.02
001-7610-4260	TRANSPORTATION	417.24
001-7620-4312	SANITY HEARINGS	960.00
001-7630-4155	1115 WAIVER PAYMENT	320,000.00
002-1101-3116	CULVERT PIPE	4,130.00
002-1101-3130	OPERATING SUPPLIES	2,458.23
002-1101-3140	UNIFORMS	1,329.88

Account Summary

Account Number	Account Name	Expense Amount
002-1101-3163	FUEL	13,240.19
002-1101-3190	TIRES	2,908.10
002-1101-4610	RENTALS	577.98
002-1101-4630	SEAL COATING	4,685.14
002-1101-5310	MACHINERY AND EQUIP	4,449.75
002-1102-3136	SUPPLIES & SMALL TOOL	1,413.22
002-1102-4510	REPAIRS & MAINTENAN	25,513.84
002-1103-3135	OPERATING SUPPLIES	6,314.73
003-3000-4520	SOFTWARE MAINTENAN	2,210.00
005-1000-5910	OTHER CAPITAL OUTLAY	477.00
010-1000-4310	ADVERTISING AND LEGA	430.00
010-6570-0510	TVC GENERAL ASSISTAN	2,178.46
011-3000-3110	OFFICE SUPPLIES	37.99
011-3000-5310	MACHINERY AND EQUIP	689.13
015-4322-4810	Training-LEOSE-Constabl	595.24
019-1000-4854	VETERANS ASSISSTANCE	238.68
020-1010-5123	CDBG-MIT-ACQUISITION	41,812.16
Grand Total:		991,467.94

Project Account Summary

Project Account Key	Expense Amount
None	991,467.94
Grand Total:	991,467.94



Caldwell County, TX

Payment Register

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01 - Vendor Set 01

Bank: 2022 AP BNK - POOLED CASH-OPERATION-2022

Vendor Number	Vendor Name	Total Vendor Amount			
DIBWAL	3RD ADMINISTRATIVE JUDICIAL REGION - DIBRELL W. V	2,955.28			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	2,955.28		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
FY 2025 - 2026	ADMINISTRATIVE EXPENDITURES	09/17/2025	10/23/2025	0.00	2,955.28

Vendor Number	Vendor Name	Total Vendor Amount			
ADAROW	ADAM D. ROWINS	1,407.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	1,407.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
23-FL-399 10/2/2025	23-FL-399	10/02/2025	10/23/2025	0.00	84.00
25-094FLC 10/2/2026	25-094FLC	10/02/2025	10/23/2025	0.00	168.00
25-149FLB 10/2/2025	25-149FLB	10/02/2025	10/23/2025	0.00	77.00
25-168FLA 10/2/2025	25-168FLA	10/02/2025	10/23/2025	0.00	182.00
25-277FLC 10/2/2025	25-277FLC	10/02/2025	10/23/2025	0.00	462.00
DCFL-24-269 10/2/2025	DCFL-24-269	10/02/2025	10/23/2025	0.00	35.00
DCFL-24-310 10/2/2025	DCFL-24-310	10/02/2025	10/23/2025	0.00	91.00
DCFL-25-175 10/2/2025	DCFL-25-175	10/02/2025	10/23/2025	0.00	308.00

Vendor Number	Vendor Name	Total Vendor Amount			
HLLRSTD	ALEX HELLERSTEDT	236.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	236.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
9/21-25/2025 REIMBURSE	TRAINING REIMBURSEMENT	10/06/2025	10/23/2025	0.00	236.00

Vendor Number	Vendor Name	Total Vendor Amount			
ALECAL	ALEXANDER LEE CALHOUN	345.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	345.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
23-001 10/1/2025	23-011	10/01/2025	10/23/2025	0.00	345.00

Vendor Number	Vendor Name	Total Vendor Amount			
ALLLAN	ALLISON LANTY C/O THE REESE LAW FIRM L.L.P.	3,255.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	3,255.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
25CR-51248 10/1/25	25CR-51248	10/01/2025	10/23/2025	0.00	700.00
49400 10/1/25	49400	10/01/2025	10/23/2025	0.00	400.00
DCCR-24-245 9/8/2025	DCCR-24-245	09/08/2025	10/23/2025	0.00	1,705.00
UNINDICTED 10/2/2025	UNINDICTED R.C. GREEN 10/2/2025	10/02/2025	10/23/2025	0.00	450.00

Vendor Number	Vendor Name	Total Vendor Amount			
AMACOM	AMAZON.COM SALES, INC	1,797.15			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	1,797.15		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
11WL-F4XT-794L	MACHINERY & EQUIP	09/23/2025	10/23/2025	0.00	549.99
14JY-3X6W-3XH4	TRAINING: MATERIALS	09/24/2025	10/23/2025	0.00	100.02
19HH-WTQJ-XVPY	MACHINERY & EQUIP	10/09/2025	10/23/2025	0.00	229.99
1F7L-NLMP-PQ4V	UNIFORMS	10/03/2025	10/23/2025	0.00	87.86

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1GXN-R4HL-CLX9	OFFICE SUPPLIES	09/30/2025	10/23/2025	0.00	138.24
1HXP-M6DV-6X4Y	OFFICE SUPPLIES	10/01/2025	10/23/2025	0.00	180.49
1LDG-FVTF-GYVN	OFFICE SUPPLIES	10/08/2025	10/23/2025	0.00	59.78
1MN6-PYHY-J1H6	OFFICE SUPPLIES	10/08/2025	10/23/2025	0.00	205.38
1MVM-QYCW-6JLK	OFFICE SUPPLIES	10/06/2025	10/23/2025	0.00	52.98
1NVN-34XJ-7MWV	OFFICE SUPPLIES	10/01/2025	10/23/2025	0.00	192.42
Vendor Number	Vendor Name	Total Vendor Amount			
AMYRUS	AMY RUSSELL	2,400.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	2,400.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
071525	VISITING COURT REPORTER	07/15/2025	10/23/2025	0.00	600.00
071625	VISITING COURT REPORTER	07/16/2025	10/23/2025	0.00	600.00
071725	VISITING COURT REPORTER	07/17/2025	10/23/2025	0.00	300.00
071825	VISITING COURT REPORTER	07/18/2025	10/23/2025	0.00	300.00
082925	VISITING COURT REPORTERS	08/29/2025	10/23/2025	0.00	300.00
10032025	VISITING COURT REPORTERS	10/03/2025	10/23/2025	0.00	300.00
Vendor Number	Vendor Name	Total Vendor Amount			
ANIDEL	ANITA DELEON	489.02			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	489.02		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
SEPT 2025 MILEAGE	TRANSPORTATION: MILEAGE REIMBURSEMENT	10/02/2025	10/23/2025	0.00	489.02
Vendor Number	Vendor Name	Total Vendor Amount			
APPCON	APPLIED CONCEPTS, INC.; STALKER RADAR	75.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	75.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
465007	MACHINERY & EQUIP	09/26/2025	10/23/2025	0.00	75.00
Vendor Number	Vendor Name	Total Vendor Amount			
SETFAM	ASCENSION SETON	320,000.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	320,000.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
FY2026	FY 2026 Indigent Care Ascension Seton	10/02/2025	10/23/2025	0.00	320,000.00
Vendor Number	Vendor Name	Total Vendor Amount			
ASCO	ASSOCIATED SUPPLY COMPANY, INC	24,108.15			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	24,108.15		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
PSO633115-1	REPAIRS AND MAINT	09/25/2025	10/23/2025	0.00	50.09
SWO446415-1	Service Call; skid steer(TL-3) will not crank	09/25/2025	10/23/2025	0.00	19,552.06
SWO449254-1	Service Call - No Power TL-2 (Skid Steer)	09/29/2025	10/23/2025	0.00	2,440.00
SWO453249-1	REPAIRS AND MAINT	09/29/2025	10/23/2025	0.00	2,066.00
Vendor Number	Vendor Name	Total Vendor Amount			
ATCINT	ATCO INTERNATIONAL	200.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	200.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
I0647343	REPAIRS AND MAINT	07/28/2025	10/23/2025	0.00	200.00

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Vendor Number	Vendor Name					Total Vendor Amount
ATSCEN	AT-SCENE LLC					26,500.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		10/14/2025	26,500.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
1995	Subscriptions of iCrimeFighter Enterprise and iCri	08/11/2025	10/23/2025	0.00	26,500.00	

Vendor Number	Vendor Name					Total Vendor Amount
BELCLE	BELL COUNTY CLERK'S OFFICE					960.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		10/14/2025	960.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
25CMI00680 9/2/2025	SANITY HEARING 25CMI0680	09/02/2025	10/23/2025	0.00	960.00	

Vendor Number	Vendor Name					Total Vendor Amount
BLUETR	BLUEBONNET TRAILS MHMR					900.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		10/14/2025	900.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
27-09-2025	Septemeber 2025 service	10/01/2025	10/23/2025	0.00	900.00	

Vendor Number	Vendor Name					Total Vendor Amount
CALTAX	CALDWELL COUNTY TAX ASSESSOR					7.50
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		10/14/2025	7.50			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
4944 2025	VIN 4944 2025 REGISTRATION	10/09/2025	10/23/2025	0.00	7.50	

Vendor Number	Vendor Name					Total Vendor Amount
CAPCOG	CAPITAL AREA COUNCIL OF GOVERNMENTS					2,884.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		10/14/2025	2,884.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
2026RPS 102	FY 2026 Air Quality Program Contribution	10/03/2025	10/23/2025	0.00	2,884.00	

Vendor Number	Vendor Name					Total Vendor Amount
CARSER	CARD SERVICE CENTER - TIB NA					4,233.84
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		10/14/2025	4,233.84			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
02TP250919642103	Splashtop Annual Access	09/19/2025	10/23/2025	0.00	3,489.75	
INTEREST 8/27-9/25 2025	INTEREST ACCRUED	09/25/2025	10/23/2025	0.00	181.58	
SUS0699279	MACHINERY & EQUIP	09/30/2025	09/30/2025	0.00	-98.90	
WR25025584	UNIFORMS	08/27/2025	10/23/2025	0.00	97.98	
WR25027477	UNIFORMS	09/14/2025	10/23/2025	0.00	97.98	
WR25028389	UNIFORMS	09/23/2025	10/23/2025	0.00	202.48	
WR25028877	UNIFORMS	09/25/2025	10/23/2025	0.00	262.97	

Vendor Number	Vendor Name					Total Vendor Amount
CELBRI	CELLEBRITE, INC					15,401.41
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		10/14/2025	15,401.41			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INVUS290828	Service Period Oct. 6, 2025 thru Feb. 19, 2026	10/02/2025	10/23/2025	0.00	15,401.41	

Vendor Number	Vendor Name					Total Vendor Amount
CHALAU	CHARLES E. LAURENCE, M.D.					2,000.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		10/14/2025	2,000.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
JUNE 2025	Health Advisor June 2025	06/01/2025	10/23/2025	0.00	1,000.00	

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October 2025	Health Advisor October 2025	10/01/2025	10/23/2025	0.00	1,000.00		
Vendor Number	Vendor Name				Total Vendor Amount		
CINGON	CINDY GONZALES				308.80		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				10/14/2025	308.80		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
9/21-25/2025 REIMBURSEM	TRAINING/TRANSPORTATION REIMBURSEMENT	10/06/2025	10/23/2025	0.00	308.80		
Vendor Number	Vendor Name				Total Vendor Amount		
CINTAS	CINTAS CORPORATION #86				302.94		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				10/14/2025	302.94		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
4237167983	UNIFORMS	07/17/2025	10/23/2025	0.00	86.47		
4244534336	UNIFORMS	09/25/2025	10/23/2025	0.00	86.47		
9340345038	RENTALS	09/30/2025	10/23/2025	0.00	130.00		
Vendor Number	Vendor Name				Total Vendor Amount		
CINFIR	CINTAS CORPORATION 2				264.46		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				10/14/2025	264.46		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
5295895609	RENTALS	10/07/2025	10/23/2025	0.00	264.46		
Vendor Number	Vendor Name				Total Vendor Amount		
CITBAN	CITIBANK NA				5,203.61		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				10/14/2025	5,203.61		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
FY 24-25 ACCT 41-9216 CLO	OFFICE SUPPLIES	09/30/2025	10/23/2025	0.00	5,203.61		
Vendor Number	Vendor Name				Total Vendor Amount		
CITLUL	CITY OF LULING				500.00		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				10/14/2025	500.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
100.2127	EMPLOYEE ACKNOWLEDGEMENT: 12/18/2025 DEPOSIT	10/14/2025	10/23/2025	0.00	500.00		
Vendor Number	Vendor Name				Total Vendor Amount		
CLYREE	CLAYTON REESE - REESE LAW FIRM LLP				1,280.00		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				10/14/2025	1,280.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
20-137 9/23/2025	20-137	09/23/2025	10/23/2025	0.00	610.00		
20-348 9/23/2025	20-348	09/23/2025	10/23/2025	0.00	670.00		
Vendor Number	Vendor Name				Total Vendor Amount		
CLIMCC	CLIFFORD W. MCCORMACK				1,150.00		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				10/14/2025	1,150.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
25CR-51126 10/2/25	25CR-51126	10/02/2025	10/23/2025	0.00	650.00		
49090 10/2/25	49090	10/02/2025	10/23/2025	0.00	500.00		
Vendor Number	Vendor Name				Total Vendor Amount		
CODWAT	CODY WATSON				400.00		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				10/14/2025	400.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
100	OPERATING SUPPLIES	08/27/2025	10/23/2025	0.00	400.00		

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Vendor Number	Vendor Name					Total Vendor Amount
COLWIS	COLIN WISE					1,000.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						10/14/2025 1,000.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
25JUV-3071 9/19/2025	25JUV-3071	09/19/2025	10/23/2025	0.00	500.00	
2987-23CC 9/19/2025	2987-23CC	09/19/2025	10/23/2025	0.00	500.00	
Vendor Number	Vendor Name					Total Vendor Amount
COMHAN	COMMUNICATION BY HAND, LLC					560.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						10/14/2025 560.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
C50992	INTERPRETER SERVICES	09/30/2025	10/23/2025	0.00	560.00	
Vendor Number	Vendor Name					Total Vendor Amount
CDCAT	COUNTY & DISTRICT CLERKS' ASSOCIATION OF TEXAS					300.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						10/14/2025 300.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
REGION IV FALL 2025 MEETI	REGION IV FALL 2025 MEETING C.C. X 9 ATTENENDEES	09/29/2025	10/23/2025	0.00	180.00	
REGION IV FALL MEETING D.	REGION IV FALL MEETING D.C. X 6 ATTENDEES	09/30/2025	10/23/2025	0.00	120.00	
Vendor Number	Vendor Name					Total Vendor Amount
COJEDU	COUNTY JUDGES EDUCATION FUND					200.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						10/14/2025 200.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
244059	DUES: H. HADEN 2025-2026	09/01/2025	10/23/2025	0.00	200.00	
Vendor Number	Vendor Name					Total Vendor Amount
DANMCC	DAN MCCORMACK					600.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						10/14/2025 600.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
25JUV-3095 10/5/2025	25JUV-3095	10/05/2025	10/23/2025	0.00	600.00	
Vendor Number	Vendor Name					Total Vendor Amount
DANSAF	DANA SAFETY SUPPLY					1,404.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						10/14/2025 1,404.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
4596250	Cust. #CALDWELLCS Super-Sock bean bag	10/02/2025	10/23/2025	0.00	1,404.00	
Vendor Number	Vendor Name					Total Vendor Amount
DAVBRO	DAVID BROOKS, ATTORNEY AT LAW					100.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						10/14/2025 100.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
SEPT 2025	PUBLICATIONS	09/24/2025	10/23/2025	0.00	100.00	
Vendor Number	Vendor Name					Total Vendor Amount
DAVKAU	DAVIS KAUFMAN, PLLC					3,500.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						10/14/2025 3,500.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
3123	September 2025 monthly retainer	09/29/2025	10/23/2025	0.00	3,500.00	

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Vendor Number	Vendor Name					Total Vendor Amount
DERISR	DEREK W. ISRAEL					1,325.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	1,325.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
22-263 / 22-264 / 17-119 / 1	22-263 / 22-264 / 17-119 / 17-114	09/23/2025	10/23/2025	0.00	605.00	
25CR-51321 9/29/25	25CR-51321	09/29/2025	10/23/2025	0.00	300.00	
UNINDICTED 10/1/2025	UNINDICTED J. R. BEENE 10/1/2025	10/01/2025	10/23/2025	0.00	420.00	

Vendor Number	Vendor Name					Total Vendor Amount
DEWPOT	DEWITT POTH & SON					1,672.90
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	1,672.90	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
806946-3	OFFICE SUPPLIES	09/24/2025	10/23/2025	0.00	14.27	
808007-1	OFFICE SUPPLIES	09/23/2025	10/23/2025	0.00	12.89	
809701-0	OFFICE SUPPLIES	09/25/2025	10/23/2025	0.00	30.68	
809701-1	OFFICE SUPPLIES	09/25/2025	10/23/2025	0.00	51.96	
809955-0	OPERATING SUPPLIES	09/30/2025	10/23/2025	0.00	841.03	
809975-0	OFFICE SUPPLIES	10/01/2025	10/23/2025	0.00	27.96	
810458-0	OFFICE SUPPLIES	10/03/2025	10/23/2025	0.00	167.80	
810460-0	OPERATING SUPPLIES	10/03/2025	10/23/2025	0.00	142.03	
810482-0	OFFICE SUPPLIES	10/03/2025	10/23/2025	0.00	54.58	
810494-0	OFFICE SUPPLIES	10/03/2025	10/23/2025	0.00	25.98	
810689-0	OFFICE SUPPLIES	10/06/2025	10/23/2025	0.00	303.72	

Vendor Number	Vendor Name					Total Vendor Amount
DOGFRE	DOGGETT FREIGHTLINER OF SOUTH TEXAS, LLC					85.78
Payment Type	Payment Number				Payment Date	Payment Amount
Check					10/14/2025	85.78
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
X112069179.01	SUPPLIES AND TOOLS	09/30/2025	10/23/2025	0.00	85.78	

Vendor Number	Vendor Name					Total Vendor Amount
DOLNAV	DOLORES NAVARRO					103.88
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	103.88	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
SEPTEMBER 2025 MILEAGE	TRANSPORTATION: MILEAGE REIMBURSEMENT	09/30/2025	10/23/2025	0.00	103.88	

Vendor Number	Vendor Name					Total Vendor Amount	
E&RSUP	E & R SUPPLY CO., INC					173.22	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						10/14/2025	173.22
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
235636	REPAIRS AND MAINT	10/02/2025	10/23/2025	0.00	173.22		

Vendor Number	Vendor Name					Total Vendor Amount
ELESYS	ELECTION SYSTEMS & SOFTWARE INC.					60,405.21
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	60,405.21	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
CD2124420	Service 01-Oct-25 to 30-Sep-26	08/04/2025	10/23/2025	0.00	47,321.53	
CD2129719	Cust. #30137 Layout Charge	09/18/2025	10/23/2025	0.00	1,741.50	
CD2129778	Cust. #30137 Audio Set-up	09/19/2025	10/23/2025	0.00	5,315.88	
CD2129883	Cust. #30137 Ballot System	09/20/2025	10/23/2025	0.00	644.45	
CD2129945	Cust. #30137 Coding Ballots	09/22/2025	10/23/2025	0.00	66.70	
CD2130041	Cust. #30137 Base Charge & Media Burn	09/22/2025	10/23/2025	0.00	5,315.15	

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Vendor Number ENTFMT	Vendor Name Enterprise Fleet Management Inc.					Total Vendor Amount 41,195.12
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 41,195.12		
Payable Number 588175A-100325	Description October 2025 Monthly Statement	Payable Date 10/03/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 41,195.12	
Vendor Number ESRI	Vendor Name ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC					Total Vendor Amount 2,030.35
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 2,030.35		
Payable Number 900091954	Description ESRI - Mapping Software	Payable Date 09/08/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 2,030.35	
Vendor Number ERGASP	Vendor Name ERGON ASPHALT AND EMULSIONS, INC.					Total Vendor Amount 4,685.14
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 4,685.14		
Payable Number 9403559574	Description BOL No.40185 Cust. 912994	Payable Date 09/22/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 4,685.14	
Vendor Number EWEAC	Vendor Name EWEAC					Total Vendor Amount 2,700.00
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 2,700.00		
Payable Number 093025	Description Sept 1- Sept 30 Consulting Work	Payable Date 09/30/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 2,700.00	
Vendor Number FARBRO	Vendor Name FARMER BROTHERS. CO.					Total Vendor Amount 1,039.29
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 1,039.29		
Payable Number 93468606	Description FOOD SUPPLIES	Payable Date 09/22/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 689.70	
Payable Number 93468695	Description Cust. #6302473	Payable Date 10/06/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 349.59	
Vendor Number FENIND	Vendor Name FENIEX INDUSTRIES INC.					Total Vendor Amount 52,729.83
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 52,729.83		
Payable Number INV199533	Description S.O. No. UF-SO100005 White patrol car	Payable Date 10/01/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 11,368.00	
Payable Number INV199682	Description S.O. No. UF-SO100005 White Patrol Car	Payable Date 10/02/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 5,534.60	
Payable Number INV199747	Description SO190748 Ram Admin Truck	Payable Date 10/03/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 531.80	
Payable Number INV199916	Description S.O. No.UF-SO100006 Ram Truck	Payable Date 10/07/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 11,381.00	
Payable Number INV199928	Description SO190711 Gray Patrol	Payable Date 10/07/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 3,902.44	
Payable Number INV199929	Description SO190707 White Patrol	Payable Date 10/07/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 3,902.44	
Payable Number INV199930	Description SO190702 White Patrol	Payable Date 10/07/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 4,702.44	
Payable Number INV199931	Description SO190701 White Patrol	Payable Date 10/07/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 3,902.44	
Payable Number INV199958	Description S.O. No. UF-SO100006 Ram Truck	Payable Date 10/08/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 1,895.67	
Payable Number INV200011	Description SO190702 White Patrol	Payable Date 10/08/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 5,609.00	
Vendor Number FIDTEC	Vendor Name FIDLAR TECHNOLOGIES					Total Vendor Amount 2,210.00
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 2,210.00		
Payable Number 0801876-IN	Description Service Oct. 2025 to Sep. 2026 Annual Installment	Payable Date 09/30/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 2,210.00	

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Vendor Number	Vendor Name	Total Vendor Amount			
FIRNET	FIRST NET BUILT WITH AT&T	4,395.35			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	4,395.35		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
287301244412X10032025	Aug 26 to Sep 25, 2025	09/25/2025	10/23/2025	0.00	4,395.35

Vendor Number	Vendor Name	Total Vendor Amount			
BUTBAK	FLOWERS BAKING CO. OF SAN ANTONIO	1,372.23			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	1,372.23		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
5038387499	FOOD SUPPLIES	09/22/2025	10/23/2025	0.00	697.23
5038387703	Cust. #0040078309	10/06/2025	10/23/2025	0.00	675.00

Vendor Number	Vendor Name	Total Vendor Amount			
GALLS	GALLS	223.92			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	223.92		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
032479623	UNIFORMS	09/09/2025	10/23/2025	0.00	223.92

Vendor Number	Vendor Name	Total Vendor Amount			
GOREQU	GORDON'S EQUIPMENT	362.25			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	362.25		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
71180	REPAIRS AND MAINT	09/26/2025	10/23/2025	0.00	201.50
71200	REPAIRS AND MAINT	10/02/2025	10/23/2025	0.00	160.75

Vendor Number	Vendor Name	Total Vendor Amount			
GRAING	GRAINGER	1,184.10			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	1,184.10		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
9615807436	Acct. #841505548	08/21/2025	10/23/2025	0.00	298.98
9650973861	Cust. #841505548	09/23/2025	10/23/2025	0.00	13.07
9658674511	OPERATING SUPPLIES	09/30/2025	10/23/2025	0.00	401.48
9659318209	Cust. #841505548	09/30/2025	10/23/2025	0.00	336.46
9660336935	REPAIRS AND MAINT	10/01/2025	10/23/2025	0.00	11.53
9661068479	REPAIRS AND MAINT	10/01/2025	10/23/2025	0.00	22.17
9662652438	OPERATING SUPPLIES	10/02/2025	10/23/2025	0.00	100.41

Vendor Number	Vendor Name	Total Vendor Amount			
GTDIST	GT DISTRIBUTORS, INC.	3,549.73			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	3,549.73		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV1058937	Cust. #007688 Colt Carbine	09/16/2025	10/23/2025	0.00	2,599.98
INV1060643	Cust. #007688 Holosun Advanced	10/02/2025	10/23/2025	0.00	472.99
INV30116843A	TRAINING: MATERIALS	09/30/2025	10/23/2025	0.00	219.90
INV3121416	MACHINERY & EQUIP	10/08/2025	10/23/2025	0.00	256.86

Vendor Number	Vendor Name	Total Vendor Amount			
HANEQU	HANSON EQUIPMENT	281.21			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	281.21		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
312820	OPERATING SUPPLIES	10/02/2025	10/23/2025	0.00	250.66
312846	TIRES	10/03/2025	10/23/2025	0.00	21.75
312926	OPERATING SUPPLIES	10/08/2025	10/23/2025	0.00	8.80

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Vendor Number HARPSY	Vendor Name HARRISON PSYCHOLOGICLA SERVICES LLC					Total Vendor Amount 2,400.00
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 2,400.00		
Payable Number 2025CC-AJ	Description Evaluation to stand trial of Autry Jones	Payable Date 10/06/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 2,400.00	
Vendor Number HCEDP	Vendor Name HAYS CALDWELL ECONOMIC DEVELOPMENT PARTNER					Total Vendor Amount 100,000.00
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 100,000.00		
Payable Number 26053	Description 2026 Lead Membership Dues	Payable Date 10/01/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 100,000.00	
Vendor Number HCFNSC	Vendor Name HILL COUNTRY FORENSICS LLC					Total Vendor Amount 3,200.00
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 3,200.00		
Payable Number 384	Description A. Martinez Autopsy	Payable Date 09/07/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 3,200.00	
Vendor Number HILSPRI	Vendor Name HILL COUNTRY SPRINGS					Total Vendor Amount 201.94
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 201.94		
Payable Number 676382	Description OFFICE SUPPLIES: DRINKING 5 GAL	Payable Date 10/02/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 30.99	
Payable Number 676383	Description OFFICE SUPPLIES: DRINKING 5 GAL	Payable Date 10/02/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 21.99	
Payable Number 676388	Description OFFICE SUPPLIES: DRINKING 5 GAL X 1	Payable Date 10/02/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 6.99	
Payable Number 677854	Description OFFICE SUPPLIES: DRINKING 5 GAL X 7	Payable Date 10/03/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 73.99	
Payable Number 677895	Description OFFICE SUPPLIES: DRINKING 5 GAL X 3	Payable Date 10/03/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 39.99	
Payable Number 677898	Description OFFICE SUPPLIES: DRINKING 5 GAL	Payable Date 10/03/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 27.99	
Vendor Number HOFSUP	Vendor Name HOFMANN'S SUPPLY					Total Vendor Amount 183.52
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 183.52		
Payable Number BO 3683	Description RENTALS: ORIGINAL INVOICE 59445 BACKORDERED	Payable Date 10/06/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 30.69	
Payable Number CR09250070	Description RENTALS	Payable Date 09/30/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 152.83	
Vendor Number HOLBUR	Vendor Name HOLLIS WILBURN BURKLUND					Total Vendor Amount 7,125.47
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 7,125.47		
Payable Number 25GR-00231 10/2/225	Description 25GR-00231	Payable Date 10/02/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 7,125.47	
Vendor Number I-CON	Vendor Name I-CON SYSTEMS, INC					Total Vendor Amount 1,204.36
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 1,204.36		
Payable Number SI010548	Description Cust. #CS000835	Payable Date 09/23/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 253.36	
Payable Number SI010649	Description Cust. #CS000835	Payable Date 09/30/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 951.00	

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Vendor Number	Vendor Name					Total Vendor Amount
JANZMAT	JAMES MATTOX					308.80
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	308.80	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
9/21-25/2025 REIMBURSEM	TRAINING/TRANSPORTATION REIMBURSEMENT	10/09/2025	10/23/2025	0.00	308.80	
Vendor Number	Vendor Name					Total Vendor Amount
JANMUS	JAN FORD MUSTIN PH.D, P.C.					350.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	350.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
11788	EMPLOYEE PHYSICALS: P. ROJAS	09/29/2025	10/23/2025	0.00	350.00	
Vendor Number	Vendor Name					Total Vendor Amount
LOGOS	JANET F. GRIGAR					450.32
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	450.32	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
42087	UNIFORMS	08/28/2025	10/23/2025	0.00	126.00	
42088	UNIFORMS	08/28/2025	10/23/2025	0.00	84.00	
42278	MACHINERY & EQUIP	09/24/2025	10/23/2025	0.00	240.32	
Vendor Number	Vendor Name					Total Vendor Amount
FARPLA	JOHN DEERE FINANCIAL					334.90
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	334.90	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
2509-243038	JP 3 SIMON BUILDING	09/24/2025	10/23/2025	0.00	10.77	
2509-244249	OPERATING SUPPLIES	09/26/2025	10/23/2025	0.00	48.56	
2509-246796	OPERATING SUPPLIES	09/30/2025	10/23/2025	0.00	183.60	
2509-247280	COURTHOUSE	09/30/2025	10/23/2025	0.00	91.97	
Vendor Number	Vendor Name					Total Vendor Amount
SOMSTR	JOHN P. CYRIER					3,490.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	3,490.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
995	Sept 2025 Consulting Service final	10/08/2025	10/23/2025	0.00	3,490.00	
Vendor Number	Vendor Name					Total Vendor Amount
JOHPAI	JOHNNY & SON'S, LLC					4,449.75
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	4,449.75	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
TL25006	Vehicle Storage fees VIN #4672	09/11/2025	10/23/2025	0.00	4,449.75	
Vendor Number	Vendor Name					Total Vendor Amount
KASMIL	KASI MILES					417.24
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	417.24	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
10/1-10/7 2025 REIMBURSE	TRANSPORTATION: MILEAGE REIMBURSEMENT	10/09/2025	10/23/2025	0.00	219.42	
9/23-9/30 2025 REIMBURSE	TRANSPORTATION: MILEAGE REIMBURSEMENT	09/30/2025	10/23/2025	0.00	197.82	
Vendor Number	Vendor Name					Total Vendor Amount
LANCOM	LANGFORD COMMUNITY MANAGEMENT					41,812.16
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	41,812.16	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
6481	INVOICE #6481, GLO #22-085-024-D265	09/24/2025	10/23/2025	0.00	41,812.16	

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Vendor Number	Vendor Name						Total Vendor Amount
LASSIG	LASR SIGNS - LARRY D. RIVERA						698.03
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				10/14/2025	698.03		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
EMT-33985	MACHINERY & EQUIPMENT	07/03/2025	10/23/2025	0.00	554.26		
EMT-34465	OPERATING SUPPLIES	09/10/2025	10/23/2025	0.00	50.08		
EMT-34495	OPERATING SUPPLIES	09/16/2025	10/23/2025	0.00	93.69		

Vendor Number	Vendor Name						Total Vendor Amount
LEGTRI	LEGENDS TRI-COUNTY FUNERAL SERVICES						2,005.00
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				10/14/2025	2,005.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
JP2025/CC/9/6	AUTOPSY: C. CELAYA JR. 9/6/2025	10/01/2025	10/23/2025	0.00	570.00		
JP2025/HL/9/22	AUTOPSY: H. LOWELL 9/22/2025	09/22/2025	10/23/2025	0.00	520.00		
JP2025/LA/9/2	AUTOPSY: L. AARONDELLA 9/2/2025	10/01/2025	10/23/2025	0.00	395.00		
JP2025/LP/9/9	AUTOPSY: L. PEREZ 9/9/2025	10/01/2025	10/23/2025	0.00	520.00		

Vendor Number	Vendor Name						Total Vendor Amount
THOLEO	LEON TRANSLATIONS INC. - AUSTIN L.T. INC						500.00
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				10/14/2025	500.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
24590	INTERPRETER SERVICES	09/25/2025	10/23/2025	0.00	300.00		
24598	ADMINISTRATIVE EXPENDITURES	10/01/2025	10/23/2025	0.00	200.00		

Vendor Number	Vendor Name						Total Vendor Amount
BLULAY	LOCAL LINUX, INC - BLUE LAYER						25,283.25
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				10/14/2025	25,283.25		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
92038	Datto Services 9/1/25 thru 8/31/26	09/23/2025	10/23/2025	0.00	3,636.00		
92039	Monthly Managed Support Services 10/1-10/31/2025	09/23/2025	10/23/2025	0.00	21,647.25		

Vendor Number	Vendor Name						Total Vendor Amount
LOCTRU	LOCKHART HARDWARE						152.87
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				10/14/2025	152.87		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
60233/1	MARKET STREET ANNEX	09/30/2025	09/30/2025	0.00	-18.99		
60261/1	OPERATING SUPPLIES	09/22/2025	10/23/2025	0.00	23.67		
60278/1	OPERATING SUPPLIES	09/24/2025	10/23/2025	0.00	19.99		
60342/1	OPERATING SUPPLIES	09/29/2025	10/23/2025	0.00	22.50		
60351/1	OPERATING SUPPLIES	09/29/2025	10/23/2025	0.00	54.05		
60405/1	OPERATING SUPPLIES	10/02/2025	10/23/2025	0.00	19.08		
60494/1	OPERATING SUPPLIES	10/08/2025	10/23/2025	0.00	32.57		

Vendor Number	Vendor Name						Total Vendor Amount
LOCMOT	LOCKHART MOTOR CO.,INC.						3,139.30
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				10/14/2025	3,139.30		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
104859	OPERATING SUPPLIES	09/22/2025	10/23/2025	0.00	1,578.64		
104876	OPERATING SUPPLIES	09/30/2025	10/23/2025	0.00	226.08		
104902	OPERATING SUPPLIES	10/01/2025	10/23/2025	0.00	267.64		
104914	OPERATING SUPPLIES	10/03/2025	10/23/2025	0.00	257.56		
104925	OPERATING SUPPLIES	10/07/2025	10/23/2025	0.00	77.46		
104929	OPERATING SUPPLIES	10/07/2025	10/23/2025	0.00	61.86		
104934	OPERATING SUPPLIES	10/07/2025	10/23/2025	0.00	257.56		
219019	REPAIRS AND MAINT	09/15/2025	10/23/2025	0.00	412.50		

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Vendor Number	Vendor Name					Total Vendor Amount
LOCPOS	LOCKHART POST REGISTER					2,052.46
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	2,052.46	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
00099351	ADVERTISING AND LEGAL NOTICES	09/11/2025	10/23/2025	0.00	430.00	
00099378	public Hearing Tax Rate 25-26	09/18/2025	10/23/2025	0.00	1,379.50	
00099404	OPERATING SUPPLIES	09/11/2025	10/23/2025	0.00	42.84	
00099410	Public hearing Tax Rate	09/11/2025	10/23/2025	0.00	99.12	
00099412	ADVERTISING	09/11/2025	10/23/2025	0.00	50.50	
00099417	ADVERTISING	09/25/2025	10/23/2025	0.00	50.50	
Vendor Number	Vendor Name					Total Vendor Amount
MARPLU	MARK'S PLUMBING PARTS					215.92
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	215.92	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
INV002240874	REPAIRS AND MAINT	10/01/2025	10/23/2025	0.00	215.92	
Vendor Number	Vendor Name					Total Vendor Amount
MCMCOM	MCMAHAN COMMUNITY CENTER					200.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	200.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
2045	RENTALS: 11/3-4/2025	10/06/2025	10/23/2025	0.00	200.00	
Vendor Number	Vendor Name					Total Vendor Amount
MKLUNA	MIKE LUNA LAW					1,400.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	1,400.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
25-085B 9/25/2025	25-085B	09/25/2025	10/23/2025	0.00	1,400.00	
Vendor Number	Vendor Name					Total Vendor Amount
NICSTE	NICOLE STEPHENS					100.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	100.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
8793 CEO 2025-2026	TRAINING: #8793 TDLR CODE ENFORCEMENT LICENSE	10/01/2025	10/23/2025	0.00	100.00	
Vendor Number	Vendor Name					Total Vendor Amount
OFFIDE	ODP BUSINESS SOLUTIONS					205.94
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	205.94	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
440171375001	OFFICE SUPPLIES	09/29/2025	10/23/2025	0.00	138.08	
440184161001	OFFICE SUPPLIES	09/29/2025	10/23/2025	0.00	24.90	
440250058001	OFFICE SUPPLIES	09/27/2025	10/23/2025	0.00	16.58	
440250067001	OFFICE SUPPLIES	09/29/2025	10/23/2025	0.00	14.99	
440599345002	OPERATING SUPPLIES	09/22/2025	10/23/2025	0.00	11.39	
Vendor Number	Vendor Name					Total Vendor Amount
OFFATT	OFFICE OF THE ATTORNEY GENERAL					800.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	800.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
56000098	TRAINING: M. HOWARD	08/07/2025	10/23/2025	0.00	400.00	
56000492	TRAINING: R SITTON	08/07/2025	10/23/2025	0.00	400.00	

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Vendor Number ONSDEC	Vendor Name ONSITE DECALS.COM					Total Vendor Amount 390.00
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 390.00		
Payable Number 19361	Description REPAIRS AND MAINT	Payable Date 10/07/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 390.00	
Vendor Number OHCFPS	Vendor Name OPEN HORIZONS: CLINICAL & FORENSIC PSYCHOLOGIC					Total Vendor Amount 2,232.00
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 2,232.00		
Payable Number #1	Description Competency to Stand Trial and Sanity Evaluations-	Payable Date 08/27/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 2,232.00	
Vendor Number PARRES	Vendor Name PARABELLUM RESEARCH					Total Vendor Amount 4,075.00
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 4,075.00		
Payable Number 12925	Description Value Line Box	Payable Date 10/02/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 4,075.00	
Vendor Number PARTOW	Vendor Name PARTS TOWN, LLC					Total Vendor Amount 290.43
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 290.43		
Payable Number 2106998356	Description REPAIRS AND MAINT	Payable Date 09/23/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 290.43	
Vendor Number PAUEVA	Vendor Name PAUL MATTHEW EVANS					Total Vendor Amount 2,849.97
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 2,849.97		
Payable Number 24CR-50944 10/1/25	Description 24CR-50944	Payable Date 10/01/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 900.00	
Payable Number 25-062C 9/23/2025	Description 25-062C	Payable Date 09/23/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 1,949.97	
Vendor Number PELLAU	Vendor Name PELLERIN LAUNDRY MACHINE SALES COMPANY					Total Vendor Amount 499.83
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 499.83		
Payable Number INV400042416	Description REPAIRS AND MAINT	Payable Date 09/15/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 499.83	
Vendor Number PFGTEM	Vendor Name PERFORMANCE FOODSERVICE - TEMPLE					Total Vendor Amount 6,241.02
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 6,241.02		
Payable Number 2823797	Description FOOD SUPPLIES	Payable Date 09/22/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 2,255.24	
Payable Number 2828272	Description FOOD SUPPLIES	Payable Date 09/25/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 1,938.93	
Payable Number 2831062	Description FOOD SUPPLIES	Payable Date 09/29/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 2,046.85	
Vendor Number PETTRA	Vendor Name PETROLEUM TRADERS CORPORATION					Total Vendor Amount 13,240.19
Payment Type Check	Payment Number		Payment Date 10/14/2025	Payment Amount 13,240.19		
Payable Number 2121791	Description Acct. #990644/1	Payable Date 09/24/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 8,083.76	
Payable Number 2125536	Description Ultra Low Sulfure #2 Diesel Low Emissions Used in	Payable Date 10/09/2025	Due Date 10/23/2025	Discount Amount 0.00	Payable Amount 5,156.43	

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Vendor Number	Vendor Name					Total Vendor Amount
PHITUR	PHILLIP G TURNER					3,700.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	3,700.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
22-218 / DCCR-24-350 9/23/	22-218 / DCCR-24-350	09/23/2025	10/23/2025	0.00	825.00	
25-007 9/25/2025	25-007	09/25/2025	10/23/2025	0.00	995.00	
25-059C 9/23/2025	25-059C	09/23/2025	10/23/2025	0.00	1,235.00	
25-068C 9/23/2025	25-068C	09/23/2025	10/23/2025	0.00	645.00	
Vendor Number	Vendor Name					Total Vendor Amount
PRISOL	PRINTING SOLUTIONS					663.98
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	663.98	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
7026 POS	OFFICE SUPPLIES	09/25/2025	10/23/2025	0.00	486.00	
7037 POS	OFFICE SUPPLIES	09/26/2025	10/23/2025	0.00	177.98	
Vendor Number	Vendor Name					Total Vendor Amount
PROMIC	PROGRESSIVE MICROTECHNOLOGY, INC.					120.58
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	120.58	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
251008	OPERATING SUPPLIES	10/03/2025	10/23/2025	0.00	120.58	
Vendor Number	Vendor Name					Total Vendor Amount
QUAFIN	QUADIENT FINANCE USA, INC					47.29
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	47.29	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
7900 0440 8090 2103 9/29/	POSTAGE	09/29/2025	10/23/2025	0.00	47.29	
Vendor Number	Vendor Name					Total Vendor Amount
QUALEA	QUADIENT LEASING USA, INC					1,020.86
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	1,020.86	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
Q2010235	11-Sep-25 to 10-Oct-25 1703 S. Colorado	09/08/2025	10/23/2025	0.00	345.11	
Q2029374	OPERATING SUPPLIES	09/23/2025	10/23/2025	0.00	207.45	
Q2032498	RENTALS	09/25/2025	10/23/2025	0.00	468.30	
Vendor Number	Vendor Name					Total Vendor Amount
RDOEQU	RDO EQUIPMENT CO.					559.43
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	559.43	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
P2172325	REPAIRS AND MAINT	10/09/2025	10/23/2025	0.00	559.43	
Vendor Number	Vendor Name					Total Vendor Amount
REBDIA	REBECCA DIAZ					87.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	87.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
6/10-12/2025 REIMBURSEM	TRAINING: 6/10-12/2025 REIMBURSEMENT: MEALS	09/23/2025	10/23/2025	0.00	87.00	
Vendor Number	Vendor Name					Total Vendor Amount
RCITEC	RECORDS CONSULTANTS, INC.					1,410.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	1,410.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
54363	RCI Record Retention & Fixed Asset Services	09/18/2025	10/23/2025	0.00	1,410.00	

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Vendor Number	Vendor Name					Total Vendor Amount	
LEXINE	RELX INC. DBA LEXISNEXIS					677.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						10/14/2025	677.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
1100202460	DUES & SUBSCRIPTIONS	09/30/2025	10/23/2025	0.00	200.00		
3096039858	Service 1-Sep-25 to 30-Sep-25	09/30/2025	10/23/2025	0.00	477.00		
Vendor Number	Vendor Name					Total Vendor Amount	
RINCEN	RingCentral, Inc					4,994.03	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						10/14/2025	4,994.03
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
CD_001230172	Service 9/28/25 to 10/27/25	09/29/2025	10/23/2025	0.00	4,994.03		
Vendor Number	Vendor Name					Total Vendor Amount	
SALMER	SALT FLAT MERCANTILE, LLC					195.93	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						10/14/2025	195.93
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
15583-108914	SUPPLIES AND TOOLS	10/08/2025	10/23/2025	0.00	195.93		
Vendor Number	Vendor Name					Total Vendor Amount	
SANANT	SAN ANTONIO CODE BLUE # 2					180.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						10/14/2025	180.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
99332	UNIFORMS	09/30/2025	10/23/2025	0.00	180.00		
Vendor Number	Vendor Name					Total Vendor Amount	
SARLOV	SARA LOVE					182.21	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						10/14/2025	182.21
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
7/9 - 9/20 2025 MILEAGE RE	TRANSPORTATION: MILEAGE REIMBURSEMENT	09/30/2025	10/23/2025	0.00	182.21		
Vendor Number	Vendor Name					Total Vendor Amount	
REDAUT	SEAN MATTHEW MANN					3,806.57	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						10/14/2025	3,806.57
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
195028	REPAIRS AND MAINT	09/22/2025	10/23/2025	0.00	155.88		
195068	OPERATING SUPPLIES	09/23/2025	10/23/2025	0.00	6.71		
195070	OPERATING SUPPLIES	09/23/2025	10/23/2025	0.00	39.99		
195149	OPERATING SUPPLIES	09/24/2025	10/23/2025	0.00	343.40		
195189	OPERATING SUPPLIES	09/25/2025	10/23/2025	0.00	677.79		
195209	OPERATING SUPPLIES	09/25/2025	10/23/2025	0.00	73.96		
195246	OPERATING SUPPLIES	09/26/2025	10/23/2025	0.00	24.26		
195262	OPERATING SUPPLIES	09/26/2025	10/23/2025	0.00	24.18		
195317	OPERATING SUPPLIES	09/29/2025	10/23/2025	0.00	50.40		
195331	OPERATING SUPPLIES	09/29/2025	10/23/2025	0.00	29.48		
195347	OPERATING SUPPLIES	09/29/2025	10/23/2025	0.00	62.92		
195360	SUPPLIES AND TOOLS	09/29/2025	10/23/2025	0.00	128.98		
195362	SUPPLIES AND TOOLS	09/29/2025	10/23/2025	0.00	49.99		
195405	OPERATING SUPPLIES	09/30/2025	10/23/2025	0.00	215.40		
195437	OPERATING SUPPLIES	09/30/2025	10/23/2025	0.00	79.41		
195460	SUPPLIES AND TOOLS	10/01/2025	10/23/2025	0.00	379.74		
195464	SUPPLIES AND TOOLS	10/01/2025	10/23/2025	0.00	231.54		
195519	SUPPLIES AND TOOLS	10/02/2025	10/23/2025	0.00	74.99		
195566	SUPPLIES AND TOOLS	10/03/2025	10/23/2025	0.00	503.76		
195690	OPERATING SUPPLIES	10/07/2025	10/23/2025	0.00	464.73		
195751	SUPPLIES AND TOOLS	10/08/2025	10/23/2025	0.00	219.04		

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195770	SUPPLIES AND TOOLS	10/08/2025	10/23/2025	0.00	151.02
195773	REPAIRS AND MAINT	10/08/2025	10/23/2025	0.00	154.91
195776	OPERATING SUPPLIES	10/08/2025	10/23/2025	0.00	271.64
195837	SUPPLIES AND TOOLS	10/09/2025	10/23/2025	0.00	155.88
914718	SUPPLIES AND TOOLS	10/23/2025	10/23/2025	0.00	-763.43
Vendor Number	Vendor Name				Total Vendor Amount
SHACON	SHANNA CONLEY				201.39
Payment Type	Payment Number				Payment Date
Check					10/14/2025
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
SEPTEMBER 2025 REIMBUR	TRANSPORTATION: MILEAGE REIMBURSEMENT	09/30/2025	10/23/2025	0.00	201.39
Vendor Number	Vendor Name				Total Vendor Amount
SIMMOB	SIMON MOBILE VETERINARY SERVICES				355.55
Payment Type	Payment Number				Payment Date
Check					10/14/2025
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
237	OPERATING SUPPLIES	09/26/2025	10/23/2025	0.00	97.65
241	OPERATING SUPPLIES	09/30/2025	10/23/2025	0.00	257.90
Vendor Number	Vendor Name				Total Vendor Amount
SMISUP	SMITH SUPPLY CO.- LOCKHART				4,367.65
Payment Type	Payment Number				Payment Date
Check					10/14/2025
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2509-742836	JUV CENTER	09/17/2025	10/23/2025	0.00	25.80
2509-745193	Acct. 2-516 36x40 Metal Culvert	09/29/2025	10/23/2025	0.00	4,130.00
2510-746922	OPERATING SUPPLIES	10/07/2025	10/23/2025	0.00	187.90
2510-747406	OPERATING SUPPLIES	10/09/2025	10/23/2025	0.00	23.95
Vendor Number	Vendor Name				Total Vendor Amount
SMILUL	SMITH SUPPLY CO.-LULING				97.95
Payment Type	Payment Number				Payment Date
Check					10/14/2025
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2510-745936	OPERATING SUPPLIES	10/02/2025	10/23/2025	0.00	97.95
Vendor Number	Vendor Name				Total Vendor Amount
SOUTIR	SOUTHERN TIRE MART, LLC				2,886.35
Payment Type	Payment Number				Payment Date
Check					10/14/2025
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
4650249766	TIRES	10/02/2025	10/23/2025	0.00	1,081.45
4650250585	TIRES	10/08/2025	10/23/2025	0.00	1,804.90
Vendor Number	Vendor Name				Total Vendor Amount
STEKEN	STEVE KENNEY				26.99
Payment Type	Payment Number				Payment Date
Check					10/14/2025
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
T67363/1	MACHINERY & EQUIP: REIMBURSEMENT	10/03/2025	10/23/2025	0.00	26.99
Vendor Number	Vendor Name				Total Vendor Amount
SYSCO	SYSCO CENTRAL TEXAS, INC				10,947.21
Payment Type	Payment Number				Payment Date
Check					10/14/2025
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
113560951	FOOD SUPPLIES	09/19/2025	10/23/2025	0.00	3,550.86
113560952	Cust. #043430	09/19/2025	10/23/2025	0.00	131.37
113577546	cust. #043430	09/24/2025	10/23/2025	0.00	200.61
113577547	FOOD SUPPLIES	09/24/2025	10/23/2025	0.00	3,057.31

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113577548	Cust. #043430	09/24/2025	10/23/2025	0.00	156.27
113584612	FOOD SUPPLIES	09/26/2025	10/23/2025	0.00	3,182.49
113584613	Cust. #043430	09/26/2025	10/23/2025	0.00	60.62
113604936	Cust. #043430	10/01/2025	10/23/2025	0.00	126.24
113612344	Cust. #043430	10/03/2025	10/23/2025	0.00	481.44
Vendor Number	Vendor Name	Total Vendor Amount			
JUSCON	TAC - JUSTICES OF THE PEACE & CONSTABLES ASSOCIA	70.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	70.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
242549	DUES & SUBSCRIPTIONS 1/1/25 - 12/31/25	01/01/2025	10/23/2025	0.00	70.00
Vendor Number	Vendor Name	Total Vendor Amount			
TACEDU	TEXAS ASSOCIATION OF COUNTIES	150.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	150.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
374369	TRAINING: #245523 E. CHAN 2/4-6/2026	10/06/2025	10/23/2025	0.00	150.00
Vendor Number	Vendor Name	Total Vendor Amount			
SWTSU	TEXAS JUSTICE COURT TRAINING CENTER	900.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	900.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
21269	TRAINING: X000831 A. DELEON	09/30/2025	10/23/2025	0.00	450.00
21293	TRAINING: X000777 Y. MIRELES NOV 11-12 2025	09/30/2025	10/23/2025	0.00	450.00
Vendor Number	Vendor Name	Total Vendor Amount			
TEXSTAR	TEXAS STAR RAPIDFIRE SYSTEMS, LLC	675.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	675.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
INV-706431961	LULING ANNEX	10/01/2025	10/23/2025	0.00	225.00
INV-706431962	COURTHOUSE	10/01/2025	10/23/2025	0.00	225.00
INV-706431964	JUSTICE CENTER	10/01/2025	10/23/2025	0.00	225.00
Vendor Number	Vendor Name	Total Vendor Amount			
THOHIL	THOMAS HILLE	140.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	140.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
25-291FLA 10/2/2025	25-291FLA	10/02/2025	10/23/2025	0.00	140.00
Vendor Number	Vendor Name	Total Vendor Amount			
WESGRO	THOMSON REUTERS - WEST PUBLISHING CORP	1,400.15			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		10/14/2025	1,400.15		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
6168524768	PUBLICATIONS	08/27/2025	10/23/2025	0.00	268.00
6168961040	PUBLICATIONS	09/18/2025	10/23/2025	0.00	268.00
852587829	PUBLICATIONS	10/01/2025	10/23/2025	0.00	103.00
852590397	PUBLICATIONS	10/01/2025	10/23/2025	0.00	504.00
852653945	ADMINISTRATIVE EXPENDITURES	10/01/2025	10/23/2025	0.00	132.00
852679602	PUBLICATIONS	10/01/2025	10/23/2025	0.00	125.15

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Vendor Number	Vendor Name						Total Vendor Amount
TOYLUT	TOYA LUTZ						279.80
Payment Type	Payment Number				Payment Date	Payment Amount	
Check					10/14/2025	279.80	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
9/22-25/2025 REIMBURSEM	TRAINING/TRANSPORTATION REIMBURSEMENT	10/06/2025	10/23/2025	0.00	279.80		
Vendor Number	Vendor Name						Total Vendor Amount
TRARIS	TRANSUNION RISK AND ALTERNATIVE DATA SOLUTION						271.65
Payment Type	Payment Number				Payment Date	Payment Amount	
Check					10/14/2025	271.65	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
245302-202509-1	OPERATING SUPPLIES	10/01/2025	10/23/2025	0.00	151.65		
6831114-202509-1	DUES & SUBSCRIPTIONS SEPT 2025	10/01/2025	10/23/2025	0.00	120.00		
Vendor Number	Vendor Name						Total Vendor Amount
TYLTEC	TYLER TECHNOLOGIES, INC.						50,045.30
Payment Type	Payment Number				Payment Date	Payment Amount	
Check					10/14/2025	50,045.30	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
020-164226	Tyler Jury SMS Text Saas Hosting 11/01/25-10/31/26	10/01/2025	10/23/2025	0.00	1,402.38		
025-525858	TRAINING: A, IRWIN EXTRA HOURS	08/20/2025	10/23/2025	0.00	75.00		
130-159815	Odyssey Jail Annual invoice	10/01/2025	10/23/2025	0.00	48,567.92		
Vendor Number	Vendor Name						Total Vendor Amount
USBANK	U.S. BANK NATIONAL ASSOCIATION						17,382.38
Payment Type	Payment Number				Payment Date	Payment Amount	
Check					10/14/2025	17,382.38	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
008670	VETERANS ASSISTANCE	09/24/2025	10/23/2025	0.00	120.00		
071230	TRAINING: P. EASTERLING MEAL 9/29/2025 A.M.	09/29/2025	10/23/2025	0.00	14.70		
10387	TRAINING: MEAL P. EASTERLING 9/29/2025 P.M.	09/29/2025	10/23/2025	0.00	32.35		
10476	TRAINING: P. EASTERLING MEAL 10/1/2025 PM	10/01/2025	10/23/2025	0.00	32.81		
125282	OFFICE SUPPLIES	10/02/2025	10/23/2025	0.00	20.00		
188240	TVC GENERAL ASSISTANCE	09/09/2025	10/23/2025	0.00	453.40		
199228	VETERANS ASSISTANCE	09/12/2025	10/23/2025	0.00	108.71		
21133	TRAINING: REGISTRATION S. CONLEY	09/30/2025	10/23/2025	0.00	50.00		
211665	VETERANS SERVICES	09/16/2025	10/23/2025	0.00	9.97		
21235	TRAINING: REGISTRATION/LODGING M. KEILY	09/30/2025	10/23/2025	0.00	450.00		
21312	TRAINING: REGISTRATION M. KEILY	09/30/2025	10/23/2025	0.00	50.00		
21414	TRAINING: REGISTRATION/LODGING S. CONLEY	09/30/2025	10/23/2025	0.00	450.00		
222	TRAINING: P. EASTERLING MEAL 9/30/2025 12:00PM	09/30/2025	10/23/2025	0.00	15.81		
22667745	TVC GENERAL ASSISTANCE	09/12/2025	10/23/2025	0.00	11.56		
27036	TRAINING: LODGING R. HICKS 9/2-5/2025	09/05/2025	10/23/2025	0.00	716.19		
318264	TRAINING: LODGING T. RODRIGUEZ 9/17-19/2025	09/19/2025	10/23/2025	0.00	303.14		
318315	TRAINING: LODGING J. ALLEN 9/17-19/2025	09/19/2025	10/23/2025	0.00	303.14		
324653	TRAINING: P. EASTERLING MEAL 10/1/2025 12:00PM	10/01/2025	10/23/2025	0.00	11.68		
35262	TRAINING: LODGING 9/22-26/2025 D. ERSKINE	09/26/2025	10/23/2025	0.00	915.40		
40334	TRAINING: LODGING G. GARCIA 9/14/2025	09/18/2025	10/23/2025	0.00	195.75		
40863SF024919	TRAINING: LODGING P. EASTERLING 9/29-10/2/2025	10/02/2025	10/23/2025	0.00	487.89		
43457	TRAINING: LODGING 9/15-18/2025 G. GARCIA	09/18/2025	10/23/2025	0.00	587.25		
46392	TVC GENERAL ASSISTANCE	09/15/2025	10/23/2025	0.00	540.74		
47563	TRAINING: REGISTRATION A. QUINLEY 2026 NGMA GRAN	10/01/2025	10/23/2025	0.00	969.00		
526700181519	OFFICE SUPPLIES	09/24/2025	10/23/2025	0.00	93.64		
53398106	TRAINING: LODGING 9/21-25/2025 K. CONLEY	09/25/2025	10/23/2025	0.00	613.84		
53401568	TRAINING: LODGING 9/21-25/2025 C. WOOD	09/25/2025	10/23/2025	0.00	613.84		
53407205	TRAINING: LODGING 9/21-25/2025 C. GONZALES	09/25/2025	10/23/2025	0.00	613.84		
53410872	TRAINING: LODGING 9/21-25/2025 Z. BURKETT	09/25/2025	10/23/2025	0.00	613.84		
53413657	TRAINING: LODGING 9/21-25/2025 J. MATTOX	09/25/2025	10/23/2025	0.00	613.84		
53416607	TRAINING: LODGING 9/21-25/2025 A. HELLERSTEDT	09/25/2025	10/23/2025	0.00	613.84		
9/16/2025 NORTH TECH	OPERATING SUPPLIES	09/16/2025	10/23/2025	0.00	468.96		
900606	MACHINERY & EQUIP	09/04/2025	10/23/2025	0.00	599.99		

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903806	OPERATING SUPPLIES	09/19/2025	10/23/2025	0.00	496.88
904712	OPERATING SUPPLIES	09/30/2025	09/30/2025	0.00	-77.88
968	POSTAGE	09/25/2025	10/23/2025	0.00	468.00
99299	TRAINING: MATERIALS	09/25/2025	10/23/2025	0.00	69.00
AAAADGJZC3ATR3MGSPHA	TRAINING: FAA FEES	09/11/2025	10/23/2025	0.00	15.00
AD1P0FC33050	TRAINING: C. BENOIST REGISTRATION TX BAR CLE	09/18/2025	10/23/2025	0.00	745.00
BHJVXJ	TRANSPORTATION: FLIGHT 3/21-25/2026	10/01/2025	10/23/2025	0.00	808.96
CANH89	TRAINING: TRANSPORTATION A. QUINLEY 12/10-12/2025	10/01/2025	10/23/2025	0.00	658.96
HEB24619081103	TVC GENERAL ASSISTANCE	09/15/2025	10/23/2025	0.00	416.80
HEB24619081103 CM	TVC GENERAL ASSISTANCE - TAX REFUND	09/30/2025	09/30/2025	0.00	-0.86
HEB24627445969	TVC GENERAL ASSISTANCE	09/15/2025	10/23/2025	0.00	157.15
HEB24629610274	TVC GENERAL ASSISTANCE	09/29/2025	10/23/2025	0.00	163.58
HEB24629611677	TVC GENERAL ASSISTANCE	09/17/2025	10/23/2025	0.00	447.65
HSNJT3JQP5L	TRAINING: REGISTRATION G. DELANY	09/04/2025	10/23/2025	0.00	350.00
NLGRNTSMNG25-6KB0020	TRAINING: REGISTRATION A. QUINLEY 12/11-12/2025	10/01/2025	10/23/2025	0.00	649.00
OXSLK0X5	TRAINING: LODGING 3/21-25/2026 DEPOSIT	10/01/2025	10/23/2025	0.00	320.02

Vendor Number	Vendor Name	Total Vendor Amount
UNIFIR	UNIFIRST CORPORATION	1,568.18

Payment Type	Payment Number			Payment Date	Payment Amount
Check				10/14/2025	1,568.18
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
2740291816	OPERATING SUPPLIES	09/26/2025	10/23/2025	0.00	119.15
2740291830	Cust. #2562059	09/26/2025	10/23/2025	0.00	61.22
2740291933	Cust. #2558334	09/26/2025	10/23/2025	0.00	464.69
2740291937	Cust. #2562058	09/26/2025	10/23/2025	0.00	139.03
2740294090	OPERATING SUPPLIES	10/03/2025	10/23/2025	0.00	119.15
2740294091	Fleet Maint. Uniforms	10/03/2025	10/23/2025	0.00	61.22
2740294098	Unit Road Administration Uniforms	10/03/2025	10/23/2025	0.00	464.69
2740294099	Unit Road Uniforms	10/03/2025	10/23/2025	0.00	139.03

Vendor Number	Vendor Name	Total Vendor Amount
UNIPAC	UNION PACIFIC RAILROAD COMPANY	93.02

Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	93.02	
	Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
	90149698	MACHINERY & EQUIPMENT	09/23/2025	10/23/2025	0.00	93.02

Vendor Number	Vendor Name	Total Vendor Amount
VICBRO	VICTOREA D. BROWN	1,200.00

Payment Type	Payment Number				Payment Date	Payment Amount
Check					10/14/2025	1,200.00
	Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
	47261 10/1/25	47261	10/01/2025	10/23/2025	0.00	1,200.00

Vendor Number	Vendor Name	Total Vendor Amount
VISTA	VISTA SOLUTIONS, LP	2,186.14

Payment Type	Payment Number				Payment Date	Payment Amount
Check					10/14/2025	2,186.14
	Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
	12305	Maintenance, Support and Subs. 9.27.25-9.26.26	10/03/2025	10/23/2025	0.00	2,186.14

Vendor Number	Vendor Name	Total Vendor Amount
WAUPEA	WAUKESHA-PEARCE INDUSTRIES, INC.	34,773.00

Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	34,773.00	
	Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
	2832558	Installation of Generator	07/23/2025	10/23/2025	0.00	34,773.00

Payment Register

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Vendor Number	Vendor Name					Total Vendor Amount
CNASUR	WESTERN SURETY COMPANY					50.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	50.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
67594401 2025 - 2026	EMPLOYEE BONDING: R. MENDOZA	10/01/2025	10/23/2025	0.00	50.00	

Vendor Number	Vendor Name					Total Vendor Amount
WORQUE	WORK QUEST, F/K/A TIBH INDUSTRIES, INC					455.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	455.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
SINV0244144	PROFESSIONAL SERVICES CUST SSCALDW01	09/21/2025	10/23/2025	0.00	455.00	

Vendor Number	Vendor Name					Total Vendor Amount
XLPART	XL PARTS, LLC					1,230.37
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	1,230.37	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
0416AN5922	OPERATING SUPPLIES	09/18/2025	10/23/2025	0.00	354.96	
0416AN6021	OPERATING SUPPLIES	09/18/2025	10/23/2025	0.00	22.44	
0416AT3335	OPERATING SUPPLIES	09/26/2025	10/23/2025	0.00	174.99	
0416AX6950	OPERATING SUPPLIES	10/03/2025	10/23/2025	0.00	144.99	
0416BA2025	OPERATING SUPPLIES	10/07/2025	10/23/2025	0.00	158.99	
0416BA2241	OPERATING SUPPLIES	10/07/2025	10/23/2025	0.00	374.00	

Vendor Number	Vendor Name					Total Vendor Amount
YVEMIR	YVETTE M. MIRELES					308.84
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	308.84	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
SEPTEMBER 2025 MILEAGE	TRANSPORTATION: MILEAGE REIMBURSEMENT	09/30/2025	10/23/2025	0.00	308.84	

Vendor Number	Vendor Name					Total Vendor Amount
ZACBUR	ZACH BURKETT					308.80
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				10/14/2025	308.80	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
9/21-25/2025 REIMBURSEM	9/21-25/2025 REIMBURSEMENT MEALS/MILEAGE	10/06/2025	10/23/2025	0.00	308.80	

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
2022 AP BNK	Check	376	133	0.00	991,467.94
Packet Totals:		376	133	0.00	991,467.94

Fund	Name	Amount
999	POOLED CASH	-991,467.94
Packet Totals:		-991,467.94

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Recurring Payment
Subject:	To approve County Payroll payment in the amount of \$501,733.46 (09/21/2025 through 10/04/2025).
Costs:	\$501,733.46
Agenda Speakers:	Judge Haden/Kristianna Ortiz
Backup Materials:	Attached
Total # of Pages:	20



Packet: PYPKT03386 - Payroll 09212025 thru 10042025
Payroll Set: 01 - Payroll Set 01

Pay Period: 09/21/2025 - 10/04/2025

Department: 0000 - 911-GIS

Total Direct Deposits: 1,798.83
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
165 Stipend w/RET	0.00	34.62
SAL	-7.00	2,085.11
Vacation	8.00	231.68
Total:	1.00	2,351.41

TAXES

Code	Subject To	Employee	Employer
Federal W/H	1,959.23	0.00	0.00
MC	2,076.80	30.11	30.11
SS	2,076.80	128.76	128.76
Unemployment	2,320.83	0.00	0.00
Total:		158.87	158.87

DEDUCTIONS

Code	Subject To	Employee	Employer
400	2,351.41	117.57	171.42
550	0.00	30.58	0.00
551	0.00	20.00	0.00
580	0.00	1.53	0.00
590	0.00	159.39	451.21
595	0.00	4.24	0.00
650	0.00	60.40	0.00
Total:		393.71	622.63

RECAP 0000 - 911-GIS

Earnings:	2,351.41	Benefits:	0.00	Deductions:	393.71	Taxes:	158.87	Net Pay:	1,798.83
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Department: 1000 - Courthouse Security

			Total Direct Deposits:		16,191.90				
			Total Check Amounts:		0.00				
EARNINGS				TAXES					
Pay Code		Units	Pay Amount	Code	Subject To	Employee	Employer		
165 Stipend w/RET		0.00	16.15	Federal W/H	19,633.40	1,854.00	0.00		
FLOAT		8.00	213.87	MC	20,691.65	300.02	300.02		
Hourly		578.00	15,633.57	SS	20,691.65	1,282.89	1,282.89		
OT		0.50	19.94	Unemployment	18,479.04	0.00	0.00		
S		23.00	613.71		Total:	3,436.91	1,582.91		
S.O SB22		0.00	3,044.34						
S.O. Soft Pay		0.00	576.91						
Uniform		0.00	200.00						
Vacation		31.00	846.24						
	Total:	640.50	21,164.73						
DEDUCTIONS									
Code	Subject To	Employee	Employer						
400	21,164.73	1,058.25	1,542.91						
550	0.00	15.12	0.00						
551	0.00	166.15	0.00						
580	0.00	4.59	0.00						
590	0.00	159.39	2,029.69						
595	0.00	12.57	0.00						
650	0.00	119.85	0.00						
	Total:	1,535.92	3,572.60						
RECAP 1000 - Courthouse Security									
Earnings:	21,164.73	Benefits:	0.00	Deductions:	1,535.92	Taxes:	3,436.91	Net Pay:	16,191.90

Department: 1101 - Unit Road

			Total Direct Deposits:	44,569.95					
			Total Check Amounts:	1,611.41					
EARNINGS				TAXES					
Pay Code	Units	Pay Amount	Code	Subject To	Employee	Employer			
165 Stipend w/RET	0.00	66.92	Federal W/H	54,977.74	3,585.82	0.00			
Hourly	2,276.00	53,486.74	MC	57,957.09	840.40	840.40			
LWOP	5.52	0.00	SS	57,957.09	3,593.32	3,593.32			
OT	12.00	413.18	Unemployment	59,343.22	0.00	0.01			
S	60.22	1,417.69		Total:	8,019.54	4,433.73			
SAL	-3.00	2,694.25							
Vacation	62.26	1,507.56							
	Total:	2,413.00							
DEDUCTIONS									
Code	Subject To	Employee	Employer						
400	59,586.34	2,979.35	4,343.81						
550	0.00	243.12	0.00						
551	0.00	38.46	0.00						
580	0.00	15.30	0.00						
590	0.00	924.70	10,416.01						
595	0.00	43.62	0.00						
650	0.00	379.35	0.00						
Bankruptcy	0.00	761.54	0.00						
	Total:	5,385.44	14,759.82						
RECAP 1101 - Unit Road									
Earnings:	59,586.34	Benefits:	0.00	Deductions:	5,385.44	Taxes:	8,019.54	Net Pay:	46,181.36

Department: 1102 - Vehicle Maintenance

				Total Direct Deposits:	1,526.84			
				Total Check Amounts:	3,299.01			
EARNINGS				TAXES				
Pay Code		Units	Pay Amount	Code	Subject To	Employee	Employer	
Hourly		232.00	5,814.00	Federal W/H	5,695.71	409.56	0.00	
Vacation		8.00	213.31	MC	5,997.07	86.96	86.96	
	Total:	240.00	6,027.31	SS	5,997.07	371.81	371.81	
				Unemployment	5,997.07	0.00	0.00	
					Total:	868.33	458.77	
DEDUCTIONS								
Code	Subject To	Employee	Employer					
400	6,027.31	301.36	439.39					
550	0.00	30.24	0.00					
580	0.00	1.53	0.00					
590	0.00	0.00	1,183.86					
	Total:	333.13	1,623.25					
RECAP 1102 - Vehicle Maintenance								
Earnings:	6,027.31	Benefits:	0.00	Deductions:	333.13	Taxes:	868.33	
						Net Pay:	4,825.85	

Department: 1103 - Fleet Maintenance

				Total Direct Deposits:	1,293.49				
				Total Check Amounts:	1,657.74				
EARNINGS				TAXES					
Pay Code		Units	Pay Amount	Code	Subject To	Employee	Employer		
Hourly		99.00	2,482.25	Federal W/H	3,393.57	165.77	0.00		
LWOP		11.66	0.00	MC	3,575.30	51.84	51.84		
S		39.20	918.26	SS	3,575.30	221.67	221.67		
Vacation		10.14	234.14	Unemployment	3,619.53	0.00	0.00		
	Total:	160.00	3,634.65		Total:	439.28	273.51		
DEDUCTIONS									
Code	Subject To	Employee	Employer						
400	3,634.65	181.73	264.97						
550	0.00	15.12	0.00						
580	0.00	3.06	0.00						
590	0.00	0.00	394.62						
595	0.00	4.02	0.00						
650	0.00	40.21	0.00						
	Total:	244.14	659.59						
RECAP 1103 - Fleet Maintenance									
Earnings:	3,634.65	Benefits:	0.00	Deductions:	244.14	Taxes:	439.28	Net Pay:	2,951.23

Department: 2120 - County Treasurer

Total Direct Deposits: 5,207.33
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
165 Stipend w/RET	0.00	66.92
Hourly	144.00	3,576.61
S	8.00	180.54
SAL	1.00	2,643.09
Vacation	8.00	180.54
Total:	161.00	6,647.70

TAXES

Code	Subject To	Employee	Employer
Federal W/H	6,086.47	385.05	0.00
MC	6,418.86	93.07	93.07
SS	6,418.86	397.96	397.96
Unemployment	6,647.70	0.00	0.00
Total:		876.08	491.03

DEDUCTIONS

Code	Subject To	Employee	Employer
400	6,647.70	332.39	484.62
551	0.00	25.00	0.00
580	0.00	3.06	0.00
590	0.00	159.39	845.83
595	0.00	4.24	0.00
650	0.00	40.21	0.00
Total:		564.29	1,330.45

RECAP 2120 - County Treasurer

Earnings: 6,647.70 Benefits: 0.00 Deductions: 564.29 Taxes: 876.08 Net Pay: 5,207.33

Department: 2130 - County Auditor

Total Direct Deposits: 12,070.20
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
165 Stipend w/RET	0.00	115.37
Hourly	223.00	5,626.61
S	8.00	200.94
SAL	-21.00	8,615.38
Vacation	33.00	1,606.16
Total:	243.00	16,164.46

TAXES

Code	Subject To	Employee	Employer
Federal W/H	14,513.05	1,260.07	0.00
MC	15,381.28	223.03	223.03
SS	15,381.28	953.63	953.63
Unemployment	16,124.02	0.00	0.00
Total:		2,436.73	1,176.66

DEDUCTIONS

Code	Subject To	Employee	Employer
400	16,164.46	808.23	1,178.40
520	0.00	60.00	0.00
550	0.00	40.44	0.00
551	0.00	25.00	0.00
580	0.00	6.12	0.00
590	0.00	478.17	2,537.49
595	0.00	18.83	0.00
650	0.00	220.74	0.00
Total:		1,657.53	3,715.89

RECAP 2130 - County Auditor

Earnings: 16,164.46 Benefits: 0.00 Deductions: 1,657.53 Taxes: 2,436.73 Net Pay: 12,070.20

Department: 2140 - Tax Assessor-Collector

Total Direct Deposits: 10,295.42
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
165 Stipend w/RET	0.00	50.77
Hourly	444.00	9,895.47
S	22.00	471.54
SAL	1.00	2,642.33
Vacation	14.00	329.47
Total:	481.00	13,389.58

TAXES

Code	Subject To	Employee	Employer
Federal W/H	12,290.70	994.64	0.00
MC	12,980.19	188.21	188.21
SS	12,980.19	804.78	804.78
Unemployment	13,359.34	0.00	0.00
Total:		1,987.63	992.99

DEDUCTIONS

Code	Subject To	Employee	Employer
400	13,389.58	669.49	976.10
520	0.00	20.00	0.00
550	0.00	30.24	0.00
551	0.00	25.00	0.00
580	0.00	7.65	0.00
590	0.00	159.39	2,424.31
595	0.00	14.79	0.00
650	0.00	179.97	0.00
Total:		1,106.53	3,400.41

RECAP 2140 - Tax Assessor-Collector

Earnings: 13,389.58 Benefits: 0.00 Deductions: 1,106.53 Taxes: 1,987.63 Net Pay: 10,295.42

Department: 2150 - County Clerk

Total Direct Deposits: 13,121.43
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
FLOAT	3.04	64.31
Hourly	573.25	12,770.33
S	12.75	297.52
SAL	1.00	2,643.87
Vacation	50.96	1,103.19
Total:	641.00	16,879.22

TAXES

Code	Subject To	Employee	Employer
Federal W/H	15,372.81	983.52	0.00
MC	16,276.77	236.01	236.01
SS	16,276.77	1,009.17	1,009.17
Unemployment	14,180.99	0.00	0.00
Total:		2,228.70	1,245.18

DEDUCTIONS

Code	Subject To	Employee	Employer
400	16,879.22	843.96	1,230.51
520	0.00	60.00	0.00
550	0.00	69.48	0.00
551	0.00	134.22	0.00
580	0.00	9.18	0.00
590	0.00	159.39	3,213.55
595	0.00	19.01	0.00
610	0.00	13.50	0.00
650	0.00	220.35	0.00
Total:		1,529.09	4,444.06

RECAP 2150 - County Clerk

Earnings: 16,879.22 Benefits: 0.00 Deductions: 1,529.09 Taxes: 2,228.70 Net Pay: 13,121.43

Department: 3000 - County Clerk

Total Direct Deposits: 1,351.56
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
Hourly	72.00	1,523.08
S	8.00	169.23
Total:	80.00	1,692.31

TAXES

Code	Subject To	Employee	Employer
Federal W/H	1,592.57	112.70	0.00
MC	1,677.19	24.32	24.32
SS	1,677.19	103.99	103.99
Unemployment	1,677.19	0.00	0.00
Total:		241.01	128.31

DEDUCTIONS

Code	Subject To	Employee	Employer
400	1,692.31	84.62	123.37
550	0.00	15.12	0.00
590	0.00	0.00	394.62
Total:		99.74	517.99

RECAP 3000 - County Clerk

Earnings:	1,692.31	Benefits:	0.00	Deductions:	99.74	Taxes:	241.01	Net Pay:	1,351.56
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Department: 3200 - District Attorney

Total Direct Deposits: 38,523.91
Total Check Amounts: 31.97

EARNINGS

Pay Code	Units	Pay Amount
165 Stipend w/RET	0.00	50.77
ADA Supplement	0.00	537.52
ADA/ETF Stipend	0.00	7,267.82
DA Staff Supplement	0.00	1,047.72
FLOAT	4.00	106.08
Hourly	536.00	13,946.20
S	34.00	1,125.57
SAL	-4.00	27,804.24
Vacation	28.00	736.60
Total:	598.00	52,622.52

TAXES

Code	Subject To	Employee	Employer
Federal W/H	48,206.83	5,753.75	0.00
MC	50,843.84	737.23	737.23
SS	50,843.84	3,152.32	3,152.32
Unemployment	43,644.12	0.00	0.00
Total:		9,643.30	3,889.55

DEDUCTIONS

Code	Subject To	Employee	Employer
400	51,540.18	2,577.01	3,757.27
520	0.00	60.00	0.00
550	0.00	90.72	0.00
551	0.00	449.97	0.00
580	0.00	7.65	0.00
590	0.00	924.70	6,075.19
595	0.00	33.49	0.00
650	0.00	279.80	0.00
Total:		4,423.34	9,832.46

RECAP 3200 - District Attorney

Earnings:	52,622.52	Benefits:	0.00	Deductions:	4,423.34	Taxes:	9,643.30	Net Pay:	38,555.88
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Department: 3220 - District Clerk

				Total Direct Deposits:	7,961.58			
				Total Check Amounts:	1,650.24			
EARNINGS				TAXES				
Pay Code		Units	Pay Amount	Code	Subject To	Employee	Employer	
Hourly		338.50	8,231.37	Federal W/H	11,460.81	920.46	0.00	
S		19.00	454.35	MC	12,077.64	175.13	175.13	
SAL		1.00	2,644.06	SS	12,077.64	748.81	748.81	
Vacation		42.50	1,006.72	Unemployment	9,662.20	0.00	0.01	
	Total:	401.00	12,336.50		Total:	1,844.40	923.95	
DEDUCTIONS								
Code	Subject To	Employee	Employer					
400	12,336.50	616.83	899.31					
550	0.00	43.86	0.00					
551	0.00	126.92	0.00					
580	0.00	4.59	0.00					
590	0.00	0.00	1,578.48					
595	0.00	8.44	0.00					
650	0.00	79.64	0.00					
	Total:	880.28	2,477.79					
RECAP 3220 - District Clerk								
Earnings:	12,336.50	Benefits:	0.00	Deductions:	880.28	Taxes:	1,844.40	Net Pay: 9,611.82

Department: 3230 - District Judge

				Total Direct Deposits:	7,583.94			
				Total Check Amounts:	0.00			
EARNINGS				TAXES				
Pay Code		Units	Pay Amount	Code	Subject To	Employee	Employer	
Hourly		156.00	3,993.53	Federal W/H	8,773.79	468.04	0.00	
S		4.00	97.44	MC	9,375.66	135.93	135.93	
SAL		6.00	5,946.21	SS	9,375.66	581.29	581.29	
	Total:	166.00	10,037.18	Unemployment	9,753.14	0.00	0.00	
					Total:	1,185.26	717.22	
DEDUCTIONS								
Code	Subject To	Employee	Employer					
400	10,037.18	501.87	731.73					
520	0.00	100.00	0.00					
550	0.00	91.74	0.00					
551	0.00	101.92	0.00					
580	0.00	4.59	0.00					
590	0.00	318.78	1,297.04					
595	0.00	8.26	0.00					
650	0.00	140.82	0.00					
	Total:	1,267.98	2,028.77					
RECAP 3230 - District Judge								
Earnings:	10,037.18	Benefits:	0.00	Deductions:	1,267.98	Taxes:	1,185.26	Net Pay: 7,583.94

Department: 3240 - County Court Law

Total Direct Deposits: 11,371.28
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
165 Stipend w/RET	0.00	34.62
Jud Stip	1.00	4,038.46
S	16.00	814.68
SAL	-13.00	10,815.09
Total:	4.00	15,702.85

TAXES

Code	Subject To	Employee	Employer
Federal W/H	14,429.19	1,889.42	0.00
MC	15,214.33	220.61	220.61
SS	15,214.33	943.29	943.29
Unemployment	6,637.65	0.00	0.00
Total:	3,053.32	1,163.90	

DEDUCTIONS

Code	Subject To	Employee	Employer
400	15,702.85	785.14	1,144.73
550	0.00	45.70	0.00
551	0.00	46.92	0.00
580	0.00	4.59	0.00
590	0.00	318.78	1,297.04
595	0.00	16.72	0.00
650	0.00	60.40	0.00
Total:	1,278.25	2,441.77	

RECAP 3240 - County Court Law

Earnings: 15,702.85 Benefits: 0.00 Deductions: 1,278.25 Taxes: 3,053.32 Net Pay: 11,371.28

Department: 3251 - JP Prect. 1

Total Direct Deposits: 3,849.35
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
Hourly	120.00	2,567.51
S	16.00	343.23
SAL	1.00	2,367.15
Vacation	24.00	521.61
Total:	161.00	5,799.50

TAXES

Code	Subject To	Employee	Employer
Federal W/H	4,620.00	315.46	0.00
MC	4,929.97	71.48	71.48
SS	4,929.97	305.65	305.65
Unemployment	3,432.35	0.00	0.00
Total:	692.59	377.13	

DEDUCTIONS

Code	Subject To	Employee	Employer
400	5,799.50	289.97	422.79
520	0.00	20.00	0.00
550	0.00	31.15	0.00
551	0.00	186.46	0.00
560	0.00	75.00	0.00
580	0.00	3.06	0.00
590	0.00	563.26	1,268.92
595	0.00	8.35	0.00
650	0.00	80.31	0.00
Total:	1,257.56	1,691.71	

RECAP 3251 - JP Prect. 1

Earnings: 5,799.50 Benefits: 0.00 Deductions: 1,257.56 Taxes: 692.59 Net Pay: 3,849.35

Department: 3252 - JP Prec. 2

			Total Direct Deposits:		4,492.86	
			Total Check Amounts:		0.00	
EARNINGS			TAXES			
Pay Code	Units	Pay Amount	Code	Subject To	Employee	Employer
Hourly	126.00	2,696.79	Federal W/H	5,424.24	476.15	0.00
S	10.00	213.95	MC	5,714.21	82.86	82.86
SAL	1.00	2,367.15	SS	5,714.21	354.28	354.28
Vacation	24.00	521.61	Unemployment	3,401.77	0.00	0.00
	Total:	161.00		Total:	913.29	437.14
DEDUCTIONS						
Code	Subject To	Employee	Employer			
400	5,799.50	289.97	422.79			
550	0.00	61.16	0.00			
580	0.00	4.59	0.00			
590	0.00	0.00	1,183.86			
595	0.00	4.22	0.00			
610	0.00	13.50	0.00			
650	0.00	19.91	0.00			
	Total:	393.35	1,606.65			
RECAP 3252 - JP Prec. 2						
Earnings:	5,799.50	Benefits:	0.00	Deductions:	393.35	Taxes: 913.29
				Net Pay:	4,492.86	

Department: 3253 - JP Prec. 3

			Total Direct Deposits:		4,248.06	
			Total Check Amounts:		0.00	
EARNINGS			TAXES			
Pay Code	Units	Pay Amount	Code	Subject To	Employee	Employer
165 Stipend w/RET	0.00	34.62	Federal W/H	5,244.11	569.51	0.00
Hourly	132.00	2,839.56	MC	5,535.81	80.27	80.27
S	4.00	84.68	SS	5,535.81	343.21	343.21
SAL	1.00	2,367.15	Unemployment	3,402.11	0.00	0.00
Vacation	24.00	508.11				
	Total:	161.00		Total:	992.99	423.48
		5,834.12				
DEDUCTIONS						
Code	Subject To	Employee	Employer			
400	5,834.12	291.70	425.31			
550	0.00	30.24	0.00			
580	0.00	3.06	0.00			
590	0.00	159.39	1,240.45			
595	0.00	8.46	0.00			
650	0.00	100.22	0.00			
	Total:	593.07	1,665.76			
RECAP 3253 - JP Prec. 3						
Earnings:	5,834.12	Benefits:	0.00	Deductions:	593.07	Taxes: 992.99
				Net Pay:	4,248.06	

Department: 3254 - JP Prec. 4

Total Direct Deposits: 3,087.04
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
165 Stipend w/RET	0.00	50.77
Hourly	72.00	1,564.80
S	8.00	173.87
SAL	1.00	2,367.15
Total:	81.00	4,156.59

TAXES

Code	Subject To	Employee	Employer
Federal W/H	3,677.20	289.88	0.00
MC	3,885.03	56.34	56.34
SS	3,885.03	240.88	240.88
Unemployment	1,739.70	0.00	0.00
Total:	587.10	297.22	

DEDUCTIONS

Code	Subject To	Employee	Employer
400	4,156.59	207.83	303.02
550	0.00	45.70	0.00
580	0.00	3.06	0.00
590	0.00	159.39	845.83
595	0.00	6.35	0.00
650	0.00	60.12	0.00
Total:	482.45	1,148.85	

RECAP 3254 - JP Prec. 4

Earnings:	4,156.59	Benefits:	0.00	Deductions:	482.45	Taxes:	587.10	Net Pay:	3,087.04
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Department: 4300 - County Sheriff

Total Direct Deposits: 95,724.91
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
165 Stipend w/RET	0.00	588.50
FLOAT	8.00	224.85
Hourly	2,924.00	80,464.40
OT	144.00	6,030.36
S	119.00	3,207.59
S.O SB22	0.00	10,471.30
S.O. Soft Pay	0.00	3,110.86
SAL	6.00	18,857.11
Uniform	0.00	1,000.00
Vacation	126.00	3,650.70
Total:	3,327.00	127,605.67

TAXES

Code	Subject To	Employee	Employer
Federal W/H	117,561.31	11,968.37	0.00
MC	123,991.64	1,797.88	1,797.88
SS	123,991.64	7,687.51	7,687.51
Unemployment	122,541.01	0.00	0.06
Total:	21,453.76	9,485.45	

DEDUCTIONS

Code	Subject To	Employee	Employer
400	127,605.67	6,380.33	9,302.46
520	0.00	50.00	0.00
530	0.00	318.92	0.00
550	0.00	406.70	0.00
551	0.00	490.36	0.00
580	0.00	36.72	0.00
590	0.00	1,795.95	15,970.32
595	0.00	79.50	0.00
610	0.00	27.00	0.00
650	0.00	841.52	0.00
Total:	10,427.00	25,272.78	

RECAP 4300 - County Sheriff

Earnings:	127,605.67	Benefits:	0.00	Deductions:	10,427.00	Taxes:	21,453.76	Net Pay:	95,724.91
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Department: 4310 - County Jail

Total Direct Deposits: 89,027.85
Total Check Amounts: 1,710.04

EARNINGS

Pay Code	Units	Pay Amount
165 Stipend w/RET	0.00	265.36
FLOAT	11.00	331.43
Hourly	3,338.25	91,006.57
Jail Soft Pay	0.00	1,257.63
LWOP	4.93	0.00
OT	183.75	7,498.72
S	132.16	3,364.04
SAL	-45.00	7,910.59
Uniform	0.00	975.00
Vacation	230.66	6,679.38
Total:	3,855.75	119,288.72

TAXES

Code	Subject To	Employee	Employer
Federal W/H	109,138.25	9,435.49	0.00
MC	115,102.72	1,668.99	1,668.99
SS	115,102.72	7,136.40	7,136.40
Unemployment	118,788.06	0.00	0.02
Total:		18,240.88	8,805.41

DEDUCTIONS

Code	Subject To	Employee	Employer
400	119,288.72	5,964.47	8,696.20
530	0.00	115.38	0.00
550	0.00	500.66	0.00
551	0.00	151.92	0.00
580	0.00	30.60	0.00
590	0.00	2,157.39	17,619.63
595	0.00	112.66	0.00
610	0.00	13.50	0.00
650	0.00	1,263.37	0.00
Total:		10,309.95	26,315.83

RECAP 4310 - County Jail

Earnings:	119,288.72	Benefits:	0.00	Deductions:	10,309.95	Taxes:	18,240.88	Net Pay:	90,737.89
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Department: 4321 - Constables-Pct. 1

Total Direct Deposits: 10,967.56
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
165 Stipend w/RET	0.00	34.62
CSP-OT	18.00	486.00
Hourly	454.00	11,164.39
SAL	1.00	1,923.08
Uniform	0.00	25.00
Total:	473.00	13,633.09

TAXES

Code	Subject To	Employee	Employer
Federal W/H	12,984.23	978.28	0.00
MC	13,573.59	196.81	196.81
SS	13,573.59	841.58	841.58
Unemployment	10,208.03	0.00	0.00
Total:		2,016.67	1,038.39

DEDUCTIONS

Code	Subject To	Employee	Employer
400	11,786.94	589.36	859.26
550	0.00	23.06	0.00
551	0.00	14.42	0.00
590	0.00	0.00	394.62
595	0.00	2.11	0.00
650	0.00	19.91	0.00
Total:		648.86	1,253.88

RECAP 4321 - Constables-Pct. 1

Earnings:	13,633.09	Benefits:	0.00	Deductions:	648.86	Taxes:	2,016.67	Net Pay:	10,967.56
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Department: 4322 - Constables-Pct. 2

			Total Direct Deposits:	3,123.08					
			Total Check Amounts:	0.00					
EARNINGS				TAXES					
Pay Code	Units	Pay Amount	Code	Subject To	Employee	Employer			
165 Stipend w/RET	0.00	34.62	Federal W/H	3,583.40	168.68	0.00			
Hourly	101.00	2,194.96	MC	3,792.29	54.99	54.99			
SAL	1.00	1,923.08	SS	3,792.29	235.12	235.12			
Uniform	0.00	25.00	Unemployment	4,177.66	0.00	0.00			
Total:	102.00	4,177.66		Total:	458.79	290.11			
DEDUCTIONS									
Code	Subject To	Employee	Employer						
400	4,177.66	208.89	304.55						
580	0.00	1.53	0.00						
590	0.00	361.44	860.07						
595	0.00	4.02	0.00						
650	0.00	19.91	0.00						
Total:		595.79	1,164.62						
RECAP 4322 - Constables-Pct. 2									
Earnings:	4,177.66	Benefits:	0.00	Deductions:	595.79	Taxes:	458.79	Net Pay:	3,123.08

Department: 4323 - Constables-Pct. 3

			Total Direct Deposits:	5,586.08			
			Total Check Amounts:	586.34			
EARNINGS				TAXES			
Pay Code	Units	Pay Amount	Code	Subject To	Employee	Employer	
165 Stipend w/RET	0.00	50.77	Federal W/H	7,227.56	468.35	0.00	
Hourly	249.00	5,551.62	MC	7,630.58	110.63	110.63	
OT	6.50	225.00	SS	7,630.58	473.10	473.10	
SAL	1.00	1,923.08	Unemployment	3,924.32	0.00	0.00	
TxDOT STEP	7.50	259.61		Total:	1,052.08	583.73	
Uniform	0.00	50.00					
	Total:	264.00	8,060.08				
DEDUCTIONS							
Code	Subject To	Employee	Employer				
400	8,060.08	403.02	587.57				
550	0.00	30.58	0.00				
551	0.00	126.92	0.00				
580	0.00	3.06	0.00				
590	0.00	159.39	1,240.45				
595	0.00	12.28	0.00				
650	0.00	100.33	0.00				
	Total:	835.58	1,828.02				
RECAP 4323 - Constables-Pct. 3							
Earnings:	8,060.08	Benefits:	0.00	Deductions:	835.58	Taxes:	
						1,052.08	
						Net Pay:	
						6,172.42	

Department: 4324 - Constables-Pct. 4

			Total Direct Deposits:	14,483.73			
			Total Check Amounts:	0.00			
EARNINGS				TAXES			
Pay Code	Units	Pay Amount		Code	Subject To	Employee	Employer
CSP-OT	225.00	6,075.00		Federal W/H	16,991.01	1,138.72	0.00
Hourly	420.25	10,170.26		MC	17,869.55	259.11	259.11
S	3.00	60.58		SS	17,869.55	1,107.92	1,107.92
SAL	1.00	1,923.08		Unemployment	15,546.17	0.00	0.04
Total:		649.25	18,228.92	Total:		2,505.75	1,367.07
DEDUCTIONS							
Code	Subject To	Employee	Employer				
400	16,770.92	838.54	1,222.59				
520	0.00	40.00	0.00				
550	0.00	51.90	0.00				
551	0.00	57.70	0.00				
580	0.00	1.53	0.00				
590	0.00	159.39	1,635.07				
595	0.00	10.35	0.00				
650	0.00	80.03	0.00				
Total:		1,239.44	2,857.66				
RECAP 4324 - Constables-Pct. 4							
Earnings:	18,228.92	Benefits:	0.00	Deductions:	1,239.44	Taxes:	2,505.75
				Net Pay:		14,483.73	

Department: 4330 - Driver's License

			Total Direct Deposits:	759.06			
			Total Check Amounts:	0.00			
EARNINGS				TAXES			
Pay Code		Units	Pay Amount	Code	Subject To	Employee	Employer
Hourly		60.00	978.00	Federal W/H	929.10	95.22	0.00
	Total:	60.00	978.00	MC	978.00	14.18	14.18
				SS	978.00	60.64	60.64
DEDUCTIONS				Unemployment	978.00	0.00	0.00
Code	Subject To	Employee	Employer	Total:			
400	978.00	48.90	71.30	170.04			
	Total:	48.90	71.30	74.82			
RECAP 4330 - Driver's License							
Earnings:	978.00	Benefits:	0.00	Deductions:	48.90	Taxes:	170.04
				Net Pay:		759.06	

Department: 5401 - Juvenile Probation

				Total Direct Deposits:	19,025.46				
				Total Check Amounts:	0.00				
EARNINGS				BENEFITS					
Pay Code		Units	Pay Amount	Pay Code		Units	Pay Amount		
165 Stipend w/RET		0.00	182.29	JP COMP EARNED		11.75	339.14		
Hourly		528.50	17,798.17		Total:	11.75	339.14		
JP COMP TAKEN		3.25	89.41						
S		14.50	465.99	TAXES					
SAL		2.00	8,288.73	Code	Subject To	Employee	Employer		
Vacation		13.75	500.62	Federal W/H	23,183.19	2,214.29	0.00		
Total:		562.00	27,325.21	MC	25,284.45	366.62	366.62		
				SS	25,284.45	1,567.64	1,567.64		
				Unemployment	27,325.21	0.00	0.00		
					Total:	4,148.55	1,934.26		
DEDUCTIONS									
Code	Subject To	Employee	Employer						
400	27,325.21	1,366.26	1,992.01						
520	0.00	735.00	0.00						
551	0.00	704.68	0.00						
552	0.00	192.30	0.00						
580	0.00	9.18	0.00						
590	0.00	999.00	3,454.15						
595	0.00	4.24	0.00						
650	0.00	140.54	0.00						
Total:		4,151.20	5,446.16						
RECAP 5401 - Juvenile Probation									
Earnings:	27,325.21	Benefits:	339.14	Deductions:	4,151.20	Taxes:	4,148.55	Net Pay:	19,025.46

Department: 6520 - Building Maintenance

				Total Direct Deposits:	11,400.80				
				Total Check Amounts:	0.00				
EARNINGS				TAXES					
Pay Code	Units	Pay Amount		Code	Subject To	Employee	Employer		
165 Stipend w/RET	0.00	147.67		Federal W/H	13,237.92	752.78	0.00		
Hourly	525.00	11,052.13		MC	13,943.83	202.18	202.18		
S	11.00	238.47		SS	13,943.83	864.53	864.53		
SAL	1.00	2,167.71		Unemployment	12,422.81	0.00	0.00		
Vacation	24.00	511.94							
	Total:	561.00	14,117.92			Total:	1,819.49	1,066.71	
DEDUCTIONS									
Code	Subject To	Employee	Employer						
400	14,117.92	705.91	1,029.20						
550	0.00	63.58	0.00						
580	0.00	10.71	0.00						
590	0.00	0.00	2,762.34						
595	0.00	10.57	0.00						
610	0.00	6.92	0.00						
650	0.00	99.94	0.00						
	Total:	897.63	3,791.54						
RECAP 6520 - Building Maintenance									
Earnings:	14,117.92	Benefits:	0.00	Deductions:	897.63	Taxes:	1,819.49	Net Pay:	11,400.80

Department: 6550 - Elections

Total Direct Deposits: 7,890.08
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
165 Stipend w/RET	0.00	34.62
Hourly	320.00	6,829.01
OT	40.25	1,293.32
SAL	1.00	2,592.06
Total:	361.25	10,749.01

TAXES

Code	Subject To	Employee	Employer
Federal W/H	9,323.86	674.80	0.00
MC	9,861.31	142.99	142.99
SS	9,861.31	611.40	611.40
Unemployment	8,494.95	0.00	0.02
Total:	1,429.19	754.41	

DEDUCTIONS

Code	Subject To	Employee	Employer
400	10,749.01	537.45	783.60
550	0.00	30.24	0.00
580	0.00	4.59	0.00
590	0.00	722.65	2,114.75
595	0.00	14.68	0.00
650	0.00	120.13	0.00
Total:	1,429.74	2,898.35	

RECAP 6550 - Elections

Earnings: 10,749.01 Benefits: 0.00 Deductions: 1,429.74 Taxes: 1,429.19 Net Pay: 7,890.08

Department: 6560 - Commissioners Court

Total Direct Deposits: 16,150.79
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
165 Stipend w/RET	0.00	228.47
Hourly	62.00	1,639.42
SAL	-1.00	18,686.67
Vacation	26.00	718.32
Total:	87.00	21,272.88

TAXES

Code	Subject To	Employee	Employer
Federal W/H	19,222.01	1,510.96	0.00
MC	20,335.66	294.86	294.86
SS	20,335.66	1,260.81	1,260.81
Unemployment	6,753.39	0.00	0.00
Total:	3,066.63	1,555.67	

DEDUCTIONS

Code	Subject To	Employee	Employer
400	21,272.88	1,063.65	1,550.79
520	0.00	50.00	0.00
550	0.00	42.36	0.00
551	0.00	199.99	0.00
580	0.00	4.59	0.00
590	0.00	520.83	3,284.38
595	0.00	14.37	0.00
650	0.00	159.67	0.00
Total:	2,055.46	4,835.17	

RECAP 6560 - Commissioners Court

Earnings: 21,272.88 Benefits: 0.00 Deductions: 2,055.46 Taxes: 3,066.63 Net Pay: 16,150.79

Department: 6570 - Veteran Service Officer

Total Direct Deposits: 2,806.88
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
165 Stipend w/RET	0.00	34.62
Hourly	55.00	1,039.50
SAL	1.00	2,368.80
Total:	56.00	3,442.92

TAXES

Code	Subject To	Employee	Employer
Federal W/H	3,218.17	151.93	0.00
MC	3,390.32	49.16	49.16
SS	3,390.32	210.20	210.20
Unemployment	3,412.34	0.00	0.01
Total:		411.29	259.37

DEDUCTIONS

Code	Subject To	Employee	Employer
400	3,442.92	172.15	250.99
550	0.00	30.58	0.00
590	0.00	0.00	394.62
595	0.00	2.11	0.00
650	0.00	19.91	0.00
Total:		224.75	645.61

RECAP 6570 - Veteran Service Officer

Earnings:	3,442.92	Benefits:	0.00	Deductions:	224.75	Taxes:	411.29	Net Pay:	2,806.88
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Department: 6580 - Human Resources

Total Direct Deposits: 3,172.75
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
165 Stipend w/RET	0.00	50.77
Hourly	80.00	2,192.31
SAL	-3.00	2,265.39
Vacation	4.00	119.23
Total:	81.00	4,627.70

TAXES

Code	Subject To	Employee	Employer
Federal W/H	4,201.29	687.91	0.00
MC	4,432.67	64.27	64.27
SS	4,432.67	274.83	274.83
Unemployment	4,614.08	0.00	0.00
Total:		1,027.01	339.10

DEDUCTIONS

Code	Subject To	Employee	Employer
400	4,627.70	231.38	337.36
550	0.00	13.62	0.00
580	0.00	1.53	0.00
590	0.00	159.39	451.21
595	0.00	2.11	0.00
650	0.00	19.91	0.00
Total:		427.94	788.57

RECAP 6580 - Human Resources

Earnings:	4,627.70	Benefits:	0.00	Deductions:	427.94	Taxes:	1,027.01	Net Pay:	3,172.75
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Department: 6590 - Purchasing Department

				Total Direct Deposits:	3,065.29			
				Total Check Amounts:	0.00			
EARNINGS				TAXES				
Pay Code		Units	Pay Amount	Code	Subject To	Employee	Employer	
165 Stipend w/RET		0.00	16.15	Federal W/H	3,495.73	147.24	0.00	
Hourly		148.00	3,417.51	MC	3,681.92	53.39	53.39	
Vacation		12.00	290.19	SS	3,681.92	228.28	228.28	
	Total:	160.00	3,723.85	Unemployment	3,723.85	0.00	0.00	
					Total:	428.91	281.67	
DEDUCTIONS								
Code	Subject To	Employee	Employer					
400	3,723.85	186.19	271.47					
580	0.00	1.53	0.00					
590	0.00	0.00	789.24					
595	0.00	2.11	0.00					
650	0.00	39.82	0.00					
	Total:	229.65	1,060.71					
RECAP 6590 - Purchasing Department								
Earnings:	3,723.85	Benefits:	0.00	Deductions:	229.65	Taxes:	428.91	Net Pay: 3,065.29

Department: 6600 - Eng. & Subdivision

				Total Direct Deposits:	4,197.01			
				Total Check Amounts:	0.00			
EARNINGS				TAXES				
Pay Code		Units	Pay Amount	Code	Subject To	Employee	Employer	
165 Stipend w/RET		0.00	50.77	Federal W/H	4,959.07	359.88	0.00	
FLOAT		8.00	207.98	MC	5,237.24	75.94	75.94	
Hourly		72.00	1,871.83	SS	5,237.24	324.71	324.71	
SAL		1.00	3,432.69	Unemployment	5,563.27	0.00	0.01	
	Total:	81.00	5,563.27		Total:	760.53	400.66	
DEDUCTIONS								
Code	Subject To	Employee	Employer					
400	5,563.27	278.17	405.57					
551	0.00	100.00	0.00					
580	0.00	1.53	0.00					
590	0.00	159.39	451.21					
595	0.00	6.24	0.00					
650	0.00	60.40	0.00					
	Total:	605.73	856.78					
RECAP 6600 - Eng. & Subdivision								
Earnings:	5,563.27	Benefits:	0.00	Deductions:	605.73	Taxes:	760.53	Net Pay: 4,197.01

Department: 6630 - Grants Department

Total Direct Deposits: 2,491.79
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
165 Stipend w/RET	0.00	34.62
S	8.00	357.71
SAL	-7.00	3,219.35
Total:	1.00	3,611.68

TAXES

Code	Subject To	Employee	Employer
Federal W/H	3,049.57	309.14	0.00
MC	3,230.15	46.84	46.84
SS	3,230.15	200.27	200.27
Unemployment	3,581.10	0.00	0.00
Total:		556.25	247.11

DEDUCTIONS

Code	Subject To	Employee	Employer
400	3,611.68	180.58	263.29
550	0.00	30.58	0.00
551	0.00	126.92	0.00
580	0.00	1.53	0.00
590	0.00	159.39	451.21
595	0.00	4.24	0.00
650	0.00	60.40	0.00
Total:		563.64	714.50

RECAP 6630 - Grants Department

Earnings:	3,611.68	Benefits:	0.00	Deductions:	563.64	Taxes:	556.25	Net Pay:	2,491.79
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Department: 6650 - Emerg Mgnt/Homeland Sec

Total Direct Deposits: 2,283.38
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
BEREAVEMENT	3.00	110.03
FLOAT	8.00	293.40
SAL	-10.00	2,530.57
Total:	1.00	2,934.00

TAXES

Code	Subject To	Employee	Employer
Federal W/H	2,734.70	230.89	0.00
MC	2,881.40	41.78	41.78
SS	2,881.40	178.65	178.65
Unemployment	2,903.42	0.00	0.00
Total:		451.32	220.43

DEDUCTIONS

Code	Subject To	Employee	Employer
400	2,934.00	146.70	213.89
550	0.00	30.58	0.00
590	0.00	0.00	394.62
595	0.00	2.11	0.00
650	0.00	19.91	0.00
Total:		199.30	608.51

RECAP 6650 - Emerg Mgnt/Homeland Sec

Earnings:	2,934.00	Benefits:	0.00	Deductions:	199.30	Taxes:	451.32	Net Pay:	2,283.38
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Department: 7610 - Sanitation Department

				Total Direct Deposits:	7,221.23				
				Total Check Amounts:	0.00				
EARNINGS					TAXES				
Pay Code		Units	Pay Amount		Code	Subject To	Employee	Employer	
165 Stipend w/RET		0.00	50.77		Federal W/H	8,481.32	568.69	0.00	
Hourly		216.00	4,864.68		MC	8,978.06	130.17	130.17	
S		12.00	275.62		SS	8,978.06	556.64	556.64	
SAL		1.00	3,653.85		Unemployment	9,058.45	0.00	0.00	
Uniform		0.00	25.00						
Vacation		12.00	264.90						
	Total:	241.00	9,134.82			Total:	1,255.50	686.81	
DEDUCTIONS									
Code	Subject To	Employee	Employer						
400	9,134.82	456.74	665.93						
520	0.00	40.00	0.00						
550	0.00	76.37	0.00						
551	0.00	38.46	0.00						
580	0.00	4.59	0.00						
590	0.00	0.00	1,183.86						
595	0.00	2.11	0.00						
650	0.00	39.82	0.00						
	Total:	658.09	1,849.79						
RECAP 7610 - Sanitation Department									
Earnings:	9,134.82	Benefits:	0.00	Deductions:	658.09	Taxes:	1,255.50	Net Pay:	7,221.23

Department: 8700 - County Agent

				Total Direct Deposits:	3,264.01				
				Total Check Amounts:	0.00				
EARNINGS				TAXES					
Pay Code		Units	Pay Amount	Code	Subject To	Employee	Employer		
Hourly		80.00	1,706.24	Federal W/H	3,870.27	303.65	0.00		
SAL		2.00	2,249.34	MC	3,955.58	57.36	57.36		
	Total:	82.00	3,955.58	SS	3,955.58	245.25	245.25		
				Unemployment	3,955.58	0.00	0.00		
					Total:	606.26	302.61		
DEDUCTIONS									
Code	Subject To	Employee	Employer						
400	1,706.24	85.31	124.38						
590	0.00	0.00	394.62						
	Total:	85.31	519.00						
RECAP 8700 - County Agent									
Earnings:	3,955.58	Benefits:	0.00	Deductions:	85.31	Taxes:	606.26	Net Pay:	3,264.01



Caldwell County, TX

Detail Register

Payroll Summary

Packet: PYPKT03386 - Payroll 09212025 thru 10042025
Payroll Set: 01 - Payroll Set 01

Pay Period: 09/21/2025 - 10/04/2025

Total Direct Deposits: 491,186.71
Total Check Amounts: 10,546.75

Males Paid: 167
Females Paid: 126
Unknown Paid: 0
Total Employees: 293

EARNINGS

Pay Code	Units	Pay Amount
165 Stipend w/RET	0.00	2,326.15
ADA Supplement	0.00	537.52
ADA/ETF Stipend	0.00	7,267.82
BEREAVEMENT	3.00	110.03
CSP-OT	243.00	6,561.00
DA Staff Supplement	0.00	1,047.72
FLOAT	50.04	1,441.92
Hourly	15,754.75	400,589.42
Jail Soft Pay	0.00	1,257.63
JP COMP TAKEN	3.25	89.41
Jud Stip	1.00	4,038.46
LWOP	22.11	0.00
OT	387.00	15,480.52
S	591.83	15,547.20
S.O SB22	0.00	13,515.64
S.O. Soft Pay	0.00	3,687.77
SAL	-81.00	163,917.41
TxDOT STEP	7.50	259.61
Uniform	0.00	2,300.00
Vacation	816.27	22,282.22
Total:	17,798.75	662,257.45

BENEFITS

Pay Code	Units	Pay Amount
JP COMP EARNED	11.75	339.14
Total:	11.75	339.14

TAXES

Code	Subject To	Employee	Employer
Federal W/H	604,743.38	52,599.07	0.00
MC	638,759.65	9,261.97	9,261.97
SS	638,759.65	39,603.19	39,603.19
Unemployment	591,393.67	0.00	0.18
Total:		101,464.23	48,865.34

FWH - \$52,599.07
MC - \$18,523.94
SS - \$79,206.38

\$150,329.39

DEDUCTIONS

Code	Subject To	Employee	Employer
400	655,621.62	32,781.27	47,794.86
520	0.00	1,235.00	0.00
530	0.00	434.30	0.00
550	0.00	2,260.54	0.00
551	0.00	3,357.39	0.00
552	0.00	192.30	0.00
560	0.00	75.00	0.00
580	0.00	200.43	0.00
590	0.00	11,998.33	92,524.37
595	0.00	501.42	0.00
610	0.00	74.42	0.00
650	0.00	5,187.82	0.00
Bankruptcy	0.00	761.54	0.00
Total:		59,059.76	140,319.23

RECAP 01 - Payroll Set 01

Earnings: 662,257.45 Benefits: 339.14 Deductions: 59,059.76 Taxes: 101,464.23 Net Pay: 501,733.46

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Recurring Payment
Subject:	To approve County Payroll Tax payment in the amount of \$150,329.39 (09/21/2025 through 10/04/2025).
Costs:	\$150,329.39
Agenda Speakers:	Judge Haden/Kristianna Ortiz
Backup Materials:	Attached
Total # of Pages:	1



Caldwell County, TX

Detail Register

Payroll Summary

Packet: PYPKT03386 - Payroll 09212025 thru 10042025
Payroll Set: 01 - Payroll Set 01

Pay Period: 09/21/2025 - 10/04/2025

Total Direct Deposits: 491,186.71
Total Check Amounts: 10,546.75

Males Paid: 167
Females Paid: 126
Unknown Paid: 0
Total Employees: 293

EARNINGS

Pay Code	Units	Pay Amount
165 Stipend w/RET	0.00	2,326.15
ADA Supplement	0.00	537.52
ADA/ETF Stipend	0.00	7,267.82
BEREAVEMENT	3.00	110.03
CSP-OT	243.00	6,561.00
DA Staff Supplement	0.00	1,047.72
FLOAT	50.04	1,441.92
Hourly	15,754.75	400,589.42
Jail Soft Pay	0.00	1,257.63
JP COMP TAKEN	3.25	89.41
Jud Stip	1.00	4,038.46
LWOP	22.11	0.00
OT	387.00	15,480.52
S	591.83	15,547.20
S.O SB22	0.00	13,515.64
S.O. Soft Pay	0.00	3,687.77
SAL	-81.00	163,917.41
TxDOT STEP	7.50	259.61
Uniform	0.00	2,300.00
Vacation	816.27	22,282.22
Total:	17,798.75	662,257.45

BENEFITS

Pay Code	Units	Pay Amount
JP COMP EARNED	11.75	339.14
Total:	11.75	339.14

TAXES

Code	Subject To	Employee	Employer
Federal W/H	604,743.38	52,599.07	0.00
MC	638,759.65	9,261.97	9,261.97
SS	638,759.65	39,603.19	39,603.19
Unemployment	591,393.67	0.00	0.18
Total:		101,464.23	48,865.34

DEDUCTIONS

Code	Subject To	Employee	Employer
400	655,621.62	32,781.27	47,794.86
520	0.00	1,235.00	0.00
530	0.00	434.30	0.00
550	0.00	2,260.54	0.00
551	0.00	3,357.39	0.00
552	0.00	192.30	0.00
560	0.00	75.00	0.00
580	0.00	200.43	0.00
590	0.00	11,998.33	92,524.37
595	0.00	501.42	0.00
610	0.00	74.42	0.00
650	0.00	5,187.82	0.00
Bankruptcy	0.00	761.54	0.00
Total:		59,059.76	140,319.23

RECAP 01 - Payroll Set 01

Earnings: 662,257.45 Benefits: 339.14 Deductions: 59,059.76 Taxes: 101,464.23 Net Pay: 501,733.46

FWH - \$52,599.07
MC - \$18,523.94
SS - \$79,206.38

\$150,329.39

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Budget Amendment
Subject:	To approve Budget Amendment 01-2026 to 001-6510-4118 Employee Acknowledgment for Fiscal Year 2025-2026.
Costs:	\$6,000.00
Agenda Speakers:	Judge Haden/Danie Teltow
Backup Materials:	Attached
Total # of Pages:	1

**CALDWELL COUNTY
BUDGET AMENDMENT REQUEST
FY 2025-2026**

DATE: October 1, 2025

DEPARTMENT: Non- Departmental

A	B	C		D	E
FUND/DEPARTMENT/LINE <i>(EX.001-xxxx-xxxx)</i>	Account Description	ORIGINAL BUDGET AMOUNT	CURRENT BUDGET AMOUNT <i>(Total budgeted amount)</i>	REQUESTED CHANGE <i>(add/subtract)</i>	REVISED BUDGET AMOUNT <i>(NEW budgeted amount)</i>
001-6510-4118	EMPLOYEE ACKNOWLEDGEMENT	\$ -	\$ -	\$ 6,000.00	\$ 6,000.00
TOTALS		\$ -	\$ -	-	\$ 6,000.00

EXPLAIN SPECIFICALLY WHY MONIES ARE BEING TRANSFERRED INTO EACH LINE:

Error when revising budget. Accidentally left this dollar amount out because a new GL needed to be created. This is for end of year employee awards and recognition.

Passed and approved in Commissioners Court by a vote of _____ aye and _____ nay on this _____ day of _____, 20____.

Recorded By
Caldwell County Judge

Attested By
Caldwell County Clerk

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Recurring Payment
Subject:	To accept the September 2025 Young Farmer Assessment Fee payment to the Texas Agricultural Finance Authority totaling \$285.00.
Costs:	\$285.00
Agenda Speakers:	Judge Haden/Debbie Sanders
Backup Materials:	Attached
Total # of Pages:	2

**TEXAS AGRICULTURAL FINANCE AUTHORITY
TEXAS AGRICULTURAL FUND
REMITTANCE ADVICE FORM**

This Remittance Advice Form and the Detailed Report of Collections and Refunds are to be included with each remittance of the assessment fees required by the Rules of the Program, which states that a \$5.00 assessment per tag will be collected on motor vehicles registered with Farm Truck and Farm Tractor license plates and that such notice of refund has been provided to each registrant of such a vehicle.

Funds collected are to be remitted monthly to the Authority for credit to the Program Account within the State Treasury on or before the 15th day of the month following the reporting period.

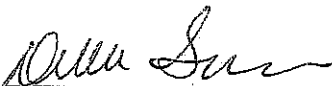
Total Number of Farm Tags Issued:	57
@ \$5.00 per Tag	x \$5.00
Total Funds Collected & Forwarded to Authority	\$285.00

Reporting Period: 9/1/25 – 9/30/25

Remittance Date: 10/7/25 Check Number: 165

CERTIFICATION

I, Debbie Sanders – Tax Assessor-Collector, hereby certify that I am the duly qualified and acting Tax Assessor-Collector of Caldwell County, Texas and do further certify that the funds remitted with this Advice were collected for the Texas Agricultural Fund, and such funds represent the total of all assessment fees collected by this County for such purposes during the reporting period indicated herein.

Signature: 

Printed Name: Debbie Sanders

County: Caldwell County

Date: September 5, 2025

Telephone Number: 512-398-1830

Email Address: Debbie.Sanders@co.caldwell.tx.us

REMIT TO:

**TEXAS AGRICULTURAL FINANCE AUTHORITY
P.O. BOX 12099
CAPITAL STATION
AUSTIN, TEXAS 78711**

Questions? Call TAFA at (512) 463-7476 or by email grants@TexasAgriculture.gov.

MONTHLY FUNDS REPORT

For: September 2025

Transaction Year: 2025
Office: 028 - CALDWELL

Transaction Month: September

Account Item Code: YOUNG FARMER PROGRAM

Monthly Totals	
County	YOUNG FARMER PROGRAM
28 - CALDWELL	
Items Sold	57
Voided	0

County: 28 - CALDWELL
Total Item Price: \$285.00

Account Item Code Description: YOUNG FARMER PROGRAM
Items sold: 57

Voided: 0

02800045907140122	\$5.00	02800045907144432	\$5.00	02800045915133215	\$5.00	02800045916115921	\$5.00
02800045916135227	\$5.00	02800045916152511	\$5.00	02800045927112256	\$5.00	02800045927152948	\$5.00
02800045927153014	\$5.00	02800145902093420	\$5.00	02800145902104138	\$5.00	02800145902130412	\$5.00
02800145906100758	\$5.00	02800145906101253	\$5.00	02800145920084319	\$5.00	02800145920093433	\$5.00
02800145920093516	\$5.00	02800145921113836	\$5.00	02800145922103500	\$5.00	02809945901250019	\$5.00
02809945901250041	\$5.00	02809945907250011	\$5.00	02809945907250013	\$5.00	02809945907250075	\$5.00
02809945914250009	\$5.00	02809945917250022	\$5.00	02809945921250008	\$5.00	02809945921250023	\$5.00
02809945922250018	\$5.00	02809945928250045	\$5.00	02820045900141142	\$5.00	02820045901142947	\$5.00
02820045903145613	\$5.00	02820045907075912	\$5.00	02820045915095347	\$5.00	02820045916142935	\$5.00
02820045920104830	\$10.00	02820045922103055	\$5.00	02820045922103140	\$5.00	02825045907141114	\$5.00
02825045913090256	\$5.00	02825045915142859	\$5.00	02825045917132036	\$5.00	02825045920104602	\$5.00
02825045920154334	\$5.00	02825045923094404	\$5.00	02825045924135223	\$5.00	02830045900114221	\$5.00
02830045900145758	\$5.00	02830045900153246	\$5.00	02830045906113617	\$5.00	02830045908250005	\$5.00
02830045921121204	\$5.00	02830145913121052	\$5.00	02830145913123302	\$5.00	02830145915103927	\$5.00

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Recurring Payment
Subject:	To accept September 2025 DMV payment to Caldwell County in the amount of \$59,896.85.
Costs:	\$59,896.85
Agenda Speakers:	Judge Haden/Debbie Sanders
Backup Materials:	Attached
Total # of Pages:	5

Treasurer

TAC Auto Title Fee IRP & Monday Reg Fee

Date	Description	Memo	Amount
9/9/2025	Caldwell County	IRP Reg Rpt \$10 CoR&B Fee	\$0.00
		IRP Reg P&H	\$0.00
		IRP Reg Rpt Child Safety Fund	\$0.00
		Monday Reg Rpt \$10 CoR&B Fee 09.02.25	\$10,370.00
		Monday Reg Rpt Auto Comm 09.03.25	\$1,076.00
		Monday Reg Rpt P&H 09.04.25	\$2,227.60
		Monday Reg Rpt Child Safety Fund 09.05.25	\$1,555.50
		Title Rpt 09.01.25	HOLIDAY
		Title Rpt 09.02.25	\$180.00
		Title Rpt 09.03.25	\$255.00
		Title Rpt 09.04.25	\$580.00
		Title Rpt 09.05.25	\$155.00
9/9/2025			\$16,399.10

Treasurer

TAC Auto Title Fee IRP & Monday Reg Fee

Date	Description	Memo	Amount
9/16/2025	Caldwell County	IRP Reg Rpt \$10 CoR&B Fee	\$10.00
		IRP Reg P&H	\$2.30
		IRP Reg Rpt Child Safety Fund	\$1.50
		Monday Reg Rpt \$10 CoR&B Fee 09.08.25	\$9,270.00
		Monday Reg Rpt Auto Comm 09.09.25	\$864.25
		Monday Reg Rpt P&H 09.10.25	\$1,769.05
		Monday Reg Rpt Child Safety Fund 09.11.25	\$1,390.50
		Title Rpt 09.08.25	\$220.00
		Title Rpt 09.09.25	\$175.00
		Title Rpt 09.10.25	\$315.00
		Title Rpt 09.11.25 RTS System Down	\$0.00
		Title Rpt 09.12.25	\$430.00
9/16/2025		\$14,447.60	

Treasurer

TAC Auto Title Fee IRP & Monday Reg Fee

Date	Description	Memo	Amount
9/30/2025	Caldwell County	IRP Reg Rpt \$10 CoR&B Fee	\$50.00
		IRP Reg P&H	\$11.50
		IRP Reg Rpt Child Safety Fund	\$7.50
		Monday Reg Rpt \$10 CoR&B Fee 09.22.25	\$9,290.00
		Monday Reg Rpt Auto Comm 09.23.25	\$988.25
		Monday Reg Rpt P&H 09.24.25	\$1,897.35
		Monday Reg Rpt Child Safety Fund 09.25.25	\$1,393.50
		Title Rpt 09.22.25	\$215.00
		Title Rpt 09.23.25	\$210.00
		Title Rpt 09.24.25	\$130.00
		Title Rpt 09.25.25	\$105.00
		Title Rpt 09.26.25	\$270.00
9/30/2025			\$14,568.10

Treasurer

TAC Auto Title Fee IRP & Monday Reg Fee

Date	Description	Memo	Amount
9/24/2025	Caldwell County	IRP Reg Rpt \$10 CoR&B Fee	\$0.00
		IRP Reg P&H	\$0.00
		IRP Reg Rpt Child Safety Fund	\$0.00
		Monday Reg Rpt \$10 CoR&B Fee 09.15.25	\$9,030.00
		Monday Reg Rpt Auto Comm 09.16.25	\$942.25
		Monday Reg Rpt P&H 09.17.25	\$1,895.30
		Monday Reg Rpt Child Safety Fund 09.18.25	\$1,354.50
		Title Rpt 09.15.25	\$265.00
		Title Rpt 09.16.25	\$345.00
		Title Rpt 09.17.25	\$90.00
		Title Rpt 09.18.25	\$370.00
		Title Rpt 09.19.25	\$190.00
9/24/2025			\$14,482.05

	16,399.10	+
	14,447.60	+
	14,568.10	+
	14,482.05	+
004.....		
	59,896.85	G+
	0.	0

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Departmental Report
Subject:	To accept September 2025 DMV Remittance in the amount of \$272,252.88.
Costs:	\$272,252.88
Agenda Speakers:	Judge Haden/Debbie Sanders
Backup Materials:	Attached
Total # of Pages:	27

RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)

Transaction ID: 02810045907093225

Trace Number: 2727395

Payment Total: \$353.00

Date: 09/09/2025

Method: EFT (Suffix: 1)

Requested By: ERICA1



Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/02/2025	09/02/2025	\$50.00	REBUILT-FEE1
09/02/2025	09/02/2025	\$15.00	REBUILT-FEE2
09/02/2025	09/02/2025	\$180.00	TITLECOMP
09/02/2025	09/02/2025	\$108.00	TITLEAPPL

*** Please retain this report for your records ***

353.00 +
 473.00 +
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 70,609.31 +
 417.00 +
 735.00 +
 569.00 +
 753.00 +
 63,550.58 +
 424.00 +
 942.00 +
 209.00 +
 657.00 +
 369.00 +
 64,556.53 +
 344.00 +
 336.00 +
 208.00 +
 233.00 +
 497.00 +
 63,360.81 +
 1,415.65 +

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272,252.88 *

 RUNDATE 09/09/2025
 RUNTIME 09:32:25

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PAGE 1

9/1/25

Holiday

RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)

Transaction ID: 02810045907093243

Trace Number: 2747397

Payment Total: \$473.00
Date: 09/09/2025
Method: EFT (Suffix: 1)
Requested By: ERICA

Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/03/2025	09/03/2025	\$50.00	REBUILT-FEE1
09/03/2025	09/03/2025	\$15.00	REBUILT-FEE2
09/03/2025	09/03/2025	\$255.00	TITLECOMP
09/03/2025	09/03/2025	\$153.00	TITLEAPPL

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RUNDATE 09/09/2025
RUNTIME 09:32:43

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PAGE 1

RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)

Trace Number: 2747398

Transaction ID: 02810045907093255

Payment Total: \$993.00
Date: 09/09/2025
Method: EFT (Suffix: 1)
Requested By: ERICA1



Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/04/2025	09/04/2025	\$50.00	REBUILT-FEE1
09/04/2025	09/04/2025	\$15.00	REBUILT-FEE2
09/04/2025	09/04/2025	\$580.00	TITLECOMP
09/04/2025	09/04/2025	\$348.00	TITLEAPPL

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RUNDATE 09/09/2025
RUNTIME 09:32:55

. . . END OF REPORT . . .

PAGE 1

RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)

Trace Number: 2747399

Transaction ID: 02810045907093306



Payment Total: \$248.00
Date: 09/09/2025
Method: EFT (Suffix: 1)
Requested By: ERICA1

Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/05/2025	09/05/2025	\$155.00	TITLECOMP
09/05/2025	09/05/2025	\$93.00	TITLEAPPL

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RUNDATE 09/09/2025
RUNTIME 09:33:06

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PAGE 1

RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)

Transaction ID: 02810045907093616

Trace Number: 2747404

Payment Total: \$70,609.31

Date: 09/09/2025

Method: EFT (Suffix: 1)

Requested By: ERICAL

**COPY**

Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/06/2025	09/06/2025	\$1,874.00	INSRPL-CAIR-1Y
09/06/2025	09/06/2025	\$1,874.00	INSRPL-GREV-1Y
09/06/2025	09/06/2025	\$3,279.50	INSRPL-MBLT-1Y
09/06/2025	09/06/2025	\$909.00	INS
09/06/2025	09/06/2025	\$-302.00	PHTXOCOMP
09/06/2025	09/06/2025	\$-151.00	PHTXODISCNT
09/06/2025	09/06/2025	\$534.00	PHAUTOMATE
09/06/2025	09/06/2025	\$2,394.10	PHDMVCOMP
09/06/2025	09/06/2025	\$57,474.81	CRBFUND
09/06/2025	09/06/2025	\$-1,629.25	OUTOFCNTYCRDT
09/06/2025	09/06/2025	\$170.00	DELTRNSEDUC
09/06/2025	09/06/2025	\$630.00	DELTRNSTXDOT
09/06/2025	09/06/2025	\$6.50	INSP-EMI-CAIR
09/06/2025	09/06/2025	\$26.00	INSP-EMI-MBLT
09/06/2025	09/06/2025	\$3.25	INSP-EMI-TXOL
09/06/2025	09/06/2025	\$70.00	INSP-TERP
09/06/2025	09/06/2025	\$70.00	INSP-TXMBLTY-3
09/06/2025	09/06/2025	\$16.00	INSP-TXONLNE-1
09/06/2025	09/06/2025	\$2.00	INSP-TCEQ-1
09/06/2025	09/06/2025	\$3.50	INSP-TXMBLTY-1
09/06/2025	09/06/2025	\$10.00	OFFHIGHWAYPLT
09/06/2025	09/06/2025	\$27.00	AUTOMATE
09/06/2025	09/06/2025	\$50.00	ANTIQUES
09/06/2025	09/06/2025	\$126.00	REPLACEMENT1
09/06/2025	09/06/2025	\$46.00	SPTXDOT
09/06/2025	09/06/2025	\$45.00	DISPARKCARD
09/06/2025	09/06/2025	\$122.50	TRANSFER
09/06/2025	09/06/2025	\$49.33	SPDMVVP6RNW
09/06/2025	09/06/2025	\$38.78	SPVND05FD6
09/06/2025	09/06/2025	\$736.89	SPDMV95FD1
09/06/2025	09/06/2025	\$40.00	BUYERS-TAG
09/06/2025	09/06/2025	\$550.00	BUYER-PLATE
09/06/2025	09/06/2025	\$127.75	OUTOFCNTYFEE
09/06/2025	09/06/2025	\$16.00	INSRPL-CAIR-2Y
09/06/2025	09/06/2025	\$16.00	INSRPL-GREV-2Y
09/06/2025	09/06/2025	\$102.00	INSRPL-MBLT-2Y
09/06/2025	09/06/2025	\$-74.35	APPREHCRDT
09/06/2025	09/06/2025	\$-0.50	SP-COMM VP CRD
09/06/2025	09/06/2025	\$55.00	DELTRANSFER
09/06/2025	09/06/2025	\$1,200.00	EVFEE1YR
09/06/2025	09/06/2025	\$38.75	SP-PERSONALIZE
09/06/2025	09/06/2025	\$0.25	SPTXDMV
09/06/2025	09/06/2025	\$10.50	STATE PARKS
09/06/2025	09/06/2025	\$22.00	SP-KNIGHTS COL

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PAGE 1

RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)



Trace Number: 2748936

Transaction ID: 02810045914144323

Payment Total: \$417.00
Date: 09/16/2025
Method: EFT (Suffix: 1)
Requested By: DSANDER



Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/08/2025	09/08/2025	\$50.00	REBUILT-FEE1
09/08/2025	09/08/2025	\$15.00	REBUILT-FEE2
09/08/2025	09/08/2025	\$220.00	TITLECOMP
09/08/2025	09/08/2025	\$132.00	TITLEAPPL

*** Please retain this report for your records ***

RUNDATE 09/16/2025
RUNTIME 14:43:23

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PAGE 1



RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)



Trace Number: 2748937

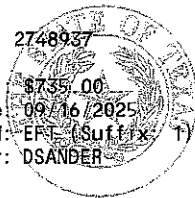
Transaction ID: 02810045914144405

Payment Total: \$735.00

Date: 09/16/2025

Method: EFT (Suffix: T)

Requested By: DSANDER



Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/09/2025	09/09/2025	\$350.00	REBUILT-FEE1
09/09/2025	09/09/2025	\$105.00	REBUILT-FEE2
09/09/2025	09/09/2025	\$175.00	TITLECOMP
09/09/2025	09/09/2025	\$105.00	TITLEAPPL

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RUNDATE 09/16/2025
RUNTIME 14:44:05

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PAGE 1



RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)



Trace Number: 2748938

Transaction ID: 02810045914144459

Payment Total: \$569.00
Date: 09/16/2025
Method: EFT (Suffix: 1)
Requested By: DSANDER



Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/10/2025	09/10/2025	\$50.00	REBUILT-FEE1
09/10/2025	09/10/2025	\$15.00	REBUILT-FEE2
09/10/2025	09/10/2025	\$315.00	TITLECOMP
09/10/2025	09/10/2025	\$189.00	TITLEAPPL

*** Please retain this report for your records ***

RUNDATE 09/16/2025
RUNTIME 14:45:00

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PAGE 1

9/11/25

System
Down

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FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)



Trace Number: 2748939

Transaction ID: 02810045914144603

Payment Total: \$753.00
Date: 09/16/2025
Method: EFT (Suffix: 1)
Requested By: DSANDER



Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/12/2025	09/12/2025	\$50.00	REBUILT-FEE1
09/12/2025	09/12/2025	\$15.00	REBUILT-FEE2
09/12/2025	09/12/2025	\$430.00	TITLECOMP
09/12/2025	09/12/2025	\$258.00	TITLEAPPL

*** Please retain this report for your records ***

RUNDATE 09/16/2025
RUNTIME 14:46:03

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PAGE 1

RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)

Transaction ID: 02810045914144657

Trace Number: 2748940

Payment Total: \$63,550.58
Date: 09/16/2025
Method: EFT (Suffix: 1)
Requested By: DSANDER

Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/13/2025	09/13/2025	\$1,702.00	INSRPL-CAIR-1Y
09/13/2025	09/13/2025	\$1,702.00	INSRPL-GREV-1Y
09/13/2025	09/13/2025	\$2,978.50	INSRPL-MBLT-1Y
09/13/2025	09/13/2025	\$814.00	INS
09/13/2025	09/13/2025	\$-478.00	PHTXOCOMP
09/13/2025	09/13/2025	\$-239.00	PHTXODISCNT
09/13/2025	09/13/2025	\$472.50	PHAUTOMATE
09/13/2025	09/13/2025	\$2,334.65	PHDMVCOMP
09/13/2025	09/13/2025	\$51,779.95	CRBFUND
09/13/2025	09/13/2025	\$55.67	SPTXDOT
09/13/2025	09/13/2025	\$80.72	SP-PERSONALIZE
09/13/2025	09/13/2025	\$1.11	SPTXDMV
09/13/2025	09/13/2025	\$15.00	VETERANS' FUND
09/13/2025	09/13/2025	\$-1.00	SP-COMM VP CRD
09/13/2025	09/13/2025	\$-1,189.75	OUTOFCNTYCRDT
09/13/2025	09/13/2025	\$182.75	OUTOFCNTYFEE
09/13/2025	09/13/2025	\$170.00	DELTRNSEDUC
09/13/2025	09/13/2025	\$480.00	DELTRNSTXDOT
09/13/2025	09/13/2025	\$5.00	INSP-EMI-CAIR
09/13/2025	09/13/2025	\$20.00	INSP-EMI-MBLT
09/13/2025	09/13/2025	\$2.50	INSP-EMI-TXOL
09/13/2025	09/13/2025	\$600.00	EVFEE1YR
09/13/2025	09/13/2025	\$1.00	ORGAN DONOR
09/13/2025	09/13/2025	\$24.00	AUTOMATE
09/13/2025	09/13/2025	\$73.50	REPLACEMENT1
09/13/2025	09/13/2025	\$25.34	SPDMVVP6RNW
09/13/2025	09/13/2025	\$23.45	SPVND05FD6
09/13/2025	09/13/2025	\$445.71	SPDMV95FD1
09/13/2025	09/13/2025	\$52.75	STATE PARKS
09/13/2025	09/13/2025	\$35.00	DISPARKCARD
09/13/2025	09/13/2025	\$111.25	TRANSFER
09/13/2025	09/13/2025	\$210.00	INSP-TERP
09/13/2025	09/13/2025	\$210.00	INSP-TXMBLTY-3
09/13/2025	09/13/2025	\$42.00	INSP-TXONLNE-1
09/13/2025	09/13/2025	\$22.00	SP-OCELOTS
09/13/2025	09/13/2025	\$1.00	SPCLOLY-DN
09/13/2025	09/13/2025	\$580.00	BUYER-PLATE
09/13/2025	09/13/2025	\$20.00	INSRPL-CAIR-2Y
09/13/2025	09/13/2025	\$20.00	INSRPL-GREV-2Y
09/13/2025	09/13/2025	\$127.50	INSRPL-MBLT-2Y
09/13/2025	09/13/2025	\$75.00	BUYERS-TAG
09/13/2025	09/13/2025	\$35.00	DELTRANSFER
09/13/2025	09/13/2025	\$1.83	SP-BLUE HERON
09/13/2025	09/13/2025	\$-74.35	APPREHCRDT

*** Please retain this report for your records ***

RUNDATE 09/16/2025
RUNTIME 14:46:57

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PAGE 1

RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)



Trace Number: 2750494

Transaction ID: 02810045922105538

Payment Total: \$424.00

Date: 09/24/2025

Method: EFT (Suffix: 1)

Requested By: ERICA



Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/15/2025	09/15/2025	\$265.00	TITLECOMP
09/15/2025	09/15/2025	\$159.00	TITLEAPPL

*** Please retain this report for your records ***

RUNDATE 09/24/2025
RUNTIME 10:55:38

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PAGE 1

RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Trace Number: 2750495

Transaction ID: 02810045922105556

Payment Total: \$942.00

Date: 09/24/2025

Method: EFT (Suffix 1)

Requested By: ERICAE



Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/16/2025	09/16/2025	\$300.00	REBUILT-FEE1
09/16/2025	09/16/2025	\$90.00	REBUILT-FEE2
09/16/2025	09/16/2025	\$345.00	TITLECOMP
09/16/2025	09/16/2025	\$207.00	TITLEAPPL

*** Please retain this report for your records ***

RUNDATE 09/24/2025
RUNTIME 10:55:57

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PAGE 1

RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)



Trace Number: 2750496

Transaction ID: 02810045922105622

Payment Total: \$209.00

Date: 09/24/2025

Method: EFT (Suffix)

Requested By: ERISA1



Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/17/2025	09/17/2025	\$50.00	REBUILT-FEE1
09/17/2025	09/17/2025	\$15.00	REBUILT-FEE2
09/17/2025	09/17/2025	\$90.00	TITLECOMP
09/17/2025	09/17/2025	\$54.00	TITLEAPPL

*** Please retain this report for your records ***

RUNDATE 09/24/2025
RUNTIME 10:56:23

. . . END OF REPORT . . .

PAGE 1

RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)



Trace Number: 2750498

Transaction ID: 02810045922105640

Payment Total: \$657.00

Date: 09/24/2025

Method: EFT (Suffix: F)

Requested By: ERICA



Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/18/2025	09/18/2025	\$50.00	REBUILT-FEE1
09/18/2025	09/18/2025	\$15.00	REBUILT-FEE2
09/18/2025	09/18/2025	\$370.00	TITLECOMP
09/18/2025	09/18/2025	\$222.00	TITLEAPPL

*** Please retain this report for your records ***

RUNDATE 09/24/2025
RUNTIME 10:56:40

. . . END OF REPORT . . .

PAGE 1

RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)

Transaction ID: 02810045922105703

Trace Number: 2750499

Payment Total: \$369.00

Date: 09/24/2025

Method: EFT (Suffix: 1)

Requested By: ERICA



Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/19/2025	09/19/2025	\$50.00	REBUILT-FEE1
09/19/2025	09/19/2025	\$15.00	REBUILT-FEE2
09/19/2025	09/19/2025	\$190.00	TITLECOMP
09/19/2025	09/19/2025	\$114.00	TITLEAPPL

*** Please retain this report for your records ***

RUNDATE 09/24/2025
RUNTIME 10:57:04

END OF REPORT

PAGE 1

RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)

Transaction ID: 02810045922110253

Trace Number: 2750598

Payment Total: \$64,556.53

Date: 09/24/2025

Method: EFT Suffix

Requested By: ERICA



Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/20/2025	09/20/2025	\$7.50	INSP-EMI-CAIR
09/20/2025	09/20/2025	\$30.00	INSP-EMI-MBLT
09/20/2025	09/20/2025	\$3.75	INSP-EMI-TXOL
09/20/2025	09/20/2025	\$1,640.00	INSRPL-CAIR-1Y
09/20/2025	09/20/2025	\$1,640.00	INSRPL-GREV-1Y
09/20/2025	09/20/2025	\$2,870.00	INSRPL-MBLT-1Y
09/20/2025	09/20/2025	\$802.00	INS
09/20/2025	09/20/2025	\$110.00	INSP-TERP
09/20/2025	09/20/2025	\$110.00	INSP-TXMBLTY-3
09/20/2025	09/20/2025	\$22.00	INSP-TXONLNE-1
09/20/2025	09/20/2025	\$-324.00	PHTXOCOMP
09/20/2025	09/20/2025	\$-162.00	PHTXODISCNT
09/20/2025	09/20/2025	\$461.50	PHAUTOMATE
09/20/2025	09/20/2025	\$2,131.95	PHDMVCOMP
09/20/2025	09/20/2025	\$53,624.69	CRBFUND
09/20/2025	09/20/2025	\$-1.00	SP-COMM CRDT
09/20/2025	09/20/2025	\$-879.15	OUTOFCNTYCRDT
09/20/2025	09/20/2025	\$137.75	OUTOFCNTYFEE
09/20/2025	09/20/2025	\$170.00	DELTRNSEDUC
09/20/2025	09/20/2025	\$467.50	DELTRNSTXDOT
09/20/2025	09/20/2025	\$33.50	AUTOMATE
09/20/2025	09/20/2025	\$140.00	REPLACEMENT1
09/20/2025	09/20/2025	\$49.50	SPTXDOT
09/20/2025	09/20/2025	\$125.00	DISPARKCARD
09/20/2025	09/20/2025	\$131.25	TRANSFER
09/20/2025	09/20/2025	\$660.00	BUYER-PLATE
09/20/2025	09/20/2025	\$60.00	DELTRANSFER
09/20/2025	09/20/2025	\$45.00	BUYERS-TAG
09/20/2025	09/20/2025	\$6.67	SPDMVVP6RWN
09/20/2025	09/20/2025	\$3.79	SPVND05FD6
09/20/2025	09/20/2025	\$72.04	SPDMV95FD1
09/20/2025	09/20/2025	\$20.00	INSRPL-CAIR-2Y
09/20/2025	09/20/2025	\$20.00	INSRPL-GREV-2Y
09/20/2025	09/20/2025	\$127.50	INSRPL-MBLT-2Y
09/20/2025	09/20/2025	\$1.00	ORGAN DONOR
09/20/2025	09/20/2025	\$65.54	STATE PARKS
09/20/2025	09/20/2025	\$5.00	VETERANS' FUND
09/20/2025	09/20/2025	\$2.00	SPCLOLY-DN
09/20/2025	09/20/2025	\$-95.75	REFREG
09/20/2025	09/20/2025	\$22.00	SP-TX RIVERS
09/20/2025	09/20/2025	\$200.00	EVFEE1YR

*** Please retain this report for your records ***

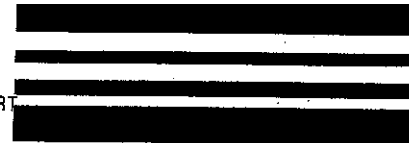
RUNDATE 09/24/2025
RUNTIME 11:02:53

... END OF REPORT ...

PAGE 1

RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)



Trace Number: 2751516

Transaction ID: 02810045928102129

Payment Total: \$344.00
Date: 09/30/2025
Method: EFT (Suffix: 1)
Requested By: ERICA1



Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/22/2025	09/22/2025	\$215.00	TITLECOMP
09/22/2025	09/22/2025	\$129.00	TITLEAPPL

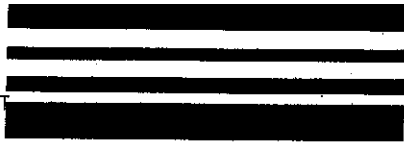
*** Please retain this report for your records ***

RUNDATE 09/30/2025
RUNTIME 10:21:29

. . . END OF REPORT . . .

RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)



Trace Number: 2751517

Transaction ID: 02810045928102155

Payment Total: \$338.00
Date: 09/30/2025
Method: EFT (Suffix: 1)
Requested By: ERICA1



Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/23/2025	09/23/2025	\$210.00	TITLECOMP
09/23/2025	09/23/2025	\$126.00	TITLEAPPL

*** Please retain this report for your records ***

RUNDATE 09/30/2025
RUNTIME 10:21:56

. . . END OF REPORT . . .

PAGE 1

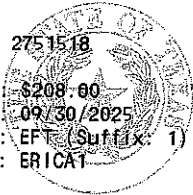
RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)

Trace Number: 2751518

Transaction ID: 02810045928102214

Payment Total: \$208.00
Date: 09/30/2025
Method: EFT (Suffix: 1)
Requested By: ERICAT



Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/24/2025	09/24/2025	\$130.00	TITLECOMP
09/24/2025	09/24/2025	\$78.00	TITLEAPPL

*** Please retain this report for your records ***

RUNDATE 09/30/2025
RUNTIME 10:22:14

. . . END OF REPORT . . .

PAGE 1

RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)

Trace Number: 2751519

Transaction ID: 02810045928102231

Payment Total: \$233.00
Date: 09/30/2025
Method: EFT (Suffix 1)
Requested By: ERICA



Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/25/2025	09/25/2025	\$105.00	TITLECOMP
09/25/2025	09/25/2025	\$63.00	TITLEAPPL
09/25/2025	09/25/2025	\$50.00	REBUILT-FEE1
09/25/2025	09/25/2025	\$15.00	REBUILT-FEE2

*** Please retain this report for your records ***

RUNDATE 09/30/2025
RUNTIME 10:22:31

. . . END OF REPORT . . .

PAGE 1

RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)



Trace Number: 2751521

Transaction ID: 02810045928102300

Payment Total: \$497.00
Date: 09/30/2025
Method: EFT (Suffix: 1)
Requested By: ERICAT



Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/26/2025	09/26/2025	\$50.00	REBUILT-FEE1
09/26/2025	09/26/2025	\$15.00	REBUILT-FEE2
09/26/2025	09/26/2025	\$270.00	TITLECOMP
09/26/2025	09/26/2025	\$162.00	TITLEAPPL

*** Please retain this report for your records ***

RUNDATE 09/30/2025
RUNTIME 10:23:00

. . . END OF REPORT . . .

PAGE 1

RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)

Transaction ID: 02810045928102331

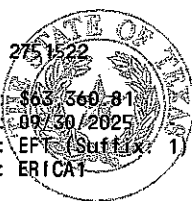
Trace Number: 2751522

Payment Total: \$63,369.81

Date: 09/30/2025

Method: EFT (Suffix: 1)

Requested By: ERICAT



Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/27/2025	09/27/2025	\$5.00	INSP-EMI-CAIR
09/27/2025	09/27/2025	\$20.00	INSP-EMI-MBLT
09/27/2025	09/27/2025	\$2.50	INSP-EMI-TXOL
09/27/2025	09/27/2025	\$1,736.00	INSRPL-CAIR-1Y
09/27/2025	09/27/2025	\$1,736.00	INSRPL-GREV-1Y
09/27/2025	09/27/2025	\$3,038.00	INSRPL-MBLT-1Y
09/27/2025	09/27/2025	\$829.00	INS
09/27/2025	09/27/2025	\$-360.00	PHTXOCOMP
09/27/2025	09/27/2025	\$-180.00	PHTXODISCNT
09/27/2025	09/27/2025	\$471.00	PHAUTOMATE
09/27/2025	09/27/2025	\$2,205.90	PHDMVCOMP
09/27/2025	09/27/2025	\$51,572.74	CRBFUND
09/27/2025	09/27/2025	\$190.00	DELTRNSEDUC
09/27/2025	09/27/2025	\$547.50	DELTRNSTXDOT
09/27/2025	09/27/2025	\$600.00	EVFEE1YR
09/27/2025	09/27/2025	\$33.50	AUTOMATE
09/27/2025	09/27/2025	\$110.00	ANTIQUES
09/27/2025	09/27/2025	\$140.00	REPLACEMENT1
09/27/2025	09/27/2025	\$151.77	SP-PERSONALIZE
09/27/2025	09/27/2025	\$2.90	SPTXDMV
09/27/2025	09/27/2025	\$22.00	SP-GUMO N PARK
09/27/2025	09/27/2025	\$51.00	SPTXDOT
09/27/2025	09/27/2025	\$65.75	STATE PARKS
09/27/2025	09/27/2025	\$55.00	DISPARKCARD
09/27/2025	09/27/2025	\$101.25	TRANSFER
09/27/2025	09/27/2025	\$9.75	VETERANS' FUND
09/27/2025	09/27/2025	\$80.00	INSP-TERP
09/27/2025	09/27/2025	\$80.00	INSP-TXMBLTY-3
09/27/2025	09/27/2025	\$16.00	INSP-TXONLNE-1
09/27/2025	09/27/2025	\$20.00	BUYERS-TAG
09/27/2025	09/27/2025	\$420.00	BUYER-PLATE
09/27/2025	09/27/2025	\$18.00	INSRPL-CAIR-2Y
09/27/2025	09/27/2025	\$18.00	INSRPL-GREV-2Y
09/27/2025	09/27/2025	\$114.75	INSRPL-MBLT-2Y
09/27/2025	09/27/2025	\$-953.50	OUTOFCNTYCRDT
09/27/2025	09/27/2025	\$329.50	OUTOFCNTYFEE
09/27/2025	09/27/2025	\$35.00	DELTRANSFER
09/27/2025	09/27/2025	\$1.00	ORGAN DONOR
09/27/2025	09/27/2025	\$22.00	SP-HORNED TOAD
09/27/2025	09/27/2025	\$5.00	END-HOMELESS
09/27/2025	09/27/2025	\$-1.50	SP-COMM VP CRD

*** Please retain this report for your records ***

RUNDATE 09/30/2025
RUNTIME 10:23:32

... END OF REPORT ...

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RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)

Trace Number: 2751524

Transaction ID: 02810045928102403

Payment Total: \$1,415.65
Date: 09/30/2025
Method: EFT (Suffix: 1)
Requested By: ERICA1



Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/28/2025	09/28/2025	\$5.00	INS
09/28/2025	09/28/2025	\$1,398.40	CRBFUND
09/28/2025	09/28/2025	\$2.50	PHAUTOMATE
09/28/2025	09/28/2025	\$9.75	PHDMVCOMP

*** Please retain this report for your records ***

RUNDATE 09/30/2025
RUNTIME 10:24:03

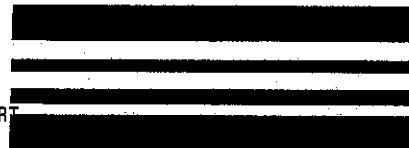
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PAGE 1



RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)



Trace Number: 2752875

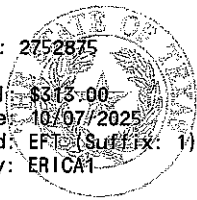
Transaction ID: 02810045935120656

Payment Total: \$313.00

Date: 10/07/2025

Method: EFT (Suffix: 1)

Requested By: ERICA1



Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/29/2025	09/29/2025	\$50.00	REBUILT-FEE1
09/29/2025	09/29/2025	\$15.00	REBUILT-FEE2
09/29/2025	09/29/2025	\$155.00	TITLECOMP
09/29/2025	09/29/2025	\$93.00	TITLEAPPL

*** Please retain this report for your records ***

RUNDATE 10/07/2025
RUNTIME 12:06:57

. . . END OF REPORT . . .

PAGE 1

RTS.POS.2311

FUNDS REMITTANCE VERIFICATION REPORT
CALDWELL (28)



Trace Number: 2752876

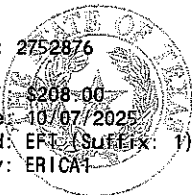
Transaction ID: 02810045935120715

Payment Total: \$208.00

Date: 10/07/2025

Method: EFT (Suffix: 1)

Requested By: ERICA1



Funds Report Date	Reporting Date	Payment Amount	Funds Category
09/30/2025	09/30/2025	\$130.00	TITLECOMP
09/30/2025	09/30/2025	\$78.00	TITLEAPPL

*** Please retain this report for your records ***

RUNDATE 10/07/2025
RUNTIME 12:07:16

. . . END OF REPORT . . .

PAGE 1

Caldwell County Agenda Item

AGENDA DATE: October 23, 2025

Type of Agenda Item: Recurring Payment

Subject: To accept September 2025 Comptroller payment in the amount of \$461,869.53.

Costs: \$461,869.53

Agenda Speakers: Judge Haden/Debbie Sanders

Backup Materials: Attached

Total # of Pages: 7



Texas Motor Vehicle Sales/Use Tax and Surcharge Report

a. **17100**

• Do not write in shaded areas.

c. Taxpayer number

d. Filing period
MONTH ENDING 09/30/2025

e.

f. Due date
10/10/25

g. Name and mailing address (Make any necessary name or address changes below.)

2H17
THE HONORABLE DEBBIE SANDERS (CALDWELL COUNTY TAC)
110 S. MAIN ST STE 101
LOCKHART TX 78644-2705

h. **IMPORTANT**

Blacken this box if your mailing address has changed. Show changes by the preprinted information. ☐

i.

j.

You have certain rights under Chapters 552 and 559, Government Code, to review, request and correct information we have on file about you. Contact us at the address or phone number listed on this form.

1. Number of receipts issued (Including Voids) _____
2. Gross Motor Vehicle Sales and Use Tax collected (Dollars & cents) _____
3. 2.5% Surcharge collected for model years 1996 and prior (Dollars & cents) _____
4. 1.0% Surcharge collected for model years 1997 and later (Dollars & cents) _____
5. Gross Surcharge collected (Item 3B plus Item 4B) _____
6. Claim for dishonored payment _____
7. Commission not available from registration fees _____
8. Commission available from Sales Tax/TERP Surcharge _____
9. Net motor vehicle tax and/or surcharge collected
 (Item 2A minus Items 6A, 7A, and 8A; Item 5B minus Items 6B, 7B and 8B) _____
10. Interest earned _____
11. TOTAL AMOUNT DUE (Item 9A plus Item 10A and Item 9B plus Item 10B) _____

14-115 (Rev.11-18/10)

12. Total amount of prepayments _____

13. Amount due (Item 11A minus Item 12A and Item 11B minus 12B) _____

14. TOTAL AMOUNT OF TAX AND SURCHARGE DUE AND PAYABLE (Item 13A plus Item 13B) _____

14100	COL. I TAX CALCULATION	17100	COL. II SURCHARGE CALCULATION
1A. ■	989	1B. ■	5
2A. ■	440,694.00	2B. ■	
3A. ■		3B. ■	0.00
4A. ■		4B. ■	1,376.05
5A. ■		5B. ■	0.00
6A. ■		6B. ■	
7A. ■		7B. ■	
8A. ■		8B. ■	
9A. ■	440,694.00	9B. ■	1,376.05
10A. ■	0.00	10B. ■	0.00
11A. ■	440,694.00	11B. ■	1,376.05
12A. ■	430,734.62	12B. ■	1,376.05
13A. ■	9,959.38	13B. ■	0.00
k. ■		l. ■	
		14. ■	0.00

Taxpayer name **THE HONORABLE DEBBIE SANDERS (CALDWELL COUNTY TAC)** m. ■

■ T Code ■ Taxpayer number ■ Period

Make the amount in Item 14 payable to
 STATE COMPTROLLER

Mail to COMPTROLLER OF PUBLIC ACCOUNTS
 P.O. Box 149360
 Austin, Texas 78714-9360

If you have any questions regarding Motor Vehicle Sales and Use Tax or Surcharge, call 1-800-252-1382.

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief.

Duly authorized agent (PLEASE PRINT NAME)
DEBBIE SANDERS TAX ASSESSOR COLLECTOR

sign here Date **10-07-2025**

Business phone **512-398-1830**



Transaction Summary

Transaction Complete

**Texas Comptroller of Public Accounts
THE HONORABLE DEBBIE SANDERS (CALDWELL C
32098263513**

Total Amount	\$9,959.38
Bank Routing and Account Number	
Settlement Date	10/8/2025
Tax Type	14020
Filing Period	2509
Entered By	debbie sanders



Transaction Summary

Transaction Complete

116

Texas Comptroller of Public Accounts
THE HONORABLE DEBBIE SANDERS (CALDWELL C
32098263513

Total Amount	\$1,376.05
Bank Routing and Account Number	
Settlement Date	10/8/2025
Tax Type	17020
Filing Period	2509
Entered By	debbie sanders

Texas Motor Vehicle Registration Surcharge and/or Title Application Fee Report

a. T Code ■ 21100

c. Taxpayer number
■

d. Filing period
MONTH ENDING 09/30/2025

e. ■

f. Due date
10/10/2025

g. Name and mailing address (Make any necessary name or address changes below.)

THE DEBBIE SANDERS (CALDWELL COUNTY TAC)
110 S MAIN ST STE 101
LOCKHART TX 78644

2H17

h. IMPORTANT

Blacken this box if your mailing address has changed. Show changes by the preprinted information. → 1. ☐

Blacken this box if you are no longer in office and write in the date you left office. → 2. ☐

Month Day Year

i. ☐ j. ☐

Who Must File

Texas County Tax Assessor-Collectors (TACs) must file this report with the Comptroller's office on a monthly basis.

Due Date

The report is due by the 10th day of the month after the reporting period.

Column B - Title Application Fee/Texas Mobility Fund Instructions

Non-attainment counties must remit \$20.00 of each title application fee to the Comptroller's office for the the Texas Mobility Fund. All other counties must remit \$15.00 of each title application fee for the fund.

*** Do not write in shaded areas.***

	21100 COLUMN A Registration Surcharge	12100 COLUMN B Title Application Fee Texas Mobility Fund
1. Number of registrations and/or title applications (Include any collections made on previous dishonored payments)	1a. ■ 16	1b. ■ 963
2. Total registration surcharge and/or title application fees collected	2a. ■ \$ 894.48	2b. ■ \$ 18,905.00
3. Claim for dishonored payment	3a. ■ \$ 0.00	3b. ■ \$ 0.00
4. Total surcharge and/or title application fee due (Item 2 minus Item 3)	4a. ■ \$ 894.48	4b. ■ \$ 18,905.00
*** DO NOT DETACH ***		
5. Prior payments (Include electronic funds submitted for this reporting period)	5a. ■ \$ 894.48	5b. ■ \$ 18,905.00
6. Total amount due and payable (Item 4 minus Item 5)	6a. ■ \$ 0.00	6b. ■ \$ 0.00
7. TOTAL AMOUNT OF MOTOR VEHICLE SURCHARGE AND/OR TITLE APPLICATION FEE DUE AND PAYABLE (Add Item 6a and Item 6b)	k. ■	7. \$ 0.00
Taxpayer name 2H17		

■ T Code

■ Taxpayer number

■ Period

Make check payable to **STATE COMPTROLLER**
Mail to **COMPTROLLER OF PUBLIC ACCOUNTS**
P.O. Box 149360
Austin, Texas 78714-9360

I declare that the information in this document and any attachments is true and correct to the best of my knowledge and belief.

sign here

Taxpayer or duly authorized agent

Business phone **512-359-4665**

Date **10-07-2025**

For assistance, contact us at www.comptroller.texas.gov or call 1-800-252-1382.



Transaction Summary

Transaction Complete

**Texas Comptroller of Public Accounts
THE HONORABLE DEBBIE SANDERS (CALDWELL C
32098263513**

Total Amount	\$894.48
Bank Routing and Account Number	
Settlement Date	10/8/2025
Tax Type	21020
Filing Period	2509
Entered By	debbie sanders



Transaction Summary

Transaction Complete

**Texas Comptroller of Public Accounts
THE HONORABLE DEBBIE SANDERS (CALDWELL C
32098263513**

Total Amount	\$18,905.00
Bank Routing and Account Number	
Settlement Date	10/8/2025
Tax Type	12020
Filing Period	2509
Entered By	debbie sanders

Sales Tax

WK4 60,216.46 +
WK3 134,569.59 +
WK2 126,777.30 +
WK1 109,171.27 +

004

430,734.62 *

430,734.62 +

440,694.00 -

000

9,959.38 - *

Caldwell County Agenda Item

AGENDA DATE: October 23, 2025

Type of Agenda Item: Ratification

Subject: To ratify immediate check request for Miller Autoworx in the amount \$3,377.91.

Costs:

Agenda Speakers: Judge Haden/ Dulce Arellano

Backup Materials: Attached

Total # of Pages: 8

Hoppy Haden
County Judge
512 398-1808

County Treasurer
512 398-1800

Danie Teltow
County Auditor
512 398-1801



Caldwell County Courthouse
110 South Main Street
Lockhart, TX 78644
Fax: 512 398-1828

B.J. Westmoreland
Commissioner Precinct 1

Rusty Horne
Commissioner Precinct 2

Edward "Ed" Theriot
Commissioner Precinct 3

Dyral Thomas
Commissioner Precinct 4

October 9th, 2025

Caldwell County Treasurers Office
110 S. Main St
Lockhart, TX 78644

Re: Emergency Manual Check Request

Dear Ms. Garcia:

The purpose of this memo is to request a manual check to be cut outside of the scheduled accounts payable process. The check is to be made out to **Miller Autoworx** in the amount of **\$3,377.91**. Following information below:

Vendor Name: Miller Autoworx

Address: 901 E. Davis St.
Luling, TX 78648

Country: United States

Vendor ID: MILAUT

Amount for check: **\$3,377.91** out of budget line item: **019-1000-4854.**

****Note – Must be signed off by two (2) of the five (5) court members for approval of payment****

Court Member #1 Signature: _____
Date & Time: _____

Court Member #2 Signature: _____
Date & Time: _____

Auditor & Treasurer Signature Required: _____
Date & Time: _____

Hoppy Haden
County Judge
512 398-1808

County Treasurer
512 398-1800

Danie Teltow
County Auditor
512 398-1801



Caldwell County Courthouse
110 South Main Street
Lockhart, TX 78644
Fax: 512 398-1828

B.J. Westmoreland
Commissioner Precinct 1

Rusty Horne
Commissioner Precinct 2

Edward "Ed" Theriot
Commissioner Precinct 3

Dyral Thomas
Commissioner Precinct 4

September 7th, 2025

Caldwell County Treasurers Office
110 S. Main St
Lockhart, TX 78644

Re: Emergency Manual Check Request

Dear Ms. Garcia:

The purpose of this memo is to request a manual check to be cut outside of the scheduled accounts payable process. The check is to be made out to **Miller Autoworx** in the amount of **\$3,337.91**. Following information below:

Vendor Name: Miller Autoworx

Address: 901 E. Davis St.
Luling, TX 78648

Country: United States

Vendor ID: MILAUT

Amount for check: **\$3,377.91** out of budget line item: **019-1000-4854**.

Note – Must be signed off by two (2) of the five (5) court members for approval of payment

Court Member #1 Signature: [Signature]
Date & Time: 10-9-25 9:56am

Court Member #2 Signature: [Signature]
Date & Time: 10-9-25 9:55 am

Auditor & Treasurer Signature Required: [Signature] 10-9-25 @ 8:53am
Date & Time: Alana Green 10-9-25 @ 9:57am



Caldwell County, TX

Receipt Register

Invoice Detail

POPKT20741 - Auto Process - PO Receipt

Vendor Number [MILAUT](#) Vendor Name [MILLER AUTOWORX](#) Vendor Total Discount: 0.00 Invoice Total: 3,377.91

Invoice Number	Bank Code	1099	Single Chk	On Hold	Item Date	Post Date	Due Date	Discount Date	Amount	Shipping	Sales Tax	Discount	Invoice Total
12828	2022 AP BNK	Y			10/7/2025	10/9/2025	10/9/2025	10/7/2025	3,377.91	0.00	0.00	0.00	3,377.91

Description: Veteran's vehicle repairs

Purchase Order

Number	Description	Status	Issued Date	Amount	Shipping	Sales Tax	PO Total
REQ04142	Veteran's vehicle repairs	Received	10/7/2025	3,377.91	0.00	0.00	3,377.91

Received Item

Item	Commodity Code	Receipt Status	Units	Price	Amount	Shipping	Sales Tax	Use Tax	Discount	Item Total
D. Condon car repairs VIN #2281	Service	Complete	1.00	3,377.91	3,377.91	0.00	0.00	0.00	0.00	3,377.91

Distributions

Account	Account Name	Project Account Key	Separate Sales Tax	Dist. %	Dist. Amount
019-1000-4854	VETERANS ASSISSTANCE			100.00%	3,377.91

Packet Totals

Vendors: 1 Invoices: 1 Purchase Orders: 1 Amount: 3,377.91 Shipping: 0.00 Tax: 0.00 Discount: 0.00 Total Amount: 3,377.91

Summaries

Purchase Order Summary

Purchase Order Number	Description	Invoice Amount	Invoice Shipping	Invoice Sales Tax	Invoice Discount	Invoice Total
REQ04142	Veteran's vehicle repairs	3,377.91	0.00	0.00	0.00	3,377.91
Total:		3,377.91	0.00	0.00	0.00	3,377.91

Bank Code Summary

Bank Code	Invoice Amount	Invoice Shipping	Invoice Sales Tax	Invoice Discount	Invoice Total
2022 AP BNK	3,377.91	0.00	0.00	0.00	3,377.91
Total:	3,377.91	0.00	0.00	0.00	3,377.91

P.O. Box 98
Lockhart, TX 78644
PH: (512) 398-1801
FAX: (512) 398-1829

PO Number:	REQ04142	Date:	10/07/2025
Requisition #:	REQ04142	Vendor #:	MILAUT

ISSUED TO: MILLER AUTOWORX
901 E. DAVIS ST
LULING, TX 78648-

SHIP TO: VSO
1403 Blackjack St
Lockhart, TX 78644

SUBTOTAL:	3,377.91
TOTAL TAX:	0.00
SHIPPING:	0.00
TOTAL	3,377.91

Authorized by: Dulce Arellano

1. Original invoice with remittance slip must be sent to: Caldwell County, P.O. Box 98, Lockhart, TX 78644.
2. Payment may be expected within 30 days of receipt of goods and invoice.
3. C.O.D. shipment will not be accepted.
4. Purchase Order numbers must appear on all shipping containers, packing slips and invoices. Failure to comply with the above request may delay payment.
5. All goods are to be shipped F.O.B. Destination unless otherwise stated.
6. All materials and services are subject to approval based on the description on the face of the purchase order or appendages thereof. Substitutions are not permitted without approval of the Requesting Department. Material not approved will be returned at no cost to the County.
7. All goods and equipment must meet or exceed all necessary city, state and federal standards and regulations.
8. Vendor or manufacturer bears risk of loss or damage until property received and/or installed.
9. Seller acknowledges that the buyer is an equal opportunity employer. Seller will comply with all equal opportunity laws and regulations that are applicable to it as a supplier of the buyer.
10. The County is exempt from all federal excise and state tax – ID# 74-6001631

Miller's Autoworx
 901 East Davis St.
 Luling, TX 78648 US
 +18308752277
 millerautoworx901@yahoo.com
 www.millersautoworxtx.com

Invoice 12828



GL: 019-1000-4854
 Vehicle Repair_Condon
Sara Love

BILL TO
 David Condon
 404 E. Newton
 Luling Tx. 78648
 915-270-3257
 915-270-3257

DATE
 10/07/2025

PLEASE PAY
\$3,529.08

DUE DATE
 10/08/2025

MILEAGE
 123964

VIN#
 2C4RC1DG3HR522280

MAKE & MODEL
 2017 Chrysler Pacifica

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Part	Transmission Flush Kit	1	30.38	30.38T
	Part	Transmission Fluid (Machine hold 12 Quarts)	12	10.99	131.88T
	Part	Motor Mount (Front Right)	1	229.53	229.53T
	Part	Front Lower Left Control Arm	1	236.69	236.69T
	Part	Front Lower Right Control Arm	1	271.19	271.19T
	Part	Front Strut Assemblies	2	184.19	368.38T
	Part	Rear Shocks	2	55.58	111.16T
	Part	Uniroyal 235/65/17 104H Tiger Paw Touring	2	217.85	435.70T
	Shop Supplies	Shop Supplies	1	17.50	17.50T
	Labor	Transmission Flush	1	90.00	90.00
	Labor	R&R Motor Mount (Front)	1.60	130.00	208.00
	Labor	R&R Front Lower Control Arms	3.20	130.00	416.00
	Labor	R&R Front Strut Assemblies	2.80	130.00	364.00
	Labor	R&R Rear Shocks	2	130.00	260.00
	Labor	Mount & Balance Tires	2	25.00	50.00
	Labor	Alignment	1.50	105.00	157.50
	Recommend	1) Front Strut Assemblies' 2) Rear Shocks 3) Front Lower Control Arms 4) Alignment	1	0.00	0.00

We appreciate your business & thank you for choosing Miller Autoworx for your vehicle needs.

SUBTOTAL 3,377.91
TAX 151.17

12 Month / 12000 Miles Coast to Coast Nationwide Limited Warranty Coverages

1800-457-0019 or 1866-588-0728

** Some exclusions apply **

AAA Members Warranty 2 years or 24000 mile unless other wise stated

Miller's Autoworx

901 East Davis St.
Luling, TX 78648 US

+18308752277

millerautoworx901@yahoo.com

www.millersautoworxtx.com

Estimate 2571

GL: 019-1000-4854
Condon - Vehicle Repair

Sara Love

ADDRESS

David Condon
404 E. Newton
Luling Tx. 78648
915-270-3257
915-270-3257

DATE
10/01/2025

TOTAL
\$3,529.08

MILEAGE

123964

VIN#

2C4RC1DG3HR522280

MAKE & MODEL

2017 Chrysler Pacifica

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Part	Transmission Flush Kit	1	30.38	30.38T
	Part	Transmission Fluid (Machine hold 12 Quarts)	12	10.99	131.88T
	Part	Motor Mount (Front Right)	1	229.53	229.53T
	Part	Front Lower Left Control Arm	1	236.69	236.69T
	Part	Front Lower Right Control Arm	1	271.19	271.19T
	Part	Front Strut Assemblies	2	184.19	368.38T
	Part	Rear Shocks	2	55.58	111.16T
	Part	Uniroyal 235/65/17 104H Tiger Paw Touring	2	217.85	435.70T
	Shop Supplies	Shop Supplies	1	17.50	17.50T
	Labor	Transmission Flush	1	90.00	90.00
	Labor	R&R Motor Mount (Front)	1.60	130.00	208.00
	Labor	R&R Front Lower Control Arms	3.20	130.00	416.00
	Labor	R&R Front Strut Assemblies	2.80	130.00	364.00
	Labor	R&R Rear Shocks	2	130.00	260.00
	Labor	Mount & Balance Tires	2	25.00	50.00
	Labor	Alignment	1.50	105.00	157.50
	Recommend	1) Front Strut Assemblies 2) Rear Shocks 3) Front Lower Control Arms 4) Alignment	1	0.00	0.00

SUBTOTAL 3,377.91

TAX 151.17

TOTAL \$3,529.08

Warranty 12 month or 12,000 Miles



Caldwell County Auditor's Office
110 S. Main St., Rm 302
Lockhart, TX 78644

Check Request

Date: 10/07/2025

Vendor: Miller Autoworx Vendor Code: _____
Address: 901 E Davis Street
Luling, TX 78648

Check Amt: \$3377.91
G/L code: GL: 019-1000-4854

Reason for payment/reimbursement:

ARPA Grant - Vehicle Repair Request

Not Emergent, but cannot/should not hold until next AP

Requested By: Sara Love

Department Head / Elected Official Approval: _____

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Ratification
Subject:	To ratify addendum No.2 to RFP25CC01P for Bank Depository.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Dulce Arellano
Backup Materials:	Attached
Total # of Pages:	2

Addendum # 2

RFP25CCP01P- Bank Depository

General Operating Funds of Caldwell County

This addendum serves to amend the original Request for Proposal issued on August 26th, 2025, to include additional account names to the scope of banking services outlines in the RFP. The following accounts names are hereby added to the list and will require the same banking services and compliance:

Account Name	# of Credits	# of Debits
Caldwell County CSCD 22nd, 207th, 274th Facilities Account	120	300
Caldwell County CSCD 22nd, 207th, 274th Operating Account	240	2400
Caldwell County CSCD Investment Account	6	6
Caldwell County CSCD Collection Account	400	60

CSCD can be collateralized at 1.2 million.

Extension of Deadline for RFP Submittal and Proposal Opening

The deadline for RFP25CCP01P Bank Depository submittals and proposal opening has been extended to 2:00pm CT October 7, 2025

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Departmental Report
Subject:	To accept Tax Assessor-Collector Cash Handling Audit.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Danie Teltow
Backup Materials:	Attached
Total # of Pages:	1

Hoppy Haden
County Judge
512 398-1808

Gloria Garcia
County Treasurer
512 398-1800

Danie Teltow
County Auditor
512 398-1801



Caldwell County Courthouse
110 South Main Street
Lockhart, TX 78644
Fax: 512 398-1828

B.J. Westmoreland
Commissioner Precinct 1

Rusty Horne
Commissioner Precinct 2

Edward "Ed" Theriot
Commissioner Precinct 3

Dyral Thomas
Commissioner Precinct 4

October 7, 2025

Honorable Hopkins Haden
and Caldwell County Commissioner's Court Members
110 S. Main Street,
Lockhart, TX 78644

Re: Tax Assessor Collector Cash Handling Procedures

Commissioner's Court:

The Caldwell County Auditor's Office has completed an audit of Tax Assessor Collector, and cash handling procedures. The objective of this audit was to assure that appropriate procedures were in place to safeguard revenues received by the Tax Assessor Collector Office. This audit was initiated due to Local Government Code 130.909 and 115.0035: – To examine and verify, at least once each county fiscal year, revenue funds of all precincts, counties, and district officials and findings must be reported.

The enclosed audit report outlines minimal recommendations to improve the Tax Assessor Collector cash handling procedures.

We want to thank Tax Assessor Collector Debbie Sanders and her staff for their cooperation in the performance of this audit and their diligence in implementing the enclosed recommendations. If you have any questions about this report, please feel free to telephone me at 512-398-1801 or email me at Danie.Teltow@co.caldwell.tx.us

Sincerely,

Danie N. Teltow

Danie N. Teltow
Caldwell County Auditor

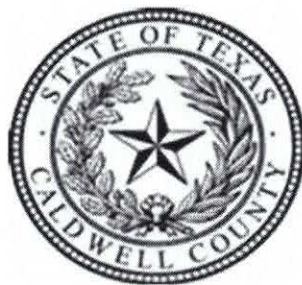
Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Information Only
Subject:	To accept Fiscal Year 2025 Caldwell County 4th Quarter Investment Report (ending September 30, 2025).
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Gloria Garcia
Backup Materials:	Attached
Total # of Pages:	2

Hoppy Haden
County Judge
512 398-1808

Gloria Garcia
County Treasurer
512 398-1800

Danie Teltow
County Auditor
512 398-1801



B.J. Westmoreland
Commissioner Precinct 1

Rusty Horne
Commissioner Precinct 2

Edward "Ed" Theriot
Commissioner Precinct 3

Dyral Thomas
Commissioner Precinct 4

Caldwell County Courthouse
110 South Main Street
Lockhart, TX 78644
Fax: 512 398-1828

October 23, 2025

Honorable Hopkins Haden
and Caldwell County Commissioner's Court Members
110 S. Main Street,
Lockhart, TX 78644

Re: 4th Caldwell County Quarterly Investment Report

Commissioner's Court:

The following is the Caldwell County Quarterly Investment Report, which is prepared in compliance with the Public Funds Investment Act, Section 2256.023, which mandates that the investment officer prepare and submit to the entity's governing board a written report of investment transactions for all funds, at least quarterly.

This investment report for the quarter ending September 30, 2025, is submitted for your review. This report is compiled of investments that have been approved on a monthly basis by the court.

Respectfully submitted,

A handwritten signature in blue ink, reading "Gloria Garcia".

Gloria Garcia, CIO
Caldwell County Treasurer

Caldwell County Quarterly Investment Report
Fiscal Year 2025 -4th Quarter Ending September 30, 2025

	Beginning 07/01/2025		Deposits	Withdrawals	Interest Earned	Shares Owned	Current Balance	July Monthly Rate %	Aug Monthly Rate %	Sept Monthly Rate %	July Date to Maturity	Aug Date to Maturity	Sept Date to Maturity
General Fund	\$	28,049,177.59	\$	5,530,524.53	\$	284,702.90	24,224,380.37	4.312	4.3052	4.252	40	43	41
Debt Service Fund	\$	1,850,488.02			\$	20,082.52	18,705,705.4	4.312	4.3052	4.252	40	43	41
Certificate of Obligation Ser 2020	\$	103,168.49			\$	1,119.68	104,288.17	4.312	4.3052	4.252	40	43	41
American Rescue Plan Funds	\$	1,759,273.63			\$	16,288.59	1,072,010.73	4.312	4.3052	4.252	40	43	41
County and Sagada Dos LLC	\$	107,111.70			\$	1,162.46	108,274.16	4.312	4.3052	4.252	40	43	41
SIB Loan 2024	\$	1,998,357.62	\$	224,016.60	\$	21,884.18	226,412.91	4.312	4.3052	4.252	40	43	41
General Obligation Bond 07/01/25	\$	55,775,000.00			\$	388,017.73	0.00	4.312	4.3052	4.3521	40	43	41
Total Tex Pool Funds	\$	89,642,577.05		\$ 66,524,439.36	\$ 733,258.06		\$ 27,605,936.88						

General Fund	\$	4,893,748.43			\$	54,210.78	494795921	\$	4,947,959.21	4.4097	4.3317	4.3944	49	54	51
Series 2018 CO'S	\$	1,150,050.69			\$	12,739.76	116279045	\$	1,162,790.45	4.4097	4.3317	4.3944	49	54	51
Series 2010	\$	15.98			\$	0.13	1611	\$	16.11	4.4097	4.3944	4.3317	49	51	54
Total Logic Funds	\$	6,043,815.10			\$ 66,950.67		\$ 6,110,765.77								

General Fund	\$	763,850.30			\$	8,483.36	77233366	\$	772,333.66	4.4065	4.3904	4.3496	43	44	37
Debt Service	\$	315,726.23			\$	3,506.42	31923265	\$	319,232.65	4.4065	4.3904	4.3496	43	44	37
Health Saving Account	\$	316,976.24			\$	3,520.36	320496.6	\$	320,496.60	4.4065	4.3904	4.3496	43	44	37
General Obligation Bond 08/29/25	\$	55,883,638.72			\$	220,166.51	55962684.08	\$	55,962,684.08	4.4065	4.3904	4.3496	43	44	37
Total Texas Class	\$	57,280,191.49			\$ 235,676.65		\$ 57,374,746.99								

Total Sum of Funds

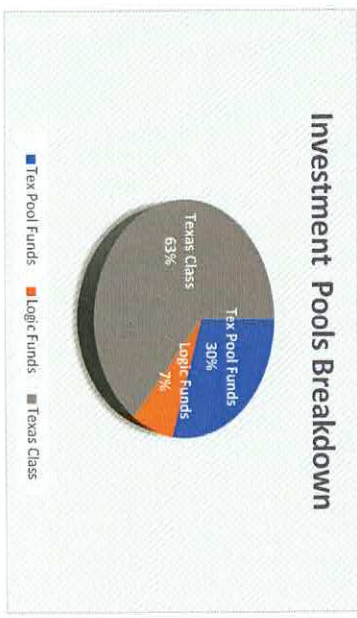
\$ 91,091,449.64

I hereby certify that this report is true and accurate to the best of my knowledge and belief, according to the records on file. Reports are subject to auditing.

Respectfully submitted for approval,
Gloria Garcia
 Gloria Garcia, CIO
 County Treasurer



10/28/2025
 Date



Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Information Only
Subject:	To accept the Caldwell County Semi-annual Long-term Debt Report (October 31, 2025).
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Gloria Garcia
Backup Materials:	Attached
Total # of Pages:	3

Hoppy Haden
County Judge
512 398-1808

Gloria Garcia
County Treasurer
512 398-1800

Danie Teltow
County Auditor
512 398-1801



B.J. Westmoreland
Commissioner Precinct 1

Rusty Horne
Commissioner Precinct 2

Edward "Ed" Theriot
Commissioner Precinct 3

Dyral Thomas
Commissioner Precinct 4

Caldwell County Courthouse
110 South Main Street
Lockhart, TX 78644
Fax: 512 398-1828

October 23, 2025

Honorable Hopkins Haden
and Caldwell County Commissioner's Court Members
110 S. Main Street,
Lockhart, TX 78644

Re: Caldwell County, Texas—Outstanding Debt as of FY 2025

Commissioner's Court:

Here is the Caldwell County, Texas -outstanding debt as of fiscal year 2025. The Semi-Annual Basis report for October 2025 has been submitted for your review.

Respectfully submitted,

A handwritten signature in blue ink that reads "Gloria Garcia".

Gloria Garcia, CIO
Caldwell County Treasurer

Caldwell County, Texas- Outstanding Debt As of FY 2025

Debt Service Schedule

Semi-Annual Basis 2025

ANNUAL BASIS

PRINCIPAL

INTEREST

TOTAL P+I

Balance

New Aggregate

TOTAL Debt Service	\$	69,611,600.00	\$	45,464,387.88	\$	115,075,987.88	\$	115,075,987.88
2/1/2025	\$	(1,315,000.00)	\$	(212,153.88)	\$	(1,527,153.88)	\$	(1,527,153.88)
9/30/2025	\$		\$	(191,037.88)	\$	(191,037.88)	\$	(191,037.88)
10/1/2025	\$	(82,116.48)	\$	(75,369.47)	\$	(157,485.95)	\$	(157,485.95)
Total Outstanding Debt							\$	113,200,310.17

SERIES 2014

2025 TO 2032 (7years left)	\$	4,665,000.00	\$	686,346.94	\$	53,513,463.94	\$	5,351,346.94
2/1/2025	\$	(520,000.00)	\$	(78,509.38)	\$	(598,509.38)	\$	(598,509.38)
9/30/2025			\$	(70,709.38)	\$	(70,709.38)	\$	(70,709.38)
Total Outstanding Debt							\$	4,682,128.18

SERIES 2018

2025 TO 2038 (13 years left)	\$	5,815,000.00	\$	1,546,793.75	\$	7,361,793.75	\$	7,361,793.75
2/1/2025	\$	(95,000.00)	\$	(99,156.25)	\$	(194,156.25)	\$	(194,156.25)
9/30/2025			\$	(97,256.25)	\$	(97,256.25)	\$	(97,256.25)
Total Outstanding Debt							\$	7,070,381.25

SERIES 2019

2025 TO 2029 (4 years left)	\$	1,275,000.00	\$	52,681.25	\$	1,327,681.25	\$	1,327,681.25
Over paid \$200.00 2/1/2025	\$	(510,000.00)	\$	(20256.25)(200.00)	\$	(530,256.25)	\$	(530,256.25)
CREDIT BACK 2/4/2025					\$	200.00	\$	200.00
9/30/2025			\$	(9,856.25)	\$	(9,856.25)	\$	(9,856.25)
Total Outstanding Debt							\$	787,768.75

SERIES 2020					
2025 TO 2035 (10 years left)		\$	2,255,000.00	\$	162,976.00
2/1/2025		\$	(190,000.00)	\$	(14,432.00)
9/30/2025		\$		\$	(13,216.00)
Total Outstanding Debt					\$ 2,200,328.00

SERIES 2024					
2025 TO 2044 (19 years left)		\$	2,106,600.00	\$	749,968.06
10/1/2025		\$	(82,116.48)	\$	(75,369.47)
Total Outstanding Debt					\$ 2,699,082.11

SERIES 2025-Road Bond					
2025 TO 2050 (25 years left)		\$	53,495,000.00	\$	42,265,621.88
First Payment 2/1/2026					\$ -
Total Outstanding Debt					\$ 95,760,621.88

Total Sum of DEBT \$ 113,200,310.17

I hereby certify that this report is true and accurate to the best of my knowledge and belief, according to the records on file. Reports are subject to auditing.
Respectfully submitted for approval,

Gloria Garcia
Gloria Garcia, CIO
County Treasurer

Date *10/23/2025*



Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Recurring Payment
Subject:	To approve bonds for Deputy Clerks, Tax Assessor-Collector.
Costs:	\$350.00
Agenda Speakers:	Judge Haden/Debbie Sanders
Backup Materials:	Attached
Total # of Pages:	7

Billing Questions (888) 866-2666
Email info@cnasurety.com

Premium \$50.00

Raquel Mendoza
110 S Main Street
Lockhart, TX 78644

001-2140-2070
Due In
FY 2026

Amount Due \$50.00

Bond Detail

Bond #
Company Western Surety Company
Effective Date 10/01/2025
Anniversary Date 10/01/2026
Bond Amount \$5,000.00
Description Deputy Clerk, Tax Assessor - Collector County of Caldwell

Agent Information

Rucker-Ohlendorf Insurance
115 S. Main St.
Lockhart, TX 78644-2767
(512)398-2384

Messages

Payment Instructions

• Pay Online at ONLINEPAY.CNASURETY.COM

* If paying by mail, please send payment 2 weeks prior to due date to ensure receipt
Make check payable to CNA Surety
Detach payment stub and return with payment

Renewal documents will only be sent upon receipt of full payment

Raquel Mendoza

Bond #

Company 0601

Agency 42-00488
Rucker-Ohlendorf Insurance

Payment Due	10/01/2025	Amount Due	\$50.00
-------------	------------	------------	---------

0.00 *

50.00 +

50.00 +

50.00 +

50.00 +

50.00 +

50.00 +

50.00 +

12

350.00 * 1000010012025 00601006759440100 00000000500003

Billing Questions (888) 866-2666
Email info@cnasurety.com

Premium \$50.00

Erica Saucedo
110 S Main Street
Lockhart, TX 78644

Amount Due \$50.00

COI-2140-2070
Dillo Sam

FY 2026

Bond Detail

Bond #
Company Western Surety Company
Effective Date 10/01/2025
Anniversary Date 10/01/2026
Bond Amount \$5,000.00
Description Deputy Clerk, Tax Assessor - Collector County of Caldwell

Agent Information

Rucker-Ohlendorf Insurance
115 S. Main St.
Lockhart, TX 78644-2767
(512)398-2384

Messages**Payment Instructions**

- Pay Online at ONLINEPAY.CNASURETY.COM
- If paying by mail, please send payment 2 weeks prior to due date to ensure receipt
Make check payable to CNA Surety
Detach payment stub and return with payment

Note-Renewal documents will only be sent upon receipt of full payment

Erica Saucedo
Bond #
Company 0601
Agency 42-00488
Rucker-Ohlendorf Insurance

Payment Due	10/01/2025	Amount Due	\$50.00
--------------------	------------	-------------------	---------

CNA Surety Direct Bill
PO Box 957312
St Louis, MO 63195-7312

0003001 04200488000010012025 00601006759441800 00000000500004

Billing Questions (888) 866-2666
Email info@cnasurety.com

Premium

\$50.00

Barbara Williams
110 S Main Street
Lockhart, TX 78644

Amount Due

\$50.00

001-2140-2070
Debt Sum
FY 2026

Bond Detail

Bond #
Company Western Surety Company
Effective Date 10/01/2025
Anniversary Date 10/01/2026
Bond Amount \$5,000.00
Description Deputy Clerk, Tax Assessor - Collector County of Caldwell

Agent Information**Messages**

Rucker-Ohlendorf Insurance
115 S. Main St.
Lockhart, TX 78644-2767
(512)398-2384

Payment Instructions

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Barbara Williams
Bond # --
Company 0601
Agency 42-00488
Rucker-Ohlendorf Insurance

Payment Due	10/01/2025	Amount Due	\$50.00
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CNA Surety Direct Bill
PO Box 957312
St Louis, MO 63195-7312

0003001 04200488000010012025 00601006759441100 00000000500001

Billing Questions (888) 866-2666
Email info@cnasurety.com

Premium \$50.00

Bertha Parra
110 S Main Street
Lockhart, TX 78644

Amount Due \$50.00

001-2140-2070
Duke Sun

FY 2026

Bond Detail

Bond #
Company Western Surety Company
Effective Date 10/01/2025
Anniversary Date 10/01/2026
Bond Amount \$5,000.00
Description Deputy Clerk, Tax Assessor - Collector County of Caldwell

Agent Information

Rucker-Ohlendorf Insurance
115 S. Main St.
Lockhart, TX 78644-2767
(512)398-2384

Messages**Payment Instructions**

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Detach payment stub and return with payment

Note-Renewal documents will only be sent upon receipt of full payment

Bertha Parra
Bond #
Company 0601
Agency 42-00488
Rucker-Ohlendorf Insurance

Payment Due	10/01/2025	Amount Due	\$50.00
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CNA Surety Direct Bill
PO Box 957312
St Louis, MO 63195-7312

0003001 04200488000010012025 00601006759440700 00000000500007

Billing Questions (888) 866-2666
Email info@cnasurety.com

Premium

\$50.00

Jeannie Espinoza
110 S Main Street
Lockhart, TX 78644

Amount Due

\$50.00

001-2140-2070 FY 2026
Duke Sun

Bond Detail

Bond #
Company Western Surety Company
Effective Date 10/01/2025
Anniversary Date 10/01/2026
Bond Amount \$5,000.00
Description Deputy Clerk, Tax Assessor - Collector County of Caldwell

Agent Information**Messages**

Rucker-Ohlendorf Insurance
115 S. Main St.
Lockhart, TX 78644-2767
(512)398-2384

Payment Instructions

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Detach payment stub and return with payment

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Jeannie Espinoza
Bond #
Company 0601
Agency 42-00488
Rucker-Ohlendorf Insurance

Payment Due	10/01/2025	Amount Due	\$50.00
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CNA Surety Direct Bill
PO Box 957312
St Louis, MO 63195-7312

0003001 04200488000010012025 00601006759436400 00000000500008

Billing Questions (888) 866-2666
Email info@cnasurety.com

Premium \$50.00

Griselda Gutierrez
110 S Main Street
Lockhart, TX 78644

001-2140-2070 FY 2026
1000 Sur

Amount Due \$50.00

Bond Detail

Bond #
Company Western Surety Company
Effective Date 10/01/2025
Anniversary Date 10/01/2026
Bond Amount \$5,000.00
Description Deputy Clerk, Tax Assessor - Collector County of Caldwell

Agent Information**Messages**

Rucker-Ohlendorf Insurance
115 S. Main St.
Lockhart, TX 78644-2767
(512)398-2384

Payment Instructions

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Detach payment stub and return with payment

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Griselda Gutierrez
Bond #
Company 0601
Agency 42-00488
Rucker-Ohlendorf Insurance

Payment Due	10/01/2025	Amount Due	\$50.00
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CNA Surety Direct Bill
PO Box 957312
St Louis, MO 63195-7312

0003001 04200488000010012025 00601006759438600 00000000500002

Billing Questions (888) 866-2666
Email info@cnasurety.com

Premium \$50.00

Karen Medlock
110 S Main Street
Lockhart, TX 78644

Amount Due \$50.00

001-2140-2070
Dw Lee

FY 2026

Bond Detail

Bond #
Company Western Surety Company
Effective Date 10/01/2025
Anniversary Date 10/01/2026
Bond Amount \$5,000.00
Description Deputy Clerk, Tax Assessor - Collector County of Caldwell

Agent Information**Messages**

Rucker-Ohlendorf Insurance
115 S. Main St.
Lockhart, TX 78644-2767
(512)398-2384

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Make check payable to CNA Surety
Detach payment stub and return with payment

Note-Renewal documents will only be sent upon receipt of full payment

Karen Medlock
Bond #
Company 0601
Agency 42-00488
Rucker-Ohlendorf Insurance

Payment Due	10/01/2025	Amount Due	\$50.00
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CNA Surety Direct Bill
PO Box 957312
St Louis, MO 63195-7312

0003001 04200488000010012025 00601006759439300 00000000500003

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Departmental Report
Subject:	To accept the September 2025 Tax Collection Report from the Caldwell County Appraisal District.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Shanna Ramzinski/Vicki Schneider
Backup Materials:	Attached
Total # of Pages:	3

CALDWELL COUNTY COMMISSIONERS

Tax Collection Report

SEPTEMBER 2025

	September	Prior Months	YTD TOTAL	PRIOR YEAR
2024 Tax Collection	\$72,066.26	\$25,244,686.50	\$25,316,752.76	\$24,156,573.12
2023 & Prior Collection	\$99,381.82	\$1,284,734.98	\$1,384,116.80	\$954,874.68
Total Tax Collection =	\$171,448.08	\$26,529,421.48	\$26,700,869.56	\$25,111,447.80

note: Above figures include penalties and interest collected

2024 Original Levy \$26,350,864.81

September 30, 2025 Percent of 2024 Tax Collected 95.16%

September 30, 2024 Percent of 2023 Tax Collected 95.13%

September 30, 2023 Percent of 2022 Tax Collected 96.17%

September 30, 2025 - Balance of Delinquent Tax \$2,521,963.41

September 30, 2024 - Balance of Delinquent Tax \$2,212,832.49

September 30, 2023 - Balance of Delinquent Tax \$1,870,929.06

Corrections made to Current Tax Roll \$68,408.41

Corrections made to Delinquent Tax Roll \$94,990.07

NOTE:

Caldwell County Appraisal District has collected and disbursed Attorney Fees in the amount of \$18,554.76

Submitted by:

Shanna Ramzinski

Shanna Ramzinski
Chief Appraiser
Caldwell County Appraisal District

CALDWELL COUNTY

Balance Sheet

SEPTEMBER 2025

DEPOSITS

Date		Amount		CHECK #
		M & O	I & S	
(1)	11-Sep-25	\$28,893.27	\$2,390.12	EFT
(2)	18-Sep-25	\$20,846.44	\$1,712.93	EFT
(3)	25-Sep-25	\$25,177.26	\$1,959.05	EFT
(4)	3-Oct-25	\$83,780.37	\$6,688.64	EFT
(5)		\$0.00	\$0.00	
(6)		\$0.00	\$0.00	
(7)		\$0.00	\$0.00	
(8)		\$0.00	\$0.00	
(9)		\$0.00	\$0.00	
(10)		\$0.00	\$0.00	
(11)		\$0.00	\$0.00	
(12)		\$0.00	\$0.00	
(13)		\$0.00	\$0.00	
(14)		\$0.00	\$0.00	
(15)		\$0.00	\$0.00	
(16)		\$0.00	\$0.00	
(17)		\$0.00	\$0.00	
(18)		\$0.00	\$0.00	
(19)		\$0.00	\$0.00	
(20)		\$0.00	\$0.00	
(21)		\$0.00	\$0.00	
(22)		\$0.00	\$0.00	
(23)		\$0.00	\$0.00	
(24)		\$0.00	\$0.00	
(25)		\$0.00	\$0.00	
Subtotals		\$158,697.34	\$12,750.74	
TOTAL ALL DEPOSITS		\$171,448.08		

CALDWELL COUNTY

Balance Sheet

SEPTEMBER 2025

Collections

	FARM TO MARKET M & O	GENERAL FUND	
		M & O	I & S
Current Tax	\$14.27	\$58,331.17	\$5,131.90
Current P & I	\$1.64	\$7,892.94	\$694.34
Delinquent Tax	\$15.31	\$73,054.37	\$5,502.55
Delinquent P & I	\$3.82	\$19,381.26	\$1,421.95
		Subtotals	\$158,659.74 \$12,750.74
TOTAL FTM	\$35.04	TOTAL GCA	\$171,410.48
	ROAD & BRIDGE M & O	STATE TAX M & O	
Current Tax	n/a	n/a	
Current P & I	n/a	n/a	
Delinquent Tax	\$0.45	\$0.00	
Delinquent P & I	\$2.11	\$0.00	
TOTAL RAB	\$2.56	TOTAL STX	\$0.00
TOTAL COUNTY COLLECTIONS		\$171,448.08	

NOTE:

Caldwell County Appraisal District has collected and disbursed Attorney Fees in the amount of \$18,554.76

Attorney Fees Detail

FTM	\$3.42
GCA	\$18,550.96
RAB	\$0.38
STX	\$0.00

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Departmental Report
Subject:	To accept Caldwell County Constable PCT. 1 September 2025 Report.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Richard Sanders/Dennis Cooper
Backup Materials:	Attached
Total # of Pages:	2



DENNIS COOPER

Chief Deputy

RICHARD SANDERS

CALDWELL COUNTY

CONSTABLE PCT 1

405 E. Market St Suite A

Lockhart, Tx. 78644 (512)

398-0802

RONALD
SANDERS
Captain

TO: Judge Haden

FROM: Constable Sanders

Subject: Monthly Report September 2025

Sir,

Here is the monthly report for September 2025

1. 12 traffic stops were made; 7 citations were issued and 11 warnings issued. Several hours were spent monitoring school zones.
2. 1 Writ of Possession was executed, and two 24 Hour Warning Notices were posted.
3. We received 15 civil citations; 42 attempts of service were made with 13 civil citations executed.
4. A total of 639 hours has been spent at the schools. We had 638 security checks and assisted with 1 school drill. We spent several hours doing traffic control, as we continued to patrol the school areas to slow people down. We also assisted with traffic control while people were dropping off and picking up their children from school.

5. We had 24 agency assists, 485 public assists, assisting citizens at the schools and on patrol with various needs. We also spent 6 hours securing the Precinct 1 Justice Court.
6. Environmental Enforcement, we have 7 General Health Nuisance cases open with various violations, and 2 Public Health Nuisance cases open. We are diligently working on all these cases.
7. We are continuously striving to provide the best service for the constituents of Precinct 1 and all citizens of Caldwell County.

Respectfully Submitted
Richard Sanders
Constable Precinct 1
Caldwell County

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Information Only
Subject:	To accept Caldwell County Constable PCT. 4 September 2025 Report.
Costs:	\$0.00
Agenda Speakers:	Commissioner Thomas/Art Villarreal
Backup Materials:	Attached
Total # of Pages:	6



CALDWELL COUNTY CONSTABLES OFFICE PCT #4

2990 FM-1185 • Lockhart, TX 78644

Tips Line: (512) 398-1836 • Criminal Enforcement: (512) 398-1836

Fax: (512) 398-1837 • J.P., Pct. 4 (512) 398-1841 • Office: (512) 359-4698

Caldwell County Constable's Office – Precinct 4 Monthly Report for September 2025

Overview

This report summarizes public safety activity for the month of September 2025 across multiple local agencies, including the Sheriff's Office, EMS, Fire Department, and Department of Public Safety (DPS), along with independent calls for service. The goal of this report is to provide transparency, highlight interagency cooperation, and document key incidents affecting the safety and well-being of our community.

Agencies responded to a wide range of calls, including firearm-related incidents, stray animal reports, traffic assistance, illegal burning, and warrant enforcement. The collaborative efforts of all departments involved demonstrate a continued commitment to public safety, quick response, and community support.

Sheriff's Office

- Assisted in **locating a suspect vehicle** in an active investigation.
- Responded to **three separate incidents** involving the **discharge of a firearm**.
- Handled **multiple complaints of loud music** disrupting neighborhoods.
- Responded to community reports regarding **stray dogs**.

Emergency Medical Services (EMS)

- Provided **traffic control** during an emergency response, ensuring scene safety for medical personnel and the public.

Fire Department

- Responded to and assisted with a **fire incident involving the illegal burning of railroad tires**.

Department of Public Safety (DPS)

- Assisted with a **motor vehicle collision**, supporting scene management and public safety.



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Independent Calls for Service

- Responded to a **verbal disturbance** in Dale.
- Provided **motorist assistance** on multiple occasions.
- Investigated **several abandoned vehicles**.
- Addressed **reports of a reckless driver**, ensuring road safety.

Special Operations & Interagency Assistance

- **September 26:** Assisted **Bastrop County** with a **warrant arrest** of a male suspect for possession of a dangerous drug.

Additional Enforcement Activity

- **55 traffic violations** were issued during patrols and traffic stops throughout the month.
- **6 civil papers** were successfully served.

Summary

This month's activity reflects continued coordination between local law enforcement, emergency services, and other public safety departments. Emphasis was placed on community safety, rapid response to disturbances, and interagency cooperation to address more serious criminal activity.

Sincerely,

Constable Arthur Villarreal



CALDWELL COUNTY CONSTABLES OFFICE PCT #4

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Fax: (512) 398-1837 • J.P., Pct. 4 (512) 398-1841 • Office: (512) 359-4698

Caldwell County Constable's Office – Precinct 4 School Report for September 2025

Overview

Throughout the month of September 2025, school safety personnel responded to a wide range of incidents across multiple campuses, including medical calls, facility-related issues, drills, wildlife encounters, and student-related concerns. The report below outlines all notable events, actions taken, and follow-up measures where applicable. Collaborative efforts between school staff, deputies, EMS, and administrative teams contributed to ensuring student and staff safety across the district.

September 2 – LDMC

- **Issue:** Flea outbreak reported in a classroom area.
- **Action Taken:** Classes were temporarily relocated to the gym while the issue was addressed.

September 5 – Navarro

- **Issue:** Door 6 not engaging properly.
- **Action Taken:** Front desk was notified and a work order was submitted for repair.

September 8 – Borchert

- **Receiving Dock:** Found unsecured during routine check.
 - Action: Door was secured by responding deputy.
- **Drone Activity:** White drone observed hovering over nearby park.
 - Action: Drone left area before intervention was required.

September 9

Borchert:

- **Panic Alarms:** Multiple alarms triggered in unoccupied rooms during maintenance.
 - Action: Rooms were cleared and staff were interviewed. Cause determined to be accidental activation by a substitute teacher. No further action required.



CALDWELL COUNTY CONSTABLES OFFICE PCT #4

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Fax: (512) 398-1837 • J.P., Pct. 4 (512) 398-1841 • Office: (512) 359-4698

Lockhart High School:

- **Mental Health Concern:**
 - A deputy assisted the SRO in locating a female student believed to be in mental health crisis after leaving campus.

September 10 – Borchert

- **Medical Call:** A 47-year-old teacher experienced dizziness (known history of high blood pressure).
 - EMS responded, cleared, and transported the individual for further evaluation.

September 11

Navarro:

- **Contraband Suspicion:** Backpack reported to smell of marijuana.
 - Deputy confirmed odor but found no substances. School investigated and filed a report with CPS. No further action taken.

Bluebonnet:

- **Medical Call:** 8-year-old student with asthma experienced breathing difficulty.
 - EMS responded to the scene.

Clear Fork:

- **Auditor Visit:** Noted presence of district/state auditor on campus.
 - No action required from safety personnel.

September 12 – Borchert

- **Fire Drill:** Successfully conducted without incident.



CALDWELL COUNTY CONSTABLES OFFICE PCT #4

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September 16 – Plum Creek

- **Visitor Badge Protocol:** Front office not issuing standardized visitor badges to parents.
- **Radio Communication:** Deputy was issued a radio without a direct line to administration.
- **Safety Concerns Identified:**
 - Perimeter fencing can be easily climbed, allowing access to unsecured courtyard and buildings.
 - Playground has two open vehicular access points, posing a potential security risk.

September 19 – Strawn

- **Fire Drill:** Conducted without incident.

September 22 – Carver

- **Fire Drill:** Successfully conducted.

September 23 – Strawn

- **Wildlife Incident:** Snake found on playground.
 - Deputy safely removed and relocated the animal.

September 25

Junior High:

- **Fire Drill:** Conducted.
- **Medical Emergency:**
 - EMS assisted a parent who went into labor while waiting in the pickup line.

Navarro:

- **Transportation Issue:**
 - Late bus arrival caused delay in student dismissal. Managed by school staff.



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September 29

Bluebonnet:

- **Fire Drill:** Conducted successfully.

Borchert:

- **Security Issue:** Exterior door discovered unsecured, allowing potential access to facilities and roof.
 - Issue was addressed and secured.
- **Behavioral Support:** Deputy provided verbal intervention to assist a parent with child behavior concerns.
- **Student Wellness Check:** Admin requested a deputy check in with a student grieving a recent family death.

Navarro:

- **Medical Response:**
 - EMS dispatched at parent's request for student transport.
- **Playground Injury:** Second injury reported on front playground.
 - Nurse evaluated the student; parent transported child for medical care.

Summary

This month's campus safety activity highlights the importance of regular facility checks, effective emergency response, and ongoing communication between safety personnel and school staff. With a variety of incidents ranging from medical calls to facility security and mental health support, the district remains committed to fostering a secure learning environment for all students and staff.

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Information Only
Subject:	To discuss the Seawillow "Moxie" Development and the county participation in the Tax Increment Reinvestment Zone (TIRZ).
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Richard Sitton/Drew Slone
Backup Materials:	Attached
Total # of Pages:	62

MEMORANDUM

DATE: October 16, 2025
TO: Caldwell County, Texas
FROM: Red Oak Development Group (the "Developer")
RE: Seawillow "Moxie" Development and County Participation in Tax Increment Reinvestment Zone

The Developer is developing an exciting new project within the Seawillow Public Improvement District (the "PID"), which will be branded "Moxie" (the "Development"). The Development is expected to include over 2,300 high quality homes, a commercial district, two schools, both of which are dedicated land to the ISD. The first phase of the Development ("Improvement Area #1"), which is located in the City limits of the City of Lockhart (the "City"), is underway with approximately 414 homesites. Remaining phases of the Development are in the City's ETJ and will be annexed as development progresses.

The Developer submits this Memorandum requesting the County's support of the Development via the following:

- County participation in a tax increment reinvestment zone ("TIRZ") created by the City of Lockhart which will initially cover Improvement Area #1 and will be expanded to encompass the entire Development as property is annexed into the City.
- Participation in the TIRZ, as expanded to include portions of the Development annexed into the City on a phase-by-phase basis, at a rate of 27.5% of the County's maintenance and operations tax rate, all of which funds will be used to offset assessments levied in the PID and reduce the burden on homeowners; and
- Entry into a participation agreement with the City memorializing participation in the TIRZ.

The County's consultant team has previously been provided with a draft TIRZ Project and Finance Plan which shows how the County's contributions at the above rates would work over time. We have attached this document to the transmittal e-mail for ease of access.

Renderings of the Development are included below. We appreciate the County's support and welcome any additional questions the County may have. Please do not hesitate to contact us if you need further information.

Development Renderings







Builder Opportunity Meeting

September 2025

Meet the Team



Mike Miller

*Executive VP of Real Estate
& Community Development,
Red Oak*



Tom Staub

CEO, Red Oak



David Teo

Partner, Red Oak



Chris Fernandez
DAHLIN



Shaghayegh T. Osipov
DAHLIN



Wes Gentry
TBG Partners



A'Lisa Ozment
Architectural Plan Review



Teri Slavik-Tsuyuki
tst ink.



Ellen Wong
Hearth Agency



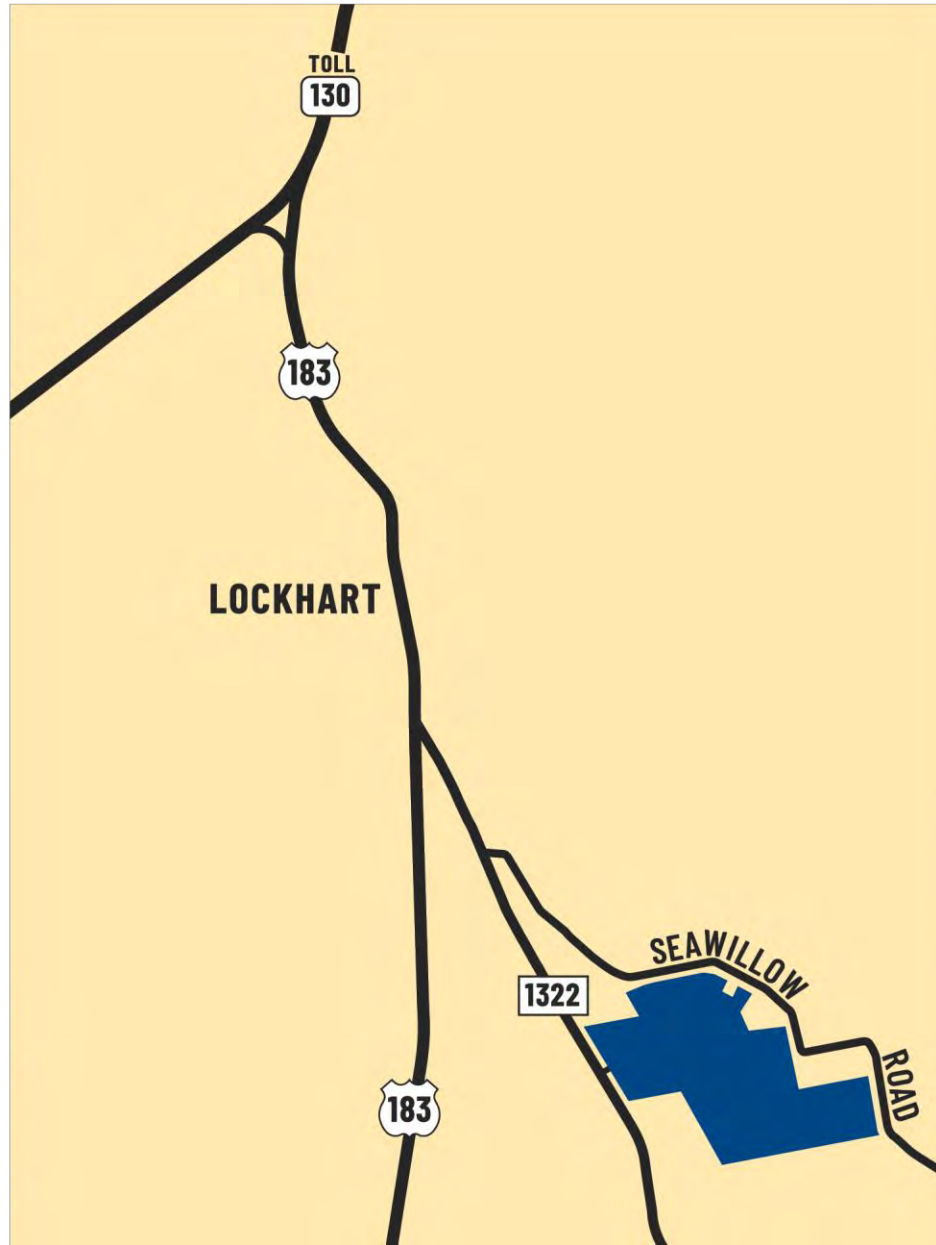
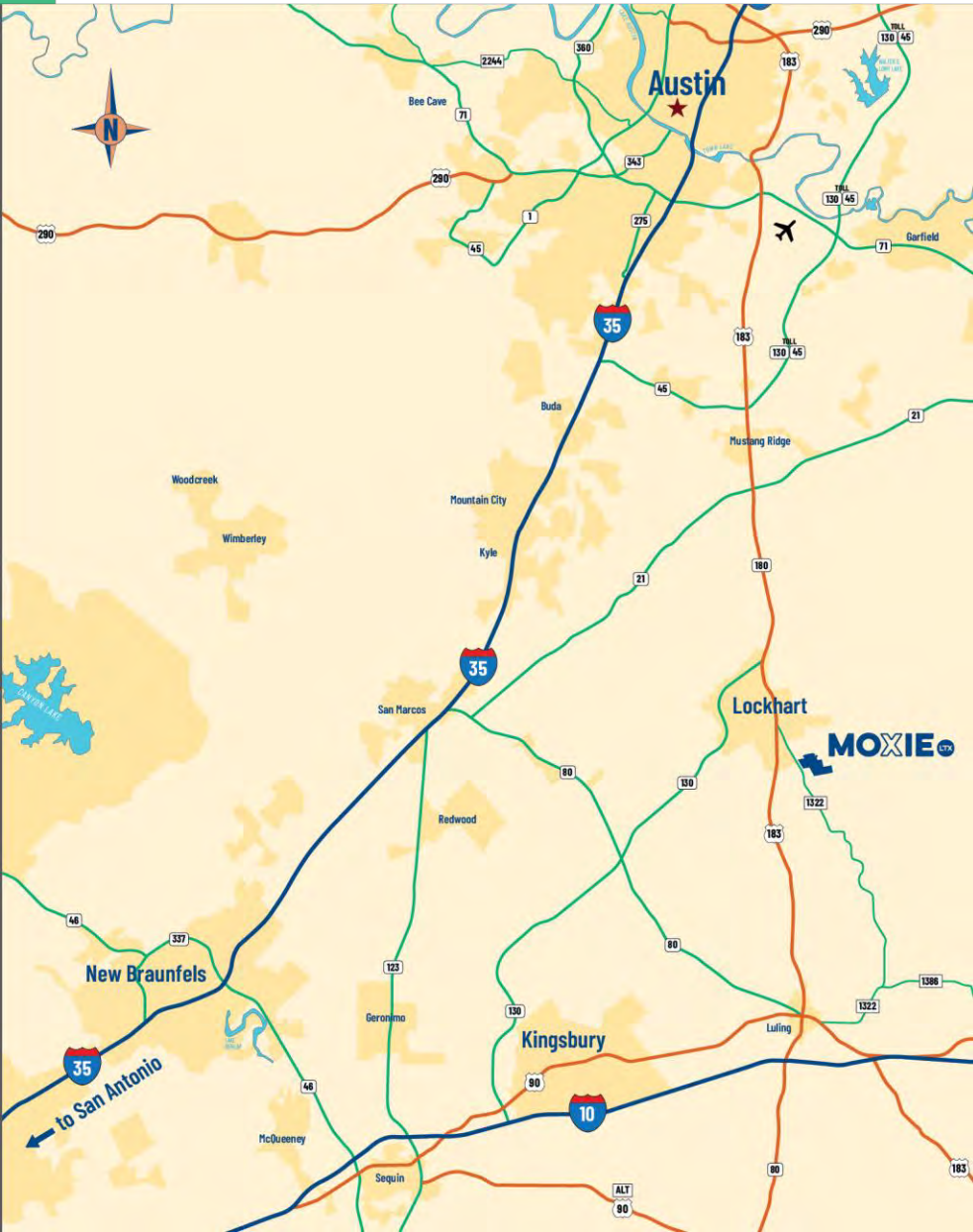
HOA
CCMC

Community Vision

HOW WE MAKE IT MOXIE

Community Vision

LOCATION



**LOCATED IN
THE HEART
OF LOCKHART**

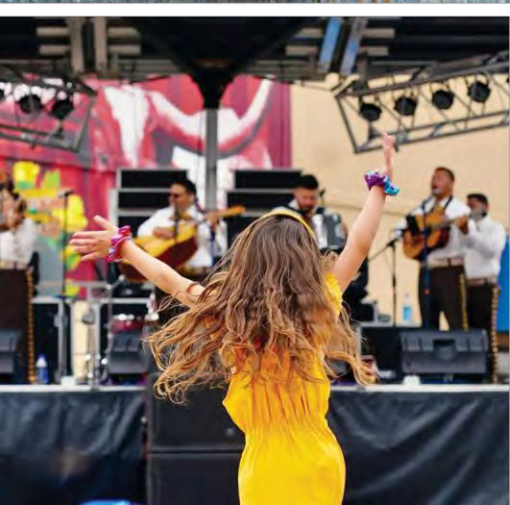
40 minutes from Austin

60 minutes from San Antonio

*37 minutes from Austin-Bergstrom
International Airport*

Community Vision

THE OPPORTUNITY





Garden party. Anniversary. Laundry day.
But make it Moxie.



Playoffs. Block party. Rock & roll.
But make it Moxie.



**Genuine
Community
Gathering**

**Diverse Lot
Segmentation**

**Walkable Community
Connected to Nature**

**Artistic & Eclectic
Details Matter**

**Authentically
Lockhart**

Community Vision

PROJECT OVERVIEW



Community Vision

PHASE 1 MAP



Map not to scale. All renderings and images shown are for illustration purposes only, are non-binding and are subject to change. Actual development may vary from developer's vision. No guarantee can be made that development will proceed as described. Updated April 2025.

Day One Experience

WHAT CAN YOU EXPECT AT MOXIE DAY ONE

Phase 1 Entry



The Social



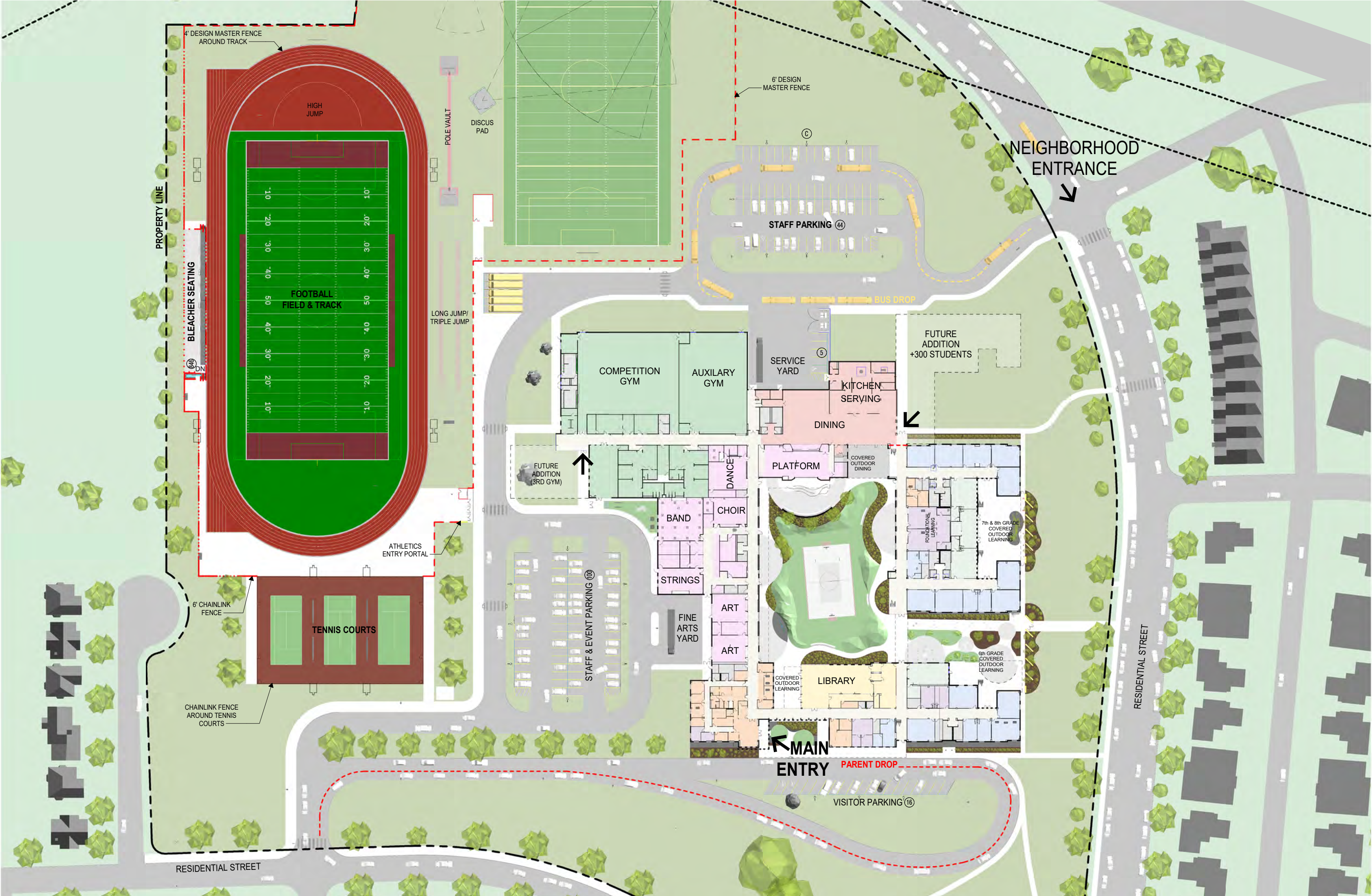
The Social BREAKDOWN



Moxie Way Streetscape



DESIGN UPDATE - SITE PLAN



LEGEND

- 16 MAIN ENTRY/VISITOR PARKING
- 20 MAIN ENTRY QUEUING SPACES
- 100 STAFF & EVENT PARKING
- 44 STAFF PARKING
- 25 BUS QUEUING SPACES
- 846 FOOTBALL FIELD SEATING
- 300 OUTDOOR PERFORMANCE SEATING
- 400 INDOOR PERFORMANCE SEATING
- 850 COMPETITION GYM SEATING
- 287 AUSILIARY GYM SEATING

FUNCTIONAL CAPACITY:

900 STUDENTS

MAXIMUM CAPACITY:

1,250 STUDENTS

TOTAL SQUARE FOOT:

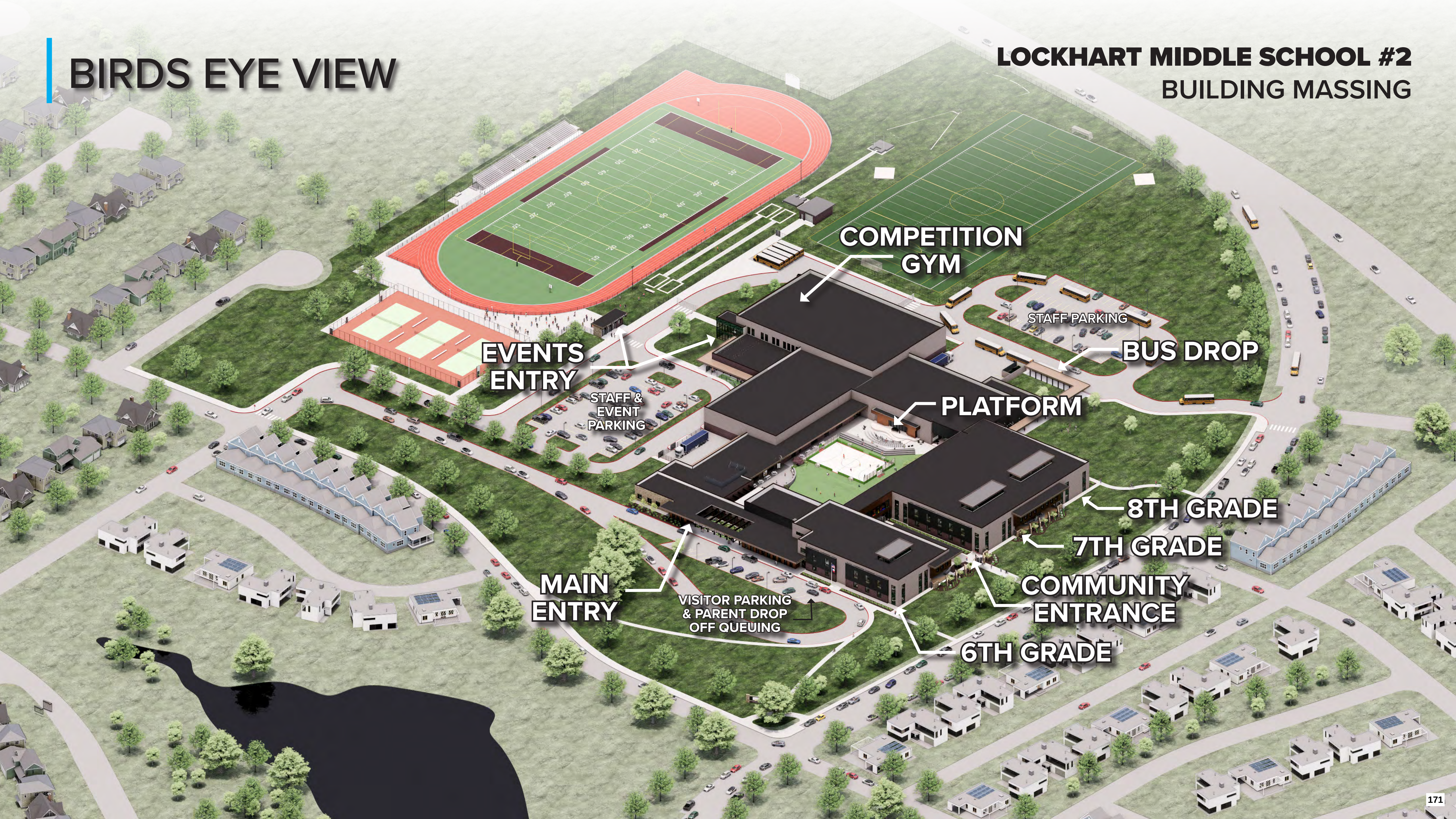
LEVEL ONE	123,794 SF
LEVEL TWO	40,529 SF
TOTAL	163,429 SF

*POTENTIAL ADDITION: 300 STUDENTS



BIRDS EYE VIEW

LOCKHART MIDDLE SCHOOL #2 BUILDING MASSING



EXTERIOR RENDERING

LOCKHART MIDDLE SCHOOL #2 MAIN ENTRY



New Home Trends | MOXIE Positioning

Themes related to wellness, sustainability and nature resonate with buyers and are consistent with the vision for a diverse residential neighborhood



SOCIAL CONNECTIVITY

- Gathering spaces (event lawns, parks, and shaded areas)
- Organized events (outdoor movie nights, wine tastings, and kids' programs)
- Spaces for spontaneous social interaction



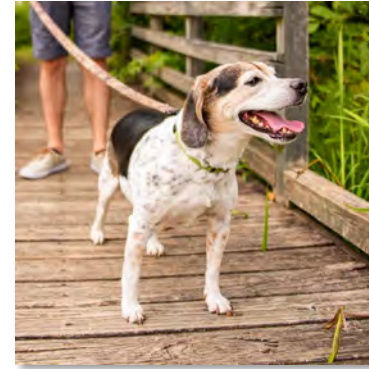
OUTDOORS AND NATURE

- Community-wide trail system with trailheads at each neighborhood
- A 5-minute walk to parks for all residents, each with their own identity
- Colorful elements (brightly painted chairs, signage)



FOOD AND HEALTH

- Farmers' Market with seasonal produce and food trucks with local cuisine
- Community gardens and "crop sharing"
- Play up the Barbecue Capital of Texas!



PETS

- Accommodate pets in the community and in the home
- Separate parks for large and small dogs
- Waste stations along walking paths
- Empty-nesters and retirees often treat their pets like royalty!

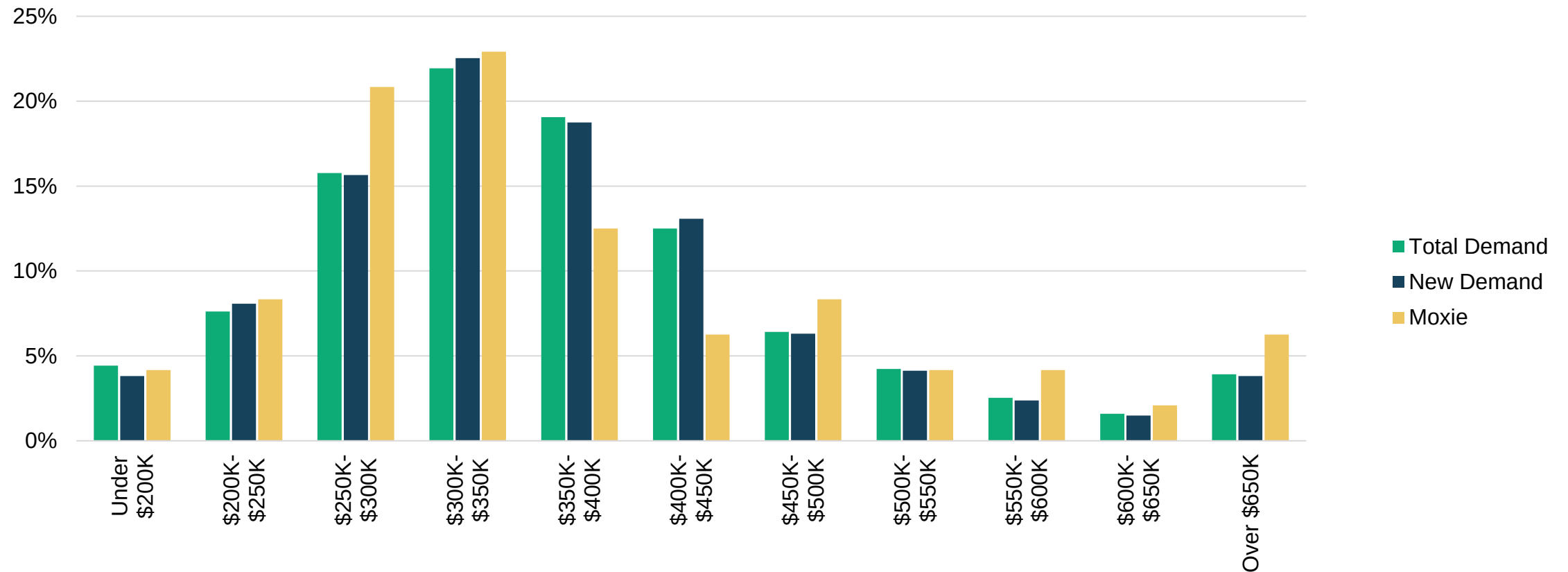


HEALTH AND FITNESS

- Fitness facility, yoga/movement studio, and game room
- Pools for specific uses (resort-style, splash pad, lap pools)
- Summer swim leagues
- Dedicated 'bike lanes' on main community trails

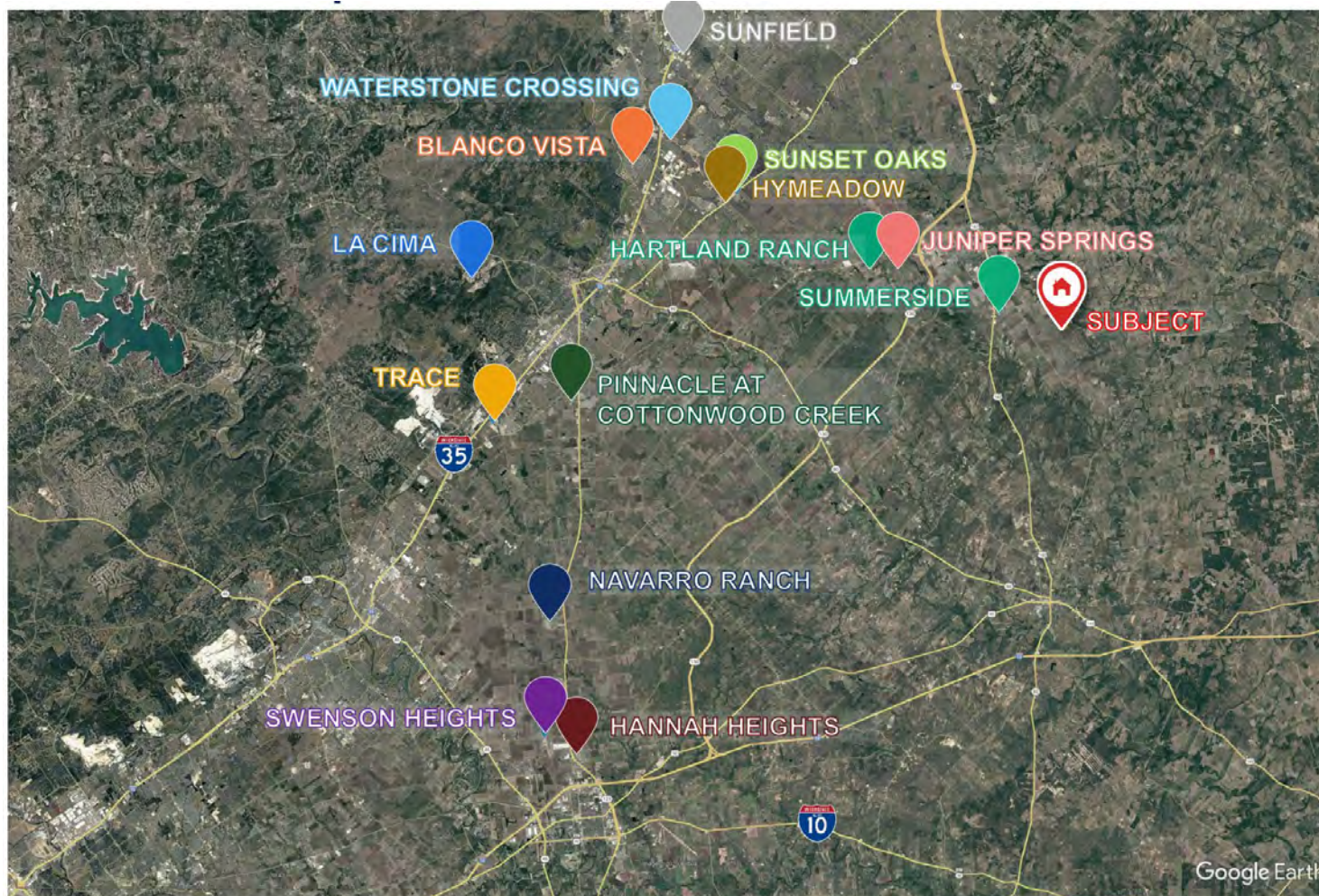
MOXIE Positioning

New Home Demand by Price Point



MOXIE Positioning

New Home Comparables



New home comparables consist of competitive MPCs in Austin's suburbs, including communities in Lockhart, San Marcos, Maxwell, and Kyle.

MOXIE Positioning

MOXIE will elevate the new home market in Lockhart



TRADITIONAL LOCKHART BUILDER SUBDIVISIONS

MOXIE is positioned above traditional builder subdivisions with homes targeting value-oriented buyers



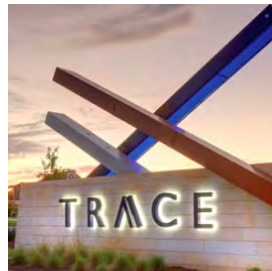
Hartland Ranch
(DR Horton)



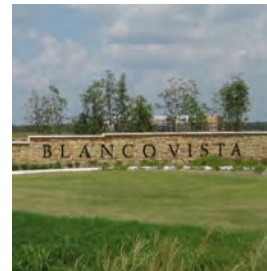
Summerside
(Lennar)

ESTABLISHED SAN MARCOS MPCs

San Marcos offers a superior location (today), but MOXIE will offer an enhanced lifestyle setting and superior amenities



Trace
(Chesmar, Empire,
Pacesetter, Terrata, DR
Horton)



Blanco Vista
(CastleRock, Empire, Pacesetter,
Terrata, Richmond America)

JUNIPER SPRINGS LOCKHART

LA CIMA SAN MARCOS MPC

Perry recently opened a new Lockhart community, which will start to elevate the new home market. La Cima is a highly-amenitized, hill-country MPC in San Marcos featuring higher-end builders



Juniper Springs
(Perry)



La Cima
(Perry, David Weekley,
Highland, Newmark, Pulte,
Ashton Woods)

Moxie Phase 2

Overall Plan

COMMUNITY MAP – PHASE 1 AND 2



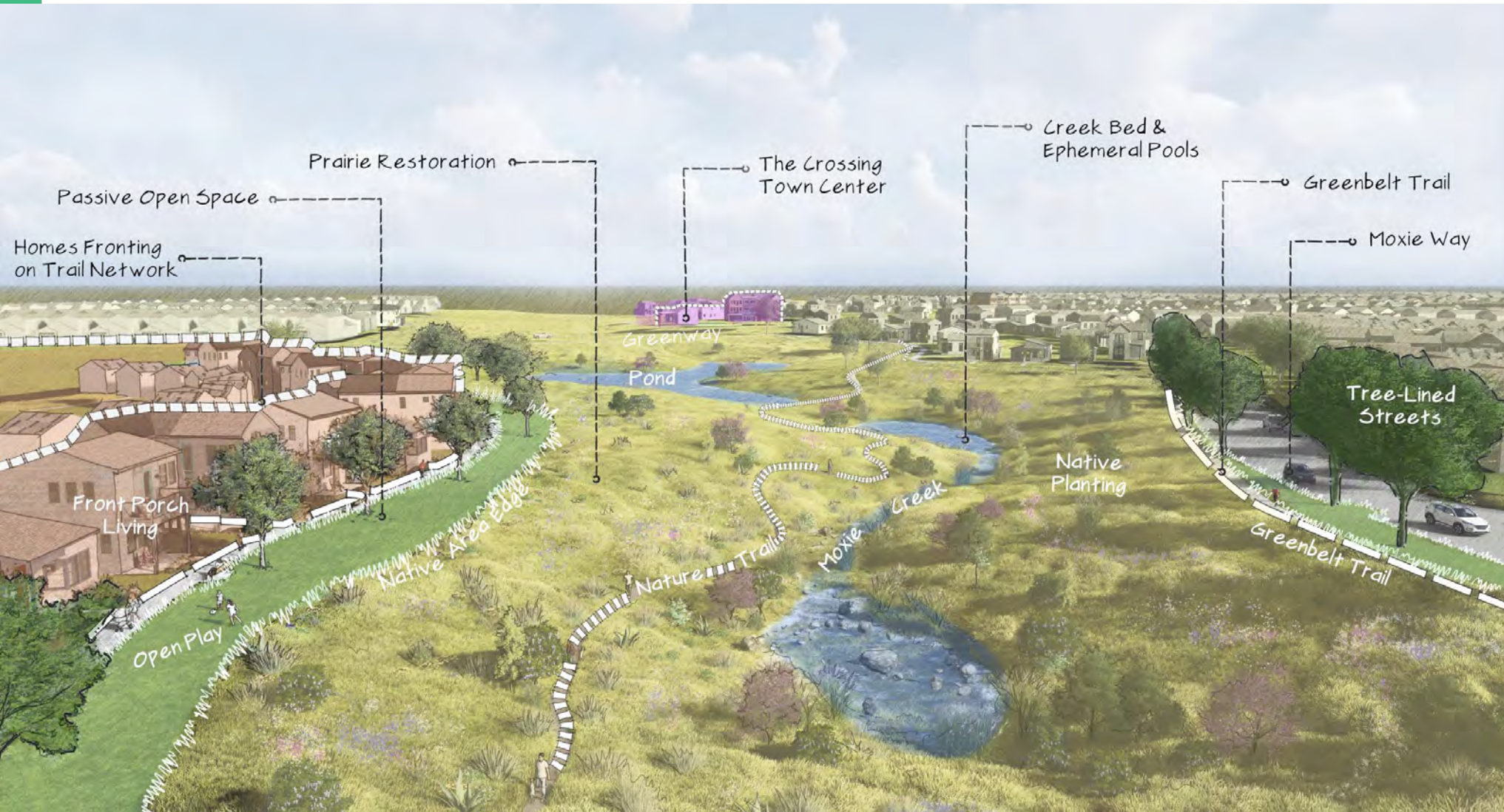
Overall Trail Network



The Moxie Muse



The Moxie Muse BREAKDOWN



The Crossing

INSPIRATION



The Crossing



The Crossing



100%



The Crossing





REINVESTMENT ZONE NUMBER 1,
CITY OF LOCKHART, TEXAS
PRELIMINARY PROJECT AND FINANCE PLAN
OCTOBER 10, 2025

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SECTION 1: DEFINITIONS

Capitalized terms used in this Preliminary Plan shall have the meanings given to them in **Section I** below unless otherwise defined in this Preliminary Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section,” or an “Exhibit,” shall be a reference to a Section of this Preliminary Plan or an Exhibit or Appendix attached to and made a part of this Preliminary Plan for all purposes.

“**Act**” means Chapter 311, Texas Tax Code, as amended, “Tax Increment Financing Act”.

“**Administrative Costs**” means the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone, including planning, engineering, legal services, organizational costs, publicizing costs, or implementations costs paid by or on behalf of the City that are directly related to the administration of the Zone.

“**Appraisal District**” means the Caldwell County Appraisal District.

“**Board**” means the Board of Directors for the Zone.

“**Captured Appraised Value**” means the new taxable value generated in addition to the Tax Increment Base on a parcel-by-parcel basis for each year during the term of the Zone, as calculated and confirmed annually by the Appraisal District.

“**City**” means the City of Lockhart, Texas.

“**City Council**” means the governing body of the City.

“**City TIRZ Increment**” means twenty-eight and one-half percent (28.5%) of the City’s ad valorem real property taxes collected and received by the City on the Captured Appraised Value in the Zone, and deposited into the TIRZ Fund.

“**County**” means Caldwell County, Texas.

“**County Participation Agreement**” means that certain agreement to be entered into by the City and the County pursuant to which the County agrees to participate in the Zone.

“**County TIRZ Increment**” means twenty-seven and one-half percent (27.5%) of the County’s M&O portion of the ad valorem real property taxes collected and received by the County on the Captured Appraised Value in the Zone, and deposited by the City into the TIRZ Fund.

“**Creation Ordinance**” means Ordinance No. _____ adopted by the City Council on October xx, 2025.

“**Developer**” means, RODG Prop Co, LLC, a Texas limited liability company, and RODG DT Seawillow Propco LLC, a Texas limited liability company, and their successors and assigns.

“Development Agreement” means that certain Seawillow Ranch Development and Public Improvement Agreement between the City and RODG DT Seawillow Propco LLC, effective as of June 18, 2024, as amended.

“Feasibility Study” means the economic feasibility study as evaluated over the term of the Zone and focused only on direct financial benefits, as shown on **Exhibit E**.

“Final Plan” means the *Reinvestment Zone Number 1, City of Lockhart Final Project and Finance Plan* expected to be adopted in the future.

“Non-Project Costs” means those certain costs that will be spent to develop in the Zone, but will not be financed by the Zone, and will be financed by private funds, as described in **Section 6**, and shown on **Exhibit B**.

“PID” means the Seawillow Public Improvement District, which includes all of and is coterminous with the Property, created by Resolution No. 2024-26 of the City adopted by the City Council on October 15, 2024 .

“Preliminary Plan” means this *Reinvestment Zone Number 1, City of Lockhart Preliminary Project and Finance Plan*.

“Project Costs” means the total costs for projects in the Zone authorized by the Act, including the actual costs of the Public Improvements, and the Administrative Costs.

“Property” means 89.775 acres of land as depicted on **Exhibit A** and identified on **Exhibit G**.

“Public Improvements” means the proposed public improvements to be financed by the Zone, which include water, wastewater, streets, drainage, contingency, and associated financing and interest costs related thereto, as detailed on **Exhibit C**.

“Service and Assessment Plan” means that certain Seawillow Public Improvement District Service and Assessment Plan, to be adopted by the City in calendar year 2025 and amended from time to time.

“TIRZ Agreement” means the Tax Increment Reinvestment Zone Number 1, City of Lockhart (TIRZ) Agreement, effective as of _____, 2025, among the City, [the County?] the Board, and the Developer.

“TIRZ Credit” means the TIRZ Number 1 Annual Credit Amount designated for credit against the principal and interest portion of the Annual Installment of Assessments levied against Assessed Property, which amount shall not exceed the TIRZ Maximum Annual Credit Amount, all as further defined and described in the Service and Assessment Plan.

“Tax Increment Base” means total appraised value of taxable real property in the Zone as of January 1 of the year in which the Zone is created, as calculated and certified by the Appraisal District.

“TIRZ Fund” means the tax increment fund for the Zone created by the City and segregated from all other funds of the City.

“Zone” means Reinvestment Zone Number 1, City of Lockhart, Texas (Seawillow Project), as depicted on **Exhibit A**, and described on **Exhibit G**.

SECTION 2: INTRODUCTION

2.1 Authority and Purpose

The City has the authority under the Act to designate a contiguous or noncontiguous geographic area within the corporate limits or extraterritorial jurisdiction of the City as a tax increment reinvestment zone to promote development or redevelopment of the area because the City Council determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the Zone is economically feasible, and that creation of the Zone is in the best interest of the City and the property in the Zone. The purpose of the Zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the Zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

2.2 Eligibility Requirements

An area is eligible under the Act to be designated as a tax increment reinvestment zone if the area:

- 1) substantially arrests or impairs the sound growth of the municipality designating the zone, retards the provision of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition; or
- 2) is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City; or
- 3) is in a federally assisted new community located in the City or in an area immediately adjacent to a federally assisted new community; or
- 4) is in an area described in a petition requesting that the area be designated as a reinvestment zone, if the petition is submitted to the governing body of the City by the owners of property constituting at least fifty percent (50%) of the appraised value of the property in the area according to the most recent certified appraisal roll for the county in which the area is located.

The City cannot, however, designate a zone if more than thirty percent (30%) of the property in the proposed zone, excluding property that is publicly owned, is used for residential purposes, or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds fifty percent (50%) of the total appraised value of taxable real property in the City and in industrial districts created by the City.

2.3 Proposed Zone

The Property is located within the corporate limits of the City. The Property is predominantly open, undeveloped or underdeveloped, and substantially impairs and arrests the sound growth of the City. Due to its size, location, and physical characteristics development would not occur solely through private investment in the foreseeable future. The Property lacks public infrastructure and requires economic incentive to attract development for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone. If the Public Improvements are financed as contemplated by this Preliminary Plan, the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City a quality development.

2.4 Preliminary Plan and Hearing

Before the City Council adopts the Creation Ordinance, the City Council must prepare a preliminary reinvestment zone project and finance plan in accordance with the Act and hold a public hearing on the creation of the Zone and its benefits to the City and to the Property, at which public hearing interested persons shall be given the opportunity to speak for and against the creation of the Zone, the boundaries of the Zone and the concept of tax increment financing, and at which hearing the owners of the Property shall be given a reasonable opportunity to protest the inclusion of their Property in the Zone. The requirement of the Act for a preliminary reinvestment zone project and finance plan will be satisfied by this Preliminary Plan, the purpose of which is to describe, in general terms, the Public Improvements that will be undertaken and financed by the Zone. A description of how such Public Improvements and projects will be undertaken and financed shall be determined by the Final Plan, which requires approval by the Board and City Council.

2.5 Creation of the Zone

Upon the closing of the above referenced public hearing, the City Council shall consider the Creation Ordinance and the following findings:

- 1) that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future,
- 2) that the Zone is feasible,
- 3) that improvements in the Zone will significantly enhance the value of all the taxable real property in the Zone and will be of general benefit to the City, and
- 4) that the Zone meets the eligibility requirements of the Act.

Among other provisions required by the Act, the Creation Ordinance shall appoint the Board.

2.6 Board Recommendations

After the creation of the Zone, the Board shall review the Final Plan and recommend its approval to the City Council, pursuant to which the City shall contribute the City TIRZ Increment to the TIRZ Fund to pay a portion of the Project Costs benefiting the Zone. If the County participates in the Zone, then pursuant to the County Participation Agreement, the County shall contribute the County TIRZ Increment for deposit by the City into the TIRZ No. 1 Fund to pay a portion of the Project Costs benefiting the Zone. Additionally, the Board shall consider a TIRZ Agreement among the City, the Board and the Developer and recommend its approval to the City Council.

2.7 Council Action

On June 18, 2024, the City Council approved the Development Agreement regarding the Property. On _____, 2025, the City Council shall consider approval of the Creation Ordinance. It is anticipated that the Final Plan shall be updated in the future to identify additional improvements within the Zone.

SECTION 3: DESCRIPTION AND MAPS

3.1 Existing Uses and Conditions

The Property is currently zoned residential and is intended to be developed with residential uses. The Property is undeveloped or underdeveloped, and there is limited public infrastructure to support development. Development requires extensive public infrastructure that: (1) the City cannot provide, and (2) would not be provided solely through private investment in the foreseeable future. The existing uses of the Property in the City are shown on **Exhibit I**.

3.2 Proposed Uses

The proposed uses of the Property in the City include residential and commercial as shown on **Exhibit F**.

SECTION 4: PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES, AND REGULATIONS

The Property is located within the City and is zoned as residential. The Property is currently zoned as Residential. The City has exclusive jurisdiction over the subdivision and platting of the Property and the design, construction, installation, and inspection of water, sewer, drainage, roadway, and other public infrastructure. No proposed changes to zoning ordinances, comprehensive plan, building codes, subdivision rules, or other municipal ordinances are planned.

SECTION 5: RELOCATION OF DISPLACED PERSONS

No person shall be displaced and in need of relocation due to the creation of the Zone or implementation of the Final Plan.

SECTION 6: ESTIMATED NON-PROJECT COSTS

Non-Project Costs are costs that will be spent to develop in the Zone but will not be financed by the Zone, and will be financed by private funds. The list of Non-Project Costs is shown on **Exhibit B**, the costs of which are estimated to be approximately \$123,109,938.

SECTION 7: PROPOSED PUBLIC IMPROVEMENTS

All Public Improvements shall be designed and constructed in accordance with all applicable City standards and shall otherwise be inspected, approved, and accepted by the City. At the City's option, the Public Improvements may be expanded to include any other category of improvements authorized by the Act.

SECTION 8: ESTIMATED PROJECT COSTS

8.1 Project Costs

The total Project Costs are estimated to be \$21,100,418, as shown on **Exhibit C**. The costs of Public Improvements are estimated to be \$20,496,398, and the Administrative Costs are estimated to be \$604,020.

8.2 Administrative Costs

The Administrative Costs are estimated to be \$10,000 per year beginning 2026 and escalating at two percent (2%) thereafter. The Administrative Costs shall be paid each year from the TIRZ Fund before any other Project Costs are paid.

8.3 Estimated Timeline of Incurred Costs

The Administrative Costs will be incurred annually through the duration of the Zone. It is estimated the costs of constructing the Public Improvements will be incurred between 2025 and 2029, as shown on **Exhibit D**.

SECTION 9: ECONOMIC FEASIBILITY

9.1 Feasibility Study

The Feasibility Study, as shown on **Exhibit E**, focuses on only direct financial benefits (i.e. ad valorem tax revenues from the development of Public Improvements in the Zone). Based on the Feasibility Study, during the term of the Zone, new development (which would not have occurred but for the Zone) will generate approximately \$160,188,981 in total new real property tax revenue for the City over the remaining term of the Zone. The Feasibility Study shows the cumulative City TIRZ Increment is estimated to be \$11,897,386, which will be available to pay a portion of the Project Costs, until the Zone expires or is otherwise terminated. The remainder of the new City real property tax revenue generated within the Zone and retained by the City is estimated to be \$29,847,827 over the remaining term. Based on the foregoing, the feasibility of the Zone has been demonstrated.

The Feasibility Study shows the cumulative County TIRZ Increment, if applicable, is estimated to be \$9,095,137, which will be available to pay a portion of the Project Costs, until the term expires or is otherwise terminated, pursuant to the County Participation Agreement. The remainder of the new County real property tax revenue generated within the Zone and retained by the County is estimated to be \$23,978,088 over the term.

One hundred percent (100%) of all taxing revenues generated for other taxing entities by the new development within the Zone will be retained by the respective taxing entities, unless the taxing entity participates in the Zone. Based on the foregoing, the feasibility of the Zone has been demonstrated.

It is anticipated that the Final Plan shall be amended in the future to reflect additional development within the Zone.

SECTION 10: ESTIMATED BONDED INDEBTEDNESS

No TIRZ bonds are anticipated to be issued by the City pursuant to the Act.

SECTION 11: APPRAISED VALUE

11.1 Tax Increment Base

The Tax Increment Base is estimated to be \$1,611,120 as confirmed by the Appraisal District. Each year, the Appraisal District shall confirm the Captured Appraised Value of the Zone.

11.2 Estimated Captured Appraised Value

It is estimated that upon expiration of the term of the Zone, the total Captured Appraised Value of taxable real property in the Zone will be approximately \$289,874,385 as shown on **Exhibit E**. The actual Captured Appraised Value, as certified by the Appraisal District each year, will be used to calculate annual payment by the City into the TIRZ Fund pursuant to the Final Plan. It is anticipated that the Final Plan shall be amended in the future to reflect additional development within the Zone, which would increase the estimated total Captured Appraised Value.

SECTION 12: METHOD OF FINANCING

12.1 TIRZ Fund Contributions

The Final Plan shall obligate the City to deposit into the TIRZ Fund each year the City TIRZ Increment. For example, in FY 2025, the City's ad valorem tax rate is \$0.5093 per \$100 of taxable value, therefore the City would contribute \$0.1452 per \$100 of the Captured Appraised Value in the Zone levied and collected to the TIRZ Fund.

The funds deposited into the TIRZ Fund shall be prioritized and allocated on a parcel by parcel basis as follows:

1. For the reasonable Administrative Costs of the Zone; then
2. For the payment of the TIRZ Credit, as shall be further described in the Service and Assessment Plan; then
3. To the extent there are TIRZ Fund revenues remaining after such TIRZ Credit, any excess TIRZ Fund revenue may be utilized in any other manner as authorized by the City Council and allowed pursuant to the Act.

All payments of Project Costs shall be made solely from the TIRZ Fund and from no other funds of the City, unless otherwise approved by the City. The City may amend the Final Plan in compliance with the Development Agreement and TIRZ Agreement, including but not limited to what is considered a Project Cost.

The Final Plan shall obligate the County to deposit into the TIRZ Fund each year the County TIRZ Increment. For example, in FY 2025, the County's M&O portion of the ad valorem tax rate is \$0.4390 per \$100 of taxable value, therefore the County would contribute \$0.1207 per \$100 of the Captured Appraised Value in the Zone levied and collected to the TIRZ Fund.

Commented [RH1]: To be confirmed

The funds deposited into the TIRZ Fund shall be prioritized and allocated on a parcel by parcel basis as follows:

1. For the reasonable Administrative Costs of the Zone; then

2. For the payment of the TIRZ Credit, as shall be further described in the Service and Assessment Plan; then
3. To the extent there are TIRZ Fund revenues remaining after such TIRZ Credit, any excess TIRZ Fund revenue may be utilized in any other manner as authorized by the County and allowed pursuant to the Act.

All payments of Project Costs shall be made solely from the TIRZ Fund and from no other funds of the County, unless otherwise approved by the County. The County may amend the Final Plan in compliance with the Development Agreement and TIRZ Agreement, including but not limited to what is considered a Project Cost.

SECTION 13: DURATION OF THE ZONE, TERMINATION

13.1 Duration

The stated term of the Zone shall commence upon the execution of the Creation Ordinance and shall continue until December 31, 2065, with the last payment being due by January 31, 2066, unless otherwise terminated in accordance with the Creation Ordinance.

13.2 Termination

The Zone shall terminate on the earlier of (i) December 31, 2065, or (ii) at such time that the obligations of the Zone, including all Project Costs, have been paid in full. If upon expiration of the stated term of the Zone, the obligations of the Zone have not been fully funded by the TIRZ Fund, the City shall have no obligation to pay the shortfall and the term shall not be extended. Nothing in this Section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

LIST OF EXHIBITS

Unless otherwise stated, all references to "Exhibits" contained in this Preliminary Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Preliminary Plan for all purposes.

Exhibit A	Map of the Zone
Exhibit B	Non-Project Costs
Exhibit C	Project Costs
Exhibit D	Estimated Timeline of Incurred Costs
Exhibit E	Feasibility Study
Exhibit F	Proposed Uses of the Property
Exhibit G	Legal Description of the Zone
Exhibit H	Maps of the Public Improvements
Exhibit I	Existing Use of the Property

EXHIBIT A – MAP OF THE ZONE

[TO BE UPDATED]

EXHIBIT B – NON-PROJECT COSTS

Lot Type	Units/ Sq. Ft.	Lot Value ^[a]		Buildout Value ^[b]		Non-Project Costs ^[c]
		Per Unit	Total	Per Unit	Total	
1	414	\$ 77,633	\$ 32,140,062	\$ 375,000	\$ 155,250,000	\$ 123,109,938
Total						\$ 123,109,938

Footnotes

[a] Values provided by Developer on June 4, 2025.

[b] Values provided by Developer on June 4, 2025.

[c] It is anticipated that the Final Plan shall be amended in the future to identify additional Non-Project Costs within the Zone.

EXHIBIT C – PROJECT COSTS

Reinvestment Zone Number 1, City of Lockhart, Texas	
Project Costs	
Item	Cost
Public Improvements^[a]	
Roadway	\$ 5,068,913
Water	\$ 1,597,092
Wastewater	\$ 1,905,972
Drainage	\$ 5,682,350
District Formation	\$ 291,702
Contingency	\$ 682,341
Soft Costs	\$ 1,860,289
Interest & Financing Costs	\$ 3,407,739
Subtotal	\$ 20,496,398
Administrative Costs	\$ 604,020
Total Project Costs^[b]	\$ 21,100,418
Footnotes	
^[a] Based on Engineer's Opinion of Probable Cost dated provided by the Developer for the Service and Assessment Plan.	
^[b] It is anticipated that the Final Plan shall be amended in the future to identify additional Project Costs.	

EXHIBIT D – ESTIMATED TIMELINE OF INCURRED COSTS

Reinvestment Zone Number 1, City of Lockhart, Texas Timeline to Incur Project Costs			
Zone Year	Calendar Year	Total Project Costs ^{[a],[b],[c]}	
		Annual	Cumulative
Base	2023		
1	2024	\$ -	-
2	2025	\$ 87,352	87,352
3	2026	\$ 1,621,605	1,708,957
4	2027	\$ 2,926,786	4,635,743
5	2028	\$ 1,428,278	6,064,022
6	2029	\$ 1,294,037	7,358,059
Total		\$ 7,358,059	
Footnotes			
[a] Estimate provided for illustrative purposes only.			
[b] Does not illustrate Administrative Costs, which shall be incurred annually for the duration of the Zone.			
[c] It is anticipated that the Final Plan shall be amended in the future to identify additional development within the Zone.			

EXHIBIT E – FEASIBILITY STUDY

Reinvestment Zone Number 1, City of Lockhart, Texas Feasibility Study																			
Zone Year	Tax Year	Growth/ Year ^(a)	IA#1		Added Development Value ^(b)	New Taxable Value	Incremental Value	City TIRZ Increment			City Retained New Revenue		County TIRZ Increment			County Retained New Revenue		Total TIRZ Increment	
			Lot Type 1					%	Annual	Cumulative	Annual	Cumulative	%	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative
			Units	\$															
Base	2025	-	-	-	-	\$ 1,611,120	-	-	-	-	-	-	-	-	-	-	-	-	-
1	2026	2.0%	10	\$ 375,000	\$ 3,750,000	\$ 5,393,342	\$ 3,782,222	28.5%	-	-	\$ -	\$ -	27.5%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	2027	2.0%	182	\$ 382,500	\$ 69,615,000	\$ 75,116,209	\$ 73,505,089	28.5%	\$ 5,490	\$ 5,490	\$ 13,773	\$ 13,773	27.5%	\$ 4,197	\$ 4,197	\$ 11,064	\$ 11,064	\$ 9,687	\$ 9,687
3	2028	2.0%	195	\$ 390,150	\$ 76,079,250	\$ 152,697,783	\$ 151,086,663	28.5%	\$ 106,693	\$ 112,183	\$ 267,668	\$ 281,441	27.5%	\$ 81,563	\$ 85,760	\$ 215,030	\$ 226,094	\$ 188,256	\$ 197,943
4	2029	2.0%	27	\$ 397,953	\$ 10,744,731	\$ 166,496,470	\$ 164,885,350	28.5%	\$ 219,303	\$ 331,486	\$ 550,181	\$ 831,623	27.5%	\$ 167,650	\$ 253,409	\$ 441,985	\$ 668,080	\$ 386,953	\$ 584,895
5	2030	2.0%	-	\$ 405,912	\$ -	\$ 169,826,400	\$ 168,215,280	28.5%	\$ 239,332	\$ 570,818	\$ 600,429	\$ 1,432,052	27.5%	\$ 182,961	\$ 436,370	\$ 482,351	\$ 1,150,431	\$ 422,293	\$ 1,007,188
6	2031	2.0%	-	\$ 414,030	\$ -	\$ 173,222,927	\$ 171,611,807	28.5%	\$ 244,165	\$ 814,983	\$ 612,555	\$ 2,044,607	27.5%	\$ 186,656	\$ 623,026	\$ 492,093	\$ 1,642,534	\$ 430,821	\$ 1,438,009
7	2032	2.0%	-	\$ 422,311	\$ -	\$ 176,687,386	\$ 175,076,266	28.5%	\$ 249,095	\$ 1,064,079	\$ 624,924	\$ 2,669,531	27.5%	\$ 190,425	\$ 813,451	\$ 502,029	\$ 2,144,553	\$ 439,520	\$ 1,877,530
8	2033	2.0%	-	\$ 430,757	\$ -	\$ 180,221,134	\$ 178,610,014	28.5%	\$ 254,124	\$ 1,318,203	\$ 637,539	\$ 3,307,070	27.5%	\$ 194,269	\$ 1,007,720	\$ 512,164	\$ 2,656,716	\$ 448,393	\$ 2,325,923
9	2034	0%	-	\$ 430,757	\$ -	\$ 180,221,134	\$ 178,610,014	28.5%	\$ 259,253	\$ 1,577,456	\$ 650,407	\$ 3,957,477	27.5%	\$ 198,190	\$ 1,205,910	\$ 522,501	\$ 3,179,218	\$ 457,443	\$ 2,783,366
10	2035	0%	-	\$ 430,757	\$ -	\$ 180,221,134	\$ 178,610,014	28.5%	\$ 259,253	\$ 1,836,709	\$ 650,407	\$ 4,607,885	27.5%	\$ 198,190	\$ 1,404,100	\$ 522,501	\$ 3,701,719	\$ 457,443	\$ 3,240,810
11	2036	2.0%	-	\$ 439,372	\$ -	\$ 183,825,556	\$ 182,214,436	28.5%	\$ 259,253	\$ 2,095,963	\$ 650,407	\$ 5,258,292	27.5%	\$ 198,190	\$ 1,602,290	\$ 522,501	\$ 4,224,220	\$ 457,443	\$ 3,698,253
12	2037	2.0%	-	\$ 448,160	\$ -	\$ 187,502,068	\$ 185,890,948	28.5%	\$ 264,485	\$ 2,360,448	\$ 663,533	\$ 5,921,825	27.5%	\$ 202,190	\$ 1,804,480	\$ 533,046	\$ 4,757,266	\$ 466,675	\$ 4,164,928
13	2038	2.0%	-	\$ 457,123	\$ -	\$ 191,252,109	\$ 189,640,989	28.5%	\$ 269,822	\$ 2,630,269	\$ 676,921	\$ 6,598,746	27.5%	\$ 206,269	\$ 2,010,749	\$ 543,801	\$ 5,301,066	\$ 476,091	\$ 4,641,019
14	2039	2.0%	-	\$ 466,265	\$ -	\$ 195,077,151	\$ 193,466,031	28.5%	\$ 275,265	\$ 2,905,534	\$ 690,577	\$ 7,289,323	27.5%	\$ 210,430	\$ 2,221,180	\$ 554,771	\$ 5,855,837	\$ 485,695	\$ 5,126,714
15	2040	2.0%	-	\$ 475,591	\$ -	\$ 198,978,694	\$ 197,367,574	28.5%	\$ 280,817	\$ 3,186,351	\$ 704,506	\$ 7,993,828	27.5%	\$ 214,675	\$ 2,435,854	\$ 565,961	\$ 6,421,798	\$ 495,492	\$ 5,622,206
16	2041	2.0%	-	\$ 485,102	\$ -	\$ 202,958,268	\$ 201,347,148	28.5%	\$ 286,480	\$ 3,472,831	\$ 718,713	\$ 8,712,542	27.5%	\$ 219,004	\$ 2,654,858	\$ 577,374	\$ 6,999,172	\$ 505,484	\$ 6,127,690
17	2042	2.0%	-	\$ 494,805	\$ -	\$ 207,017,433	\$ 205,406,313	28.5%	\$ 292,256	\$ 3,765,088	\$ 733,205	\$ 9,445,746	27.5%	\$ 223,420	\$ 2,878,278	\$ 589,016	\$ 7,588,188	\$ 515,676	\$ 6,643,366
18	2043	2.0%	-	\$ 504,701	\$ -	\$ 211,157,782	\$ 209,546,662	28.5%	\$ 298,148	\$ 4,063,236	\$ 747,986	\$ 10,193,732	27.5%	\$ 227,924	\$ 3,106,202	\$ 600,890	\$ 8,189,079	\$ 526,072	\$ 7,169,438
19	2044	0%	-	\$ 504,701	\$ -	\$ 211,157,782	\$ 209,546,662	28.5%	\$ 304,158	\$ 4,367,394	\$ 763,063	\$ 10,956,795	27.5%	\$ 232,518	\$ 3,338,721	\$ 613,003	\$ 8,802,081	\$ 536,676	\$ 7,706,114
20	2045	0%	-	\$ 504,701	\$ -	\$ 211,157,782	\$ 209,546,662	28.5%	\$ 304,158	\$ 4,671,552	\$ 763,063	\$ 11,719,858	27.5%	\$ 232,518	\$ 3,571,239	\$ 613,003	\$ 9,415,084	\$ 536,676	\$ 8,242,791
21	2046	2.0%	-	\$ 514,795	\$ -	\$ 215,380,938	\$ 213,769,818	28.5%	\$ 304,158	\$ 4,975,710	\$ 763,063	\$ 12,482,922	27.5%	\$ 232,518	\$ 3,803,757	\$ 613,003	\$ 10,028,086	\$ 536,676	\$ 8,779,467
22	2047	2.0%	-	\$ 525,091	\$ -	\$ 219,688,556	\$ 218,077,436	28.5%	\$ 310,288	\$ 5,285,998	\$ 778,442	\$ 13,261,363	27.5%	\$ 237,204	\$ 4,040,961	\$ 625,357	\$ 10,653,443	\$ 547,492	\$ 9,326,959
23	2048	2.0%	-	\$ 535,592	\$ -	\$ 224,082,328	\$ 222,471,208	28.5%	\$ 316,540	\$ 5,602,538	\$ 794,128	\$ 14,055,491	27.5%	\$ 241,984	\$ 4,282,945	\$ 637,958	\$ 11,291,402	\$ 558,525	\$ 9,885,484
24	2049	2.0%	-	\$ 546,304	\$ -	\$ 228,563,974	\$ 226,952,854	28.5%	\$ 322,918	\$ 5,925,457	\$ 810,128	\$ 14,865,619	27.5%	\$ 246,860	\$ 4,529,805	\$ 650,812	\$ 11,942,213	\$ 569,778	\$ 10,455,262
25	2050	2.0%	-	\$ 557,230	\$ -	\$ 233,135,254	\$ 231,524,134	28.5%	\$ 329,423	\$ 6,254,880	\$ 826,448	\$ 15,692,067	27.5%	\$ 251,833	\$ 4,781,638	\$ 663,922	\$ 12,606,136	\$ 581,256	\$ 11,036,517
26	2051	2.0%	-	\$ 568,375	\$ -	\$ 237,797,959	\$ 236,186,839	28.5%	\$ 336,058	\$ 6,590,938	\$ 843,094	\$ 16,535,161	27.5%	\$ 256,905	\$ 5,038,543	\$ 677,295	\$ 13,283,430	\$ 592,963	\$ 11,629,481
27	2052	2.0%	-	\$ 579,742	\$ -	\$ 242,553,918	\$ 240,942,798	28.5%	\$ 342,826	\$ 6,933,765	\$ 860,073	\$ 17,395,234	27.5%	\$ 262,079	\$ 5,300,621	\$ 690,935	\$ 13,974,366	\$ 604,905	\$ 12,234,386
28	2053	2.0%	-	\$ 591,337	\$ -	\$ 247,404,996	\$ 245,793,876	28.5%	\$ 349,730	\$ 7,283,494	\$ 877,392	\$ 18,272,626	27.5%	\$ 267,356	\$ 5,567,978	\$ 704,848	\$ 14,679,214	\$ 617,086	\$ 12,851,472
29	2054	0%	-	\$ 591,337	\$ -	\$ 247,404,996	\$ 245,793,876	28.5%	\$ 356,771	\$ 7,640,265	\$ 895,057	\$ 19,167,683	27.5%	\$ 272,739	\$ 5,840,717	\$ 719,039	\$ 15,398,253	\$ 629,510	\$ 13,480,982
30	2055	0%	-	\$ 591,337	\$ -	\$ 247,404,996	\$ 245,793,876	28.5%	\$ 356,771	\$ 7,997,036	\$ 895,057	\$ 20,062,740	27.5%	\$ 272,739	\$ 6,113,456	\$ 719,039	\$ 16,117,292	\$ 629,510	\$ 14,110,492
31	2056	2.0%	-	\$ 603,164	\$ -	\$ 252,353,096	\$ 250,741,976	28.5%	\$ 356,771	\$ 8,353,807	\$ 895,057	\$ 20,957,797	27.5%	\$ 272,739	\$ 6,386,195	\$ 719,039	\$ 16,836,331	\$ 629,510	\$ 14,740,002
32	2057	2.0%	-	\$ 615,227	\$ -	\$ 257,400,158	\$ 255,789,038	28.5%	\$ 363,953	\$ 8,717,761	\$ 913,076	\$ 21,870,873	27.5%	\$ 278,230	\$ 6,664,424	\$ 733,514	\$ 17,569,846	\$ 642,183	\$ 15,382,185
33	2058	2.0%	-	\$ 627,532	\$ -	\$ 262,548,161	\$ 260,937,041	28.5%	\$ 371,279	\$ 9,089,040	\$ 931,455	\$ 22,802,327	27.5%	\$ 283,830	\$ 6,948,254	\$ 748,279	\$ 18,318,125	\$ 655,109	\$ 16,037,294
34	2059	2.0%	-	\$ 640,082	\$ -	\$ 267,799,124	\$ 266,188,004	28.5%	\$ 378,751	\$ 9,467,791	\$ 950,201	\$ 23,752,528	27.5%	\$ 289,542	\$ 7,237,796	\$ 763,339	\$ 19,081,463	\$ 668,294	\$ 16,705,587
35	2060	2.0%	-	\$ 652,884	\$ -	\$ 273,155,107	\$ 271,543,987	28.5%	\$ 386,373	\$ 9,854,164	\$ 969,322	\$ 24,721,851	27.5%	\$ 295,369	\$ 7,533,165	\$ 778,700	\$ 19,860,163	\$ 681,742	\$ 17,387,330
36	2061	2.0%	-	\$ 665,942	\$ -	\$ 278,618,209	\$ 277,007,089	28.5%	\$ 394,147	\$ 10,248,312	\$ 988,826	\$ 25,710,677	27.5%	\$ 301,312	\$ 7,834,477	\$ 794,368	\$ 20,654,531	\$ 695,459	\$ 18,082,789
37	2062	2.0%	-	\$ 679,261	\$ -	\$ 284,190,573	\$ 282,579,453	28.5%	\$ 402,077	\$ 10,650,389	\$ 1,008,720	\$ 26,719,397	27.5%	\$ 307,374	\$ 8,141,851	\$ 810,350	\$ 21,464,881	\$ 709,451	\$ 18,792,240
38	2063	2.0%	-	\$ 692,846	\$ -	\$ 289,874,385	\$ 288,263,265	28.5%	\$ 410,165	\$ 11,060,554	\$ 1,029,012	\$ 27,748,408	27.5%	\$ 313,557	\$ 8,455,408	\$ 826,651	\$ 22,291,531	\$ 723,723	\$ 19,515,963
39	2064	0%	-	\$ 692,846	\$ -	\$ 289,874,385	\$ 288,263,265	28.5%	\$ 418,416	\$ 11,478,970	\$ 1,049,709	\$ 28,798,118	27.5%	\$ 319,864	\$ 8,775,273	\$ 843,278	\$ 23,134,810	\$ 738,280	\$ 20,254,243
40	2065	0%	-	\$ 692,846	\$ -	\$ 289,874,385	\$ 288,263,265	28.5%	\$ 418,416	\$ 11,897,386	\$ 1,049,709	\$ 29,847,827	27.5%	\$ 319,864	\$ 9,095,137	\$ 843,278	\$ 23,978,088	\$ 738,280	\$ 20,992,522
Total			414		\$	160,188,981			11,897,386		29,847,827			\$ 9,095,137		\$ 23,978,088		\$ 20,992,522	
Assumptions																			
Base Taxable Value ^(c)					\$	1,611,120.00													
County AV Rate ^(d)						0.4035													
City AV Rate						0.5093													
Footnotes																			
[a] Values increased at 2% annually, with two years of no growth each decade to simulate an economic downturn.																			
[b] Based on project development data as provided by the Developer's model dated .																			
[c] Base Taxable Value is subject to confirmation by Appraisal District. The City Base Taxable Value is lower due to one parcel being located in the City's ETJ currently.																			
[d] It is anticipated that the Final Plan shall be amended in the future to identify additional development within the Zone.																			
[e] County O&M Rate, excludes County Debt Rate.																			

EXHIBIT F – PROPOSED USES OF THE PROPERTY

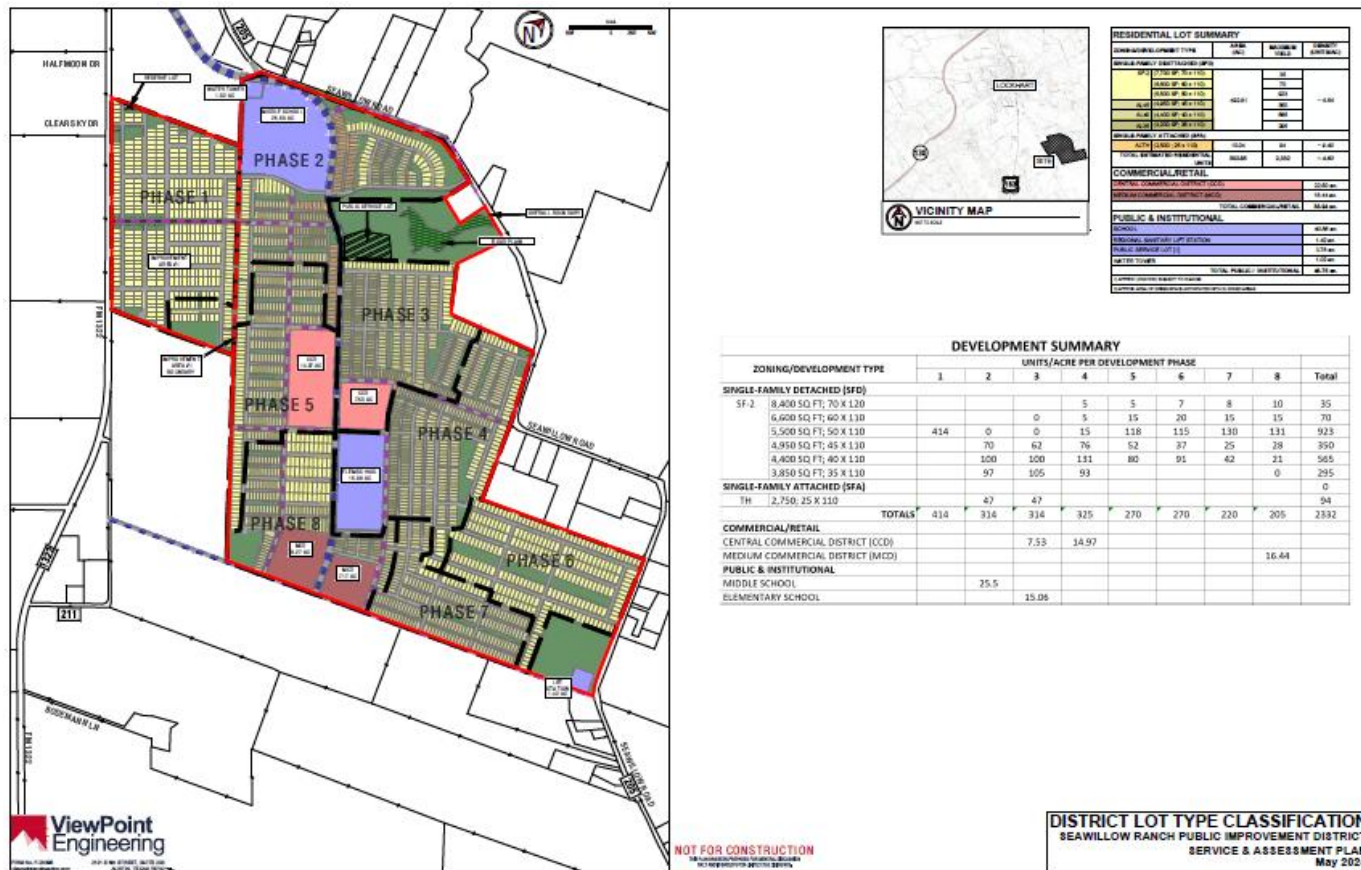


EXHIBIT G – LEGAL DESCRIPTION OF THE ZONE

LEGAL DESCRIPTION

BEING 89.775 acres of land situated in the J.A. NEILL SURVEY, ABSTRACT NO. 20, Caldwell County, Texas, and being a portion of and part of a called 169.811 acres of land described in deed to SVAG Investments, LLC, a Texas Limited Liability Company, as recorded in Document Number 2021-006881 of the Official Public Records of Caldwell County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch capped iron rod found, marked Hinkle Surveying, on the Northeast Right-of-Way line of Farm to Market Road 1322, an 80 foot Right-of-Way, and for the Northwest corner of a called 85.00 acre tract of land as described in a deed to Charles D. Spillmann and Jane Spillmann as recorded in Document Number 2016-005533 of said Official Public Records, same being the Southwest corner of said 169.811 acre tract and the of this herein described tract;

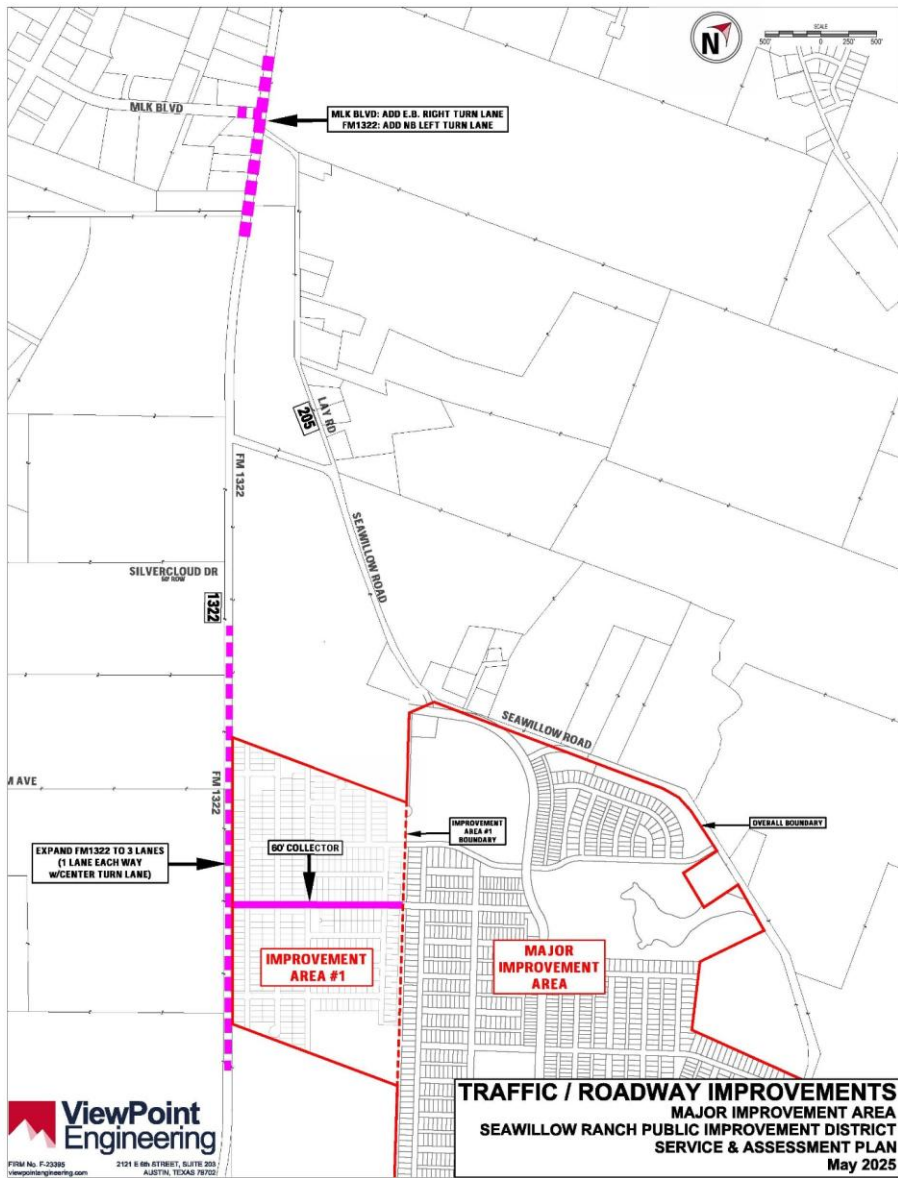
THENCE North 31 degrees 43 minutes 06 seconds West, along said Right-of-Way and the Southwest line of this tract, a distance of 2,572.95 feet to a 1/2 inch capped iron rod found, marked Jones Carter Prop Corner, for the Northwest corner of this herein described tract;

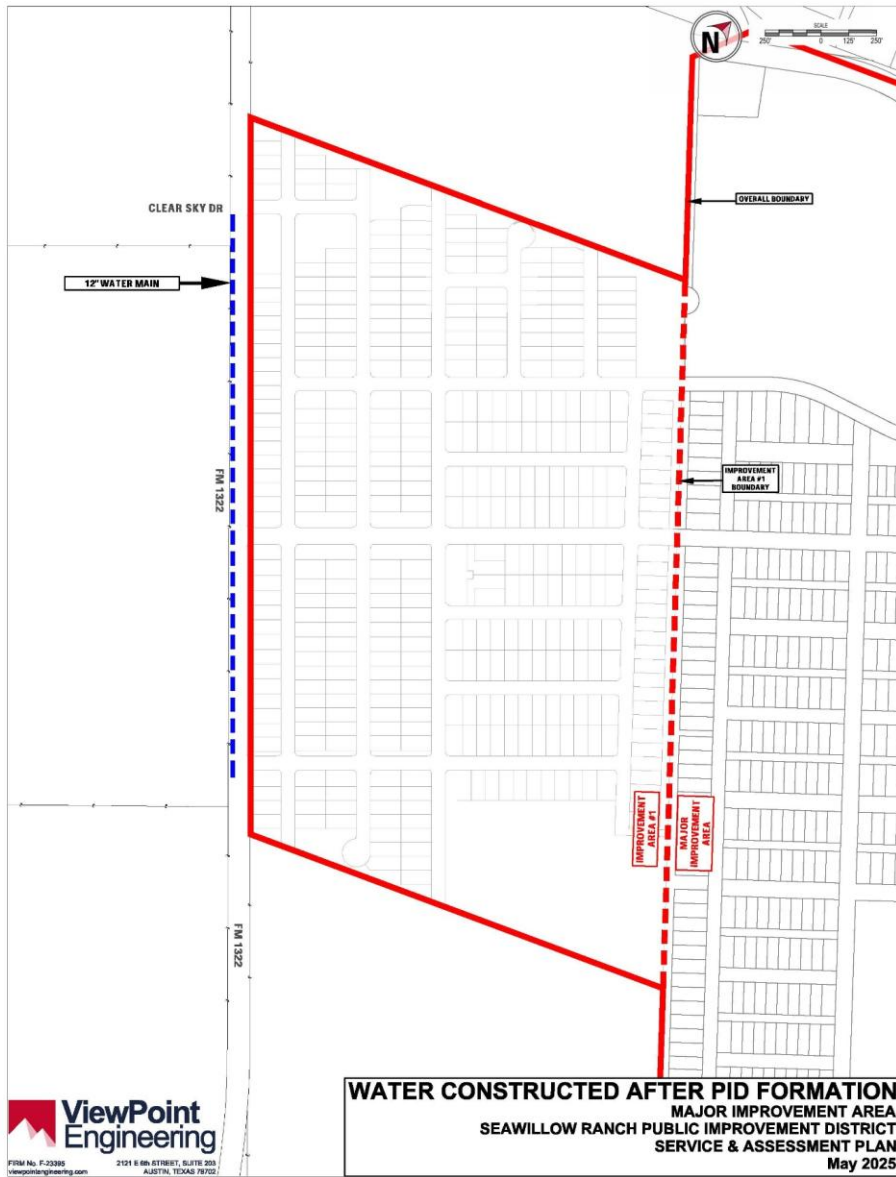
THENCE North 78 degrees 46 minutes 11 seconds East, crossing said 169.811 acre tract, a distance of 1,665.32 feet to a 1/2 inch iron rod found on the Southwest line of a called 358.536 acre tract of land as described in a deed to David V. Acevedo and Marge Margarita Acevedo as recorded in Volume 209, Page 425 of said Official Public Records, same being the Northeast line of said 169.811 acre tract, and being the Northeast corner of this herein described tract;

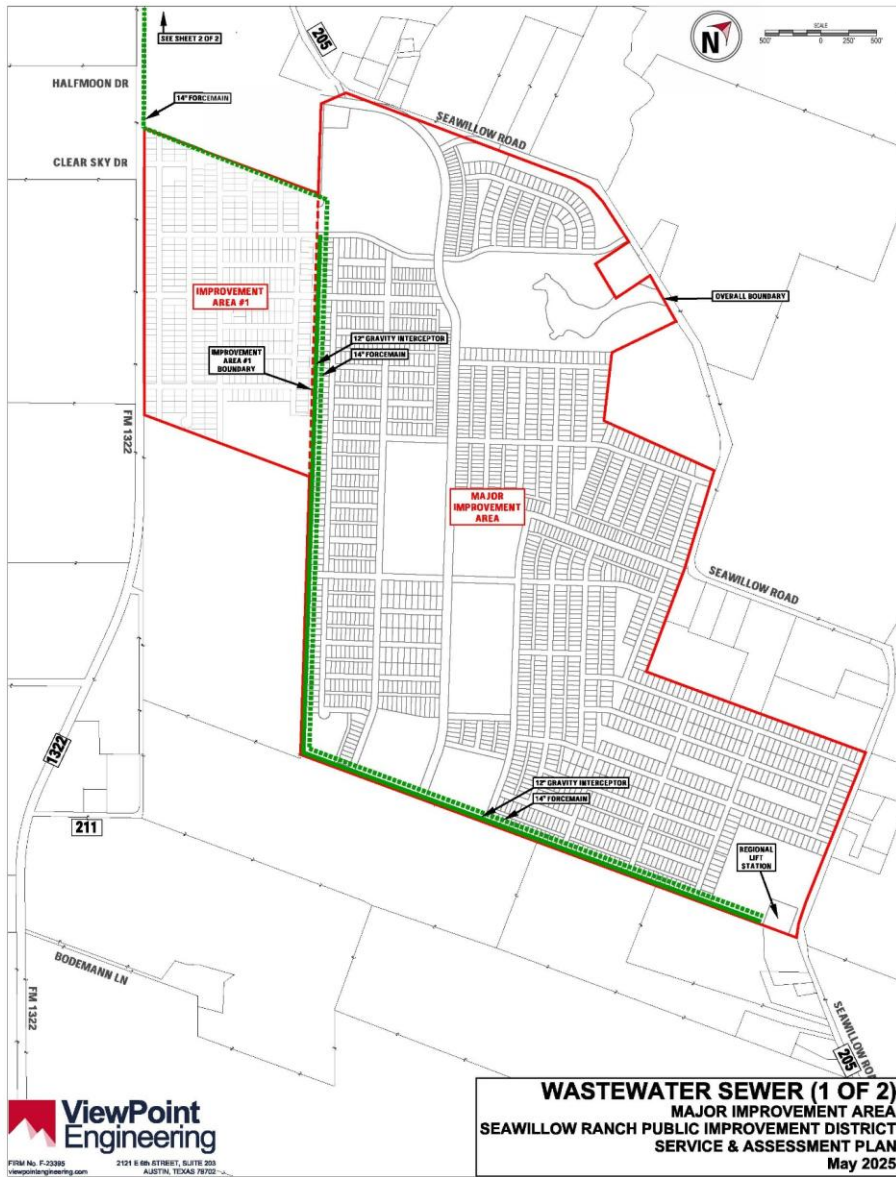
THENCE South 29 degrees 54 minutes 41 seconds East, along the common line of said 358.536 acre tract, a distance of 2,544.30 feet to a 1/2 inch capped iron rod found, marked Hinkle Surveying, for the Northeast corner of said 85.00 acre tract, and being the Southeast corner of this tract;

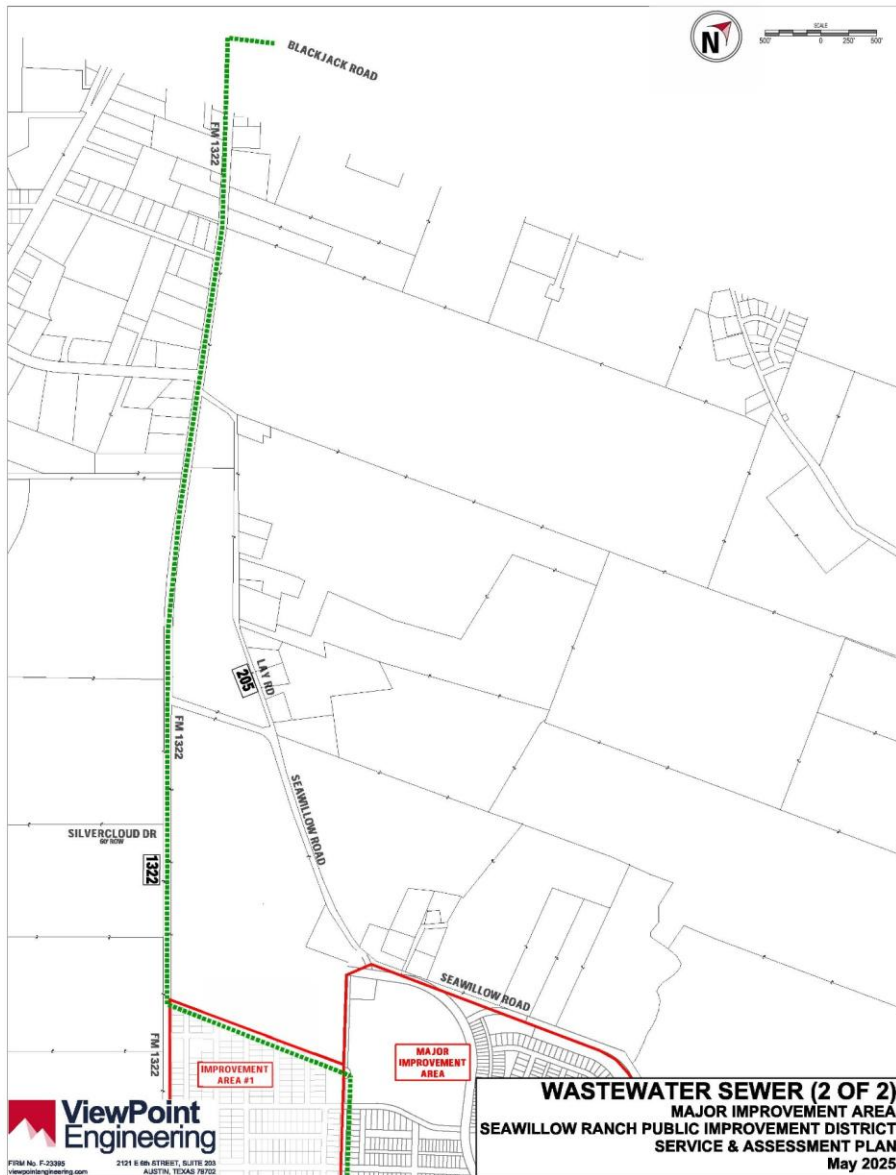
THENCE South 78 degrees 46 minutes 18 seconds West, along the common line of said 85.00 acre tract, a distance of 1,579.70 feet to the **POINT OF BEGINNING**, containing 3,910,599 square feet and/or 89.775 acres of land, more or less.

EXHIBIT H – MAPS OF PUBLIC IMPROVEMENTS

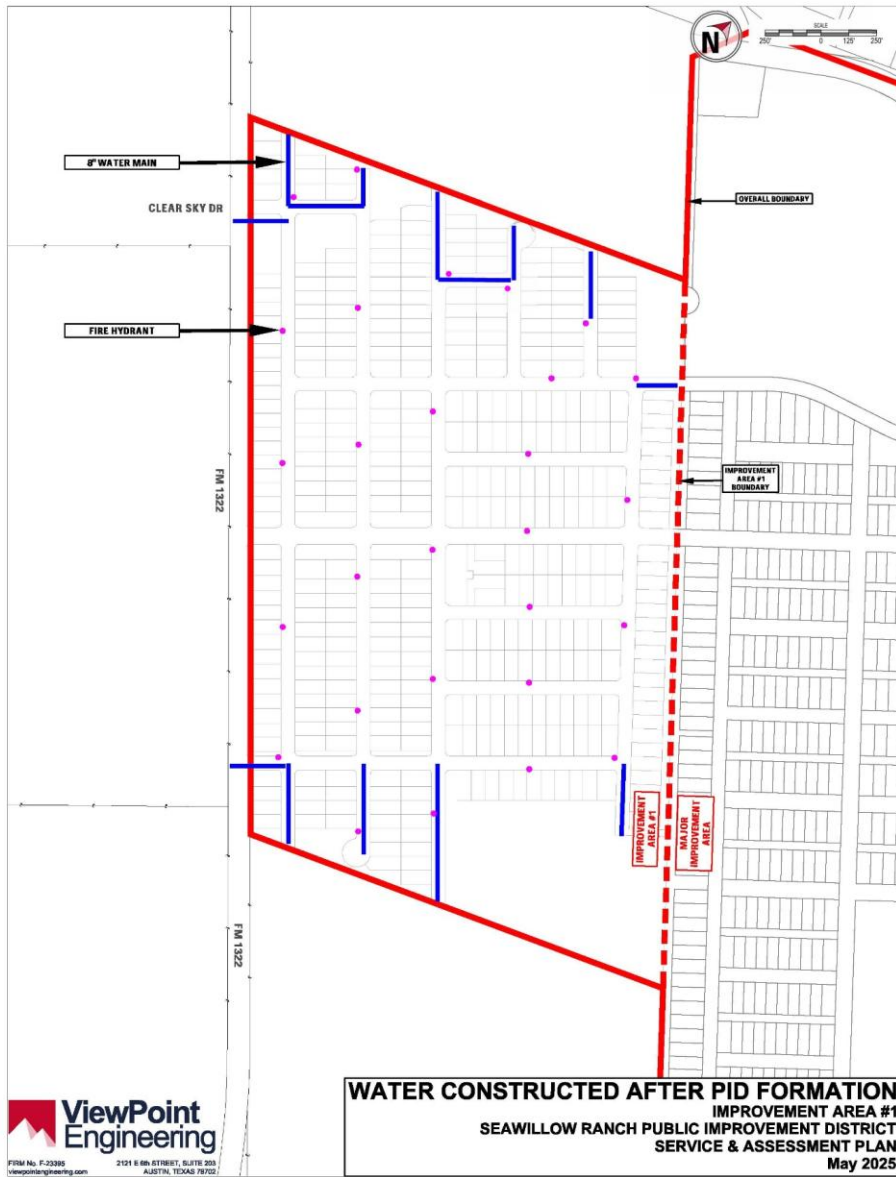












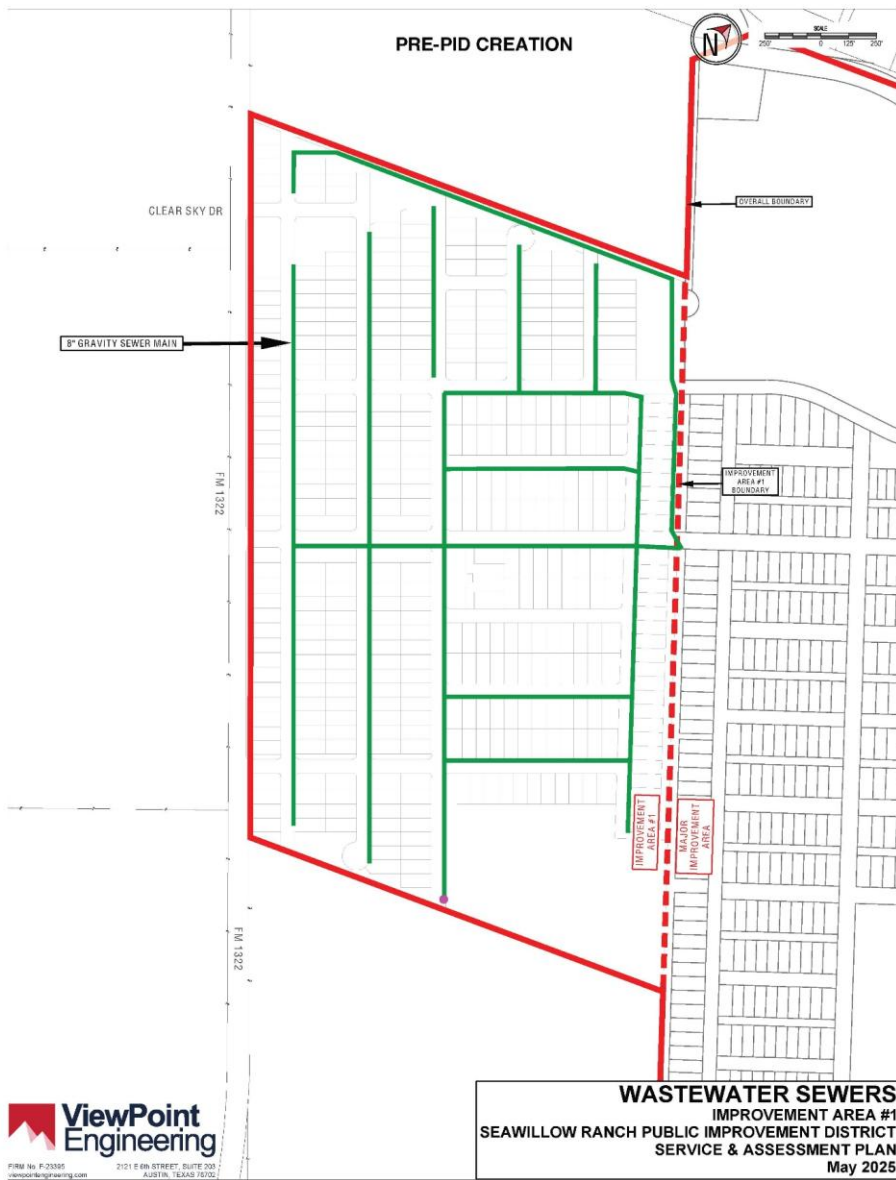
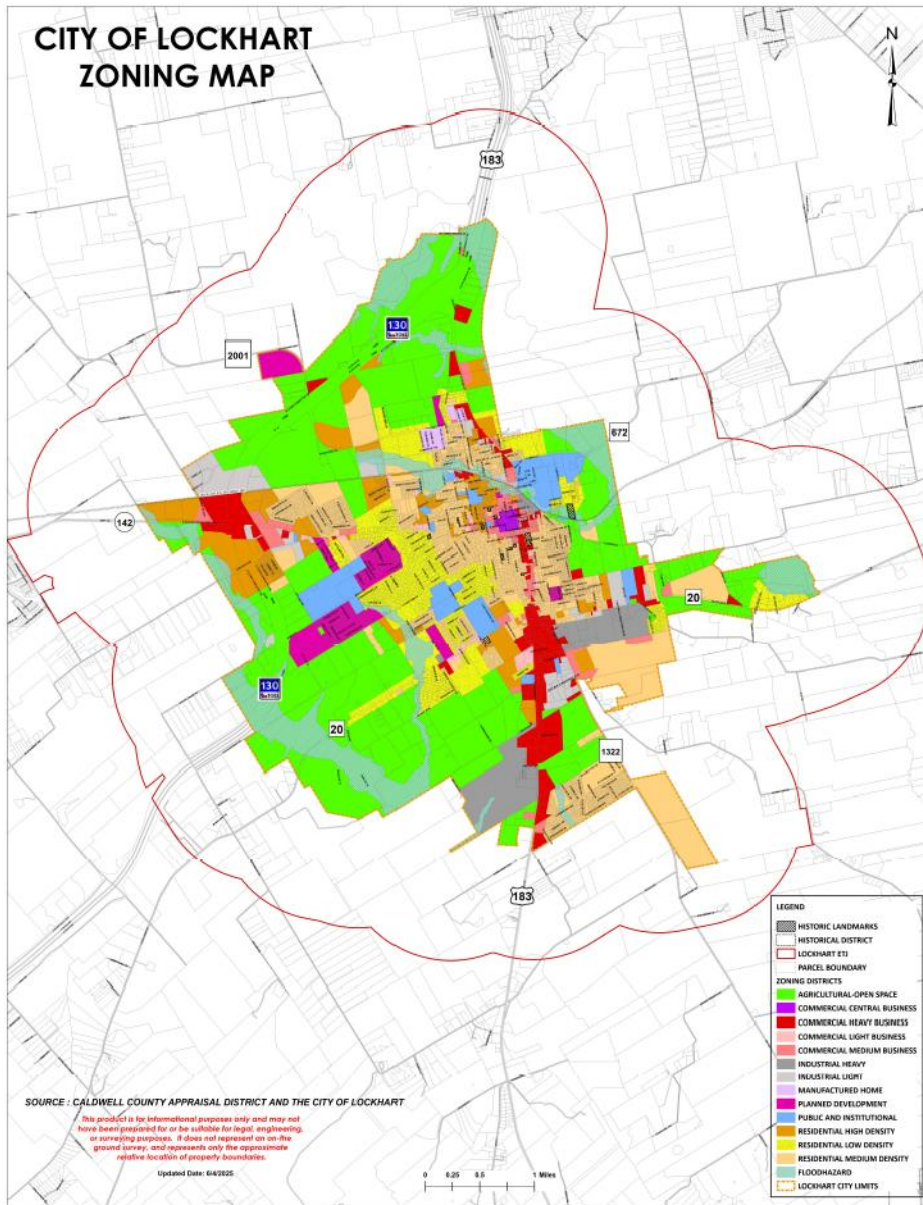


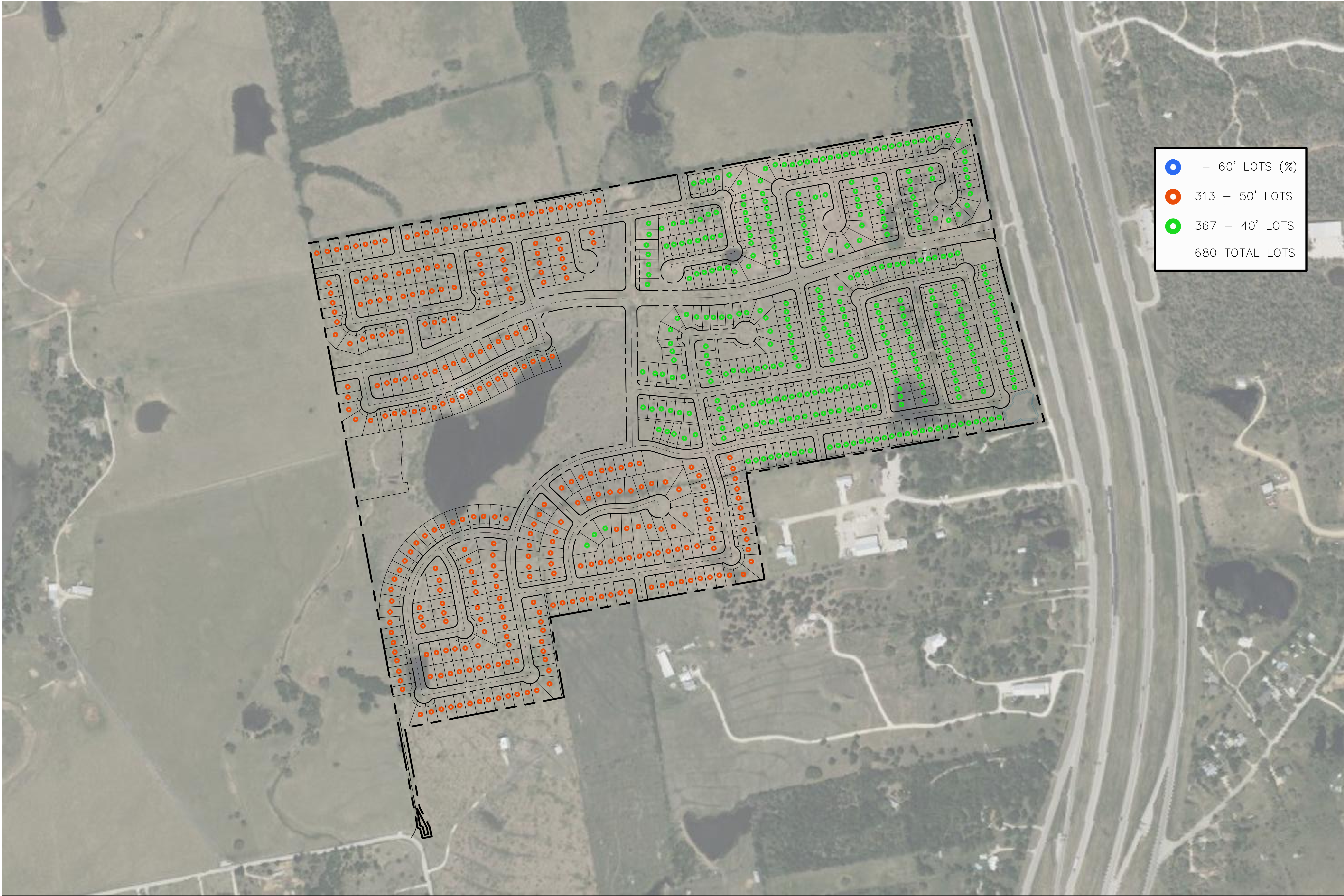


EXHIBIT I – EXISTING USES OF THE PROPERTY



Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Subdivision
Subject:	To discuss the development agreement for Edgehill Ranch, a proposed development on approximately 160 acres located just north of Lockhart on Evans Road.
Costs:	\$0.00
Agenda Speakers:	Commissioner Theriot/Zack Mills/Stephen Minor
Backup Materials:	Attached
Total # of Pages:	5



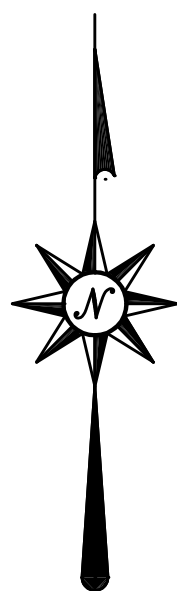
— 60' LOTS (%)

313 — 50' LOTS

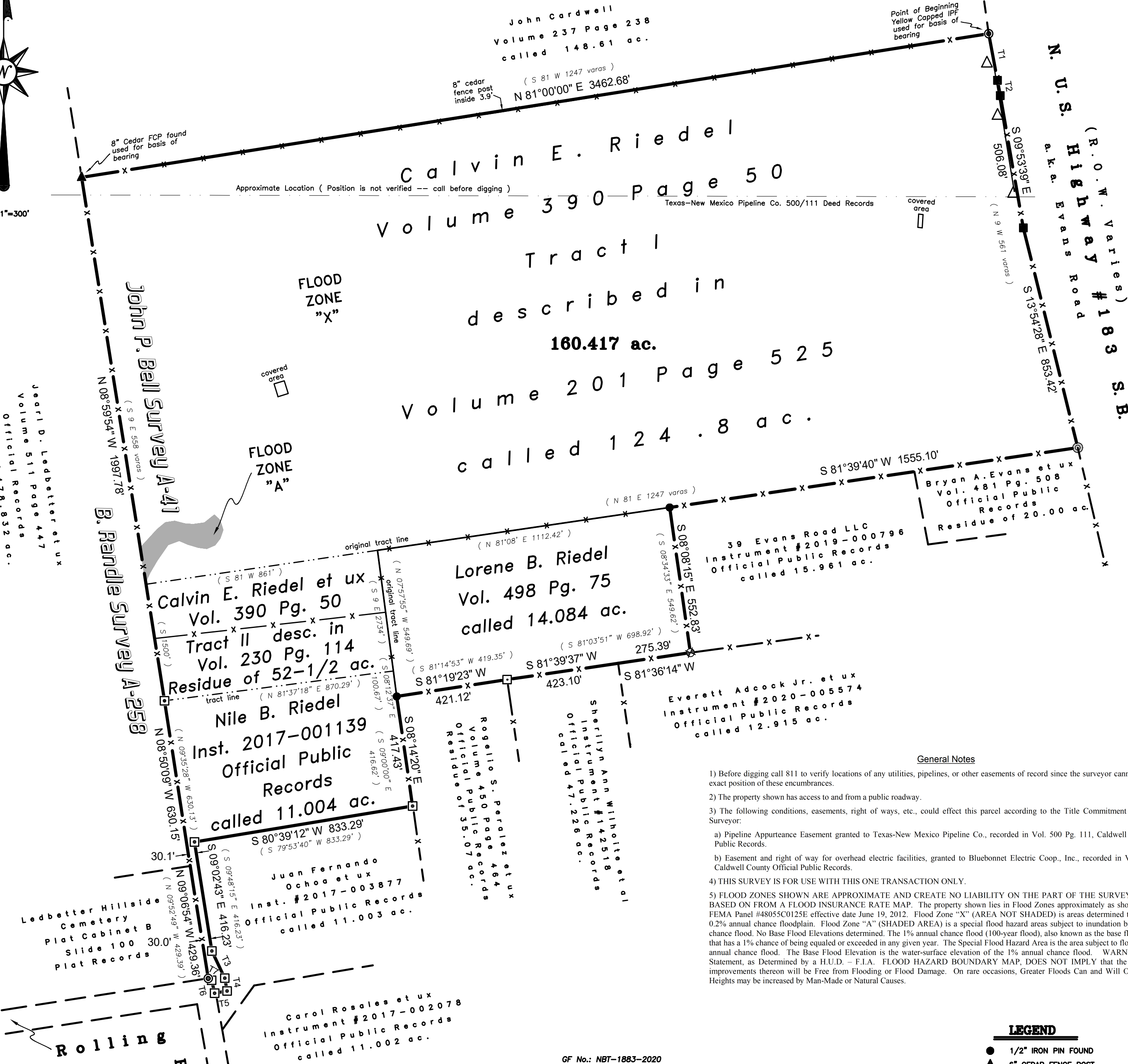
367 — 40' LOTS

680 TOTAL LOTS

Caldwell County, Texas
John P. Bell Survey A-41



Scale 1"=300'



General Notes

1) Before digging call 811 to verify locations of any utilities, pipelines, or other easements of record since the surveyor cannot guarantee the exact position of these encumbrances.

2) The property shown has access to and from a public roadway.

3) The following conditions, easements, right of ways, etc., could effect this parcel according to the Title Commitment provided to the Surveyor:

a) Pipeline Appearance Easement granted to Texas-New Mexico Pipeline Co., recorded in Vol. 500 Pg. 111, Caldwell County Official Public Records.

b) Easement and right of way for overhead electric facilities, granted to Bluebonnet Electric Coop., Inc., recorded in Vol. 592 Pg. 42, Caldwell County Official Public Records.

4) THIS SURVEY IS FOR USE WITH THIS ONE TRANSACTION ONLY.

5) FLOOD ZONES SHOWN ARE APPROXIMATE AND CREATE NO LIABILITY ON THE PART OF THE SURVEYOR AND ARE BASED ON FROM A FLOOD INSURANCE RATE MAP. The property shown lies in Flood Zones approximately as shown according to FEMA Panel #48055C0125E effective date June 19, 2012. Flood Zone "X" (AREA NOT SHADED) is areas determined to be outside the 0.2% annual chance floodplain. Flood Zone "A" (SHADED AREA) is a special flood hazard areas subject to inundation by the 1% annual chance flood. No Base Flood Elevations determined. The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. WARNING: This flood Statement, as Determined by a H.U.D. - F.I.A. FLOOD HAZARD BOUNDARY MAP, DOES NOT IMPLY that the Property or the improvements thereon will be Free from Flooding or Flood Damage. On rare occasions, Greater Floods Can and Will Occur, and Flood Heights may be increased by Man-Made or Natural Causes.

- LEGEND**
- 1/2" IRON PIN FOUND
 - ▲ 6" CEDAR FENCE POST
 - 8" TREATED FENCE POST FOUND
 - ⊠ CAPPED IRON PIN FOUND
 - ⊞ STAMPED "HINKLE SURVEYORS"
 - ⊙ YELLOW CAPPED IRON PIN FOUND
 - ⊕ 5/8" IRON ROD FOUND
 - △ EL POLE
 - ⊕ BLUE CAPPED IRON PIN FOUND
 - CONCRETE MONUMENT FOUND
 - ORIGINAL DEEDED CALLS
 - X- FENCES MEANDER
 - FLOOD ZONE "A"
 - UNLESS OTHERWISE NOTED

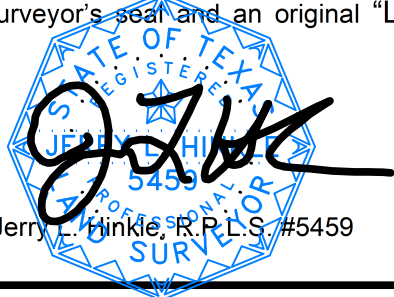
LINE TABLE

LINE	BEARING	DISTANCE
T1	S 10°37'48" E	113.23'
T2	S 10°26'50" E	58.44'
T3	S 25°27'45" E	113.23'
T4	S 10°06'53" E	49.30'
T5	S 79°53'07" W	47.78'
T6	N 12°39'36" W	50.05'
T7	N 62°25'05" W	14.79'

ORIGINAL DEEDED CALLS
LINE TABLE

LINE	BEARING	DISTANCE
T3	S 26°13'17" E	113.23'
T4	S 10°52'25" E	49.30'
T5	S 79°07'35" W	47.78'
T6	N 13°25'08" W	50.05'
T7	N 63°12'37" W	14.78'

Showing 160.417 acre tract of land out of the John P. Bell Survey A-41 in Caldwell County, Texas. I do hereby certify to **LAND R US REALTY 401K PLAN AND TRUST**, that (1) the foregoing plat is a true and correct representation of a survey made on the ground under my direct supervision on May 12, 2021 and revised to show the width of the access to and from Rolling Ridge Road, (2) I have shown or noted all recorded easements or right of ways listed in the title report provided by New Braunfels Title Company, New Braunfels, Texas, G.F. #NBT-1883-2020 effective date December 15, 2020, and shown all observable evidence of easements on the ground. There are no encroachments, protrusions, conflicts nor any shortages in area nor boundary other than shown hereon. **THIS SURVEY IS CERTIFIED TO THE PERSON(S) / COMPANY SHOWN HEREON AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE. THE SURVEYOR SHALL INCUR NO LIABILITY FOR ANY USE OF THIS SURVEY BEYOND THIS TRANSACTION OR FOR ANY PERSON(S) / COMPANY NOT LISTED HEREON.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.



Field Book: d.c. Drawn By: JH LH
Job No. 20211312 Drawing: 20211312.dwg
Date: May 2021 Word Disk: Begin 05012021
Surveyed By: JH JDB Autocad Disk: Begin 05012021

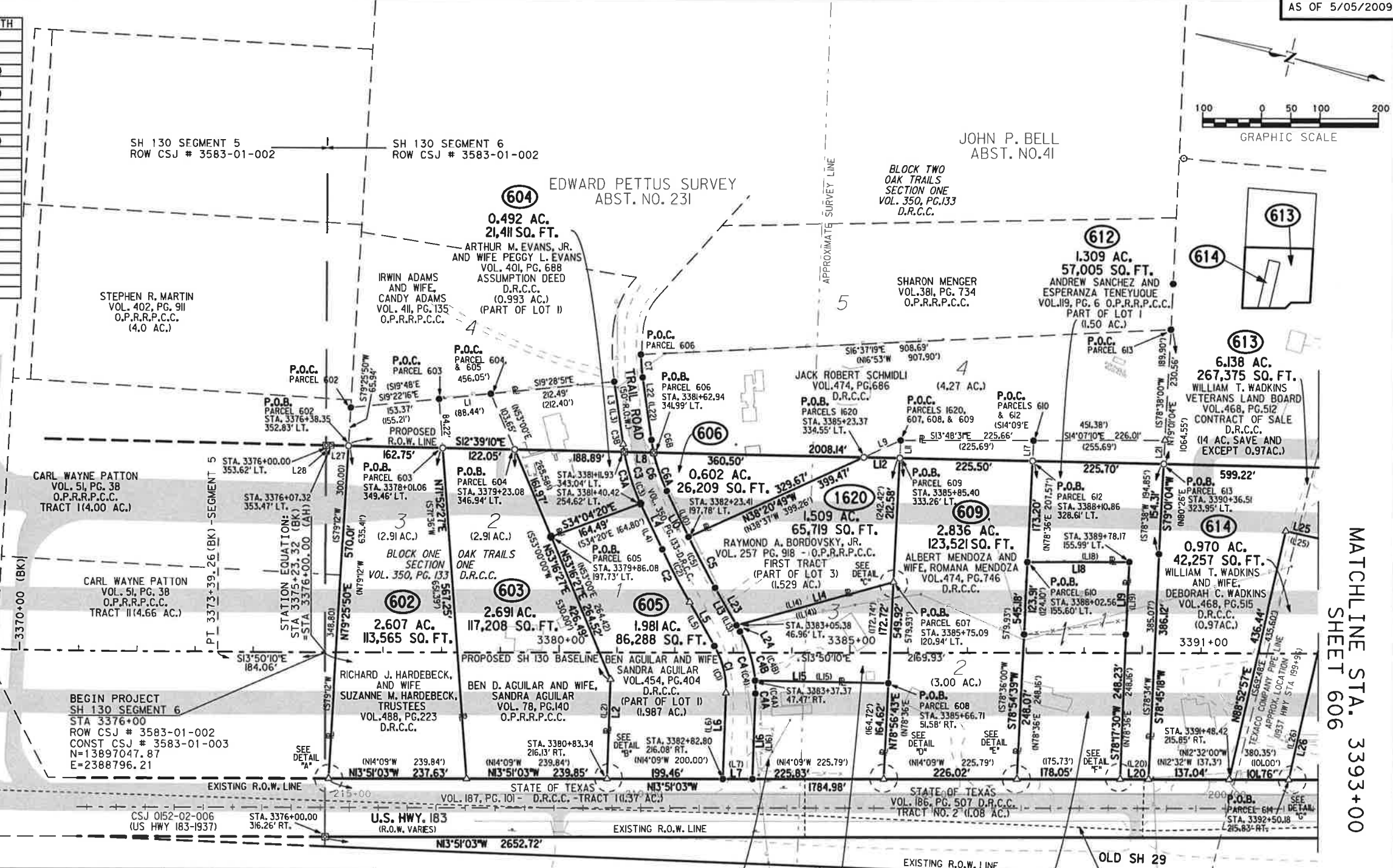
HINKLE
SURVEYORS

P.O. Box 1027 1109 S. Main Street Lockhart, TX 78644
Ph: (512) 398-2000 Fax: (512) 398-7683 Email: contact@hinklesurveyors.com Firm Registration No. 100886-00

CURVE TABLE					
NO.	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	31°44'06"	151.20'	83.75'	S62°16'55"W	82.68'
(C1)	(31°41')	(151.20')	(83.61')	(S61°57'W)	(82.55')
C2	04°10'15"	1399.47'	101.87'	S48°27'57"W	101.85'
(C2)	(1399.47')			(S48°11'W)	(101.75')
C3	17°19'33"	352.72'	106.66'	S59°24'17"W	106.25'
(C3)	(106.81')	(352.72')		(S58°56'W)	(106.40')
C3A	15°08'05"	352.72'	93.17'	S58°18'32"W	92.90'
C3B	02°11'28"	352.72'	13.49'	S66°58'18"W	13.49'
C4	201.20'			N62°13'32"E	110.16'
(C4)	(201.20')				(109.85')
C4A	6°33'22"	201.20'	23.02'	N74°50'11"E	23.01'
(C4A)	(201.20')	(22.25')		(N74°37'23"E)	(22.24')
C4B	25°13'23"	201.20'	88.57'	N58°56'53"E	87.86'
(C4B)		(89.00')		(N58°47'E)	(88.28')
C5	04°10'04"	1349.47'	98.16'	N48°30'13"E	98.14'
(C5)	(1349.47')		(98.14')	(N48°11'06"E)	(98.12')
C6	302.72'			N59°11'51"E	91.46'
(C6)	(302.72')				(91.31')
C6A	13°13'03"	302.72'	69.83'	N57°07'02"E	69.68'
C6B	04°09'38"	302.72'	21.98'	N65°48'22"E	21.98'
C7	05°36'23"	404.09'	39.54'	N71°34'43"E	39.52'
(C7)	(404.09')				(39.39')

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S19°39'50"W	88.46'
L2	S78°03'27"W	170.26'
(L2)	(S77°47'W)	(170.00')
L3	S67°53'27"W	108.10'
(L3)	(S67°37'W)	(108.10')
L4	S50°27'15"W	86.78'
(L4)	(S50°16'W)	(86.65')
L5	S46°29'19"W	86.10'
(L5)	(S46°06'W)	(86.10')
L6	S78°08'08"W	147.34'
(L6)	(S77°47'W)	(147.34')
L7	N13°51'03"W	50.09'
(L7)	(N14°00'W)	(50.03')
L8	S12°39'10"E	51.02'
(L8)	(S12°39'10"E)	(51.02')
L9	N38°20'49"W	69.80'
(L9)	(N38°20'49"W)	(69.80')
L10	N50°27'15"E	86.96'
(L10)	(N50°16'E)	(86.65')
L11	S78°56'43"W	30.27'
(L11)	(S78°56'43"W)	(30.27')
L12	S12°39'10"E	62.05'
(L12)	(S12°39'10"E)	(62.05')
L13	N46°29'19"E	85.63'
(L13)	(N46°06'E)	(86.10')
L14	N29°10'24"W	279.67'
(L14)	(N29°31'W)	(279.64')
(L14)	(N29°31'W)	(279.65')

LINE TABLE		
NO.	BEARING	DISTANCE
L15	N12°48'29"W	229.38'
(L15)	(S13°20'E)	(229.29')
(L15)	(S13°20'E)	(229.32')
L16	N78°08'08"E	145.68'
(L16)	(N77°47'E)	(145.65')
L17	S78°54'39"W	34.83'
(L17)	(S78°54'39"W)	(34.83')
L18	S13°57'42"E	175.61'
(L18)	(N14°09'W)	(175.66')
L19	S79°00'57"W	123.99'
(L19)	(N78°34'E)	(124.10')
L20	N13°51'03"W	48.59'
(L20)	(N14°09'W)	(50.06')
L21	S79°01'04"W	40.60'
(L21)	(S79°01'04"W)	(40.60')
L22	N67°56'56"E	108.16'
(L22)	(N67°37'E)	(108.10')
L23	N46°29'19"E	73.53'
(L23)	(N46°06'E)	(73.69')
L24	N46°29'19"E	12.10'
(L24)	(N46°06'E)	(12.39')
L25	S01°07'03"E	99.50'
(L25)	(S00°12'W)	(99.50')
L26	S88°54'57"W	414.01'
(L26)	(N89°46'W)	(413.60')
L27	N12°39'10"W	31.03'
(L27)	(N12°39'10"W)	(31.03')
L28	N12°39'45"W	7.32'



• SURVEYED AREA
• CALCULATED AREA
SEE SHEET 605A FOR DETAILS

PARCEL NUMBER (TYPE)	PARENT TRACT DEED RECORD		PROPOSED ACQUISITION				REMAINDER AREA			
	ACRES	SQ. FT.	PROPERTY OWNER	R.O.W. FROM	R.O.W. TO	ACRES	SQ. FT.	LEFT SIDE ACRES	LEFT SIDE SQ. FT.	RIGHT SIDE ACRES
602	2.878*	125,384*	RICHARD J. HARDEBECK AND WIFE, SUZANNE M. HARDEBECK	3376+38.35	3378+01.06	2.607	113,565	0.271	11,819	
603	2.909*	126,706*	BEN D. AGUILAR AND WIFE, SANDRA AGUILAR	3378+01.06	3379+23.08	2.691	117,208	0.218	9,498	
604	0.993*	43,241*	ARTHUR M. EVANS, JR. AND WIFE, PEGGY L. EVANS	3379+23.08	3381+18.93	0.492	21,411	0.501	21,830	
605	1.981*	86,288*	BEN AGUILAR AND WIFE, SANDRA AGUILAR	3379+86.08	3382+82.80	1.981	86,288	-	-	
606	4.295*	187,111*	JACK ROBERT SCHMIDLI	3381+62.94	3385+23.37	0.602	26,209	3.694	160,902	
1620	1.530*	66,660*	RAYMOND A. BORDOVSKY, JR.	3385+23.37	3385+85.40	1.509	65,719	0.021	941	
607	0.765*	33,321*	MOONFLOWER LAND TRUST	3383+05.38	3385+75.09	0.765	33,321	-	-	
608	0.868*	37,806*	RAYMOND A. BORDOVSKY, JR.	3383+37.37	3385+66.71	0.868	37,806	-	-	
609	2.998*	130,589*	ALBERT MENDOZA AND WIFE, ROMANA MENDOZA	3385+85.40	3388+10.86	2.836	123,521	0.162	7,068	
610	1.504*	65,534*	HERIBERTO TENEYUQUE AND WIFE, ROSA TENEYUQUE	3388+02.56	3389+78.17	1.504	65,534	-	-	
612	1.504*	65,514*	ANDREW SANCHEZ AND ESPERANZA TENEYUQUE	3388+10.86	3390+36.51	1.309	57,005	0.195	8,509	
613	13.03	567,587	WILLIAM T. WADKINS, ASSIGNEE, VETERANS LAND BOARD	3390+36.51	3396+35.61	6.138	267,375	6.892	300,212	
614	0.970*	42,257*	WILLIAM T. WADKINS AND WIFE, DEBORAH C. WADKINS	3391+48.42	3392+50.18	0.970	42,257	-	-	

(LOT NO. 1-150 AC.)
(SUBDIVISION OF E. PETTUS SURVEY)
(VOL. T PG. 259-D.R.C.C.)

PER CALDWELL COUNTY APPRAISAL DISTRICT: ITAX ID 159503

[JOHN CARDWELL]
[VOL. 41, PG. 350-D.R.C.C.]
[116.3 AC.]

608
0.868 AC.
37,806 SQ. FT.
RAYMOND A. BORDOVSKY, JR.
VOL. 257 PG. 918
O.P.R.R.P.C.C.
SECOND TRACT
(PART OF LOT 3)
(0.866 AC.)

607
0.765 AC.
33,321 SQ. FT.
MOONFLOWER LAND TRUST
VOL. 375, PG. 333
O.P.R.R.P.C.C.
VOL. 339, PG. 135
O.P.R.R.P.C.C.
(0.767 AC.)
(PART OF LOT 3)

610
1.504 AC.
65,534 SQ. FT.
HERIBERTO TENEYUQUE AND WIFE, ROSA TENEYUQUE
VOL. 454, PG. 410
D.R.C.C.
(1.0 AC.)
(PART OF LOT 1) AND
VOL. 6, PG. 672
O.P.R.R.P.C.C.
(PART OF LOT 1)
(0.500 AC.)

CALVIN E. RIEDEL
WIFE, LORENE B. F.
VOL. 350, PG. 50
O.P.R.R.P.C.C.
TRACT 1 (APPROX. 124.8 TO
DESCRIBED IN VOL. 230, PG.

McGRAY & McGRAY
LAND SURVEYORS, INC.

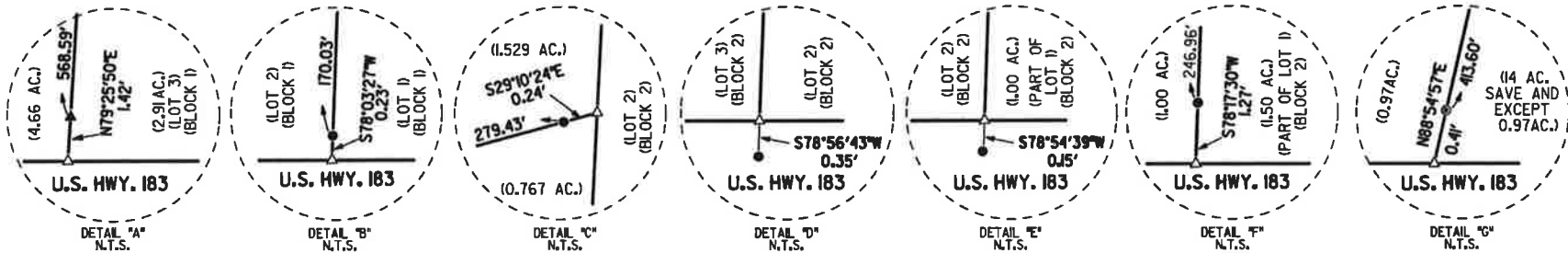
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

Texas Department of Transportation
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REVISIONS				FEDERAL AID PROJECT NO. 1 BOR 2004(620)		
NO.	DATE	DESCRIPTION	BY	HIGHWAY	SHEET OF SHEETS	
1				SH 130	605	
2				STATE	DISTRICT	COUNTY
3				TEXAS	AUSTIN	CALDWELL
4				CSJ	CONTROL	JOB
5				RIGHT OF WAY	3583	01 002
				CONSTRUCTION	3583	01 003

M:\SDSKPROJ\SH 130 SEGMENT 6\DGN\ROW MAP\SHEET-605.DGN

DETAILS FROM SHEET 605

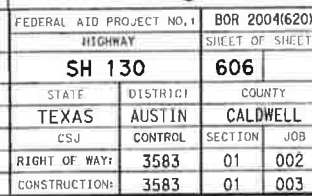


M:\SDSK\PROJ\SH 130 SEGMENT 6\VDGN\ROW MAP\SHEET-605A.DGN

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

Texas Department of Transportation
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REVISIONS				FEDERAL AID PROJECT NO. 1		BOR 2004(620)	
				HIGHWAY		SHEET OF SHEETS	
NO.	DATE	DESCRIPTION	BY	SH 130		605A	
1				STATE	DISTRICT	COUNTY	
2				TEXAS	AUSTIN	CALDWELL	
3				CSJ	CONTROL	SECTION	JOB
4				RIGHT OF WAY	3583	01	002
5				CONSTRUCTION	3583	01	003



Caldwell County Agenda Item

AGENDA DATE: October 23, 2025

Type of Agenda Item: Information Only

Subject: To discuss and take possible action regarding the approval of the Minutes for the October 9, 2025, regular meeting.

Costs: \$0.00

Agenda Speakers: Judge Haden/Teresa Rodriguez

Backup Materials: Attached

Total # of Pages: 12

**NOTICE OF A MEETING OF THE COMMISSIONERS COURT
OF CALDWELL COUNTY, TEXAS**



Notice is hereby given that an open meeting of the Caldwell County Commissioners Court will be held on Thursday, October 9, 2025 at 9:00 AM in 110 S Main St. 2nd Floor, Lockhart, Texas at which time the following subjects will be discussed, considered, passed or adopted, to wit:

A. CALL MEETING TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS:

(Texas Pledge: Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.)

D. ANNOUNCEMENTS:

Items or comments from Court members or staff.

E. CITIZENS' COMMENTS:

At this time any person may speak to Commissioners Court if they have filled out a Caldwell County Commissioners Court Participation Form. Comments will be limited to four (4) minutes per person. No action will be taken on these items and no discussion will be had between the speaker(s) and members of the Court. The Court does retain the right to correct factual inaccuracies made by the speakers. (If longer than 30 minutes, then the balance of comments will continue as the last agenda item of the day.) Citizens' Comments may be submitted to the Court by using the form found at: <http://www.co.caldwell.tx/us/page/caldwell.CommissionersCourtForm>

F. CONSENT AGENDA:

(The following consent items may be acted upon in one motion.)

F.1 To approve payment of County Invoices and Purchase Orders in the amount of \$1,107,421.54.

F.2 To approve County Payroll payment in the amount of \$469,613.66 (09/07/2025 through 09/20/2025).

F.3 To approve County Payroll Tax payment in the amount of \$137,571.85 (09/07/2025 through 09/20/2025).

F.4 To accept Justice of the Peace, PCT. 4, Cash Handling Audit.

F.5 To accept County Clerk, Cash Handling Audit.

F.6 To ratify immediate check request for Century Construction Group, LLC in the amount of \$1,654,845.50.

F.7 To ratify Addendum No. 1 to RFB25CCP01B-1 for Unit Road Materials.

F.8 To accept the September 2025 Indigent Burial Report.

F.9 To pay bond for Amber Quinley, Grants Administrator.

F.10 To accept Continuing Education Hours for Gloria Garcia, Caldwell County Treasurer.

F.11 To accept the August 2025 Tax Collection Report from the Caldwell County Appraisal District.

F.12 To accept Caldwell County Constable PCT. 1 August 2025 Report.

F.13 To accept Election Services Contracts/Joint Election Agreement.

G. DISCUSSION ONLY:

G.1 To discuss the development agreement for Creekside Highway 80 Logistics Park located off West Ridge Road in Martindale. Speaker: Commissioner Theriot/Ben Green; Backup: 1; Cost: \$0.00

G.2 To discuss the development agreement for Luna Rosa, Phase 3 & 4, located off Luna Rosa Drive and Lytton Lane. Speaker: Commissioner Thomas/Garrett Forthuber/Paul Viktorin; Backup: 3; Cost: \$0.00

H. DISCUSSION/ACTION ITEMS:

H.1 To discuss and take possible action regarding the approval of the Minutes for the September 23, 2025, regular meeting. Speaker: Judge Haden/Teresa Rodriguez; Backup: 12; Cost: \$0.00

H.2 To discuss and take possible action regarding MOU between Prairie Lea Independent School District (PLISD) and Caldwell County for a substation to be utilized by Constables and Deputy Sheriffs. Speaker: Judge Haden/Commissioner Horne/Richard Sitton; Backup: 5; Cost: \$0.00

H.3 To discuss and take possible action regarding the Short Form Plat for Tower Acres consisting of two lots on approximately 7.196 acres located at Tower Road and Black Ankle Road. Speaker: Commissioner Theriot/Kasi Miles; Backup: 2; Cost: \$0.00

H.4 To discuss and take possible action regarding the Final Plat for Paso Fino Meadows Subdivision consisting of nine lots on approximately 22.067 acres located at Bugtussle Lane and Acorn Road. Speaker: Commissioner Theriot/Kasi Miles; Backup: 3; Cost: \$0.00

H.5 To discuss and take possible action regarding public improvements in Sunset Oaks Section V Phase 1A for permanent County maintenance and release the two-year maintenance bond in the amount of \$784,977.92 back to JL Gray Construction, Inc. Speaker: Judge Haden/Commissioner Theriot/Donald Leclerc; Backup: 3; Cost: \$0.00

H.6 To discuss and take possible action regarding public improvements in Tumbleweed Estates, Phase 2 Subdivision for permanent County maintenance and release the two-year maintenance bond in the amount of \$58,238.40 back to McDamuth Construction, LLC. Speaker: Judge Haden/Commissioner Thomas/Donald Leclerc; Backup: 2; Cost: \$0.00

H.7 To discuss and take possible action regarding a Proclamation from the Central Texas Dispute Resolution Center designating October 2025 as Mediation Month. Speaker: Judge Haden/Martha Joyce; Backup: 1; Cost: \$0.00

H.8 To discuss and take possible action regarding a Proclamation designating October 2025 as Family History Month. Speaker: Judge Haden/Commissioner Horne; Backup: 1; Cost: \$0.00

H.9 To discuss and take possible action regarding Resolution 01-2026, nominating up to five candidates to be included on a ballot for the Caldwell County Appraisal District Board of Directors. Speaker: Judge Haden/Richard Sitton; Backup: 7; Cost: \$0.00

H.10 To discuss and take possible action regarding Resolution 02-2026 declaring Caldwell County's support for X-Bow System, Inc. Speaker: Judge Haden; Backup: 1; Cost: \$0.00

H.11 To discuss and take possible action regarding Amended Resolution 24-2025 for the Texas

Department of Agriculture Texans Feeding Texans: Home-Delivered Meal Grant Program.
Speaker: Judge Haden/Kelly Franke; Backup: 7; Cost: \$5,000.00

H.12 To discuss and take possible action regarding a Caldwell County Burn Ban. Speaker: Judge Haden/Hector Rangel; Backup: 2; Cost: \$0.00

H.13 To discuss and take possible action regarding Budget Transfer 01-2026 moving \$3,209.00 from 001-4310-4510 Repairs & Maintenance to 001-4310-1057 Jail Corporal. Speaker: Judge Haden/Danie Teltow/Mike Lane; Backup: 1; Cost: \$0.00

H.14 To discuss and take possible action on an Interlocal Cooperation Contract between Caldwell County and Texas State University for the Tobacco Enforcement Program FY 2025-2026. Speaker: Judge Haden/Steve Kenney/Amber Quinley; Backup: 8; Cost: \$0.00

H.15 To discuss and take possible action on submitting a grant application to the Texas Indigent Defense Commission (TIDC) for the FY 2026 Formula Grant Program and approval of the accompanying resolution. Speaker: Judge Haden/Amber Quinley; Backup: 8; Cost: \$0.00

H.16 To discuss and take possible action on accepting an award from the State of Texas, Office of the Secretary of State for the 2025 Help America Vote Act (HAVA) Election Security Grant. Speaker: Judge Haden/Amber Quinley/Devante Coe; Backup: 8; Cost: \$20,000.00

H.17 To discuss and take possible action on the purchase of Automated External Defibrillators (AEDs) for county facilities and vehicles paid for by Caldwell County's 2025 Opioid Abatement Settlement Fund Distribution. Speaker: Judge Haden/Amber Quinley/Jon Craigmile; Backup: 72; Cost: \$0.00

H.18 To discuss and take possible action on submitting a grant application to the Office of the Governor (OOG) - Public Safety Office (PSO) for the State Homeland Security Program (SHSP) Border Crisis Response Grant. Speaker: Judge Haden/Amber Quinley; Backup: 9; Cost: \$0.00

I. EXECUTIVE SESSION:

I.1 Pursuant to Texas Government Code Section 551.87: Deliberation regarding economic development negotiations associated with Project Trail Blazer. Possible action may follow in open court.

I.2 Pursuant to Texas Government Code Section 551.87: Deliberation regarding economic development negotiations associated with Project Irish. Possible action may follow in open court.

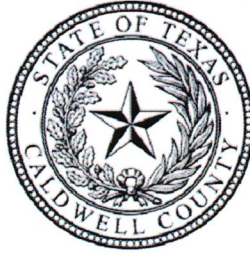
I.3 Pursuant to Texas Government Code Section 551.87: Deliberation regarding economic development negotiations associated with Project Tangled Web. Possible action may follow in open court.

J. ADJOURNMENT:

As authorized by Chapter 551 of the Texas Government Code, the Commissioners Court of Caldwell County, Texas, 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. The Court may adjourn for matters that may relate to: Texas Government Code Section 551.071(1) (Consultation with Attorney about Pending or Contemplated Litigation or Settlement Offers); Texas Government Code Section 551.071(2) (Consultation with Attorney when the Attorney's Obligations Under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Conflicts with Chapter 551 of the Texas Government Code); Texas Government Code Section 551.072 (Deliberations about Real Property); Texas Government Code Section 551.073 (Deliberations about Prospective Gift Donations); Texas Government Code Section 551.074 (Deliberations about Personnel Matters); Texas Government Code Section 551.0745 (Deliberations about a County Advisory Body); Texas Government Code Section 551.076 (Deliberations about Security Devices or Security Audits); Texas Government Code Section 551.084 (Exclusion of Witness from Hearing); Texas Government Code Section 551.087 (Deliberations about Economic Development Negotiations); and Texas Government Code Section 551.089 (Deliberations about Security Devices or Security Audits). In the event that the Court adjourns into Executive Session, the Court will announce the section of the Government Code the Commissioners Court is using as its authority to enter into an Executive Session. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the County Judge's Office at 512-398-1808 for further information.

Notice: Any documents linked to an item listed in this Agenda are subject to change both after posting and after discussion and vote during the Commissioners Court meeting. A copy of this Notice has been posted on the outdoor bulletin board located at the Caldwell County Courthouse, 110 S. Main Street, Lockhart, Texas 78644. Said place is readily accessible to the general public at all times, and will remain posted continuously for three business days preceding the scheduled time of the meeting. A copy of this Notice has also been posted online at the County's website at <https://www.co.caldwell.tx.us/page/caldwell.CommissionersCourtAgendaMinutesandVideo>.

COMMISSIONERS COURT MINUTES
110 S Main St. 2nd Floor, Lockhart, Texas
Commissioners Court October 9, 2025, 9:00 AM



Hoppy Haden	County Judge	B.J. Westmoreland	Commissioner, Pct. 1
Teresa Rodriguez	County Clerk	Rusty Horne	Commissioner, Pct. 2
		Ed Theriot	Commissioner, Pct. 3
		Dyral Thomas	Commissioner, Pct. 4

A. CALL MEETING TO ORDER

Judge Haden called the meeting to order at 9:00 a.m.

B. INVOCATION

Pastor Jodi Fischer of Lytton Springs Church opened the meeting with a prayer.

C. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS:

(Texas Pledge: Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.)

Judge Haden led everyone in the pledges to both flags.

D. ANNOUNCEMENTS:

Items or comments from Court members or staff.

Commissioner Horne announced that on Saturday, October 18th there will be a Tire Collection event located at 2510 East Pierce Street in Luling. That evening, the Night in Old Luling Festival will also take place - everyone is encouraged to come out and show their support.

Commissioner Thomas announced that on October 18th, a Harvest Festival will be held at 10:00 a.m. at the St. John Colony Civic Center, and everyone is invited to attend.

Judge Haden stated that October is Domestic Violence Awareness Month and that the 13th Annual Walk will be held October 11th at 9:00 a.m. on the east side of the courthouse. He also announced that today is Commissioner Thomas's birthday.

E. CITIZENS' COMMENTS:

At this time any person may speak to Commissioners Court if they have filled out a Caldwell County Commissioners Court Participation Form. Comments will be limited to four (4) minutes per person. No action will be taken on these items and no discussion will be had between the speaker(s) and members of the Court. The Court does retain the right to correct factual inaccuracies made by the speakers. (If longer than 30 minutes, then the balance of comments will continue as the last agenda item of the day.) Citizens' Comments may be submitted to the Court by using the form found at: <http://www.co.caldwell.tx/us/page/caldwell.CommissionersCourtForm>

Andrew McClish, a resident of Prairie Lea, provided a recap regarding the political "all-way stop" signs in his neighborhood.

F. CONSENT AGENDA:

(The following consent items may be acted upon in one motion.)

- F.1.To approve payment of County Invoices and Purchase Orders in the amount of \$1,107,421.54.**
- F.2.To approve County Payroll payment in the amount of \$469,613.66 (09/07/2025 through 09/20/2025).**
- F.3.To approve County Payroll Tax payment in the amount of \$137,571.85 (09/07/2025 through 09/20/2025).**
- F.4.To accept Justice of the Peace, PCT. 4, Cash Handling Audit.**
- F.5.To accept County Clerk, Cash Handling Audit.**
- F.6.To ratify immediate check request for Century Construction Group, LLC in the amount of \$1,654,845.50.**
- F.7.To ratify Addendum No. 1 to RFB25CCP01B-1 for Unit Road Materials.**
- F.8.To accept the September 2025 Indigent Burial Report.**
- F.9.To pay bond for Amber Quinley, Grants Administrator.**
- F.10To. accept Continuing Education Hours for Gloria Garcia, Caldwell County Treasurer.**
- F.11To. accept the August 2025 Tax Collection Report from the Caldwell County Appraisal District.**
- F.12To. accept Caldwell County Constable PCT. 1 August 2025 Report.**
- F.13To. accept Election Services Contracts/Joint Election Agreement.**

Motion made by Commissioner Horne, seconded by Commissioner Thomas to Approve . All voting "Aye."

MOTION APPROVED.

- F.1 To approve payment of County Invoices and Purchase Orders in the amount of \$1,107,421.54.
10 9 2025 AP Payment Register.pdf
10 9 2025 AP Expense Approval Register.pdf
- F.2 To approve County Payroll payment in the amount of \$469,613.66 (09/07/2025 through 09/20/2025).
Payroll 09072025 thru 09202025.pdf
- F.3 To approve County Payroll Tax payment in the amount of \$137,571.85 (09/07/2025 through 09/20/2025).
Payroll Tax 09072025 thru 09202025.pdf
- F.4 To accept Justice of the Peace, PCT. 4, Cash Handling Audit.
CC Audit Letter.pdf
- F.5 To accept County Clerk, Cash Handling Audit.
CC Audit Letter.pdf
- F.6 To ratify immediate check request for Century Construction Group, LLC in the amount of \$1,654,845.50.
Century Construction Pay10.pdf
- F.7 To ratify Addendum No. 1 to RFB25CCP01B-1 for Unit Road Materials.
Addendum #1 RFB225CCP01B-1 Unit Road.pdf
- F.8 To accept the September 2025 Indigent Burial Report.
Sept. 2025 Indigent Burial Rep..pdf
- F.9 To pay bond for Amber Quinley, Grants Administrator.
2025.10.01 CNA SURETY \$100.00_Redacted.pdf

F.10 To accept Continuing Education Hours for Gloria Garcia, Caldwell County Treasurer.
G. Garcia Treasurer CE Hrs.pdf

F.11 To accept the August 2025 Tax Collection Report from the Caldwell County Appraisal District. CCAD August 2025 Report.pdf

F.12 To accept Caldwell County Constable PCT. 1 August 2025 Report.
Constable PCT. 1 Aug 2025 Report.pdf

F.13 To accept Election Services Contracts/Joint Election Agreement.
Caldwell County Joint Election Contract - Nov 4 Special Election.pdf

G. DISCUSSION ONLY:

G.1 To discuss the development agreement for Creekside Highway 80 Logistics Park located off West Ridge Road in Martindale. Speaker: Commissioner Theriot/Ben Green; Backup: 1; Cost: \$0.00

Benjamin L. Green, P.E. with Kimley-Horn, Engineer representing the client, provided details and handouts for Creekside Highway 80 Logistics Park project.
CREEKSIDE LOGISTICS PARK - CONCEPT PLAN

G.2 To discuss the development agreement for Luna Rosa, Phase 3 & 4, located off Luna Rosa Drive and Lytton Lane. Speaker: Commissioner Thomas/Garrett Forthuber/Paul Viktorin; Backup: 3; Cost: \$0.00

Garrett Forthuber, Development Director at Cayetano Development, and Paul Viktorin with Southwest Engineers, Inc. provided information and handouts of exhibits for Luna Rosa Phase 3 & 4 as well as plans for future development of Phases 5 & 6 roadways.
Development Agreement for Luna Rose Drive

H. DISCUSSION/ACTION ITEMS:

H.1 To discuss and take possible action regarding the approval of the Minutes for the September 23, 2025, regular meeting. Speaker: Judge Haden/Teresa Rodriguez; Backup: 12; Cost: \$0.00
9.23.2025 Agenda.pdf
9.23.25 Commissioner Court Minutes.pdf

Motion made by Commissioner Theriot, seconded by Commissioner Thomas to Approve . All voting "Aye."

MOTION APPROVED.

H.2 To discuss and take possible action regarding MOU between Prairie Lea Independent School District (PLISD) and Caldwell County for a substation to be utilized by Constables and Deputy Sheriffs. Speaker: Judge Haden/Commissioner Horne/Richard Sitton; Backup: 5; Cost: \$0.00

Constable Paul Esterling emphasized that school safety and security are important and noted that a substation at Prairie Lea ISD would be beneficial. The substation would be available for use by all branches of law enforcement to use at no cost, with the full support of superintendent and school board.

Buddy Freeman, PLISD Interim Superintendent, added that having a substation will be beneficial for both the district and county, noting that simply having a presence of law on campus will be a great incentive.

10.9.25 Prairie Lea Substation MOU.pdf

Motion made by Commissioner Horne, seconded by Commissioner Theriot to Approve. All voting "Aye."

MOTION APPROVED.

- H.3 To discuss and take possible action regarding the Short Form Plat for Tower Acres consisting of two lots on approximately 7.196 acres located at Tower Road and Black Ankle Road. Speaker: Commissioner Theriot/Kasi Miles; Backup: 2; Cost: \$0.00
Short Form Plat: Tower Acres

Motion made by Commissioner Theriot, seconded by Commissioner Horne to Approve . All voting "Aye."

MOTION APPROVED.

- H.4 To discuss and take possible action regarding the Final Plat for Paso Fino Meadows Subdivision consisting of nine lots on approximately 22.067 acres located at Bugtussle Lane and Acorn Road. Speaker: Commissioner Theriot/Kasi Miles; Backup: 3; Cost: \$0.00
Final Plat: Paso Fino Meadows Subdivision

Motion made by Commissioner Theriot, seconded by Commissioner Westmoreland to Approve.
All voting "Aye."

MOTION APPROVED.

- H.5 To discuss and take possible action regarding public improvements in Sunset Oaks Section V Phase 1A for permanent County maintenance and release the two-year maintenance bond in the amount of \$784,977.92 back to JL Gray Construction, Inc. Speaker: Judge Haden/Commissioner Theriot/Donald Leclerc; Backup: 3; Cost: \$0.00
Bond No. 341696N.pdf

Motion made by Commissioner Theriot, seconded by Commissioner Thomas to Approve . All voting "Aye."

MOTION APPROVED.

- H.6 To discuss and take possible action regarding public improvements in Tumbleweed Estates, Phase 2 Subdivision for permanent County maintenance and release the two-year maintenance bond in the amount of \$58,238.40 back to McDamuth Construction, LLC. Speaker: Judge Haden/Commissioner Thomas/Donald Leclerc; Backup: 2; Cost: \$0.00
Bond No. 2111465.pdf

Motion made by Commissioner Thomas, seconded by Commissioner Horne to Approve . All voting "Aye."

MOTION APPROVED.

- H.7 To discuss and take possible action regarding a Proclamation from the Central Texas Dispute Resolution Center designating October 2025 as Mediation Month. Speaker: Judge Haden/Martha Joyce; Backup: 1; Cost: \$0.00

Martha Joyce from the Central Texas Dispute Resolution Center introduced volunteers Maria Delgado and Margie Villapando, informing the court that October is Mediation Awareness Month and that their services are available to all citizens of Caldwell County.

10.9.25 Proclamation - Mediation Awareness Month 2025.pdf

Motion made by Commissioner Westmoreland, seconded by Commissioner Horne to Approve. All voting "Aye."

MOTION APPROVED.

H.8 To discuss and take possible action regarding a Proclamation designating October 2025 as Family History Month. Speaker: Judge Haden/Commissioner Horne; Backup: 1; Cost: \$0.00

Donaly Brice and Virginia Sofge, representing the Genealogical and Historical Society of Caldwell County thanked the court for recognizing Family History Month.

10.9.25 Proclamation - Family History Month 2025.pdf

Motion made by Commissioner Horne, seconded by Commissioner Thomas to Approve . All voting "Aye."

MOTION APPROVED.

H.9 To discuss and take possible action regarding Resolution 01- 2026, nominating up to five candidates to be included on a ballot for the Caldwell County Appraisal District Board of Directors. Speaker: Judge Haden/Richard Sitton; Backup: 7; Cost: \$0.00

Resolution 01-2026 is read.

Judge Haden stated that the selected candidates for Caldwell County Appraisal District Board of Directors are Kayline Cabe, Sally Daniel, Linda Hinkle, Matthew McGovern, and Dr. Deirdre Williams.

2026-2027 CCAD BoD.pdf

Resolution 01-2026.pdf

Motion made by Commissioner Thomas, seconded by Commissioner Horne to Approve . All voting "Aye."

MOTION APPROVED.

H.10 To discuss and take possible action regarding Resolution 02-2026 declaring Caldwell County's support for X-Bow System, Inc. Speaker: Judge Haden; Backup: 1; Cost: \$0.00

Resolution 02-2026 is read.

Resolution 02-2026 Support for X-Bow.pdf

Motion made by Commissioner Horne, seconded by Commissioner Theriot to Approve . All voting "Aye."

MOTION APPROVED.

H.11 To discuss and take possible action regarding Amended Resolution 24-2025 for the Texas Department of Agriculture Texans Feeding Texans: Home-Delivered Meal Grant Program. Speaker: Judge Haden/Kelly Franke; Backup: 7; Cost: \$5,000.00

9.23.25 CC Item Transcript.pdf

9.23.25 Signed Resolution 24-2025 TX Dept of Ag Home-Delivered Meal Grant Program.pdf

10.2.25 Lockhart PR Article - Meals on Wheels.pdf

Amended Resolution 24-2025 TX Dept of Ag Home-Delivered Meal Grant Program.pdf

Motion made by Commissioner Horne, seconded by Commissioner Westmoreland to Approve . All voting "Aye."

MOTION APPROVED.

H.12 To discuss and take possible action regarding a Caldwell County Burn Ban. Speaker: Judge Haden/Hector Rangel; Backup: 2; Cost: \$0.00

Hector Rangel, Chief EMC recommends keeping the burn ban on.
Burn Ban Order 10.9.25.pdf

Motion made by Commissioner Thomas, seconded by Commissioner Westmoreland to Approve.
All voting "Aye."

MOTION APPROVED.

H.13 To discuss and take possible action regarding Budget Transfer 01-2026 moving \$3,209.00 from 001-4310-4510 Repairs & Maintenance to 001-4310-1057 Jail Corporal. Speaker: Judge Haden/Danie Teltow/Mike Lane; Backup: 1; Cost: \$0.00
BT 01-2026 SO Repairs to Jail Corporal.pdf

Motion made by Commissioner Westmoreland, seconded by Commissioner Horne to Approve . All voting "Aye."

MOTION APPROVED.

H.14 To discuss and take possible action on an Interlocal Cooperation Contract between Caldwell County and Texas State University for the Tobacco Enforcement Program FY 2025-2026. Speaker: Judge Haden/Steve Kenney/Amber Quinley; Backup: 8; Cost: \$0.00
Caldwell Co Pct 3 TEP FY26 Contract.pdf

Motion made by Commissioner Horne, seconded by Commissioner Thomas to Approve . All voting "Aye."

MOTION APPROVED.

H.15 To discuss and take possible action on submitting a grant application to the Texas Indigent Defense Commission (TIDC) for the FY 2026 Formula Grant Program and approval of the accompanying resolution. Speaker: Judge Haden/Amber Quinley; Backup: 8; Cost: \$0.00
2025.09.17 FY2026 RFA COVER LETTER.pdf
2025.09.17 FY2026 FORMULA GRANT REQUEST FOR APPLICATIONS (RFA).pdf 2026Â Caldwell County Resolution Indigent Defense Grant Program.pdf

Motion made by Commissioner Horne, seconded by Commissioner Westmoreland to Approve . All voting "Aye."

MOTION APPROVED.

H.16 To discuss and take possible action on accepting an award from the State of Texas, Office of the Secretary of State for the 2025 Help America Vote Act (HAVA) Election Security Grant. Speaker: Judge Haden/Amber Quinley/Devante Coe; Backup: 8; Cost: \$20,000.00
HAVA Grant Notice of Award.pdf
2025 ES Terms and Conditions.pdf
6.24.25 Signed Resolution 21-2025 HAVA Election Security Grant.pdf

Motion made by Commissioner Westmoreland, seconded by Commissioner Theriot to Approve.
All voting "Aye."

MOTION APPROVED.

H.17 To discuss and take possible action on the purchase of Automated External Defibrillators (AEDs) for county facilities and vehicles paid for by Caldwell County's 2025 Opioid Abatement Settlement

Fund Distribution. Speaker: Judge Haden/Amber Quinley/Jon Craigmile; Backup: 72; Cost: \$0.00

Amber Quinley, Grants Administrator, stated that this year's Opioid Funding will require a report on purchases. She noted a suggestion to use the funds for AEDs, which would allow for the purchase of seven machines for county facilities and five machines law enforcement vehicles.

Captain Juan C. Villarreal of the Law Enforcement Support Services Bureau read and presented a statement on behalf of Chief Craigmile regarding the AED program and its success within the county. Based on a needs assessment, a proposal has been made to purchase equipment using grant funds.

OATF_Distributions_Reporting_Requirements.pdf
List_of_Opioid_Remediation_Core_Strategies_and_Other_Approved_Uses.pdf
STRYKER PROPOSAL.pdf
Caldwell County - Opioid AED Quote (12).pdf

Motion made by Commissioner Thomas, seconded by Commissioner Horne to Approve . All voting "Aye."

MOTION APPROVED.

H.18 To discuss and take possible action on submitting a grant application to the Office of the Governor (OOG) - Public Safety Office (PSO) for the State Homeland Security Program (SHSP) Border Crisis Response Grant. Speaker: Judge Haden/Amber Quinley; Backup: 9; Cost: \$0.00
SHSP and UASI "Supporting Border Crisis Response and Enforcement Projects (HSGP-BC),
FFY 2025 _eGrants.pdf
Microsoft Word - 2026 CEO-LE_Cert-Assurances_Form-Blank.pdf

Motion made by Commissioner Westmoreland, seconded by Commissioner Thomas to Approve . All voting "Aye."

MOTION APPROVED.

I. EXECUTIVE SESSION:

Executive Session opens at 9:53 a.m. closed at 10:18 a.m.

I.1 Pursuant to Texas Government Code Section 551.87: Deliberation regarding economic development negotiations associated with Project Trail Blazer. Possible action may follow in open court.
No action taken.

I.2 Pursuant to Texas Government Code Section 551.87: Deliberation regarding economic development negotiations associated with Project Irish. Possible action may follow in open court. No action taken.

I.3 Pursuant to Texas Government Code Section 551.87: Deliberation regarding economic development negotiations associated with Project Tangled Web. Possible action may follow in open court.
No action taken.

J. ADJOURNMENT:

Court adjourns at 10:22 a.m.

Motion made by Commissioner Horne, seconded by Commissioner Westmoreland to Adjourn. All voting "Aye."

MOTION APPROVED.

I, TERESA RODRIGUEZ, COUNTY CLERK AND EX-OFFICIO CLERK OF THE COMMISSIONERS' COURT do hereby certify that the foregoing contains a true and accurate record of the proceedings held by the Caldwell County Commissioners' Court on October 9, 2025

TERESA RODRIGUEZ, COUNTY CLERK AND EX-OFFICIO CLERK OF THE COMMISSIONERS' COURT OF CALDWELL COUNTY, TEXAS.

Caldwell County Agenda Item

AGENDA DATE: October 23, 2025

Type of Agenda Item: Subdivision

Subject: To consider public streets and drainage in Juniper Springs Phase 9 as complete and ready to begin the two-year performance period as evidenced by a maintenance bond in the amount of \$212,670.13 for maintenance security and release the performance bond for Phases 9 & 10 in the amount of \$807,641.40 back to the developer.

Costs: \$0.00

Agenda Speakers: Judge Haden/Commissioner Westmoreland/Donald Leclerc

Backup Materials: Attached

Total # of Pages: 7

Philadelphia Indemnity Insurance Company

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004
877-438-7459

Bond No. PB03016801354

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we **DNT Construction, LLC** as Principal, and Philadelphia Indemnity Insurance Company, a corporation organized under the laws of the State of Pennsylvania, and duly authorized to do business in the State of Texas as Surety, are held and firmly bound unto **Caldwell County** as Oblige, in the penal sum of **Two Hundred Twelve Thousand Six Hundred Seventy Dollars and 13/100 (\$212,670.13)** to which payment well and truly to be made we do bind ourselves, and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal entered into a contract with **Caldwell County M.U.D. No. 2 and Phau-Lockhart 450, LLC** dated **06/27/2024** for **Juniper Springs Phase 9- Improvements of Streets, Drainage, Erosion and Sedimentation Controls** which contract is hereinafter referred to as the "Contract."

WHEREAS, said Oblige requires that the Principal furnish a bond conditioned to guarantee for the period of **Two** year (s) from date of acceptance of the work performed under the Contract against all defects in workmanship and materials which would have been the responsibility under the Contract for which written notice is made to Surety during said period

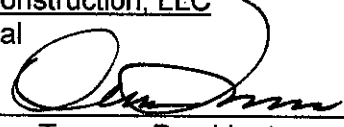
NOW THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH that, if the Principal shall indemnify the Oblige for all loss that the Oblige may sustain by reason of any defective materials or workmanship which may become apparent and with respect to which notice is delivered to Surety in writing during the period of **Two** year (s) from and after date of acceptance of the work under the Contract, then this obligation shall be void, otherwise to remain in full force and effect.

No right of action shall accrue hereunder to or for the benefit of any person or entity other the Oblige named herein, nor shall any suit be filed or action maintained on this bond more than twenty five (25) months after the date of the earliest timely notice of defect by Oblige to Surety.

SIGNED, SEALED AND DATED THIS 22nd day of September, 2025 .

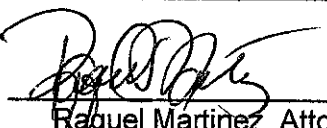
DNT Construction, LLC

Principal

By: 

Dean Tomme, President

Philadelphia Indemnity Insurance Company

By: 

Raquel Martinez, Attorney-in-Fact

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **Tom Mulanax, Michael Whorton, David Whorton, Raquel Martinez, Rosemarie Lopez, and/or Noe Moreno of Whorton Insurance Services** its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **\$50,000,000.**

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

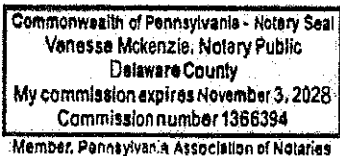


(Seal)

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



residing at:

Linwood, PA

My commission expires:

November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 22nd day of September, 20 25.



Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

**SUBDIVISION IMPROVEMENTS
PERFORMANCE BOND**

Bond No. 0849842

Initial Premium \$ \$4,038.00

Subject to Renewal

KNOW ALL MEN BY THESE PRESENTS: That we, PHAU-Lockhart 450 LLC _____ as Principal, and Harco National Insurance Company _____, a corporation duly authorized under the laws of the State of Illinois to become surety on bonds and undertakings, as Surety, are held and firmly bound unto The County Judge of Caldwell County Texas _____, as Oblige in the full and just sum of Eight Hundred Seven Thousand Six Hundred Forty-One * Dollars, (\$ 807,641.40) lawful money of the United States of America, to be paid to the said Oblige, successors or assigns; for which payment, well and truly to be made, we bind ourselves, our heirs, executors, successors, administrators and assigns, jointly and severally, firmly by these presents.

* and 40/100

THE CONDITION OF THE OBLIGATION IS SUCH THAT:

Whereas, the Principal and Oblige have entered into an agreement whereby principal agrees to install and complete certain designated public improvements, which said agreement, dated April 28, 2025 _____, and identified as project Juniper Springs Sections 9 & 10, Street, Drainage, E&S Improvements, Caldwell County, Texas _____, is hereby referred to and made a part hereof; and

Whereas, said Principal is required under the terms of said agreement to furnish a bond for the faithful performance of said agreement.

Now, Therefore, the condition of this obligation is such that if the above bounded Principal, its heirs executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the Oblige, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As Part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by Oblige in successfully enforcing such obligation, all to be taxed as costs and included in any judgement rendered.

The surety hereby stipulates and agrees that no charge, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or the specifications.

IN WITNESS WHEREOF. the seal and signature of said Principal is hereto affixed and the corporate seal and the name of the Surety is hereto affixed and attested by its duly authorized Attorney-In Fact this 23rd day of May _____,

20 25 _____.

PHAU-Lockhart 450 LLC

Principal

By: Michael C. B...

Harco National Insurance Company

By M

Michelle Anne McMahon

/Attorney-in-Fact

POWER OF ATTORNEY

Bond # 0849842

HARCO NATIONAL INSURANCE COMPANY

INTERNATIONAL FIDELITY INSURANCE COMPANY

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

MICHELLE ANNE MCMAHON, JOSHUA SANFORD, CONNOR WOLPERT, JONATHAN GLEASON, DORITZA MOJICA

Hartford, CT

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December 2018.

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2024



STATE OF NEW JERSEY
County of Essex

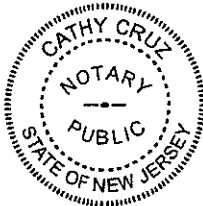
STATE OF ILLINOIS
County of Cook



Michael F. Zurcher

Executive Vice President Harco National Insurance Company
and International Fidelity Insurance Company

On this 31st day of December, 2024, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathv Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2029

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, May 23, 2025

A02427

Irene Martins, Assistant Secretary

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your Harco National Insurance Company at:

1-800-333-4167

You may also write to: Harco National Insurance Company c/o IFIC Surety Group at:

**Attn: Claims Department
One Newark Center, 20th Floor
Newark, NJ 07102**

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

**P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov**

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the agent or the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR BOND:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede comunicarse con su Harco National Insurance Company at:

1-800-333-4167

Usted tambien puede escribir a Harco National Insurance Company c/o IFIC Surety Group at:

**Attn: Claims Department
One Newark Center, 20th Floor
Newark, NJ 07102**

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

**P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov**

DISPUTAS SOBRE PRIMAS O RECLAMOS:

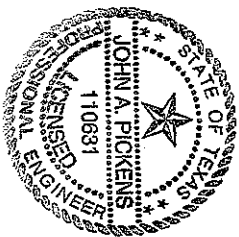
Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU FIANZA DE GARANTIA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

JUNIPER SPRINGS SECTIONS 9 & 10 REMAINING CONSTRUCTION IMPROVEMENTS COST SUMMARY						
PERFORMANCE BOND						
STREET, DRAINAGE, E&S IMPROVEMENTS						
CALDWELL COUNTY, TEXAS						
April 28, 2025						
PHASE 9						
Item No.	Description	Quantity	Unit	Unit Cost	Item Total	
STREET IMPROVEMENTS						
1	10" CRUSHED LIMESTONE BASE SUBGRADE (4' BOC-LOCAL STREET)	5,082.50	SY	\$ 10.36	\$	52,664.70
2	13" CRUSHED LIMESTONE BASE (4' BOC-MINOR COLLECTOR)	1,575	SY	\$ 13.36	\$	21,042.00
3	2" HOT MIX ASPHALT CONCRETE PAVEMENT (LOCAL STREET)	7,175	SY	\$ 16.45	\$	118,028.75
4	3" HOT MIX ASPHALT CONCRETE PAVEMENT (MINOR COLLECTOR)	2,350	SY	\$ 24.10	\$	56,635.00
5	STREET STUB HEADER	72	LF	\$ 22.71	\$	1,635.12
6	5-FT CONCRETE SIDEWALK	585	SY	\$ 70.79	\$	41,412.15
7	SIDEWALK CURB RAMP	14	EA	\$ 1,694.61	\$	23,724.54
8	STOP SIGN w/ STREET NAMES, POSTS & STOP BARS	5	EA	\$ 678.08	\$	3,390.40
9	SPEED LIMIT SIGNS WITH POSTS	2	EA	\$ 1,695.21	\$	3,390.42
10	STREET END BARRICADES	2	EA	\$ 1,695.21	\$	3,390.42
11	ROADWAY AND CROSS WALK STRIPING	3	EA	\$ 1,130.14	\$	3,390.42
SUBTOTAL FOR STREET IMPROVEMENTS					\$	328,693.92
DRAINAGE IMPROVEMENTS						
1	ROCK RIP RAP	100	SY	\$ 125.37	\$	12,537.00
SUBTOTAL FOR DRAINAGE IMPROVEMENTS					\$	12,537.00
ESC IMPROVEMENTS						
1	REVEGETATION (PUE-PUE)	2.50	ACRES	\$ 18,164.82	\$	45,412.05
2	INLET PROTECTION (EXISTING AND PROPOSED INLETS)	23	EA	\$ 103.50	\$	2,380.50
3	ROCK BERM	350	LF	\$ 28.75	\$	10,062.50
4	REVEGETATION (FLOODPLAIN GRADING AREA)	6.00	ACRES	\$ 18,973.74	\$	113,842.44
SUBTOTAL FOR EROSION CONTROL IMPROVEMENTS					\$	171,697.49
SUBTOTAL: CALDWELL COUNTY REMAINING CONSTRUCTION IMPROVEMENTS PHASE 9 COST SUMMARY					\$512,928.41	
SUBTOTAL: 110% OF THE CALDWELL COUNTY REMAINING CONSTRUCTION IMPROVEMENTS PHASE 9 COST SUMMARY					\$664,221.25	

PHASE 10					
Item No.	Description	Quantity	Unit	Unit Cost	Item Total
STREET IMPROVEMENTS					
1	10" CRUSHED LIMESTONE BASE SUBGRADE (4' BOC-LOCAL STREET)	2,530	SY	9.81	24,819.30
2	2" HOT MIX ASPHALT CONCRETE PAVEMENT (LOCAL STREET)	7,155	SY	16.32	116,769.60
3	5-FT CONCRETE SIDEWALK	295	SY	67.11	19,797.45
4	SIDEWALK CURB RAMP	2	EA	1,694.61	3,389.22
5	STOP SIGN W/ STREET NAMES, POSTS & STOP BARS	1	EA	3,390.41	3,390.41
6	SPEED LIMIT SIGNS WITH POSTS	1	EA	3,390.41	3,390.41
7	STREET END BARRICADES	1	EA	3,390.41	3,390.41
SUBTOTAL FOR STREET IMPROVEMENTS (MUD ITEMS)					174,946.80
DRAINAGE IMPROVEMENTS					
1	ROCK RIP RAP WITH FILTER FABRIC	110	SY	138.48	15,232.80
SUBTOTAL FOR DRAINAGE IMPROVEMENTS (MUD ITEMS)					15,232.80
ESC IMPROVEMENTS					
2	REVEGETATION (PUE-PUE)	2.00	ACRES	14,779.47	29,558.94
3	INLET PROTECTION (EXISTING AND PROPOSED INLETS)	15	EA	103.50	1,552.50
SUBTOTAL FOR EROSION CONTROL IMPROVEMENTS (MUD ITEMS)					31,111.44
SUBTOTAL CALDWELL COUNTY REMAINING CONSTRUCTION IMPROVEMENTS PHASE 10 COST SUMMARY					
					\$221,291.04
SUBTOTAL 110% OF THE CALDWELL COUNTY REMAINING CONSTRUCTION IMPROVEMENTS PHASE 10 COST SUMMARY					
					\$243,420.14
TOTAL CALDWELL COUNTY REMAINING CONSTRUCTION IMPROVEMENTS PHASE 8 & 10 COST SUMMARY					
					\$734,219.45
TOTAL 110% OF THE CALDWELL COUNTY REMAINING CONSTRUCTION IMPROVEMENTS PHASES 8 & 10 COST SUMMARY					
					\$807,641.40



04/28/2025

Caldwell County Agenda Item

AGENDA DATE: October 23, 2025

Type of Agenda Item: Subdivision

Subject: To consider public streets and drainage in Juniper Springs Phase 10 as complete and ready to begin the two-year performance period as evidenced by a maintenance bond in the amount of \$187,613.39 for maintenance security.

Costs: \$0.00

Agenda Speakers: Judge Haden/Commissioner Westmoreland/Donald Leclerc

Backup Materials: Attached

Total # of Pages: 2

Philadelphia Indemnity Insurance Company

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004
877-438-7459

Bond No. PB03016801356

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we **DNT Construction, LLC** as Principal, and Philadelphia Indemnity Insurance Company, a corporation organized under the laws of the State of Pennsylvania, and duly authorized to do business in the State of Texas as Surety, are held and firmly bound unto **Caldwell County** as Oblige, in the penal sum of **One Hundred Eighty-Seven Thousand Six Hundred Thirteen Dollars and 39/100 (\$187,613.39)** to which payment well and truly to be made we do bind ourselves, and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal entered into a contract with **Caldwell County M.U.D. No. 2 and Phau-Lockhart 450, LLC** dated **06/27/2024** for **Juniper Springs Phase 10- Improvements of Streets, Drainage, Erosion and Sedimentation Controls** which contract is hereinafter referred to as the "Contract."

WHEREAS, said Oblige requires that the Principal furnish a bond conditioned to guarantee for the period of Two year (s) from date of acceptance of the work performed under the Contract against all defects in workmanship and materials which would have been the responsibility under the Contract for which written notice is made to Surety during said period

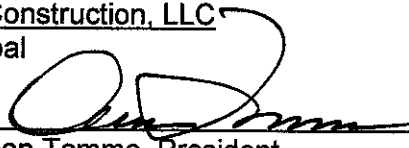
NOW THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH that, if the Principal shall indemnify the Oblige for all loss that the Oblige may sustain by reason of any defective materials or workmanship which may become apparent and with respect to which notice is delivered to Surety in writing during the period of Two year (s) from and after date of acceptance of the work under the Contract, then this obligation shall be void, otherwise to remain in full force and effect.

No right of action shall accrue hereunder to or for the benefit of any person or entity other the Oblige named herein, nor shall any suit be filed or action maintained on this bond more than twenty five (25) months after the date of the earliest timely notice of defect by Oblige to Surety.

SIGNED, SEALED AND DATED THIS 22nd day of September, 2025 .

DNT Construction, LLC

Principal

By: 

Dean Tomme, President

Philadelphia Indemnity Insurance Company

By: 

Raquel Martinez, Attorney-in-Fact

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **Tom Mulanax, Michael Whorton, David Whorton, Raquel Martinez, Rosemarie Lopez, and/or Noe Moreno of Whorton Insurance Services** its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **\$50,000,000**.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

(Seal)



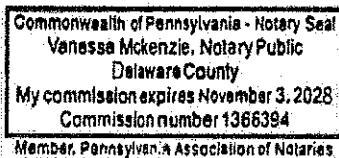
John Glomb

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:

Vanessa McKenzie



residing at:

Linwood, PA

My commission expires:

November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 22nd day of September, 20 25.



Edward Sayago

Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

Caldwell County Agenda Item

AGENDA DATE: October 23, 2025

Type of Agenda Item: Subdivision

Subject: To consider public streets and drainage in Juniper Springs Phase 16 as complete and ready to begin the two-year performance period as evidenced by a maintenance bond in the amount of \$163,421.87 for maintenance security and release the performance bond in the amount of \$260,747.65 back to the developer.

Costs: \$0.00

Agenda Speakers: Judge Haden/Commissioner Westmoreland/Donald Leclerc

Backup Materials: Attached

Total # of Pages: 6

Philadelphia Indemnity Insurance Company

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004
877-438-7459

Bond No. PB03016801355

MAINTENANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that we **DNT Construction, LLC** as Principal, and Philadelphia Indemnity Insurance Company, a corporation organized under the laws of the State of Pennsylvania, and duly authorized to do business in the State of Texas as Surety, are held and firmly bound unto **Caldwell County** as Oblige, in the penal sum of **One hundred Sixty-Three Thousand Four Hundred Twenty-One and 87/100 (\$163,421.87)** to which payment well and truly to be made we do bind ourselves, and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal entered into a contract with **Caldwell County M.U.D. No. 2 and Phau-Lockhart 450, LLC** dated **06/27/2024** for **Juniper Springs Phase 16- Improvements of Streets, Drainage, Erosion and Sedimentation Controls** which contract is hereinafter referred to as the "Contract."

WHEREAS, said Oblige requires that the Principal furnish a bond conditioned to guarantee for the period of Two year (s) from date of acceptance of the work performed under the Contract against all defects in workmanship and materials which would have been the responsibility under the Contract for which written notice is made to Surety during said period

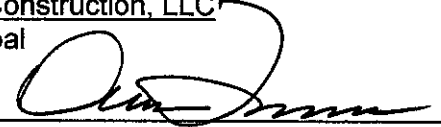
NOW THEREFORE, THE CONDITIONS OF THIS OBLIGATION IS SUCH that, if the Principal shall indemnify the Oblige for all loss that the Oblige may sustain by reason of any defective materials or workmanship which may become apparent and with respect to which notice is delivered to Surety in writing during the period of Two year (s) from and after date of acceptance of the work under the Contract, then this obligation shall be void, otherwise to remain in full force and effect.

No right of action shall accrue hereunder to or for the benefit of any person or entity other the Oblige named herein, nor shall any suit be filed or action maintained on this bond more than twenty five (25) months after the date of the earliest timely notice of defect by Oblige to Surety.

SIGNED, SEALED AND DATED THIS 22nd day of September, 2025.

DNT Construction, LLC

Principal

By: 
Dean Tomme, President

Philadelphia Indemnity Insurance Company

By: 
Raquel Martinez, Attorney-in-Fact

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

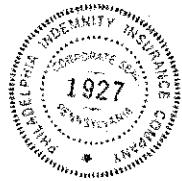
KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **Tom Mulanax, Michael Whorton, David Whorton, Raquel Martinez, Rosemarie Lopez, and/or Noe Moreno of Whorton Insurance Services** its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **\$50,000,000**.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

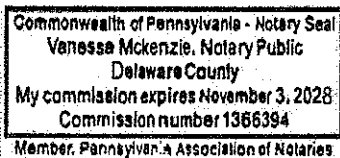


(Seal)

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



residing at:

Linwood, PA

My commission expires:

November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 22nd day of September, 2025.



Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

**SUBDIVISION IMPROVEMENTS
PERFORMANCE BOND**

Bond No. 0849841

Initial Premium \$ 1,304.00

Subject to Renewal

KNOW ALL MEN BY THESE PRESENTS: That we, PHAU-Lockhart 450 LLC as Principal, and
Harco National Insurance Company, a corporation duly authorized under the laws of the State of Illinois
to become surety on bonds and undertakings, as Surety, are held and firmly bound unto The County Judge of
Caldwell County Texas, as Obligor in the full and just sum of Two Hundred Sixty Thousand Seven
Hundred Forty-Seven and 65/100 Dollars, (\$ 260,747.65) lawful money of the United States of America, to be paid to the
said Obligor, successors or assigns; for which payment, well and truly to be made, we bind ourselves, our heirs, executors,
successors, administrators and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE OBLIGATION IS SUCH THAT:

Whereas, the Principal and Obligor have entered into an agreement whereby principal agrees to install and complete certain
designated public improvements, which said agreement, dated 04/28/2025, and identified as project
Juniper Springs Sections, 16, Street, Drainage, E&S Improvements, Caldwell County, Texas, is hereby referred to and made a part hereof; and

Whereas, said Principal is required under the terms of said agreement to furnish a bond for the faithful performance of said
agreement.

Now, Therefore, the condition of this obligation is such that if the above bounded Principal, its heirs executors,
administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the
covenants, conditions and provisions in the said agreement and any alteration thereof made as therein provided, on their
part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true
intent and meaning, and shall indemnify and save harmless the Obligor, its officers, agents and employees, as therein
stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As Part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs
and reasonable expenses and fees, including reasonable attorney's fees, incurred by Obligor in successfully enforcing such
obligation, all to be taxed as costs and included in any judgement rendered.

The surety hereby stipulates and agrees that no charge, extension of time, alteration or addition to the terms of the agreement
or to the work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations
on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of
the agreement or to the work or the specifications.

IN WITNESS WHEREOF. the seal and signature of said Principal is hereto affixed and the corporate seal and the name of
the Surety is hereto affixed and attested by its duly authorized Attorney-In Fact this 23rd day of May,

20 25.

PHAU-Lockhart 450 LLC

Principal

By: Michael C. Brier

Harco National Insurance Company

By

Connor Wolpert

/Attorney-in-Fact

Bond # 0849841

POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY
Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

MICHELLE ANNE MCMAHON, JOSHUA SANFORD, CONNOR WOLPERT, JONATHAN GLEASON, DORITZA MOJICA

Hartford, CT

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December, 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December, 2018.

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2024



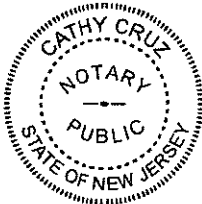
STATE OF NEW JERSEY
County of Essex

STATE OF ILLINOIS
County of Cook



Michael F. Zurcher
Executive Vice President, Harco National Insurance Company
and International Fidelity Insurance Company

On this 31st day of December, 2024, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz a Notary Public of New Jersey
My Commission Expires April 16, 2029

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, May 23, 2025

A02427

Irene Martins, Assistant Secretary

IMPORTANT NOTICE

To obtain information or make a complaint:

You may contact your Harco National Insurance Company at:

1-800-333-4167

You may also write to: Harco National Insurance Company c/o IFIC Surety Group at:

**Attn: Claims Department
One Newark Center, 20th Floor
Newark, NJ 07102**

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

**P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov**

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the agent or the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR BOND:

This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener información o para presentar una queja:

Usted puede comunicarse con su Harco National Insurance Company al:

1-800-333-4167

Usted tambien puede escribir a Harco National Insurance Company c/o IFIC Surety Group at:

**Attn: Claims Department
One Newark Center, 20th Floor
Newark, NJ 07102**

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

**P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 490-1007
Web: www.tdi.texas.gov
E-mail: ConsumerProtection@tdi.texas.gov**

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU FIANZA DE GARANTIA:

Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

JUNIPER SPRINGS SECTIONS 16 REMAINING CONSTRUCTION IMPROVEMENTS COST SUMMARY

PERFORMANCE BOND

STREET, DRAINAGE, EAS IMPROVEMENTS

CALDWELL COUNTY, TEXAS

April 28, 2025

Item No.	Description	Quantity	Unit	Unit Cost	Item Total
STREET IMPROVEMENTS					
1	13" CRUSHED LESTONE BASE (4' BOC-MINOR COLLECTOR)	1,027.50	SY	\$ 13.37	\$ 13,737.66
2	3" HOT MIX ASPHALT CONCRETE PAVEMENT (MINOR COLLECTOR)	3,035	SY	\$ 26.35	\$ 79,972.25
3	4" CRUSHED LESTONE (CONCRETE DRIVEWAY)	574	SY	\$ 5.81	\$ 3,334.94
4	5-FT CONCRETE SIDEWALK	760	SY	\$ 69.95	\$ 53,162.00
5	SIDEWALK CURB RAMPS	6	EA	\$ 1,694.61	\$ 10,167.66
6	STOP SIGN W/ STREET NAMES, POSTS & STOP BARS	1	EA	\$ 5,843.12	\$ 5,843.12
7	SPEED LIMIT SIGNS WITH POSTS	1	EA	\$ 5,843.12	\$ 5,843.12
8	MUD DISTRICT SIGN WITH POST	1	EA	\$ 5,843.12	\$ 5,843.12
9	ROADWAY STRIPING	1	LS	\$ 5,843.12	\$ 5,843.12
10	SAW CUT AND REMOVE EXISTING ASPHALT	45	SY	\$ 3.11	\$ 139.95
11	TIE TO EXISTING ROADWAY	1	EA	\$ 5,750.00	\$ 5,750.00
12	SUBGRADE PREPARATION (CONCRETE DRIVEWAY)	610	SY	\$ 2.49	\$ 1,518.90
SUBTOTAL FOR STREET IMPROVEMENTS (MUD ITEMS)					191,156.86
DRAINAGE IMPROVEMENTS					
1	ROCK RIP RAP	30	SY	\$ 138.48	\$ 4,154.40
SUBTOTAL FOR DRAINAGE IMPROVEMENTS (MUD ITEMS)					4,154.40
ESC IMPROVEMENTS					
1	CONCRETE WASHOUT AREA	1	EA	\$ 1,012.00	\$ 1,012.00
2	REVEGETATION (PUE-PUE)	1	ACRES	\$ 40,721.06	\$ 40,721.06
SUBTOTAL FOR EROSION CONTROL IMPROVEMENTS (MUD ITEMS)					41,733.06
TOTAL CALDWELL COUNTY REMAINING CONSTRUCTION IMPROVEMENTS PHASE 16 COST SUMMARY					\$237,043.32
110% OF THE TOTAL CALDWELL COUNTY REMAINING CONSTRUCTION IMPROVEMENTS PHASE 16					\$260,747.65



John A. Pickens
04/28/2025

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Subdivision
Subject:	To discuss and take possible action on the First Amendment to the 2025 Caldwell County Development Agreement for Technology Park at Caldwell Valley.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Commissioner Theriot/Mitch Nelson
Backup Materials:	Attached
Total # of Pages:	34

THE STATE OF TEXAS §
 §
COUNTY OF CALDWELL §

WHEREAS, County and the City of Uhland have entered into and executed that certain Interlocal Cooperation Agreement Between Caldwell County and the City of Uhland for Subdivision Regulation Within the Extraterritorial Jurisdiction of the City of Uhland dated effective April 1, 2019, (the “Uhland Interlocal Agreement”) that sets forth the governmental entity currently responsible for review and approval of subdivision plats and related permits for development of the portion of the Additional Property covered thereby; and

WHEREAS, a portion of the Additional Property is located within Caldwell County, Texas, but not within the ETJ of any city; and

WHEREAS, County and Developer desire to modify and amend the Development Agreement, in accordance with Section 1.d and Section 7 thereof, as more particularly set forth in this Amendment.

AGREEMENT

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, County and Developer do hereby agree as set forth in this Amendment.

1. Incorporation of Recitals. The recitals set forth above are incorporated herein and made a part of this Amendment to the same extent as if set forth in full herein.

2. Capitalized Terms. Each capitalized term used herein and not otherwise defined herein shall have the meaning given to such term in the Development Agreement.

3. Removal of Land. The Additional Property is hereby removed from the Prior Development Agreement and no longer subject thereto. No other property subject to the Prior Development Agreement is removed therefrom and remains subject to the Prior Development Agreement

4. Addition of Land. In accordance with Section 1.d of the Development Agreement, the Additional Property (described on Exhibits A-1 through A-7 attached hereto) is hereby added to the Property subject to the terms and conditions of the Development Agreement, as amended. Heretofore, the term “Property” as used throughout the Development Agreement shall include the Additional Property, and Exhibit A of the Development Agreement is hereby amended to add Exhibits A-1 through A-7 of this Amendment thereto.

5. Concept Plan. In accordance with Section 1.d of the Development Agreement, the Concept Plan as shown on Exhibit B-1 and Exhibit B-2 of the Development Agreement is hereby deleted in its entirety and replaced by the Concept Plan shown on Exhibit B-1 and Exhibit B-2, attached hereto and made a part hereof.

6. Investment Agreement Extension. Section 2.d of the Development Agreement is hereby amended and revised to extend the deadline provided therein to such date that is twelve

(12) months after the Effective Date of this Amendment (provided that such date may be further extended as necessary to accommodate receipt of information from TXDOT).

7. Vesting Rights/Grandfathering. The amendments to the Development Agreement contained in this Agreement shall not be considered a waiver of Developer's vested rights as described in Section 1.f of the Development Agreement.

8. Additional Provisions.

(a) Ratification of Agreement/Conflict. All terms and conditions of the Development Agreement are hereby ratified and affirmed, as modified by this Amendment. To the extent there is any inconsistency between the Development Agreement and this Amendment, the provisions of this Amendment shall control.

(b) Entire Agreement. The Parties hereto agree and understand that no oral agreements, or understandings, shall be binding, unless reduced to a writing which is signed by said Parties. There Parties agree and understand that this Amendment shall be binding on them, their personal representatives, heirs, successors, and assigns.

(c) No Waiver. Neither County's nor Developer's execution of this Amendment shall (i) constitute a waiver of any of its rights and remedies under the Development Agreement or at law with respect to the other Party's obligations under the Development Agreement, or (ii) be construed as a bar to any subsequent enforcement of any of its rights or remedies against the other Party.

(d) Governing Law. This Amendment will be construed under and governed by the laws of the State of Texas, without regard to its conflict of laws rules and venue of any case or controversy arising under or pursuant to this Amendment shall lie in Caldwell County, Texas.

(e) Attorneys' Fees. The prevailing party in any litigation between the Parties hereto regarding this Amendment shall be entitled to recover from the non-prevailing party, court costs, reasonable attorneys' fees and all other reasonable litigation expenses.

(f) Counterparts. This Amendment may be executed in one or more counterparts (including facsimile and email counterparts), each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. In making proof of this Amendment, it shall not be necessary to produce or account for more than one such counterpart.

(g) Recording; Effective Date. Upon the later of (i) the execution of this Amendment by both Parties and (ii) Developer's delivery to County of a copy of the deed conveying the Additional Property to Developer, the Parties shall record this Amendment in the Real Property Records of Caldwell County, Texas. This Amendment shall be deemed effective as of the Effective Date upon said recording thereof.

[REMAINDER INTENTIONALLY BLANK; SIGNATURE PAGES FOLLOW]

EXECUTED to be EFFECTIVE as of the Effective Date as specifically provided herein.

DEVELOPER:

TXLCO CALDWELL COUNTY, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

STATE OF COLORADO §
 §
COUNTY OF DENVER §

The foregoing instrument was acknowledged before me this ____ day of _____, 2025,
by _____, the _____ of TXLCO Caldwell
County, LLC, a Delaware limited liability company, on behalf of the company.

[Notary Seal]

Notary's Official Signature

Title of Office

Commission Expiration

COUNTY:

CALDWELL COUNTY,

a political subdivision of the State of Texas

Hoppy Haden
Caldwell County Judge

The State of Texas §
 §
County of Caldwell §

Before me, _____, on this day personally appeared **Hoppy Haden**, 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 consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, 2025.

By: _____
Name: _____
Notary Public

EXHIBIT A-1

[*SEE ATTACHED*]

311.359 ACRES
CALDWELL COUNTY, TX
ELBERT HINES SURVEY, ABSTRACT NO. 123

FILE NO: 615.059001.02-TRACT 1
PROJECT: 615.059001.02
DATE: 08/13/25

DESCRIPTION

311.359 ACRES SITUATED IN THE ELBERT HINES SURVEY, ABSTRACT NO. 123, IN CALDWELL COUNTY, TEXAS, BEING THAT CERTAIN 312.48 ACRE TRACT CONVEYED TO WALTON TEXAS, LP, BY DEED OF RECORD IN VOLUME 568, PG. 119, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS; SAID 311.359 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1-inch iron pipe found in the southwest right-of-way line of F.M. 2720 (r.o.w. varies), being the eastern most corner of that certain 17.691 acre tract conveyed to Nancy Doehne Tropoli and Mark Wayland Doehne in Document No. 141926, of said Official Public Records, for the northeasterly corner hereof;

THENCE, along said southwest right-of-way line, being the northeast line of said 312.48 acre tract, the following three (3) courses and distances:

1. Along a curve to the left, having a radius of 2904.81 feet, a central angle of 03°56'02", an arc length of 199.45 feet, and a chord which bears S39°56'28"E, a distance of 199.41 feet to a TxDOT Concrete Monument found at the end of said curve, for an angle point;
2. S40°36'10"E, a distance of 703.51 feet to a 1/2-inch iron rod found at the point of tangency of a curve to the left, for an angle point; and
3. Along said curve, having a radius of 1185.96 feet, a central angle of 09°14'22", an arc length of 191.25 feet, and a chord which bears S45°30'06"E, a distance of 191.04 feet to a 1/2-inch iron rod found at the end of said curve, being in the southwest right-of-way line of a gravel road (no record information found), for an angle point;

THENCE, S41°40'06"E, along the southwest right-of-way line of said gravel road, being the northeast line of said 312.48 acre tract, a distance of 924.64 feet to a metal axle found at the northwest corner of that certain 152.00 acre tract conveyed to Walton Texas, LP, by Deed of record in Vol. 640, Pg. 855, of said Official Public Records, for the most easterly corner hereof;

THENCE, S48°37'28"W, leaving the southwest right-of-way line of said Gravel Road, along the northwest line of said 152.00 acre tract, being the southeast line of said 312.48 acre tract, a distance of 3092.66 feet to a 1-1/2 inch metal axle found, for an angle point;

THENCE, S48°35'52"W, continuing along the northwest line of said 152.00 acre tract, being the southeast line of said 312.48 acre tract, a distance of 1920.98 feet to a 3-inch steel post found at the northern most corner of that certain 151.08 acre tract conveyed to Opal H. McGee, by Deed of record in Document No. 132107, of said Official Public Records, being the northwest corner of said 152.00 acre tract, for an angle point hereof;

THENCE, S48°24'40"W, along the northwest line of said 151.08 acre tract, being the southeast line of said 312.48 acre tract, a distance of 993.73 feet to a 3-inch iron pipe found at the southeast corner of that certain 109.558 acre tract conveyed to EMG Properties by Deed of record in Document No. 2024-008670, of said Official Public Records, for the southwesterly corner of said 312.48 acre tract and hereof;

THENCE, N41°23'20"W, leaving the northwest line of said 151.08 acre tract, along the northeast line of said 109.558 acre tract, being the southwest line of said 312.48 acre tract, a distance of 2387.00 feet to a 1/2-inch iron rod found in the southeast line of Farmer Road (r.o.w. varies), being the northeast corner of said 109.558 acre tract, for the northwesterly corner of said 312.48 acre tract and hereof;

THENCE, N48°24'31"E, along said southeast right-of-way line, being the northwest line of said 312.48 acre tract, a distance of 4020.48 feet to a 1/2-inch iron rod found at the northwest corner of said 17.691 acre tract, for an angle point hereof;

THENCE, leaving said southeast right-of-way line, along the southwest and southeast line of said 17.691 acre tract, being the northwest line of said 312.48 acre tract, the following two (2) courses and distances:

1. S41°23'32"E, a distance of 379.54 feet to a 1/2-inch iron rod found, for an angle point; and
2. N48°37'33"E, a distance of 1983.35 feet to the **POINT OF BEGINNING**, and containing 311.359 acres (13,562,791 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011), EPOCH 2010 DATUM, UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK. DISTANCES SHOWN HEREON ARE GRID VALUES. TO CONVERT TO SURFACE APPLY A COMBINED SCALE FACTOR OF 1.000111.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2025, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

RICHARD LANTIS
TEXAS RPLS 6908
MANHARD CONSULTING
TBPLS FIRM NO. 10194754

EXHIBIT A-2

[*SEE ATTACHED*]

152.054 ACRES
CALDWELL COUNTY, TX
ELBERT HINES SURVEY, ABSTRACT NO. 123

FILE NO: 615.059001.02-TRACT 2
PROJECT: 615.059001.02
DATE: 08/13/25

DESCRIPTION

152.054 ACRES SITUATED IN THE ELBERT HINES SURVEY, ABSTRACT NO. 123, IN CALDWELL COUNTY, TEXAS, BEING THAT CERTAIN 152.00 ACRE TRACT CONVEYED TO WALTON TEXAS, LP, BY DEED OF RECORD IN VOLUME 640, PG. 852, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS; SAID 152.054 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a metal axle found in the southwest right-of-way line of a gravel road (no record information found), being the eastern most corner of that certain 312.48 acre tract conveyed to Walton Texas, LP, by Deed of record in Vol. 568, Pg. 119, of said Official Public Records, for the most northerly corner hereof;

THENCE, S40°45'02"E, along the southwest right-of-way line of said Gravel Road, being the northeast line of said 152.00 acre tract, a distance of 19.83 feet to a 1/2-inch iron rod found at an angle point in the northwest line of that certain 462.828 acre tract conveyed to TXLCO Caldwell County, LLC (called "Tract 5"), by Deed of record in Document No. 2025-002652, of said Official Public Records, for an angle point hereof;

THENCE, S48°35'42"W, leaving the southwest right-of-way line of said Gravel Road, along the northwest line of said 462.828 acre tract, a distance of 547.26 feet to a 1/2-inch iron rod with "Atwell" cap found at the northern most corner of that certain 284.643 acre tract conveyed to TXLCO Caldwell County, LLC (called "Tract 3"), by Deed of record in Document No. 2025-002655, of said Official Public Records, being the most westerly corner of said 462.828, for an angle point hereof;

THENCE, S48°37'18"W, along the northwest line of said 284.643 acre tract, being the east line of said 152.00 acre tract, a distance of 1880.27 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set at the northern most corner of the remainder of that certain 682.21 acre tract conveyed to Walton Texas, LP, by Deed of record in Vol. 591, Pg. 449, of said Official Public Records, being the western most corner of said 284.643 acre tract, for an angle point hereof;

THENCE, S48°36'56"W, along the northwest line of said 682.21 acre tract, being the east line of said 152.00 acre tract, a distance of 665.59 feet to a 1/2-inch iron rod with "Atwell" cap found at the northwest corner of said 682.21 acre tract, for an ell corner hereof;

THENCE, S41°01'13"E, along the southwest line of said 682.21 acre tract, being the east line of said 152.00 acre tract, a distance of 3397.14 feet to a 1/2-inch iron rod with "Atwell" cap found at an interior angle of said 682.21 acre tract, for the southeasterly corner hereof;

THENCE, S48°44'22"W, along the southwest line of said 682.21 acre tract, being the southeast line of said 152.00 acre tract, a distance of 1919.71 feet to a 1/2-inch iron rod with "Atwell" cap found in the northeast line of that certain 297.18 acre tract conveyed to Millenium Interests, LTD, by Deed of record in Document No. 2020-000497, of said Official Public Records, being the western most corner of said 682.21 acre tract, for the most southerly corner hereof;

THENCE, N41°25'50"W, along the northeast line of said 297.18 acre tract, being the southwest line of said 152.00 acre tract, a distance of 324.34 feet to a 60D nail in a 10" cedar post found at the southeast corner of that certain 151.42 acre tract conveyed to Hohertz Farms Family Partnership, LTD, by Deed of record in Document No. 130160, of said Official Public Records, being the northern most corner of said 297.18 acre tract, for an angle point hereof;

THENCE, N40°59'43"W, continuing along the southwest line of said 152.00 acre tract, being the northeast line of said 151.42 acre tract, a distance of 1546.68 feet to a 1-1/2 inch iron pipe found at the southeast corner of that certain 151.08 acre tract conveyed to Opal H. McGee, by Deed of record in Document No. 132107, of said Official Public Records, being the northern most corner of said 151.42 acre tract, for an angle point hereof;

THENCE, N40°59'05"W, continuing along the southwest line of said 152.00 acre tract, being the northeast line of said 151.08 acre tract, a distance of 1,541.68 feet to a 3-inch steel post found in the southeast line of said 312.48 acre tract, being the northern most corner of said 151.08 acre tract, for the northwesterly corner hereof;

THENCE, N48°35'52"E, along the southeast line of said 312.48 acre tract, being the northwest line of said 152.00 acre tract, a distance of 1920.98 feet to a 1-1/2 inch metal axle found, for an angle point hereof;

THENCE, N48°37'28"E, continuing along the southeast line of said 312.148 acre tract, being the northwest line of said 152.00 acre tract, a distance of 3092.66 feet to the **POINT OF BEGINNING**, and containing 152.054 acres (6,623,471 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011), EPOCH 2010 DATUM, UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK. DISTANCES SHOWN HEREON ARE GRID VALUES. TO CONVERT TO SURFACE APPLY A COMBINED SCALE FACTOR OF 1.000111.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2025, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

RICHARD LANTIS
TEXAS RPLS 6908
MANHARD CONSULTING
TBPLS FIRM NO. 10194754

EXHIBIT A-3

[*SEE ATTACHED*]

303.447 ACRES
CALDWELL COUNTY, TX
ELBERT HINES SURVEY, ABSTRACT NO. 123

FILE NO: 615.059001.02-TRACT 3
PROJECT: 615.059001.02
DATE: 08/13/25

DESCRIPTION

303.447 ACRES SITUATED IN THE ELBERT HINES SURVEY, ABSTRACT NO. 123, IN CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 323.501 ACRE TRACT CONVEYED TO WALTON TEXAS, LP, BY DEED OF RECORD IN VOLUME 617, PG. 785, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS; SAID 303.447 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with "Atwell LLC" cap found in the southeast right-of-way line of Misty Lane (r.o.w. varies), being the western most corner of that certain 19.978 acre tract conveyed to Plum Creek Utility Company LLC, by Deed of record in Document No. 2023-002440, of said Official Public Records, for a northerly corner hereof;

THENCE, leaving said southeast right-of-way line, along the south line of said 19.978 acre tract, the following four (4) courses and distances:

1. S41°47'00"E, a distance of 500.22 feet to a 1/2-inch iron rod with "Atwell LLC" cap found, for an angle point;
2. N48°11'20"E, a distance of 576.58 feet to a 1/2-inch iron rod with "Atwell LLC" cap found, for an angle point;
3. S65°32'24"E, a distance of 815.04 feet to a 1/2-inch iron rod with "Atwell LLC" cap found, for an angle point; and
4. N46°57'12"E, a distance of 219.89 feet to a 1/2-inch iron rod found in the southwest right-of-way line of said Misty Lane, for a northerly corner hereof;

THENCE, S43°02'19"E, along said southwest right-of-way line, being the northeast line of said 323.501 acre tract, a distance of 1123.31 feet to a 1/2-inch iron rod with "Bury & Partners" cap found at the intersection of the northwest right-of-way line of Jolley Road (r.o.w. varies) and said southwest right-of-way line, for the most easterly corner hereof;

THENCE, leaving said southwest right-of-way line, along said northwest right-of-way line, being the southeast line of said 323.501 acre tract, the following three (3) courses and distances:

1. S47°47'30"W, a distance of 912.46 feet to a 1/2-inch iron rod with "Bury & Partners" cap found, for an angle point;
2. S41°54'12"E, a distance of 21.47 feet to a 1/2-inch iron rod found, for an angle point; and

3. S48°11'11"W, a distance of 2432.82 feet to a 6" steel post found at the northeast corner of that certain 69.37 acre tract conveyed to Leita Miller, by Deed of record in Vol. 106, Pg. 286, of said Official Public Records, being the northwest terminus of said northwest right-of-way line, for an angle point;

THENCE, S48°12'05"W, leaving said northwest right-of-way line, along in part the northwest line of said 69.37 acre tract and along in part the northwest line of that certain 59.693 acre tract conveyed to Bruce Edward Germer and Peggy S. Germer, by Deed of record in Vol. 526, Pg. 687, of said Official Public Records, being the southeast line of said 323.501 acre tract, a distance of 2569.14 feet to a 8" treated wood post found at the southeast corner of that certain 121.166 acre tract conveyed to Lisa Gail Nelson-Germer, Trustee of Lisa Gail Nelson-Germer Revocable Trust, by Deed of record in Document No. 2023-000254, of said Official Public Records, being an angle point in the northwest line of said 59.693 acre tract, for the most southerly corner hereof;

THENCE, N41°21'58"W, leaving the northwest line of said 59.693 acre tract, along the northeast line of said 121.166 acre tract, being the southwest line of said 323.501 acre tract, a distance of 2394.14 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set in said southeast right-of-way line, being the northern most corner of said 121.166 acre tract, for the most westerly corner hereof;

THENCE, N48°12'49"E, along said southeast right-of-way line, being the northwest line of said 323.501 acre tract, a distance of 4747.55 feet to the **POINT OF BEGINNING**, and containing 303.447 acres (13,218,136 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011), EPOCH 2010 DATUM, UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK. DISTANCES SHOWN HEREON ARE GRID VALUES. TO CONVERT TO SURFACE APPLY A COMBINED SCALE FACTOR OF 1.000111.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2025, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

RICHARD LANTIS
TEXAS RPLS 6908
MANHARD CONSULTING
TBPLS FIRM NO. 10194754

EXHIBIT A-4

[*SEE ATTACHED*]

397.399 ACRES
CALDWELL COUNTY, TX
ELBERT HINES SURVEY, ABSTRACT NO. 123

FILE NO: 615.059001.02-TRACT 4
PROJECT: 615.059001.02
DATE: 08/13/25

DESCRIPTION

397.399 ACRES SITUATED IN THE ELBERT HINES SURVEY, ABSTRACT NO. 123, IN CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 682.21 ACRE TRACT CONVEYED TO WALTON TEXAS, LP, BY DEED OF RECORD IN VOLUME 591, PG. 449, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS; SAID 397.399 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 60D nail found in the northwest right-of-way line of Misty Lane (r.o.w. varies), being the eastern most corner of that certain 296.50 acre tract conveyed to DMC Maxwell Holdings, LP, by Deed of record in Document No. 2022-002947, of said Official Public Records, for the most southerly corner hereof;

THENCE, N41°00'01"W, leaving said northwest right-of-way line, along in part the northeast line of said 296.50 acre tract, and along in part the northeast line of that certain 297.18 acre tract conveyed to Millenium Interests, LTD, by Deed of record in Document No. 2020-000497, of said Official Public Records, a distance of 5723.29 feet to a 1/2-inch iron rod with "Atwell" cap found at the southern most corner of that certain 152.00 acre tract conveyed to Walton Texas, LP, by Deed of record in Vol. 640, Pg. 852, of said Official Public Records, for the most westerly corner hereof;

THENCE, N48°44'22"E, leaving the northeast line of said 297.18 acre tract, along the southeast line of said 152.00 acre tract, being the west line of said 682.21 acre tract, a distance of 1919.71 feet to a 1/2-inch iron rod with "Atwell" cap found at the eastern most corner of said 152.00 acre tract, for an ell corner hereof;

THENCE, N41°01'13"W, along the east line of said 152.00 acre tract, being the west line of said 682.21 acre tract, a distance of 3397.14 feet to a 1/2-inch iron rod with "Atwell" cap found at an interior corner of said 152.00 acre tract, for the northwesterly corner hereof;

THENCE, N48°36'56"E, continuing along the east line of said 152.00 acre tract, being the west line of said 682.21 acre tract, a distance of 665.59 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set at the northwest corner of that certain 284.643 acre tract conveyed to TXLCO Caldwell County, LLC (called Tract "3"), by Deed of record in Document No. 2025-002655, of said Official Public Records, for the most northerly corner hereof;

THENCE, leaving the east line of said 152.00 acre tract, along the southwest line of that certain 284.643 acre tract, being the east line of said 682.21 acre tract, the following four (4) courses and distances:

1. S41°31'58"E, a distance of 6203.75 feet to a 1/2-inch iron rod with "Atwell" cap found, for an angle point;
2. S41°20'56"E, a distance of 761.45 feet to a 1/2-inch iron rod with "RPLS 4341" aluminum cap found, for an angle point;
3. S41°21'08"E, a distance of 1416.18 feet to a 1/2-inch iron rod with "RPLS 4341" aluminum cap found, for an angle point; and
4. S41°14'28"E, a distance of 659.87 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set at the northern most corner of that certain 3,181 sq. ft. tract conveyed to TXLCO Caldwell County, LLC (called Tract "10"), by Deed of record in Document No. 2025-002655, of said Official Public Records, for the most easterly corner hereof;

THENCE, S49°44'21"W, leaving the west line of said 284.643 acre tract, along the northwest line of said 3,181 sq. ft. tract, being the southeast line of said 682.21 acre tract, a distance of 63.69 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set in said northwest right-of-way line, being the western most corner of said 3,181 sq. ft. tract, for an angle point hereof;

THENCE, along said southwest right-of-way line, being the southeast line of said 682.21 acre tract, the following five (5) courses and distances:

1. S49°32'06"W, a distance of 691.39 feet to a 1/2-inch iron rod found, for an angle point;
2. S42°28'07"W, a distance of 568.19 feet to a 1/2-inch iron rod found, for an angle point;
3. S46°09'22"W, a distance of 317.11 feet to a 6" cedar post found, for an angle point;
4. S47°09'51"W, a distance of 412.08 feet to a 6" cedar post found, for an angle point;

5. S48°23'56"W, a distance of 609.76 feet to the **POINT OF BEGINNING**, and containing 397.399 acres (13,218,136 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011), EPOCH 2010 DATUM, UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK. DISTANCES SHOWN HEREON ARE GRID VALUES. TO CONVERT TO SURFACE APPLY A COMBINED SCALE FACTOR OF 1.000111.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2025, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

RICHARD LANTIS
TEXAS RPLS 6908
MANHARD CONSULTING
TBPLS FIRM NO. 10194754

EXHIBIT A-5

[*SEE ATTACHED*]

1.000 ACRE
CALDWELL COUNTY, TX
ELBERT HINES SURVEY, ABSTRACT NO. 123

FILE NO: 615.059001.02-TRACT 5
PROJECT: 615.059001.02
DATE: 08/13/25

DESCRIPTION

1.000 ACRE SITUATED IN THE ELBERT HINES SURVEY, ABSTRACT NO. 123, IN CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 312.48 ACRE TRACT CONVEYED TO WALTON TEXAS, LP, BY DEED OF RECORD IN VOLUME 568, PG. 119, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS; SAID 1.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference, at a 3-inch iron pipe found in the northwest line of that certain 151.08 acre tract conveyed to Opal H. McGee, by Deed of record in Document No. 132107, of said Official Public Records, being the southeast corner of that certain 109.558 acre tract conveyed to EMG Properties, by Deed of record in Document No. 2024-008670, of said Official Public Records, also being the southern most corner of said 312.48 acre tract;

THENCE, N41°56'33"E, leaving the northwest line of said 151.08 acre tract, over and across said 312.48 acre tract, a distance of 441.27 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set, for the **POINT OF BEGINNING**, and most southerly corner hereof;

THENCE, continuing over and across said 312.48 acre tract, the following four (4) courses and distances:

1. N41°33'05"W, a distance of 208.71 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set, for the most westerly corner hereof;
2. N48°26'55"E, a distance of 208.71 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set, for the most northerly corner hereof;
3. S41°33'05"E, a distance of 208.71 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set, for the most easterly corner hereof, from which a 3-inch steel post found in the southeast line of said 312.48 acre tract, being the western most corner of that certain 152.00 acre tract conveyed to Walton Texas, LP, by Deed of record in Vol. 640, Pg. 855, of said Official Public Records, also being the northern most corner of said 151.08 acre tract, bears N56°33'09"E, a distance of 350.08 feet;

4. S48°26'55"W, a distance of 208.71 feet to the **POINT OF BEGINNING**, and containing 1.000 acre (43,560 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011), EPOCH 2010 DATUM, UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK. DISTANCES SHOWN HEREON ARE GRID VALUES. TO CONVERT TO SURFACE APPLY A COMBINED SCALE FACTOR OF 1.000111.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JULY, 2025, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

RICHARD LANTIS
TEXAS RPLS 6908
MANHARD CONSULTING
TBPLS FIRM NO. 10194754

EXHIBIT A-6

[*SEE ATTACHED*]

287.835 ACRES
CALDWELL COUNTY, TX

FILE NO: 059001.03-Tract 1
PROJECT: 615.059001.03
DATE: 10/10/2025

DESCRIPTION

287.835 ACRES SITUATED IN THE ELBERT HINES SURVEY, ABSTRACT NO. 123, IN CALDWELL COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 168.53 ACRE TRACT CONVEYED TO BRIAN L. HOHERTZ AND VALERIA G. HOHERTZ (HOHERTZ FARMS FAMILY PARTNERSHIP LTD) BY DEED OF RECORD IN VOL. 397, PG. 369, AND BEING THAT CERTAIN 124.2 ACRE TRACT CONVEYED TO BRIAN L. HOHERTZ AND VALERIA G. HOHERTZ (HOHERTZ FARMS FAMILY PARTNERSHIP LTD), BY DEED OF RECORD IN VOL. 421, PG. 257, BOTH OF THE DEED RECORDS OF CALDWELL COUNTY TEXAS; SAID 287.835 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with "Chaparral" cap found at the intersection of the southwest right-of-way line of FM 2720 (r.o.w. varies) and the northwest right-of-way line of Jolley Road (r.o.w. varies), for the most easterly corner of said 124.2 acre tract and hereof;

THENCE, S48°04'47"W, leaving said southwest right-of-way line, along said northwest right-of-way line, being the southeast line of said 124.2 acre tract, a distance of 3831.17 feet to a 1/2-inch iron rod with "Atwell LLC" cap found at the eastern most corner of that certain 5.00 acre tract conveyed to Ronald Gregg Hohertz, Rhonda Covarrubias and Clay Hohertz, by Deed of record in Document No. 2024-002551, of the Official Public Records of Caldwell County, Texas, for an angle point hereof;

THENCE, N41°13'08"W, leaving said northwest right-of-way line, along the southwest line of said 124.2 acre tract, being the northeast line of said 5.00 acre tract, a distance of 600.57 feet to a 1/2-inch iron rod found at an easterly corner of said 168.53 acre tract, for an angle point hereof;

THENCE, leaving the southwest line of said 124.2 acre tract, along the east line of said 168.53 acre tract, being the northwest and southwest lines of said 5.00 acre tract, the following two (2) courses and distances:

1. S48°44'04"W, a distance of 360.71 feet to a 1/2-inch iron rod with "Atwell LLC" cap found, for an angle point; and
2. S41°18'07"E, a distance of 605.08 feet to a 1/2-inch iron rod found in said northwest right-of-way line, being the easternmost corner of said 168.53 acre tract, for an angle point;

THENCE, S48°00'58"W, along said northwest right-of-way line, being the southwest line of said 168.53 acre tract, a distance of 2681.59 feet to a 1/2-inch iron rod found at the intersection of said northwest right-of-way line and the northeast right-of-way line of Misty Lane (r.o.w. varies), for the most southerly corner of said 168.53 acre tract and hereof;

THENCE, N42°59'12"W, leaving said northwest right-of-way line, along said northeast right-of-way line, being the southwest line of said 168.53 acre tract, a distance of 2406.22 feet to a 1/2-inch iron rod with "RPLS 4341" cap found at the southern most corner of that certain 3,181 sq. ft. tract conveyed to TXLCO Caldwell County, LLC (called Tract 10), by Deed of record in Document No. 2025-002655, of said Official Public Records, for the most westerly corner of said 168.53 acre tract and hereof;

THENCE, N48°45'13"E, leaving said northeast right-of-way line, along in part the southeast line of said 3,181 sq. ft. tract, along in part the southeast line of that certain 284.643 acre tract conveyed to TXLCO Caldwell County, LLC (called Tract 3), by Deed of record in Document No. 2025-002655, of said Official Public Records, along in part the southeast line of that certain 1.00 acre tract conveyed to TXLCO Caldwell County, LLC (called Tract 7), by Deed of record in Document No. 2025-002652, of said Official Public Records, along in part the southeast line of that certain 462.828 acre tract conveyed to TXLCO Caldwell County, LLC (called Tract 5), by Deed of record in Document No. 2025-002652, of said Official Public Records, and along in part the southeast line of that certain 79.443 acre tract conveyed to TXLCO Caldwell County, LLC (called Tract 2), by Deed of record in Document No. 2025-002653, of said Official Public Records, a distance of 3115.66 feet to a 1/2-inch iron rod with "Manhard Consulting" cap set at the western most corner of that certain 156.915 acre tract conveyed to TXLCO Caldwell County, LLC (called Tract 1), by Deed of record in Document No. 2025-002654, of said Official Public Records, for a northerly corner of said 168.53 acre tract and hereof;

THENCE, leaving the southeast line of said 79.443 acre tract, along the southwest and southeast lines of said 156.915 acre tract, being, respectively, the northeast line of said 168.53 acre tract and the northwest line of said 124.2 acre tract, the following two (2) courses and distances:

1. S41°12'15"E, a distance of 961.06 feet to a 1/2-inch iron rod found at the southern most corner of said 156.915 acre tract, for the most westerly corner of said 124.2 acre tract and interior corner hereof; and
2. N48°38'44"E, a distance of 3919.72 feet to a 1/2-inch iron rod found in said southwest right-of-way line, being the easternmost corner of said 156.915 acre tract, for the northeasterly corner of said 124.2 acre tract and hereof;

THENCE, along said southwest right-of-way line, being the northeast line of said 124.2 acre tract, the following three (3) courses and distances:

1. S41°27'34"E, a distance of 767.84 feet to a TxDOT concrete monument found, for an angle point;
2. S34°26'04"E, a distance of 433.65 feet to a 1/2-inch iron rod found, for an angle point; and

3. S27°37'37"E, a distance of 173.70 feet to the **POINT OF BEGINNING**, and containing 287.835 acres (12,538,106 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011), EPOCH 2010 DATUM, UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK. DISTANCES SHOWN HEREON ARE GRID VALUES. TO CONVERT TO SURFACE APPLY A COMBINED SCALE FACTOR OF 1.000111.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2025, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

RICHARD LANTIS
TEXAS RPLS 6908
MANHARD CONSULTING
TBPLS FIRM NO. 10194754

EXHIBIT A-7

[*SEE ATTACHED*]

4.986 ACRES
CALDWELL COUNTY, TX

FILE NO: 059001.03-Tract 2
PROJECT: 615.059001.03
DATE: 10/10/2025

DESCRIPTION

4.986 ACRES SITUATED IN THE ELBERT HINES SURVEY, ABSTRACT NO. 123, IN CALDWELL COUNTY, TEXAS, BEING THAT CERTAIN 5.00 ACRE TRACT CONVEYED TO RONALD GREGG HOHERTZ, RHONDA COVARRUBIAS AND CLAY HOHERTZ BY DEED OF RECORD IN DOCUMENT NO. 2024-002551, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS; SAID 4.986 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod with "Atwell LLC" cap found in the northwest right-of-way line of Jolley Road (r.o.w. varies), being the southernmost corner of that certain 124.2 acre tract conveyed to Brian L. Hohertz and Valeria G. Hohertz (Hohertz Farms Family Partnership LTD), by Deed of record in Vol. 421, Pg. 257, of the Deed Records of Caldwell County, Texas, for the most easterly corner hereof;

THENCE, S48°00'58"W, along said northwest right-of-way line, being the southeast line of said 5.00 acre tract, a distance of 359.86 feet to a 1/2-inch iron rod found at the easternmost corner of that certain 168.53 acre tract conveyed to Brian L. Hohertz and Valeria G. Hohertz (Hohertz Farms Family Partnership LTD), by Deed of record in Vol. 397, Pg. 369, of said Deed Records, for the most southerly corner hereof;

THENCE, leaving said northwest right-of-way line, along the east line of said 168.53 acre tract, being the southwest and northwest lines of said 5.00 acre tract, the following two (2) courses and distances:

1. N41°18'07"W, a distance of 605.08 feet to a 1/2-inch iron rod with "Atwell LLC" cap found, for the most westerly corner hereof; and
2. N48°44'04"E, a distance of 360.71 feet to a 1/2-inch iron rod found in the southwest line of said 124.2 acre tract, for the most northerly corner hereof;

THENCE, S41°13'08"E, along the southwest line of said 124.2 acre tract, being the northeast line of said 5.00 acre tract, a distance of 600.57 feet to the **POINT OF BEGINNING**, and containing 4.986 acres (217,180 square feet) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83(2011), EPOCH 2010 DATUM, UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK. DISTANCES SHOWN HEREON ARE GRID VALUES. TO CONVERT TO SURFACE APPLY A COMBINED SCALE FACTOR OF 1.000111.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF AUGUST, 2025, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES.

RICHARD LANTIS
TEXAS RPLS 6908
MANHARD CONSULTING
TBPLS FIRM NO. 10194754

EXHIBIT B

CONCEPT PLAN

(See attached Concept Plan depicted by Exhibits B-1 and B-2)

EXHIBIT B-1

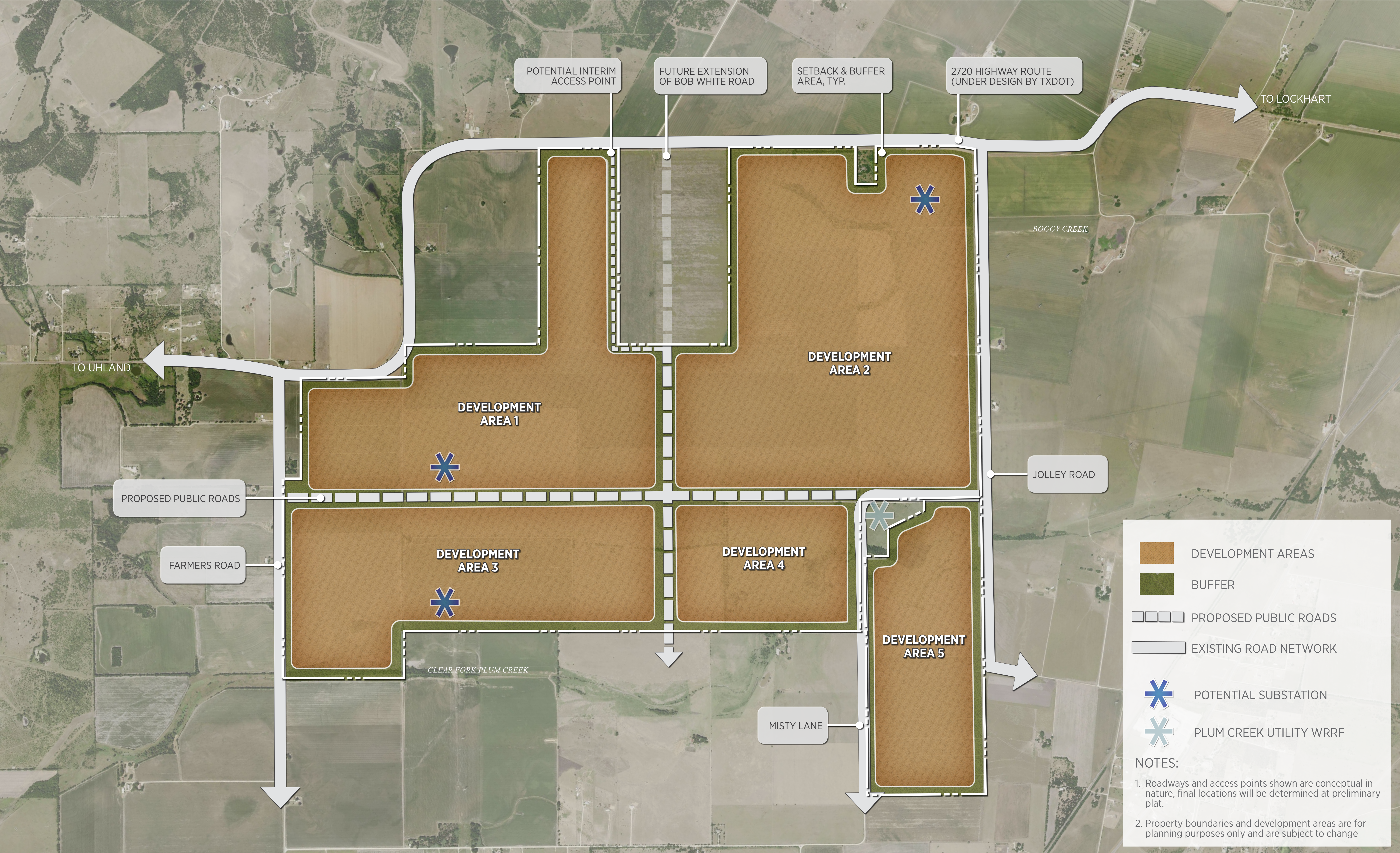


EXHIBIT B-2

CALDWELL VALLEY SITE

CONCEPTUAL SITE PLAN

MAY 2024
FM 2720
CALDWELL COUNTY, TX 78656

- DEVELOPMENT AREAS
- BUFFER
- 100 YEAR FLOODPLAIN
- POTENTIAL WETLANDS
- POTENTIAL SUBSTATION

EXHIBIT B-2



**Property boundaries, developable areas and acreages are for planning purposes only and are subject to change.*

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Subdivision
Subject:	To discuss and take possible action regarding the First Amendment to the Development Agreement for Earthship Corporation, Project Proto-Town Innovation Hub.
Costs:	\$0.00
Agenda Speakers:	Commissioner Theriot/Kasi Miles
Backup Materials:	Attached
Total # of Pages:	28

FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT

This First Amendment to the Development Agreement (the “First Amendment”) is by and between CALDWELL COUNTY, a political subdivision of the state of Texas (“County”) and EARTHSHIP CORPORATION, a Delaware Corporation (“Developer”). The County and the Developer are collectively sometimes referred to herein as the “Parties”. The effective date of this First Amendment shall be the date that it is executed by the Caldwell County Judge.

RECITALS

WHEREAS, the Parties previously entered into that certain Development Agreement for Proto-Town Innovation Hub dated August 26, 2025 (the “Development Agreement”) for that certain Project (as defined therein) located in Caldwell County, Texas, as more particularly described in the Development Agreement; and

WHEREAS, the Developer has acquired (a) Lots 1, 2, 3, 7, 8, and 9 of Mineral Springs Ranch totaling approximately 6.19-acres of real property, which is more particularly described in **Exhibit A – Final Plat of Mineral Springs Vinklarek Ranch**; (b) approximately 10.17-acres of real property, which is more particularly described in **Exhibit B** attached here to; and (c) approximately 10.07-acres of real property, which is more particularly described in **Exhibit C** attached hereto (collectively known as the “Acquired Additional Property”); and

WHEREAS, the Developer has contracts to purchase (a) approximately 23.60-acres of real property, which is more particularly described in **Exhibit D** attached here to; (b) approximately 93.10-acres of real property, which is more particularly described in **Exhibit E** attached here to; and (c) approximately 600.00-acres of real property, which is more particularly described in **Exhibit F-1 and Exhibit F-2** attached here to (collectively known as the “Pending Additional Property”); and

WHEREAS, the Parties desire the Acquired Additional Property and the Pending Additional Property to be developed concurrently and to the same standards and rules applicable to the Proto-Town Innovation Hub; and

WHEREAS, the Parties desire to modify and amend the Development Agreement as set forth in this First Amendment.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises contained herein along with other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, the Parties hereto agree as follows:

I. AMENDMENT

1.01. Concept Plan. The Concept Plan attached as Exhibit B to the Development Agreement shall be deleted in its entirety and replaced with **Exhibit G**, attached hereto and the Additional Property shown thereon is hereby incorporated into the Development Agreement for the Project.

1.02. Additional Property. Section 1 c. is hereby amended by adding the following at the end thereof:

“The term “Additional Property” shall only include property that is adjacent to or across a road or other transportation right-of-way from the Property.”

1.03. Declarant Obligations. Section 2 (a.) shall be deleted in its entirety and replaced with the following:

“a. Developer will implement Deed Restrictions and/or Restrictive Covenants that encumber each lot, tract, or parcel, to include Dark Sky provisions complying with this minimum standard:

“Any light fixture used for exterior illumination must be fully shielded, pointed downward, and placed in a manner so that the light source is not directly visible from any other properties or public roadways. In order to reduce glare and light trespass into neighboring lands and to reduce negative impacts to wildlife, exterior illumination shall be restricted to light sources with a Correlated Color Temperature of 2,700K or less. As used herein, “Fully Shielded” means no direct uplight (i.e., no light emitted above the horizontal plane running through the lowest point on the fixture where light is emitted). The use of streetlights should be held to a minimum. The use of reflective surfaces should always be considered as an alternative to streetlights.”

Notwithstanding the foregoing, any portion or portions of the Project subject to state or federal regulations requiring site illumination for safety or security shall be exempt from this provision. Deviation from the Dark Sky standards above shall be the minimum departure necessary to comply with applicable state and federal standards.”

1.04. Fee. Developer shall reimburse County for costs incurred in the County Engineer’s review of this Agreement plus any duly adopted fee the County has adopted for review and

approval of a development agreement within forty-five (45) days of receiving notice of such cost.

II. GENERAL PROVISIONS

2.01. Capitalized Terms. Any capitalized term that is used in this First Amendment and is not otherwise defined herein shall have the meaning that is ascribed to it in the Development Agreement.

2.02. Amendment of Development Agreement. Except as specifically amended by this First Amendment, the terms and provisions stated in the Development Agreement shall continue to govern the rights and obligations of the Parties, and all provisions and covenants of the Development Agreement, as amended by this First Amendment, shall remain in full force and effect. The terms and provisions of the Development Agreement, as hereby amended by this First Amendment, are hereby ratified and confirmed. In the event of any inconsistency, the terms and provisions of this First Amendment shall control over and modify the terms and provisions of the Development Agreement.

2.03. Entire Agreement. This First Amendment, together with any exhibits attached hereto, and the Development Agreement, as amended by this First Amendment, constitute the entire agreement between the Parties with respect to the subject matter stated therein, and may not be amended except by a writing signed by the Parties and dated subsequent to the date hereof. This First Amendment shall be effective on the date of the last signature below (such date, the "Effective Date").

2.04. Binding Effect. The Developer and the County acknowledge and agree that this First Amendment shall be binding upon and inure to the benefit of the Parties hereto and their respective successors, executors, heirs and permitted (pursuant to the terms of the Development Agreement) assigns. Acquired Additional Property shall be bound by this First Amendment as of the Effective Date. Pending Additional Property shall be bound to this First Amendment immediately upon acquisition by the Developer.

2.05. Covenant Running with the Land. The Development Agreement, as amended by this First Amendment, shall continue to constitute a binding covenant and shall run with the land. A copy of this First Amendment shall be recorded in the Official Public Records of Caldwell County, Texas.

2.06. Captions. The captions preceding the text of each section and paragraph hereof, if any, are included only for convenience of reference and shall be disregarded in the construction and interpretation of this First Amendment.

2.07. Authority. Each party hereto has the full legal authority to execute and deliver this First Amendment. In addition, the individual who executes this First Amendment on behalf

of each party hereto is authorized to act for and on behalf of such party and to bind such party to the terms and provisions hereof.

2.08. Severability. If any provision of this First Amendment shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable, unless enforcement of this First Amendment as so invalidated would be unreasonable or grossly inequitable under the circumstances or would frustrate the purpose of this First Amendment.

2.09. Multiple Counterparts. Multiple copies of this First Amendment may be executed by the Parties hereto. Each such executed copy shall have the full force and effect of an original executed instrument.

[Signature Pages Follow]

IN WITNESS THEREOF, the parties have executed this agreement on the _____ day of _____, 2025.

COUNTY:

Hoppy Haden
Caldwell County Judge

The State of Texas
County of Caldwell

Before me _____ on this day personally appeared Hoppy Haden, 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 consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, A.D., 2025.

Name: _____
Notary Public

[Signatures Continue on Next Page]

DEVELOPER:

By: _____

Title: _____

The State of Texas,
County of Caldwell,

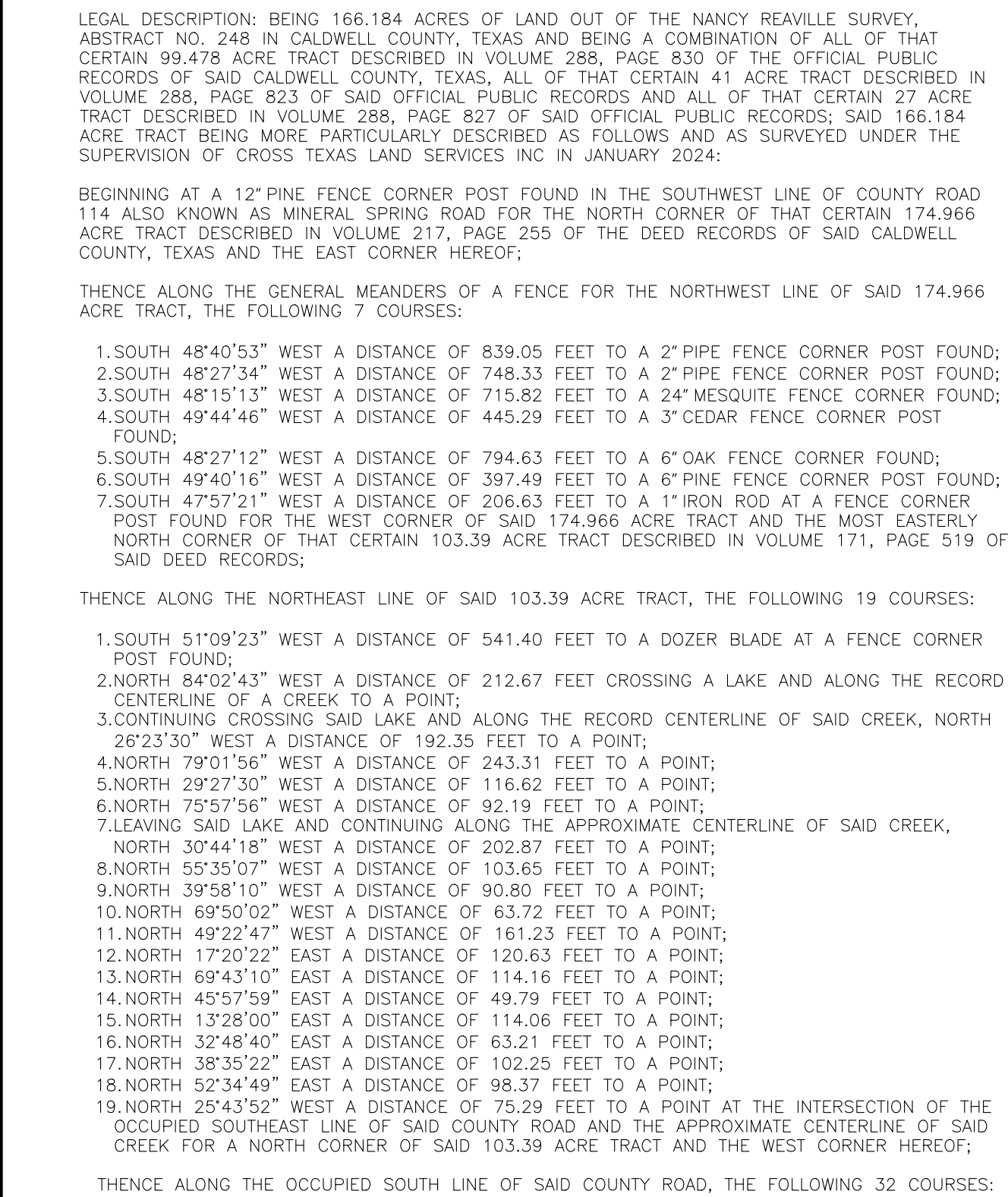
Before me _____ on this day personally appeared
_____, proved to me through _____ to be the
person whose name is subscribed to the foregoing instrument and acknowledged to me that he
executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, A.D., 2025.

Name: _____

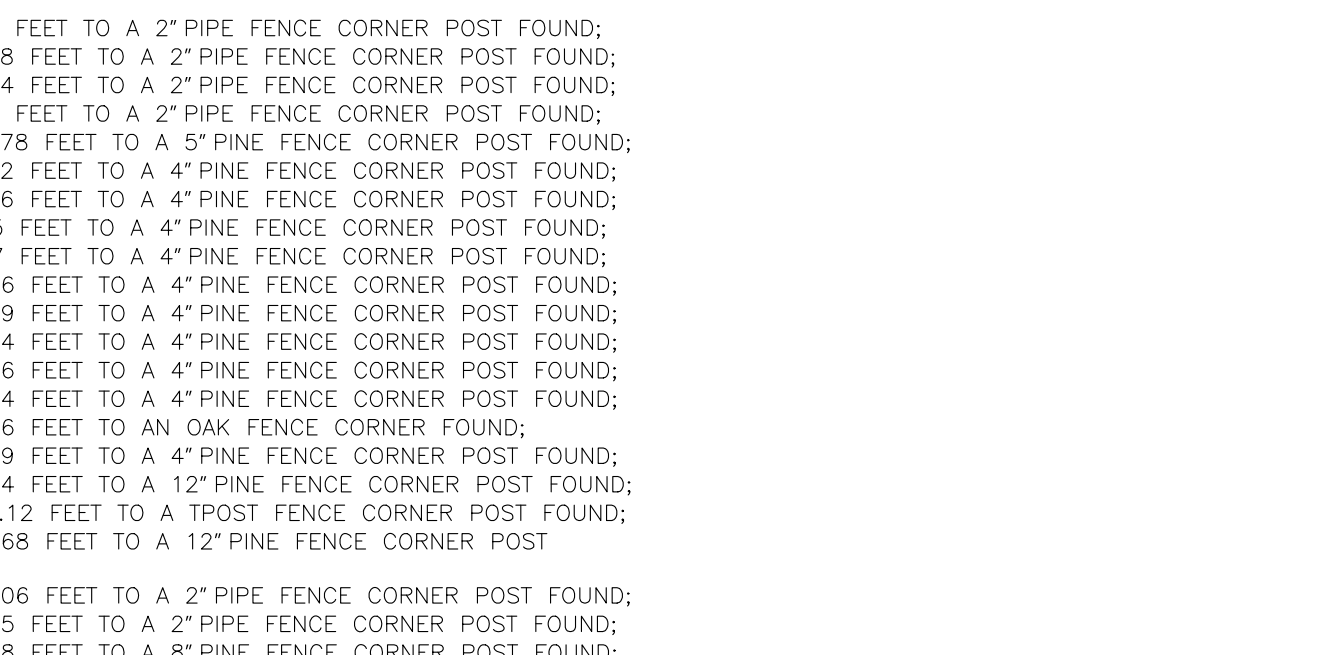
Notary Public

**Exhibit A – Mineral Springs Vinklarek Plat
Lots 1, 2,3, 7, 8, & 9**



2 NORTH 66°22'02" EAST A DISTANCE OF 23.64 FEET TO A 2" PIPE FENCE CORNER POST FOUND;
2 NORTH 55°31'00" EAST A DISTANCE OF 321.88 FEET TO A 2" PIPE FENCE CORNER POST FOUND;
3 NORTH 52°17'09" EAST A DISTANCE OF 238.14 FEET TO A 2" PIPE FENCE CORNER POST FOUND;
3 NORTH 52°17'09" EAST A DISTANCE OF 238.14 FEET TO A 2" PIPE FENCE CORNER POST FOUND;
4 NORTH 48°54'51" EAST A DISTANCE OF 140.75 FEET TO A 5" PINE FENCE CORNER POST FOUND;
6 NORTH 47°59'41" EAST A DISTANCE OF 239.52 FEET TO A 4" PINE FENCE CORNER POST FOUND;
7 SOUTH 43°17'24" EAST A DISTANCE OF 105.56 FEET TO A 4" PINE FENCE CORNER POST FOUND;
8 SOUTH 43°17'24" WEST A DISTANCE OF 10.15 FEET TO A 4" PINE FENCE CORNER POST FOUND;
9 SOUTH 07°01'10" EAST A DISTANCE OF 16.15 FEET TO A 4" PINE FENCE CORNER POST FOUND;
10 SOUTH 12°47'19" EAST A DISTANCE OF 19.86 FEET TO A 4" PINE FENCE CORNER POST FOUND;
11 SOUTH 51°23'29" EAST A DISTANCE OF 18.49 FEET TO A 4" PINE FENCE CORNER POST FOUND;
12 SOUTH 43°05'54" EAST A DISTANCE OF 11.44 FEET TO A 4" PINE FENCE CORNER POST FOUND;
13 SOUTH 43°05'54" EAST A DISTANCE OF 11.44 FEET TO A 4" PINE FENCE CORNER POST FOUND;
14 NORTH 60°14'18" EAST A DISTANCE OF 29.84 FEET TO A 4" PINE FENCE CORNER POST FOUND;
15 SOUTH 29°32'59" EAST A DISTANCE OF 77.56 FEET TO AN OAK FENCE CORNER FOUND;
16 NORTH 82°50'59" EAST A DISTANCE OF 15.79 FEET TO A 4" PINE FENCE CORNER POST FOUND;
17 NORTH 82°50'59" EAST A DISTANCE OF 15.79 FEET TO A 4" PINE FENCE CORNER POST FOUND;
18 NORTH 47°26'38" WEST A DISTANCE OF 329.12 FEET TO A TPOST FENCE CORNER POST FOUND;
19 NORTH 47°48'44" EAST A DISTANCE OF 670.68 FEET TO A 12" PINE FENCE CORNER POST FOUND;
20 NORTH 47°58'57" EAST A DISTANCE OF 194.06 FEET TO A 2" PIPE FENCE CORNER POST FOUND;
21 NORTH 47°33'58" EAST A DISTANCE OF 96.45 FEET TO A 2" PIPE FENCE CORNER POST FOUND;
22 NORTH 49°25'43" EAST A DISTANCE OF 47.68 FEET TO A 8" PINE FENCE CORNER POST FOUND;
23 NORTH 49°39'46" EAST A DISTANCE OF 180.39 FEET TO A 2" PIPE FENCE CORNER POST FOUND;
24 NORTH 49°39'46" EAST A DISTANCE OF 180.39 FEET TO A 2" PIPE FENCE CORNER POST FOUND;
25 NORTH 62°01'36" EAST A DISTANCE OF 67.56 FEET TO A 8" PINE FENCE CORNER POST FOUND;
26 SOUTH 60°32'32" EAST A DISTANCE OF 58.42 FEET TO A 6" PINE FENCE CORNER POST FOUND;
27 SOUTH 45°52'21" EAST A DISTANCE OF 53.40 FEET TO A 6" FENCE CORNER POST FOUND;
28 SOUTH 45°52'21" EAST A DISTANCE OF 53.40 FEET TO A 6" FENCE CORNER POST FOUND;
29 SOUTH 41°31'44" EAST A DISTANCE OF 391.10 FEET TO A 2" PIPE FENCE CORNER POST FOUND;
30 SOUTH 42°02'49" EAST A DISTANCE OF 15.80 FEET TO A 2" PIPE FENCE CORNER POST FOUND;
31 SOUTH 42°30'49" EAST A DISTANCE OF 261.51 FEET TO A 4" PINE FENCE CORNER POST FOUND;
32 SOUTH 42°30'49" EAST A DISTANCE OF 261.51 FEET TO A 4" PINE FENCE CORNER POST FOUND;
166.184 ACRES MORE OR LESS, AND AS SHOWN HEREON.

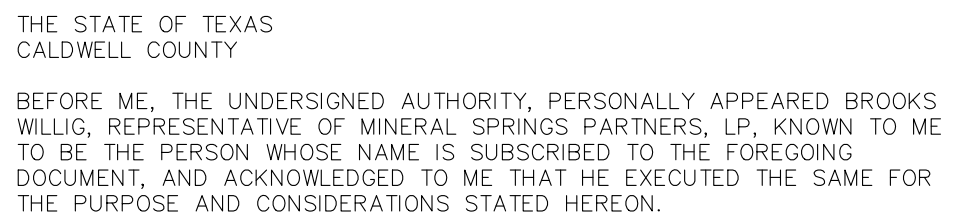
FOR A NET ACREAGE OF 125.516 ACRES, MORE OR LESS.



26 FEET TO A 1"POST FENCE CORNER POST FOUND;
10 FEET TO A 2"PIPE FENCE CORNER POST FOUND;
0 FEET TO A 2"PIPE FENCE CORNER POST FOUND;
51 FEET TO A 4" PINE FENCE CORNER POST FOUND;
29 FEET TO THE POINT OF BEGINNING CONTAINING

ACT DESCRIBED IN A DEED TO JUAN RAMON
ARIA JULIA MARTINEZ SALAS, AND BERENISE
O. 2025-003212, OF THE SAID OFFICIAL RECORDS.

OR LESS.



2. UTILITY INFORMATION:
WATER: MAXWELL WATER SUPPLY CORPORATION
SEWER: ON-SITE SEPTIC FACILITY
ELECTRIC: BLUEBONNET ELECTRIC COOPERATIVE

5. PHASE 1, LOTS 1-17 LOTS ARE RESTRICTED TO ONE SINGLE FAMILY RESIDENCE, FROM INSTALLATION OF GREATER THAN 20% IMPERVIOUS COVER, AND FROM FURTHER SUBDIVISION. THIS NOTE DOES NOT APPLY TO FUTURE PHASE.

7. A 1.026 ACRE ROAD DEDICATION ALONG MINERAL SPRINGS ROAD IS HEREBY MADE BY USING A 30 FOOT OFFSET FROM THE EXISTING CENTERLINE OF ROAD.

NO COMMERCIAL CONSTRUCTION OR CONSTRUCTION OF RESIDENTIAL HOMES (INCLUDING INSTALLATION OF MOBILE HOMES) MAY BEGIN UNTIL THE APPLICABLE RESIDENTIAL OR COMMERCIAL DEVELOPMENT PERMIT IS OBTAINED FROM THE APPLICABLE JURISDICTION.

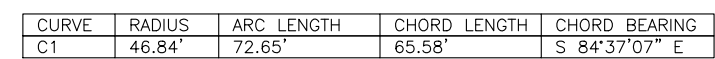
IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE APPROPRIATE ENTITY HAVING JURISDICTION OVER THE ROADWAY.

THE STATE OF TEXAS
CALDWELL COUNTY

1. THAIS WATSON AHURAND, REGISTERED PROFESSIONAL LAND
SURVEYOR, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS BASED
ON A SURVEY MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE, AND THAT ALL REQUIRED MONUMENTS
AND MARKERS WERE PROPERLY PLACED UNDER MY SUPERVISION.

IN WITNESS THEREOF, MY HAND AND SEAL, THIS THE ____ DAY OF
2025,

THAIS WATSON AHLSTRAND
REGISTERED PROFESSIONAL LAND SURVEYOR
#6359



LINE	BEARING	DISTANCE
1	83°40'25.5" W	83.056
2	83°40'25.5" W	83.056
3	83°48'15.1" W	715.892
4	83°48'15.1" W	715.892
5	83°48'15.1" W	715.892
6	83°48'15.1" W	715.892
7	83°48'15.1" W	715.892
8	83°48'15.1" W	715.892
9	83°48'15.1" W	715.892
10	83°48'15.1" W	715.892
11	83°48'15.1" W	715.892
12	83°48'15.1" W	715.892
13	83°48'15.1" W	715.892
14	83°48'15.1" W	715.892
15	83°48'15.1" W	715.892
16	83°48'15.1" W	715.892
17	83°48'15.1" W	715.892
18	83°48'15.1" W	715.892
19	83°48'15.1" W	715.892
20	83°48'15.1" W	715.892
21	83°48'15.1" W	715.892
22	83°48'15.1" W	715.892
23	83°48'15.1" W	715.892
24	83°48'15.1" W	715.892
25	83°48'15.1" W	715.892
26	83°48'15.1" W	715.892
27	83°48'15.1" W	715.892
28	83°48'15.1" W	715.892
29	83°48'15.1" W	715.892
30	83°48'15.1" W	715.892
31	83°48'15.1" W	715.892
32	83°48'15.1" W	715.892
33	83°48'15.1" W	715.892
34	83°48'15.1" W	715.892
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36	83°48'15.1" W	715.892
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49	83°48'15.1" W	715.892
50	83°48'15.1" W	715.892
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53	83°48'15.1" W	715.892
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56	83°48'15.1" W	715.892
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61	83°48'15.1" W	715.892
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63	83°48'15.1" W	715.892
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71	83°48'15.1" W	715.892
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73	83°48'15.1" W	715.892
74	83°48'15.1" W	715.892
75	83°48'15.1" W	715.892
76	83°48'15.1" W	715.892
77	83°48'15.1" W	715.892
78	83°48'15.1" W	715.892
79	83°48'15.1" W	715.892
80	83°48'15.1" W	715.892
81	83°48'15.1" W	715.892
82	83°48'15.1" W	715.892
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87	83°48'15.1" W	715.892
88	83°48'15.1" W	715.892
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90	83°48'15.1" W	715.892
91	83°48'15.1" W	715.892
92	83°48'15.1" W	715.892
93	83°48'15.1" W	715.892
94	83°48'15.1" W	715.892
95	83°48'15.1" W	715.892
96	83°48'15.1" W	715.892
97	83°48'15.1" W	715.

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON SITE SEWAGE DISPOSAL SYSTEM APPROVED BY THE CALDWELL COUNTY HEALTH DEPARTMENT.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED WATER SUPPLY.
3. NO ON-SITE WASTEWATER DISPOSAL SYSTEM MAY BE INSTALLED WITHIN 100 FEET OF A PRIVATE WATER WELL NOR AN ON-SITE WASTEWATER DISPOSAL SYSTEM BE WITHIN 150 FEET OF A PUBLIC WATER WELL.
4. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR THE PRIVATE ON-SITE WASTEWATER DISPOSAL SYSTEM ARE SUBMITTED AND APPROVED BY THE CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM.
5. THESE RESTRICTIONS SHALL BE ENFORCEABLE BY THE CALDWELL COUNTY ON-SITE WASTEWATER PROGRAM AND/OR LOT OWNERS.

KASI MILES _____ DATE _____
 DIRECTOR OF SANITATION

STATE OF TEXAS
COUNTY OF CALDWELL

I, TERESA RODRIGUEZ, COUNTY CLERK IN AND FOR CALDWELL COUNTY, TEXAS DO HEREBY CERTIFY THAT THIS MAP OR PLAT HAS BEEN FULLY PRESENTED AND APPROVED BY THE COMMISSIONERS COURT OF CALDWELL COUNTY, TEXAS ON THE ____ DAY OF _____, 20____, TO BE RECORDED IN THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS.

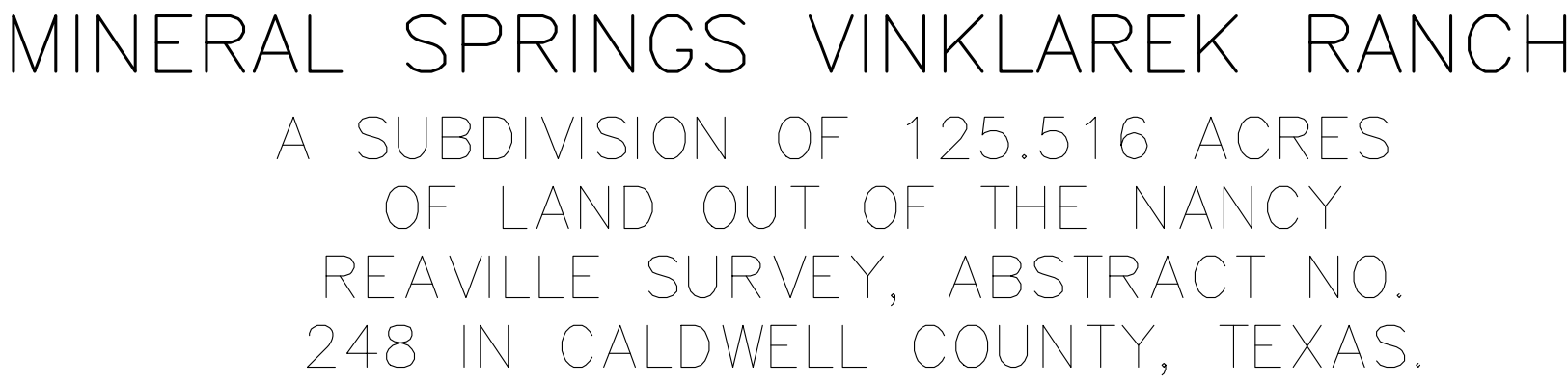
TERESA RODRIGUEZ
CALDWELL COUNTY CLERK

STATE OF TEXAS
COUNTY OF CALDWELL

I, TERESA RODRIGUEZ, COUNTY CLERK IN AND FOR CALDWELL COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. AND DULY RECORDED ON THE _____ DAY OF _____, 20____, IN THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS IN PLAT BOOK _____, PAGE _____, IN THE _____ CABINET _____ AT SLIDE _____.

TERESA RODRIGUEZ
CALDWELL COUNTY CLERK

<u>SURVEYOR:</u> MARK R. WATSON CROSS TEXAS LAND SERVICES, INC 702 RIO GRANDE, #301 AUSTIN, TX 78701	
<u>ENGINEER:</u> BENJAMIN GREEN KIMLEY-HORN 5301 SOUTHWEST PARKWAY, BLDG. 2, STE. 100 AUSTIN, TX 78735	
JOB NO. 24-50020	SURVEY DATE: JAN. 2024
DRAWN BY: TA	PAGE 1 OF



LEGEND:

—	BOUNDARY LINE	●	POINT
- - -	ADJOINER LINE	⊗	PIN SET
- · - · -	LOT LINE	⊕	FENCE POST FOUND UNLESS OTHERWISE NOTED
- · - · -	EASEMENT LINE		SPECIAL FLOOD HAZARD AREA ZONE "A"
- · - · -	OVERHEAD UTILITY		ROAD DEDICATION
- · - · -	CENTERLINE OF ROAD (C/L)		
- · - · -	MATCH LINE		

C.C.D.R. = CALDWELL COUNTY DEED RECORDS
 C.C.O.P.R. = CALDWELL COUNTY OFFICIAL PUBLIC RECORDS
 POB = POINT OF BEGINNING
 D.E. = DRAINAGE EASEMENT

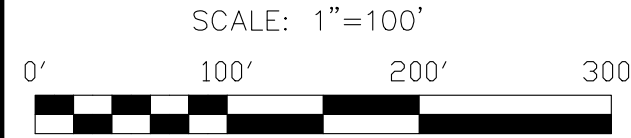
1. BOUNDARY LINE
DISTANCE AND BEARING SHOWN HEREON ARE GRID, NAD 83 (2011)—HARK, LAMBERT GRID COORDINATE
AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS SOUTH CENTRAL ZONE", UTILIZING NGS CORS/OPUS
SOLUTION.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE THERE, THERE MAY BE EASEMENTS
AND/OR COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREON.

3. PIN SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "C15S"

4. THIS SURVEY IS A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY.

5. PORTIONS OF THE PROPERTY DESCRIBED HEREON ARE LOCATED IN ZONE A AND IS WITHIN A 100-YEAR FLOOD
HAZARD AREA AS SHOWN ON THE FLOODING HAZARD MAP, FLOOD HAZARD MAP, MAP NO. 100-100-0000, PAGE 02.



SURVEYOR:
MARK R. WATSON
CROSS TEXAS LAND SERVICES, INC.
702 RIO GRANDE, #301
AUSTIN, TX 78701

ENGINEER:
BENJAMIN GREEN
KIMLEY-HORN
5301 SOUTHWEST PARKWAY,
BLDG. 2, STE. 100
AUSTIN, TX 78735

JOB NO. 24-50020	SURVEY DATE: JAN. 200
------------------	-----------------------



MINERAL SPRINGS VINKLAREK RANCH

A SUBDIVISION OF 125.516 ACRES
OF LAND OUT OF THE NANCY
REAVILLE SURVEY, ABSTRACT NO.
248 IN CALDWELL COUNTY, TEXAS.



CTLS
Cross Texas Land Services, Inc.
702 RIO GRANDE #301 - AUSTIN, TEXAS 78701
512-865-3878
TX FIRM REG. #100248-00
www.crosstexlandservices.com

LEGEND:

- BOUNDARY LINE
- ADJACENT LINE
- LOT LINE
- EASEMENT LINE
- OVERHEAD UTILITY
- CENTERLINE OF ROAD (C/A)
- WATER LINE
- C.C.D.R. - CALDWELL COUNTY DEED RECORDS
- C.C.O.P.R. - CALDWELL COUNTY OFFICIAL PUBLIC RECORDS
- FOR - POINT OF BEGINNING
- S.L. BUILDING SETBACK LINE
- DRG - DEED RECORDS

NOTES:

1. BEARINGS, DISTANCE & ACRES SHOWN HEREON ARE GRID, NAD 83 (2011)-HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS SOUTH CENTRAL ZONE", UTILIZING NGS CURS/OPUS SOLUTION.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND/OR COORDINATES AFFECTING THIS PROPERTY NOT SHOWN HEREON.
3. PIN SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLS"
4. THIS SURVEY IS A BOUNDARY SURVEY ONLY AND IS NOT AN ENGINEERING DESIGN SURVEY.
5. PORTIONS OF THE PROPERTY DESCRIBED HEREON ARE LOCATED IN ZONE A AND IS WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO. 48055C0205E, EFFECTIVE 8/19/2012.

SCALE: 1"=100'

0' 100' 200' 300'

SURVEYOR:
MARK R. WATSON
CROSS TEXAS LAND SERVICES, INC.
702 RIO GRANDE, #301
AUSTIN, TX 78701

ENGINEER:
BENJAMIN GREEN
KIMLEY-HORN
5301 SOUTHWEST PARKWAY,
BLDG. 2, STE. 100
AUSTIN, TX 78755

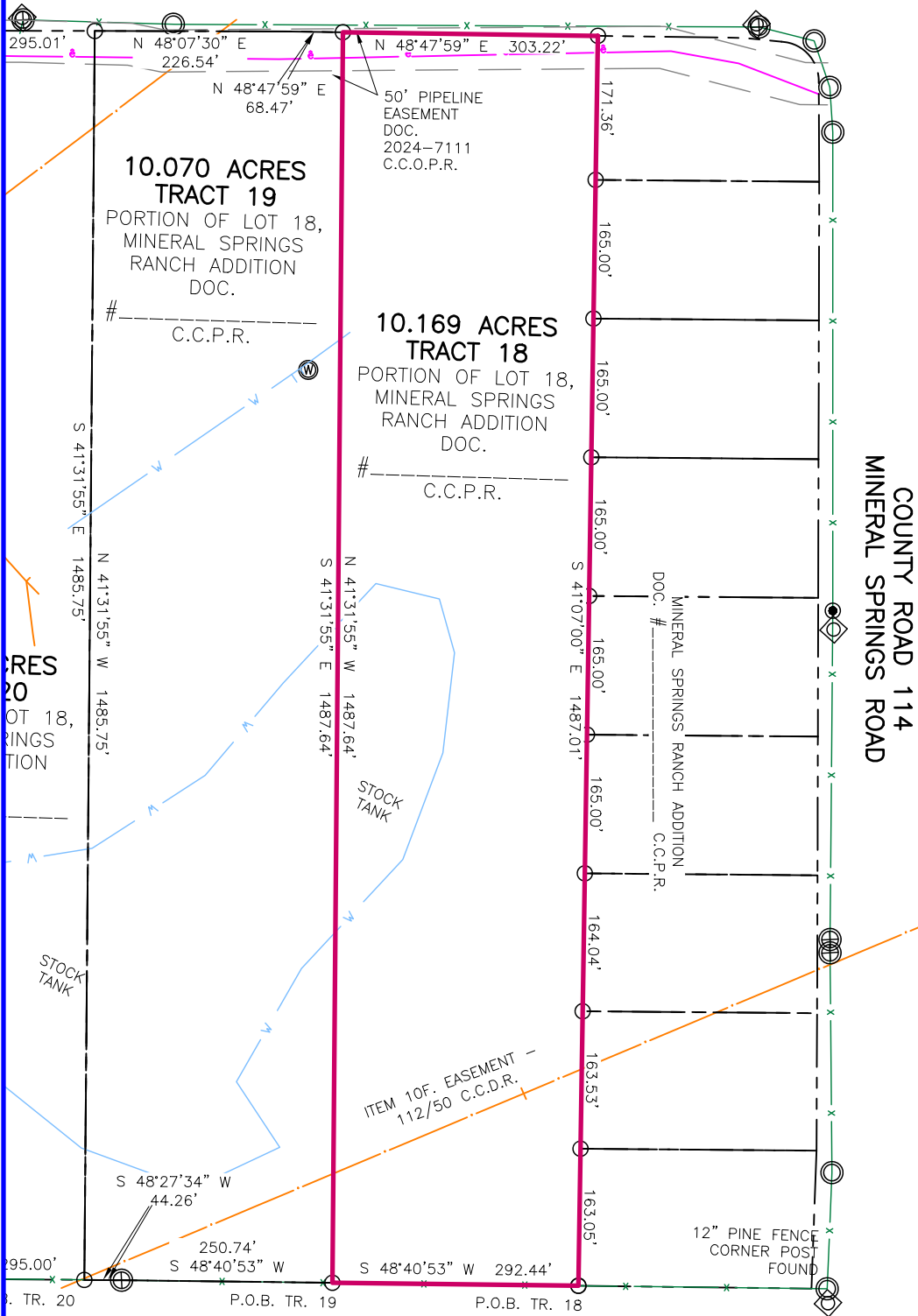
DATE: 04-10-2024 SURVEY DATE: APR. 2024
DRAWN BY: TA **PAGE 3 OF 3**

Exhibit B

SURVEY NOTES:

- BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)–HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS SOUTH CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.
- IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLs"
- THIS SURVEY A TITLE SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.
- FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREFOR IS APPROXIMATE.
- UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
- INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREON AND NO OTHER RESEARCH WAS PERFORMED OR REQUESTED BY CLIENT.
- LOCATION OF ALL WATERLINES, PIPELINES (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE AND BASED SOLELY ON VISIBLE EVIDENCE. NOT ALL OVERHEAD ELECTRIC POLES AND GUY WIRES WERE LOCATED, ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.

COUNTY ROAD 114
MINERAL SPRINGS ROAD



(174.966 ACRES)
217/255 C.C.D.R.

TRACT 18

LEGAL DESCRIPTION: BEING 10.169 ACRES OF LAND OUT OF THE NANCY REAVILLE SURVEY, ABSTRACT NO. 248 IN CALDWELL COUNTY, TEXAS AND BEING A PORTION OF LOT 18, MINERAL SPRINGS RANCH, AN ADDITION TO CALDWELL COUNTY, TEXAS, RECORDED IN DOCUMENT NO. _____, OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 166.184 ACRE TRACT DESCRIBED IN DOC. #2024-007702 OF THE OFFICIAL PUBLIC RECORDS OF SAID CALDWELL COUNTY, TEXAS; SAID 10.169 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JANUARY & NOVEMBER 2024:

BEGINNING AT A 1/2" IRON ROD WITH CAP SET IN THE COMMON LINE OF THAT CERTAIN 174.966 ACRE TRACT DESCRIBED IN VOLUME 217, PAGE 255 OF THE DEED RECORDS OF SAID CALDWELL COUNTY, TEXAS AND SAID 166.184 ACRE TRACT FOR THE EAST CORNER HEREOF AND FROM WHICH A 12" PINE FENCE CORNER POST FOUND IN THE SOUTHWEST LINE OF COUNTY ROAD 114 ALSO KNOWN AS MINERAL SPRING ROAD FOR THE EAST CORNER OF SAID 166.184 ACRE TRACT BEARS NORTH 48°40'53" EAST A DISTANCE OF 295.87 FEET;

THENCE SOUTH 48°40'53" WEST A DISTANCE OF 292.44 FEET ALONG THE COMMON LINE OF SAID 174.966 ACRE TRACT AND SAID 166.184 ACRE TRACT TO A 1/2" IRON ROD WITH CAP SET FOR THE EAST CORNER OF TRACT 19 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE SOUTH CORNER HEREOF;

THENCE NORTH 41°31'55" WEST A DISTANCE OF 1487.64 FEET CROSSING SAID 166.184 ACRE TRACT AND ALONG THE NORTHEAST LINE OF SAID TRACT 19 TO A 1/2" IRON ROD WITH CAP SET IN THE COMMON LINE OF SAID COUNTY ROAD AND SAID LOT 18 FOR THE NORTH CORNER OF SAID TRACT 19 AND THE WEST CORNER HEREOF;

THENCE NORTH 48°47'59" EAST A DISTANCE OF 303.22 FEET ALONG THE COMMON LINE OF SAID COUNTY ROAD AND SAID LOT 18 TO A 1/2" IRON ROD WITH CAP SET FOR THE NORTH CORNER HEREOF;

THENCE SOUTH 41°07'00" EAST A DISTANCE OF 1487.01 FEET CROSSING SAID 166.184 ACRE TRACT, ALONG THE NORTHEAST LINE OF SAID LOT 18, THE TO THE POINT OF BEGINNING CONTAINING 10.169 ACRES MORE OR LESS, AND AS SHOWN HEREON.

TITLE NOTES:

AS PER INFORMATION PROVIDED IN GF# 24-0131-A DATED 1/28/2024 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: N/A

EASEMENTS:

10.

F. EASEMENT EXECUTED BY T. F. CLARK, TO TEXAS PUBLIC UTILITIES COMPANY, DATED JUNE 21, 1926, RECORDED IN VOLUME 112, PAGE 50, OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS. – DOES AFFECT AND AS SHOWN HEREON.

G. EASEMENT EXECUTED BY EDNA E. PATTERSON, ET AL TO PLUM CREEK CONSERVATION DISTRICT, DATED NOVEMBER 19, 1969, RECORDED IN VOLUME 338, PAGE 184, OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS. – DOES AFFECT BUT NOTHING TO PLOT.

H. EASEMENT EXECUTED BY W. A. HILL AND LOUISE HILL TO MAXWELL WATER SUPPLY CORP., DATED MAY 7, 1976, RECORDED IN VOLUME 391, PAGE 207, OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS. – DOES NOT AFFECT AND AS SHOWN HEREON.

I. EASEMENT EXECUTED BY LARRY G. VINKLAREK AND SUSAN E. VINKLAREK TO MAXWELL WATER SUPPLY CORP., DATED NOVEMBER 7, 1977, RECORDED IN VOLUME 391, PAGE 609, OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS. – DOES AFFECT BUT NOTHING TO PLOT.

J. EASEMENT EXECUTED BY VETERANS' LAND BOARD TO MAXWELL WATER SUPPLY CORPORATION, DATED NOVEMBER 2, 1977, RECORDED IN VOLUME 392, PAGE 278, OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS. – DOES AFFECT BUT NOTHING TO PLOT

K. EASEMENT EXECUTED BY WILLIAM A. HILL AND LOUISE HILL TO MAXWELL WATER SUPPLY CORPORATION, DATED FEBRUARY 18, 1978, RECORDED IN VOLUME 393, PAGE 613, OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS. – DOES AFFECT BUT NOTHING TO PLOT.

L. EASEMENT EXECUTED BY RICHARD L. BROOKS AND FRANCES L. BROOKS, TO MAXWELL WATER SUPPLY CORPORATION, DATED MARCH 21, 2001, RECORDED IN VOLUME 285, PAGE 85, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS. – DOES AFFECT BUT NOTHING TO PLOT



LEGEND:

- | | | | | |
|--------------------------|------------------------------|--|---|------------------------|
| BOUNDARY LINE | POINT | FIRE HYDRANT | BENCH MARK | WATER METER |
| ADJOINER LINE | MONUMENT FOUND | TELEPHONE/CABLE PEDESTAL | FLAG POLE | WATER WELL |
| SURVEY LINE | MONUMENT SET | GAS METER | SIGN | WATER VALVE |
| BURIED OIL/GAS PIPELINE | A/C UNIT | MANHOLE | DRAINAGE STRUCTURE | SEWER VALVE |
| OVERHEAD UTILITY LINE | UTILITY POLE/RISER | ELECTRIC BOX/METER | PROPANE TANK | CARVED "X" IN CONCRETE |
| UNDERGROUND UTILITY LINE | LIGHTPOST | PIPE FENCE CORNER POST FOUND | C.C.D.R. – CALDWELL COUNTY DEED RECORDS | |
| FENCE | WOOD FENCE CORNER POST FOUND | C.C.O.P.R. – CALDWELL COUNTY OFFICIAL PUBLIC RECORDS | | |
| ROAD | | | | |
| WATERLINE | | | | |
| RAILROAD TRACK | | | | |

(BRG.-DIST.) RECORD CALL

I, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, VISIBLE ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR MOST ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS VISIBLE ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

MARK R. WATSON RPLS#5740

REVISED 4/10/25
11-29-2024
DATE

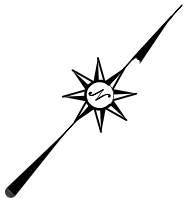


REFERENCE: -----
TYPE OF SURVEY – TITLE
LEGAL DESCRIPTION:
TRACT 18
BEING 10.169 ACRES OF LAND OUT OF THE NANCY REAVILLE SURVEY, ABSTRACT NO. 248 IN CALDWELL COUNTY, TEXAS
JOB NO. 24-50020
DRAWN BY: MRW
PAGE 1 OF 1300

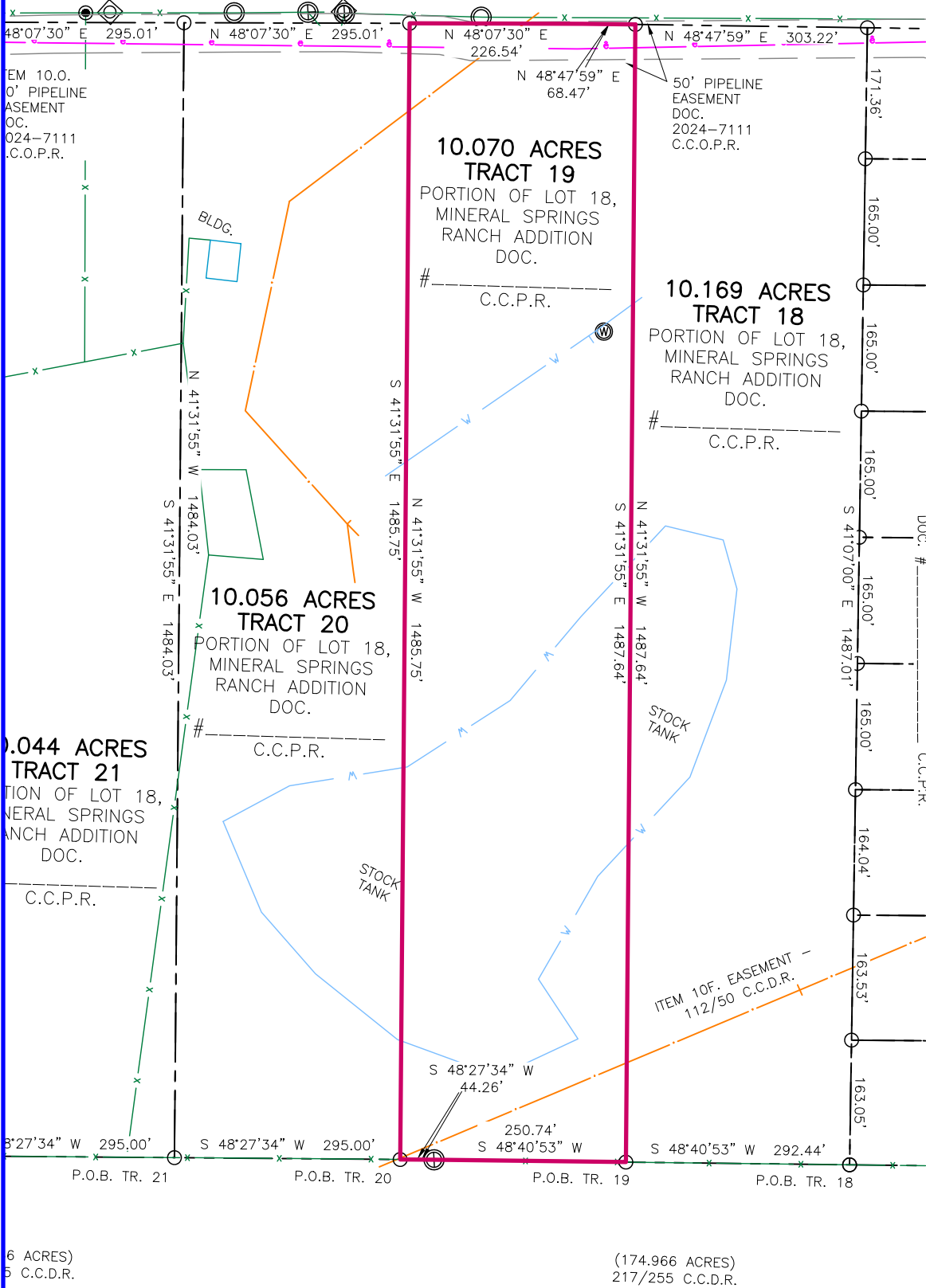
Exhibit C

SURVEY NOTES:

- BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011)—HARN, LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS SOUTH CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.
- IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLs"
- THIS SURVEY A TITLE SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.
- FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREFOR IS APPROXIMATE.
- UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
- INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREON AND NO OTHER RESEARCH WAS PERFORMED OR REQUESTED BY CLIENT.
- LOCATION OF ALL WATERLINES, PIPELINES (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE AND BASED SOLELY ON VISIBLE EVIDENCE. NOT ALL OVERHEAD ELECTRIC POLES AND GUY WIRES WERE LOCATED, ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.



COUNTY ROAD 114
MINERAL SPRINGS ROAD



TRACT 19

LEGAL DESCRIPTION: BEING 10.070 ACRES OF LAND OUT OF THE NANCY REAVILLE SURVEY, ABSTRACT NO. 248 IN CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF LOT 18, MINERAL SPRINGS RANCH, AN ADDITION TO CALDWELL COUNTY, TEXAS, RECORDED IN DOCUMENT NO. _____ OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 166.184 ACRE TRACT DESCRIBED IN DOC. #2024-007702 OF THE OFFICIAL PUBLIC RECORDS OF SAID CALDWELL COUNTY, TEXAS; SAID 10.070 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JANUARY & NOVEMBER 2024:

BEGINNING AT A 1/2" IRON ROD WITH CAP SET IN THE COMMON LINE OF THAT CERTAIN 174.966 ACRE TRACT DESCRIBED IN VOLUME 217, PAGE 255 OF THE DEED RECORDS OF SAID CALDWELL COUNTY, TEXAS AND SAID 166.184 ACRE TRACT FOR THE SOUTH CORNER OF TRACT 18 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE EAST CORNER HEREOF AND FROM WHICH A 12" PINE FENCE CORNER POST FOUND IN THE SOUTHWEST LINE OF COUNTY ROAD 114 ALSO KNOWN AS MINERAL SPRING ROAD FOR THE EAST CORNER OF SAID 166.184 ACRE TRACT BEARS NORTH 48°40'53" EAST A DISTANCE OF 588.31 FEET;

THENCE ALONG THE COMMON LINE OF SAID 174.966 ACRE TRACT AND SAID 166.184 ACRE TRACT, THE FOLLOWING 2 COURSES:

- SOUTH 48°40'53" WEST A DISTANCE OF 250.74 FEET TO A PIPE FENCE CORNER POST FOUND;
- SOUTH 48°27'34" WEST A DISTANCE OF 44.26 FEET TO A 1/2" IRON ROD WITH CAP SET; FOR THE EAST CORNER OF TRACT 20 SURVEYED THIS SAME DAY BY CROSS TEXAS LAND SERVICES INC AND THE SOUTH CORNER HEREOF;

THENCE NORTH 41°31'55" WEST A DISTANCE OF 1485.75 FEET CROSSING SAID 166.184 ACRE TRACT AND ALONG THE NORTHEAST LINE OF SAID TRACT 20 TO A 1/2" IRON ROD WITH CAP SET IN THE COMMON LINE OF SAID COUNTY ROAD AND SAID LOT 18 FOR THE NORTH CORNER OF SAID TRACT 20 AND THE WEST CORNER HEREOF;

THENCE ALONG THE COMMON LINE OF SAID COUNTY ROAD AND SAID LOT 18, THE FOLLOWING 2 COURSES:

- NORTH 48°07'30" EAST A DISTANCE OF 226.54 FEET TO AN ANGLE POINT HEREOF;
- NORTH 48°47'59" EAST A DISTANCE OF 68.47 FEET; TO A 1/2" IRON ROD WITH CAP SET FOR THE WEST CORNER OF SAID TRACT 18 AND THE NORTH CORNER HEREOF;

THENCE SOUTH 41°31'55" EAST A DISTANCE OF 1487.64 FEET CROSSING SAID 166.184 ACRE TRACT AND ALONG THE SOUTHWEST LINE OF SAID TRACT 18 TO THE POINT OF BEGINNING CONTAINING 10.070 ACRES MORE OR LESS, AND AS SHOWN HEREON.

TITLE NOTES:

AS PER INFORMATION PROVIDED IN GF# 24-0131-A DATED 1/28/2024 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: N/A

EASEMENTS:

10.

F. EASEMENT EXECUTED BY T. F. CLARK, TO TEXAS PUBLIC UTILITIES COMPANY, DATED JUNE 21, 1926, RECORDED IN VOLUME 112, PAGE 50, OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS. — DOES AFFECT AND AS SHOWN HEREON.

G. EASEMENT EXECUTED BY EDNA E. PATTERSON, ET AL TO PLUM CREEK CONSERVATION DISTRICT, DATED NOVEMBER 19, 1969, RECORDED IN VOLUME 338, PAGE 184, OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS. — DOES AFFECT BUT NOTHING TO PLOT.

H. EASEMENT EXECUTED BY W. A. HILL AND LOUISE HILL TO MAXWELL WATER SUPPLY CORP., DATED MAY 7, 1976, RECORDED IN VOLUME 391, PAGE 207, OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS. — DOES NOT AFFECT AND AS SHOWN HEREON.

I. EASEMENT EXECUTED BY LARRY G. VINKLAREK AND SUSAN E. VINKLAREK TO MAXWELL WATER SUPPLY CORP., DATED NOVEMBER 7, 1977, RECORDED IN VOLUME 391, PAGE 609, OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS. — DOES AFFECT BUT NOTHING TO PLOT.

J. EASEMENT EXECUTED BY VETERANS' LAND BOARD TO MAXWELL WATER SUPPLY CORPORATION, DATED NOVEMBER 2, 1977, RECORDED IN VOLUME 392, PAGE 278, OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS. — DOES AFFECT BUT NOTHING TO PLOT

K. EASEMENT EXECUTED BY WILLIAM A. HILL AND LOUISE HILL TO MAXWELL WATER SUPPLY CORPORATION, DATED FEBRUARY 18, 1978, RECORDED IN VOLUME 393, PAGE 613, OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS. — DOES AFFECT BUT NOTHING TO PLOT.

L. EASEMENT EXECUTED BY RICHARD L. BROOKS AND FRANCES L. BROOKS, TO MAXWELL WATER SUPPLY CORPORATION, DATED MARCH 21, 2001, RECORDED IN VOLUME 285, PAGE 85, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS. — DOES AFFECT BUT NOTHING TO PLOT



LEGEND:

- | | | | |
|--------------------------|------------------------------|--------------------------|------------------------|
| BOUNDARY LINE | POINT | FIRE HYDRANT | WATER METER |
| ADJOINER LINE | MONUMENT FOUND | TELEPHONE/CABLE PEDESTAL | WATER WELL |
| SURVEY LINE | MONUMENT SET | GAS METER | WATER VALVE |
| BURIED OIL/GAS PIPELINE | A/C UNIT | MANHOLE | SEWER VALVE |
| OVERHEAD UTILITY LINE | UTILITY POLE/RISER | ELECTRIC BOX/METER | CARVED "X" IN CONCRETE |
| UNDERGROUND UTILITY LINE | LIGHTPOST | PROPANE TANK | |
| FENCE | PIPE FENCE CORNER POST FOUND | | |
| ROAD | WOOD FENCE CORNER POST FOUND | | |
| WATERLINE | | | |
| RAILROAD TRACK | | | |

(BRG.-DIST.) RECORD CALL



I, THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, VISIBLE ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR MOST ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS VISIBLE ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

REVISD 4/10/25
11-29-2024
DATE
MARK R. WATSON RPLS#5740



REFERENCE: -----
TYPE OF SURVEY - TITLE
LEGAL DESCRIPTION: TRACT 19 BEING 10.070 ACRES OF LAND OUT OF THE NANCY REAVILLE SURVEY, ABSTRACT NO. 248 IN CALDWELL COUNTY, TEXAS
JOB NO. 24-50020
DRAWN BY: MRW
PAGE 1 OF 1302

Exhibit D

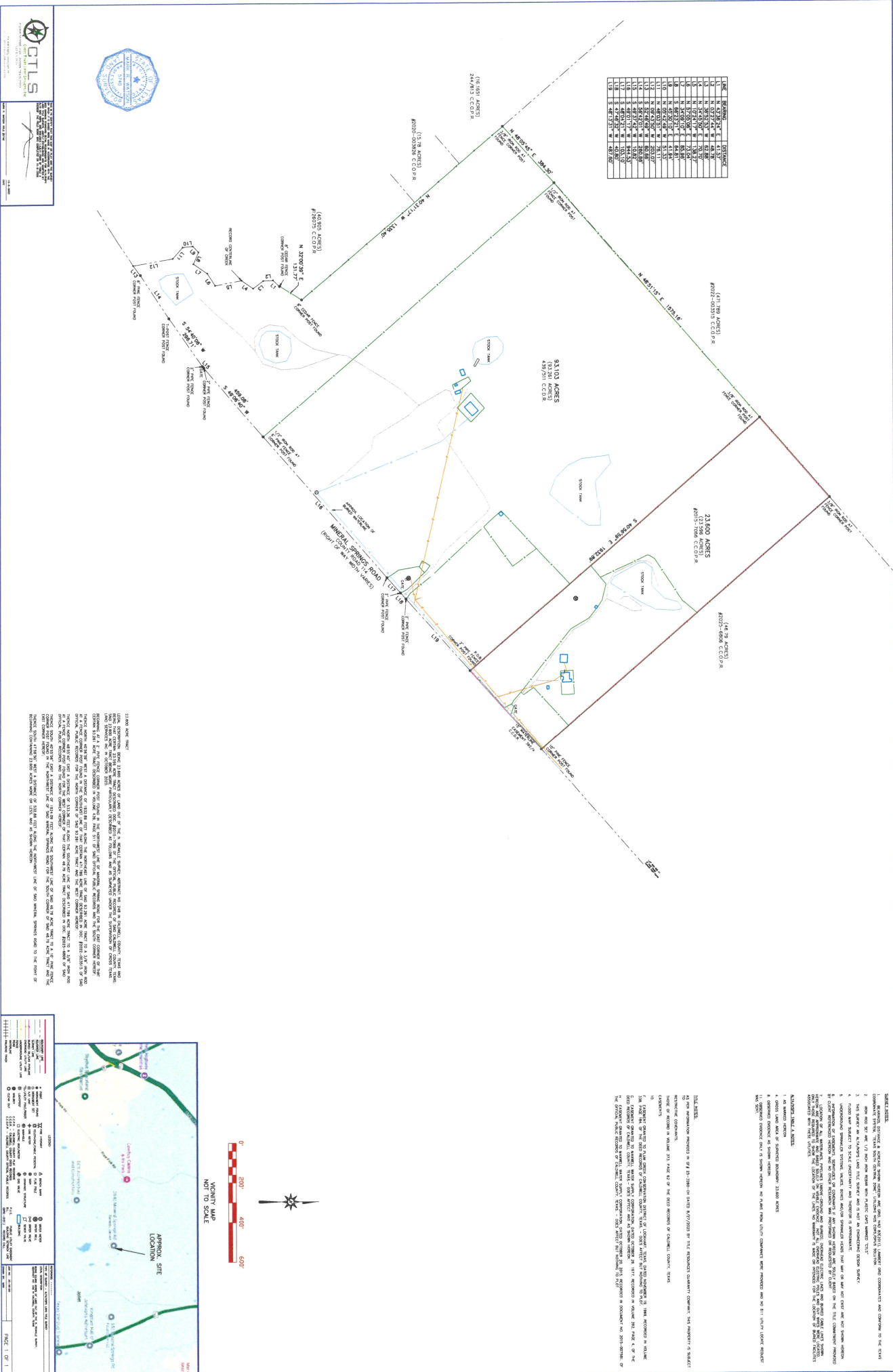
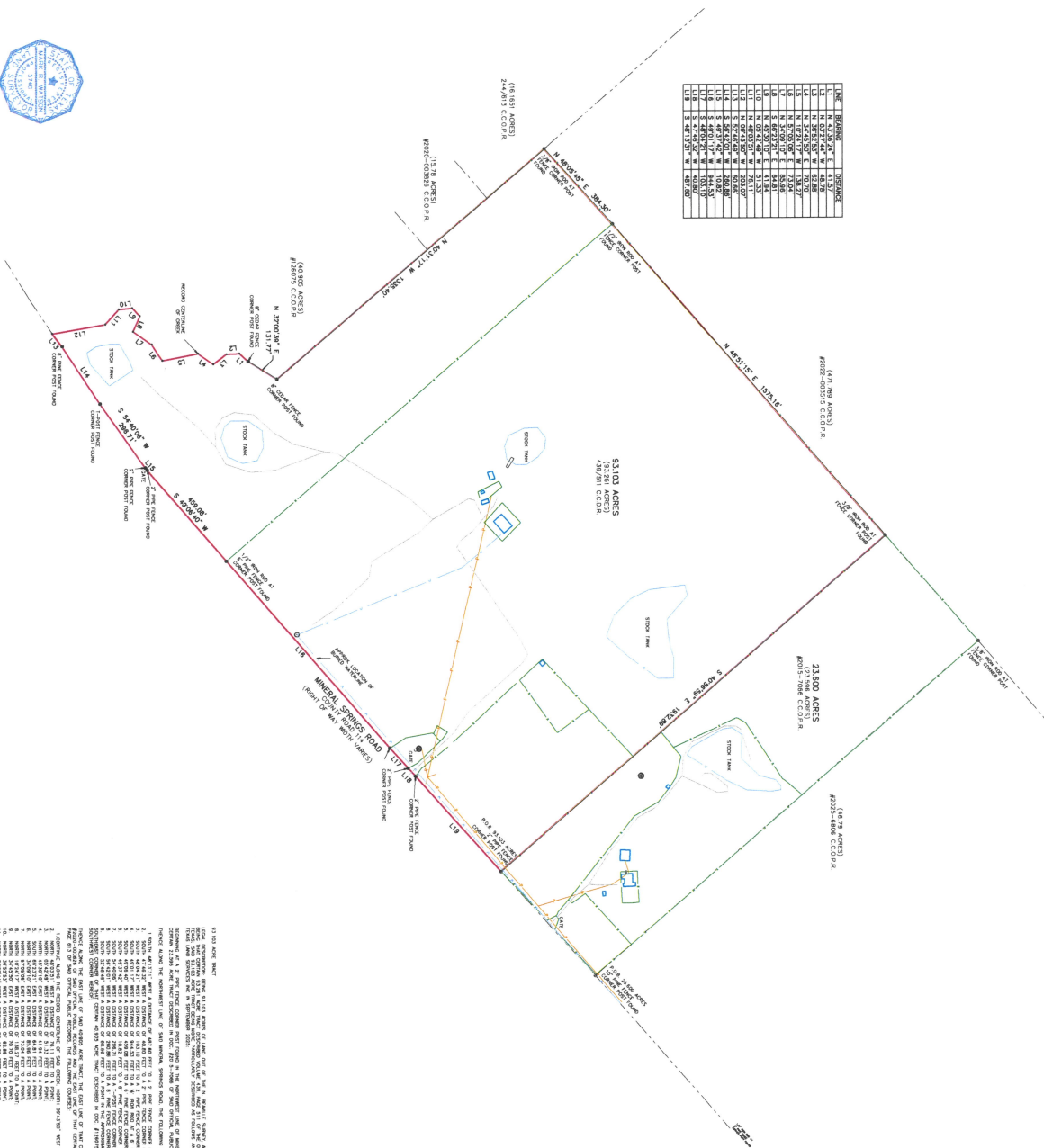
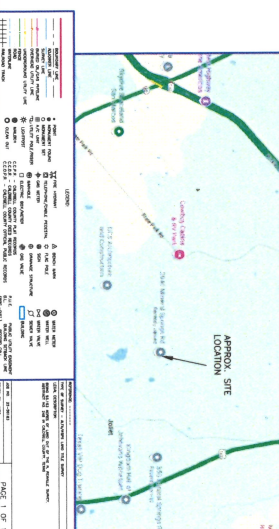


Exhibit E

[illegible][illegible][illegible]

THE INFORMATION PROVIDED IN # 23-3716 IS DATED 8/27/2003 BY THE RESOURCES QUANTARY COMPANY. THE PROPERTY IS SITUATED IN THE FOLLOWING COUNTIES:

MINNESOTA COUNTY:
TOWN OF LUTHER, RANGE 14E, 36E, 37E, 38E, 39E, 40E, 41E, 42E, 43E, 44E, 45E, 46E, 47E, 48E, 49E, 50E, 51E, 52E, 53E, 54E, 55E, 56E, 57E, 58E, 59E, 60E, 61E, 62E, 63E, 64E, 65E, 66E, 67E, 68E, 69E, 70E, 71E, 72E, 73E, 74E, 75E, 76E, 77E, 78E, 79E, 80E, 81E, 82E, 83E, 84E, 85E, 86E, 87E, 88E, 89E, 90E, 91E, 92E, 93E, 94E, 95E, 96E, 97E, 98E, 99E, 100E, 101E, 102E, 103E, 104E, 105E, 106E, 107E, 108E, 109E, 110E, 111E, 112E, 113E, 114E, 115E, 116E, 117E, 118E, 119E, 120E, 121E, 122E, 123E, 124E, 125E, 126E, 127E, 128E, 129E, 130E, 131E, 132E, 133E, 134E, 135E, 136E, 137E, 138E, 139E, 140E, 141E, 142E, 143E, 144E, 145E, 146E, 147E, 148E, 149E, 150E, 151E, 152E, 153E, 154E, 155E, 156E, 157E, 158E, 159E, 160E, 161E, 162E, 163E, 164E, 165E, 166E, 167E, 168E, 169E, 170E, 171E, 172E, 173E, 174E, 175E, 176E, 177E, 178E, 179E, 180E, 181E, 182E, 183E, 184E, 185E, 186E, 187E, 188E, 189E, 190E, 191E, 192E, 193E, 194E, 195E, 196E, 197E, 198E, 199E, 200E, 201E, 202E, 203E, 204E, 205E, 206E, 207E, 208E, 209E, 210E, 211E, 212E, 213E, 214E, 215E, 216E, 217E, 218E, 219E, 220E, 221E, 222E, 223E, 224E, 225E, 226E, 227E, 228E, 229E, 230E, 231E, 232E, 233E, 234E, 235E, 236E, 237E, 238E, 239E, 240E, 241E, 242E, 243E, 244E, 245E, 246E, 247E, 248E, 249E, 250E, 251E, 252E, 253E, 254E, 255E, 256E, 257E, 258E, 259E, 260E, 261E, 262E, 263E, 264E, 265E, 266E, 267E, 268E, 269E, 270E, 271E, 272E, 273E, 274E, 275E, 276E, 277E, 278E, 279E, 280E, 281E, 282E, 283E, 284E, 285E, 286E, 287E, 288E, 289E, 290E, 291E, 292E, 293E, 294E, 295E, 296E, 297E, 298E, 299E, 300E, 301E, 302E, 303E, 304E, 305E, 306E, 307E, 308E, 309E, 310E, 311E, 312E, 313E, 314E, 315E, 316E, 317E, 318E, 319E, 320E, 321E, 322E, 323E, 324E, 325E, 326E, 327E, 328E, 329E, 330E, 331E, 332E, 333E, 334E, 335E, 336E, 337E, 338E, 339E, 340E, 341E, 342E, 343E, 344E, 345E, 346E, 347E, 348E, 349E, 350E, 351E, 352E, 353E, 354E, 355E, 356E, 357E, 358E, 359E, 360E, 361E, 362E, 363E, 364E, 365E, 366E, 367E, 368E, 369E, 370E, 371E, 372E, 373E, 374E, 375E, 376E, 377E, 378E, 379E, 380E, 381E, 382E, 383E, 384E, 385E, 386E, 387E, 388E, 389E, 390E, 391E, 392E, 393E, 394E, 395E, 396E, 397E, 398E, 399E, 400E, 401E, 402E, 403E, 404E, 405E, 406E, 407E, 408E, 409E, 410E, 411E, 412E, 413E, 414E, 415E, 416E, 417E, 418E, 419E, 420E, 421E, 422E, 423E, 424E, 425E, 426E, 427E, 428E, 429E, 430E, 431E, 432E, 433E, 434E, 435E, 436E, 437E, 438E, 439E, 440E, 441E, 442E, 443E, 444E, 445E, 446E, 447E, 448E, 449E, 450E, 451E, 452E, 453E, 454E, 455E, 456E, 457E, 458E, 459E, 460E, 461E, 462E, 463E, 464E, 465E, 466E, 467E, 468E, 469E, 470E, 471E, 472E, 473E, 474E, 475E, 476E, 477E, 478E, 479E, 480E, 481E, 482E, 483E, 484E, 485E, 486E, 487E, 488E, 489E, 490E, 491E, 492E, 493E, 494E, 495E, 496E, 497E, 498E, 499E, 500E, 501E, 502E, 503E, 504E, 505E, 506E, 507E, 508E, 509E, 510E, 511E, 512E, 513E, 514E, 515E, 516E, 517E, 518E, 519E, 520E, 521E, 522E, 523E, 524E, 525E, 526E, 527E, 528E, 529E, 530E, 531E, 532E, 533E, 534E, 535E, 536E, 537E, 538E, 539E, 540E, 541E, 542E, 543E, 544E, 545E, 546E, 547E, 548E, 549E, 550E, 551E, 552E, 553E, 554E, 555E, 556E, 557E, 558E, 559E, 560E, 561E, 562E, 563E, 564E, 565E, 566E, 567E, 568E, 569E, 570E, 571E, 572E, 573E, 574E, 575E, 576E, 577E, 578E, 579E, 580E, 581E, 582E, 583E, 584E, 585E, 586E, 587E, 588E, 589E, 590E, 591E, 592E, 593E, 594E, 595E, 596E, 597E, 598E, 599E, 600E, 601E, 602E, 603E, 604E, 605E, 606E, 607E, 608E, 609E, 610E, 611E, 612E, 613E, 614E, 615E, 616E, 617E, 618E, 619E, 620E, 621E, 622E, 623E, 624E, 625E, 626E, 627E, 628E, 629E, 630E, 631E, 632E, 633E, 634E, 635E, 636E, 637E, 638E, 639E, 640E, 641E, 642E, 643E, 644E, 645E, 646E, 647E, 648E, 649E, 650E, 651E, 652E, 653E, 654E, 655E, 656E, 657E, 658E, 659E, 660E, 661E, 662E, 663E, 664E, 665E, 666E, 667E, 668E, 669E, 670E, 671E, 672E, 673E, 674E, 675E, 676E, 677E, 678E, 679E, 680E, 681E, 682E, 683E, 684E, 685E, 686E, 687E, 688E, 689E, 690E, 691E, 692E, 693E, 694E, 695E, 696E, 697E, 698E, 699E, 700E, 701E, 702E, 703E, 704E, 705E, 706E, 707E, 708E, 709E, 710E, 711E, 712E, 713E, 714E, 715E, 716E,

Exhibit F-1

EXHIBIT "A"

LEGAL DESCRIPTION

BEING A 600.00 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE NANCY REAVILL SURVEY, ABSTRACT NO. 248 AND THE JOHN TYLER SURVEY, ABSTRACT NO. 289, CALDWELL COUNTY, TEXAS, OUT OF A PORTION OF A CALLED 791.811 ACRE TRACT (TRACT 1) AND A CALLED 301.98 ACRE TRACT, CONVEYED TO THE GREENWOOD VENTURES GROUP LLC, RECORDED IN DOCUMENT NO. 2022003515 OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS (O.P.R.C.C.TX.), SAID 600.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND (GRID NORTHING: = 13,845,737.06 U.S. SURVEY FEET, GRID EASTING: = 2,382,546.37 U.S. SURVEY FEET) ON THE SOUTHWEST LINE OF WESTWOOD ROAD FOR THE NORTHERN MOST CORNER OF SAID 791.811 ACRE TRACT (TRACT 1) AND THE MOST EASTERLY CORNER OF A CALLED 200 ACRE TRACT, RECORDED IN VOLUME 46, PAGE 285, O.P.R.C.C.TX.;

THENCE SOUTH 31 DEGREES 18 MINUTES 48 SECONDS EAST, WITH A NORTHEAST LINE OF SAID 791.811 ACRE TRACT (TRACT 1) AND THE SOUTHWEST LINE OF SAID WESTWOOD ROAD, A DISTANCE OF 941.20 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA" SET ON THE SOUTHWEST LINE OF WESTWOOD ROAD FOR A CORNER OF THIS TRACT;

THENCE LEAVING THE SOUTHWEST LINE OF WESTWOOD ROAD AND THE NORTHEAST LINE OF SAID 791.811 ACRE TRACT (TRACT 1), OVER AND ACROSS SAID 791.811 ACRE TRACT AND SAID 301.98 ACRE TRACT, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES:

1. SOUTH 56 DEGREES 39 MINUTES 39 SECONDS WEST, A DISTANCE OF 185.75 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA" SET FOR AN ANGLE POINT OF THIS TRACT,
2. SOUTH 38 DEGREES 34 MINUTES 08 SECONDS WEST, A DISTANCE OF 165.80 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA" SET FOR AN ANGLE POINT OF THIS TRACT,
3. SOUTH 08 DEGREES 55 MINUTES 15 SECONDS WEST, A DISTANCE OF 542.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA" SET FOR AN ANGLE POINT OF THIS TRACT,
4. SOUTH 48 DEGREES 22 MINUTES 43 SECONDS WEST, A DISTANCE OF 402.07 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA" SET FOR AN ANGLE POINT OF THIS TRACT,
5. SOUTH 46 DEGREES 42 MINUTES 23 SECONDS WEST, A DISTANCE OF 83.76 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA" SET FOR AN ANGLE POINT OF THIS TRACT,
6. SOUTH 50 DEGREES 20 MINUTES 43 SECONDS WEST, A DISTANCE OF 511.64 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA" SET FOR AN ANGLE POINT OF THIS TRACT,
7. SOUTH 41 DEGREES 06 MINUTES 02 SECONDS EAST, A DISTANCE OF 2,157.87 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA" SET FOR AN ANGLE POINT OF THIS TRACT,
8. SOUTH 48 DEGREES 44 MINUTES 50 SECONDS WEST, A DISTANCE OF 3,377.43 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA" SET FOR AN ANGLE POINT OF THIS TRACT,
9. SOUTH 41 DEGREES 44 MINUTES 43 SECONDS EAST, A DISTANCE OF 929.35 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA" SET FOR AN ANGLE POINT OF THIS TRACT,
10. SOUTH 48 DEGREES 49 MINUTES 30 SECONDS WEST, A DISTANCE OF 2,943.80 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA" SET FOR AN ANGLE POINT OF THIS TRACT,
11. NORTH 41 DEGREES 44 MINUTES 43 SECONDS WEST, AT A DISTANCE OF 643.33 FEET PASSING A 3/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 20, SPANISH OAKS ESTATES

EXHIBIT "A"

SUBDIVISION, A SUBDIVISION RECORDED IN CABINET B, SLIDE 133, (O.P.R.C.C.TX), CONVEYED TO KERRI AND JAMES KEATON RECORDED IN DOCUMENT NO. 2021003451, (O.P.R.C.C.TX), AND CONTINUING ALONG THE WEST LINE OF SAID 791.811 ACRE TRACT (TRACT 1) FOR A TOTAL DISTANCE OF 4,230.92 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "LENZ AND ASSOC AUSTIN" FOUND ON THE SOUTHEAST LINE OF A CALLED 207.765 ACRE TRACT, RECORDED IN DOCUMENT NO. 2022000181, O.P.R.C.C.TX., FOR THE COMMON CORNER OF SAID 791.811 ACRE TRACT (TRACT 1) AND LOT 17B, SPANISH OAKS ESTATES;

THENCE NORTH 48 DEGREES 04 MINUTES 11 SECONDS EAST, WITH A NORTHWEST LINE OF SAID 791.811 ACRE TRACT (TRACT 1) AND THE SOUTHEAST LINE OF SAID 207.765 ACRE TRACT, A DISTANCE OF 1,201.85 FEET TO A 60D NAIL FOUND IN THE CENTER OF AN 8-INCH WOOD FENCE POST FOR AN INTERNAL ELL CORNER OF SAID 791.811 ACRE TRACT (TRACT 1) AND THE EAST CORNER OF SAID 207.765 ACRE TRACT;

THENCE NORTH 41 DEGREES 47 MINUTES 50 SECONDS WEST, WITH A SOUTHWEST LINE OF SAID 791.811 ACRE TRACT (TRACT 1) AND THE NORTHEAST LINE OF SAID 207.765 ACRE TRACT, A DISTANCE OF 2,060.68 FEET TO A 5/8-INCH IRON ROD FOUND FOR A WEST CORNER OF SAID 791.811 ACRE TRACT (TRACT 1) AND AN INTERNAL ELL CORNER OF SAID 207.765 ACRE TRACT;

THENCE NORTH 48 DEGREES 34 MINUTES 26 SECONDS EAST, WITH A NORTHWEST LINE OF SAID 791.811 ACRE TRACT (TRACT 1), A SOUTHEAST LINE OF SAID 207.765 ACRE TRACT, AND A SOUTHEAST LINE OF A CALLED 195.923 ACRE TRACT, RECORDED IN DOCUMENT NO. 2021007147, O.P.R.C.C.TX., A DISTANCE OF 815.39 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA" SET FOR A NORTH CORNER OF SAID 791.811 ACRE TRACT (TRACT 1) AND THE WEST CORNER OF SAID 200 ACRE TRACT;

THENCE WITH THE COMMON LINE OF SAID 791.811 ACRE TRACT (TRACT 1) AND SAID 200 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 41 DEGREES 09 MINUTES 14 SECONDS EAST, A DISTANCE OF 2,313.86 FEET TO A 3/8-INCH IRON FOUND FOR AN INTERNAL CORNER OF SAID 791.811 ACRE TRACT (TRACT 1) AND THE SOUTH CORNER OF SAID 200 ACRE TRACT,
2. NORTH 48 DEGREES 47 MINUTES 00 SECONDS EAST, A DISTANCE OF 4,184.07 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA" SET FOR AN ANGLE POINT OF SAID 791.811 ACRE TRACT (TRACT 1) AND SAID 200 ACRE TRACT, AND

EXHIBIT "A"

3. NORTH 38 DEGREES 59 MINUTES 15 SECONDS EAST, A DISTANCE OF 2,132.35 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 600.00 ACRES OF LAND, MORE OR LESS.

Bearing Basis: All bearings shown are based on the Texas State Plane Coordinate System, Grid North, South Central Zone (4204), NAD83. All distances were adjusted to surface using a combined scale factor of 1.00013.

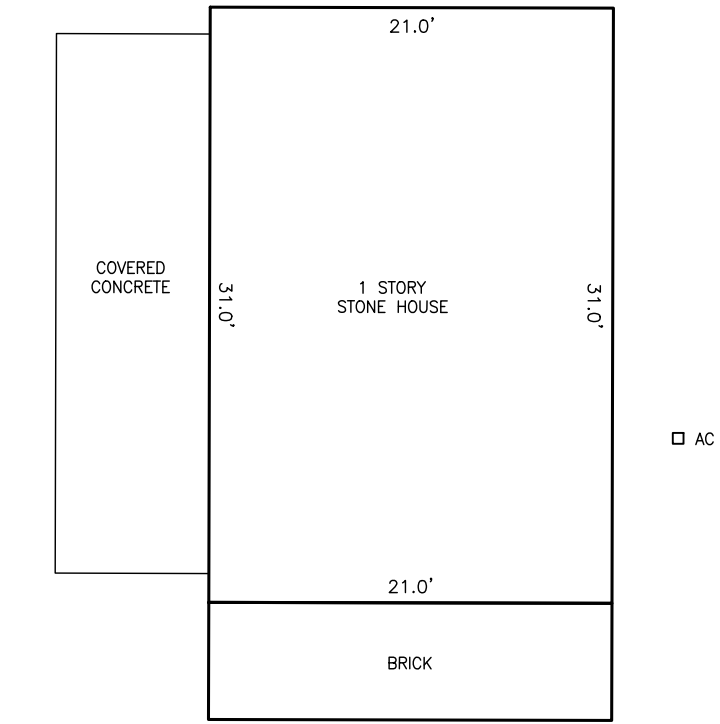
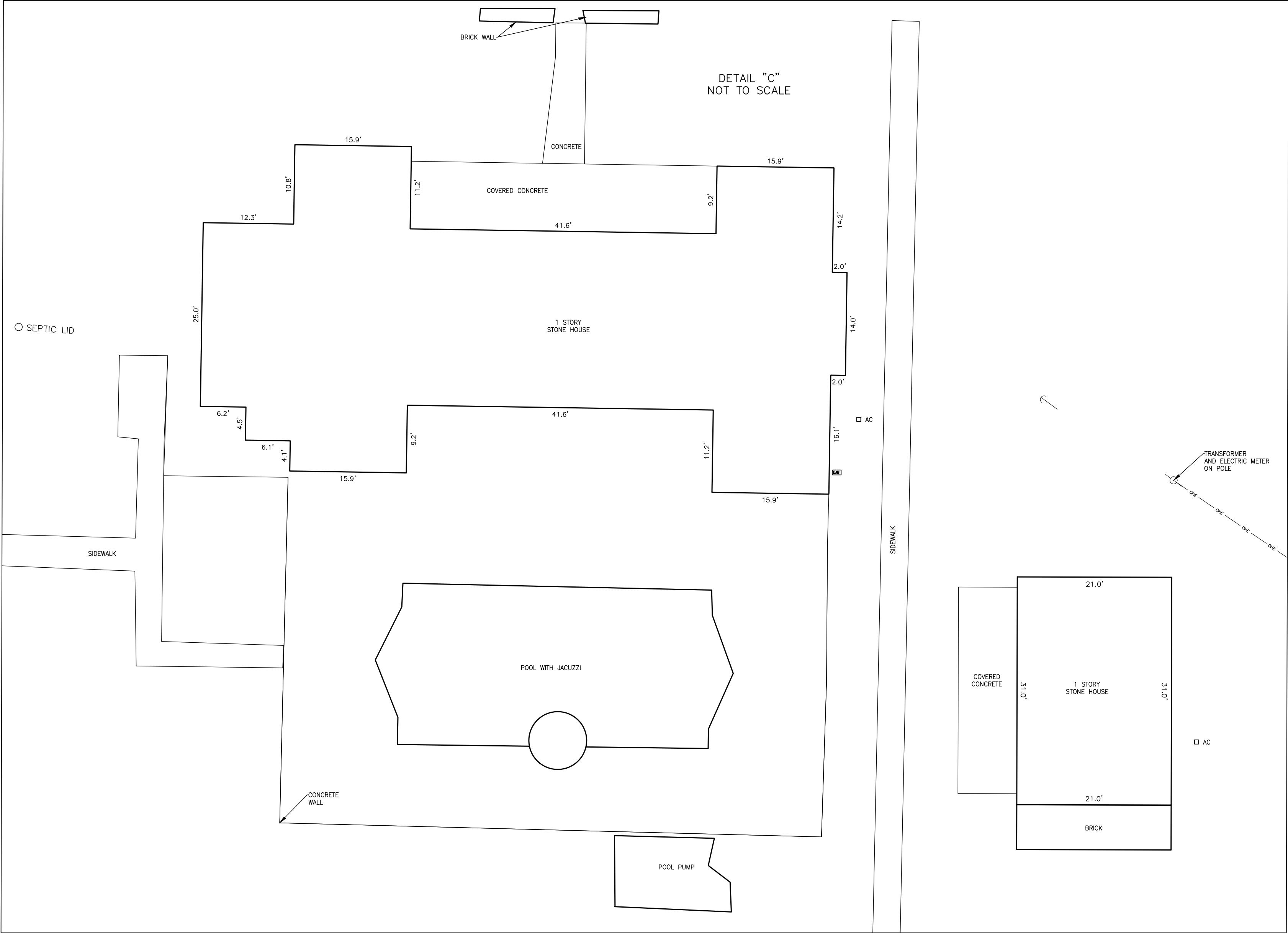
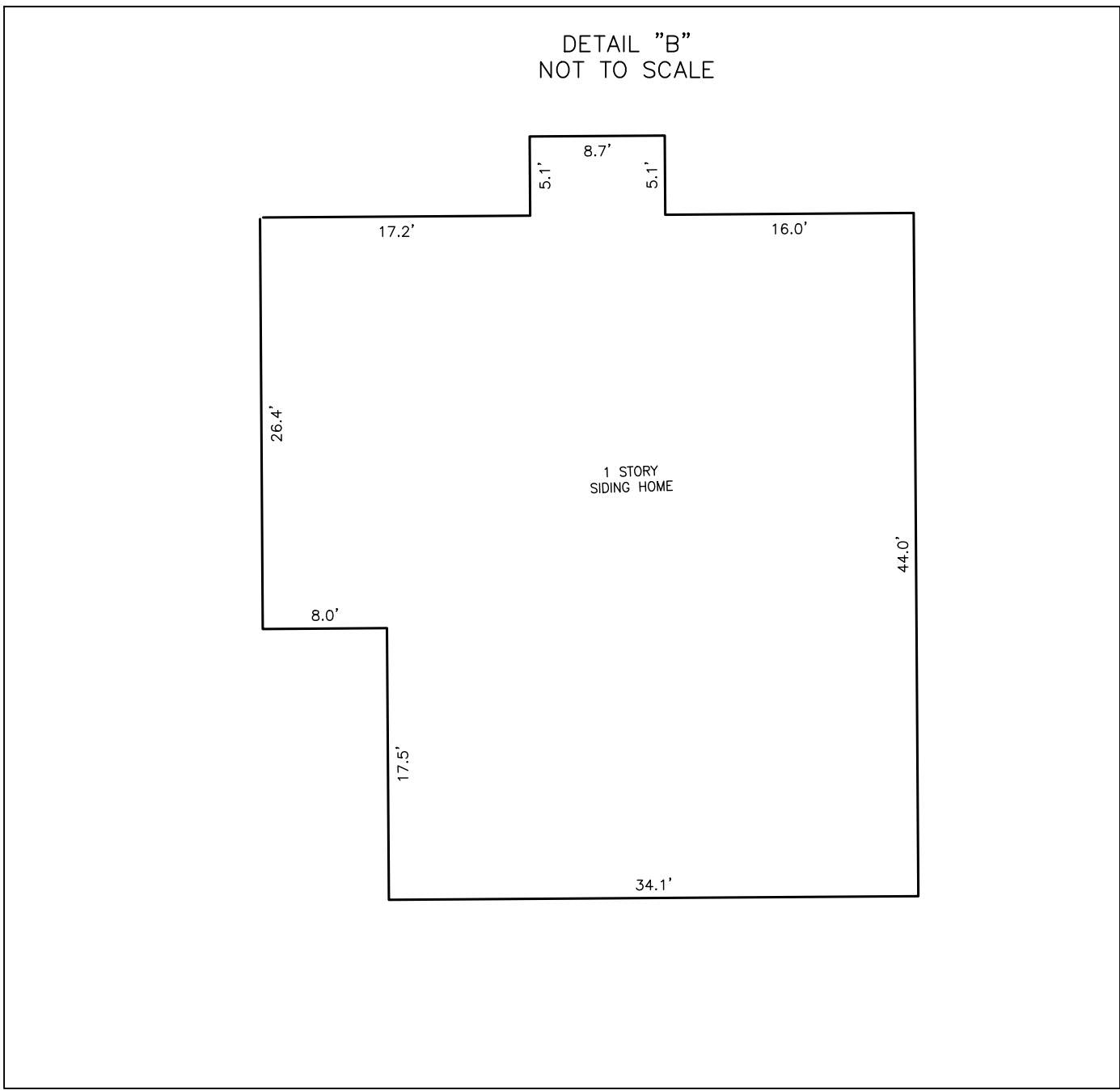
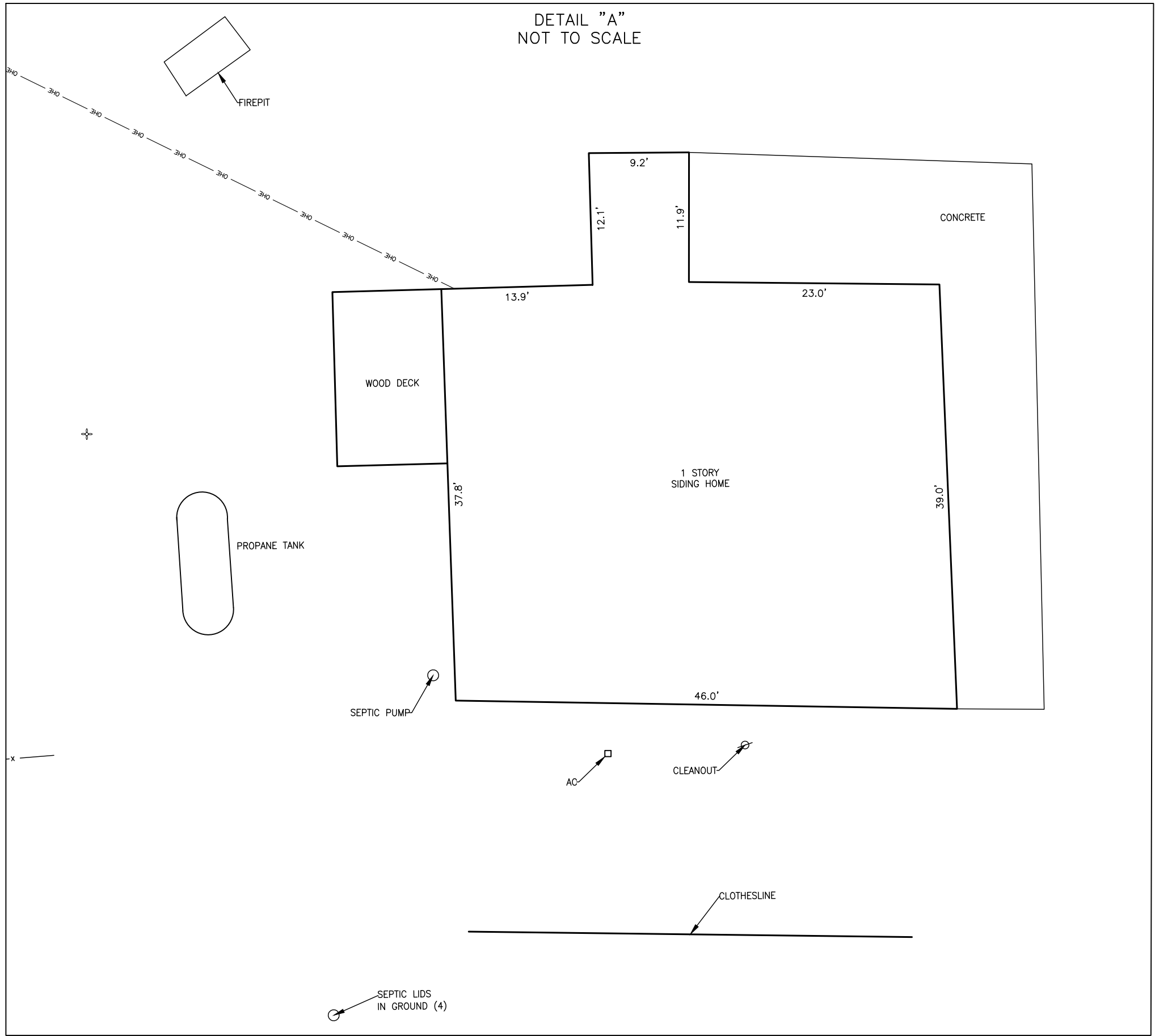


Matt Overall, RPLS No. 6864
LJA Surveying, Inc.
7500 Rialto Blvd., Bldg. II, Ste. 150
Austin, Texas 78735
Texas Firm No. 10194382

14 December 2022

Exhibit F-2

S:\Sector\Survey\Projects\LAS275 (Kenton Gray)\2200.0 Lockhart 1200 Acres ReseSept10e-CAD\Civil
3D\Plots\LAS275-2204_1200 Acres ALTA Lockhart_McDonald_600.00_AC_Treat_Exhibit D.dwg 1/2/2023



ALTA/NSPS BOUNDARY SURVEY
600.00 ACRES
IN THE NANCY REAVILL SURVEY, ABSTRACT NO. 248
AND JOHN TYLER SURVEY, ABSTRACT NO. 289
CALDWELL COUNTY, TEXAS

LJA Surveying, Inc.
7500 Rialto Blvd, Building II Suite 100 Austin, Texas 78735
Phone 512.439.4700
T.B.P.E.L.S. Firm No. 10194382

DRWN BY:	CHKD BY:	SCALE	DATE	PROJ. NO.	PAGE
JBC - DK	MRO	1"=500'	01/03/23	LJAS275-2201	2 OF 3

Exhibit G

Drawing: C:\pwworking\kif-dct-prod\ctipton@kleinfelder.com\d0291016\26001248 XBT PRELIM.dwg
User: CRTIPTON
Last Modified: Oct. 14, 25 - 07:12
Plot Date/Time: Oct. 14, 25 - 07:15:59



**DOUCET**
A Kleinfelder Company
Civil Engineering // Entitlements // Geospatial

7401 B. Highway 71 W. Ste. 140
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
TBPELS Engineering Firm No. F-3937
TBPELS Surveying Firm No. 10194551

PROTO-TOWN
CALDWELL COUNTY, TEXAS

EXHIBIT
CONCEPT PLAN

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Subdivision
Subject:	To discuss and take possible action regarding the Development Agreement for Earthship Corporation concerning Project Irish North.
Costs:	\$0.00
Agenda Speakers:	Commissioner Theriot/Kasi Miles
Backup Materials:	Attached
Total # of Pages:	54

DEVELOPMENT AGREEMENT

This Development Agreement (the “Agreement”) is by and between **Caldwell County**, a political subdivision of the state of Texas (the “County”) and **Earthship Corporation** a Delaware Corporation (the “Developer”). Individually a “Party” and collectively, the “Parties”.

WHEREAS, Developer has a contracts to purchase approximately (a) 132.59-acres of real property, which is more particularly described in **Exhibit A** attached hereto; (b) 69.05-acres of real property, which is more particularly described in **Exhibit B** attached hereto; (c) 70.52-acres of real property, which is more particularly described in **Exhibit C** attached hereto; (d) 55.64-acres of real property, which is more particularly described in **Exhibit D** attached hereto; (e) 252.87-acres of real property, which is more particularly described in **Exhibit E** attached hereto; (f) 167.68-acres of real property, which is more particularly described in **Exhibit F** attached hereto; (g) 71.22-acres of real property, which is more particularly described in **Exhibit G** attached hereto; (h) 47.31-acres of real property, which is more particularly described in **Exhibit H** attached hereto; (i) 49.31-acres of real property, which is more particularly described in **Exhibit I** attached hereto; (j) 49.30-acres of real property, which is more particularly described in **Exhibit J** attached hereto; (k) 59.70-acres of real property, which is more particularly described in **Exhibit K** attached hereto; (l) 24.09-acres of real property, which is more particularly described in **Exhibit L-1** and **Exhibit L-2** attached hereto; (m) 14.95-acres of real property, which is more particularly described in **Exhibit M** attached hereto; (n) 2.99-acres of real property, which is more particularly described in **Exhibit N** attached hereto; and (o) 13.56-acres of real property, which is more particularly described in **Exhibit O-1** and **Exhibit O-2** attached hereto (collectively known as the “Property”); and

WHEREAS, Developer desires to develop the Property as generally depicted on the concept plan attached hereto as **Exhibit P** (the “Concept Plan”); and

WHEREAS, the Parties desire that the Project (as such term is defined in Section 1.a.) be designed, engineered and constructed pursuant to the terms and conditions stated herein to be known as “Project Irish North”; and

WHEREAS, the Project is anticipated to comprise industrial, research, and development facilities supporting the production, testing, and commercialization of advanced hardware technologies. The Project is intended to accommodate a range of enterprises engaged in technology development and manufacturing, with a potential emphasis on industries such as robotics, medical technology, energy, aerospace, and other emerging fields; and

WHEREAS, Project Irish North is further intended to include shared utilities, logistics, and workforce facilities, as well as limited residential and community-serving components to support individuals and organizations conducting activities within the project. These improvements are designed to promote economic development, job creation, and sustainable growth within Caldwell County by fostering an integrated environment for innovation, manufacturing, and applied research; and

WHEREAS, Project Irish North encompasses and is adjacent to multiple roadway projects delineated on Caldwell County’s 2024 Transportation Plan; and

WHEREAS, both Parties desire orderly development of Caldwell County’s infrastructure; and

WHEREAS, this Agreement delineates the conditions for Project Irish North under which variances to the technical requirements of the Caldwell County Development Ordinance (the “Ordinance”) will be granted in exchange for a mutually agreeable alternate standard that meets the intent of the Ordinance and is in the interest of both parties.

NOW, THEREFORE, for and in consideration of the promises and mutual agreements set forth herein, the Parties agree as follows:

1. General Terms and Conditions

- a. The “Project” is defined as development of the Property as generally depicted on the Concept Plan, including all related construction, drainage, detention, and other improvements to be constructed or implemented on the Property. Minor amendments to the Concept Plan that preserve the overall intent, impervious cover restriction(s), and other conditions of this Agreement may be approved by County staff. Amendments to the Concept Plan, other than such minor amendments as described above, are subject to approval by the Caldwell County Commissioners Court (the “Commissioners Court”).
- b. Additional Property may be added to the Project, and become subject to this Agreement (including without limitation the uses and the variances approved in **Exhibit Q**), only upon the execution of a written amendment to this Agreement by the Parties (any such property, the “Additional Property”). Developer will submit an update to the Concept Plan incorporating the Additional Property with any request for such an amendment. Upon execution of such an amendment, the updated Concept Plan will replace the original Concept Plan attached hereto as **Exhibit P** for purposes of this Agreement. In the event that changes to the development of the Additional Property become necessary after execution of an amendment making it subject to this Agreement, the Concept Plan may be modified as otherwise provided herein, and any proposed or requested waivers or variances from the County’s standards or technical requirements not covered by this Agreement shall be addressed in accordance with Section 3. The term “Additional Property” shall only include property that is adjacent to or across a road or other transportation right-of-way from the Property.
- c. The benefit to the Parties set forth in this Agreement which exceed the minimum requirements of State law and the Ordinance are good and valuable consideration for this Agreement, the sufficiency of which is hereby acknowledged by all Parties.
- d. The Project shall be developed in accordance with the regulations, ordinances and other requirements of the County in effect as of the Effective Date (as such term is defined in Section 16). No subsequent regulations, ordinances or other requirements may be imposed upon Developer, the Project, the Property or the Additional Property without the express written consent of Developer. Should Developer elect to comply with a subsequently adopted regulation, ordinance or other requirement of the County, such election shall not constitute or result in modification, amendment or waiver of Developer’s right to develop the Project in accordance with the rules, ordinances or other requirements in effect as of the Effective Date. The Parties agree that the foregoing shall not apply to regulations, ordinances or other requirements that are: (1) adopted to modify the County’s procedures for processing of development permits (including increases in any fees) and other applications in compliance with applicable Texas law; (2) adopted to prevent imminent destruction of property or injury to persons from flooding that are effective only within a flood plain established by a federal flood control program and enacted to prevent the flooding of buildings intended for public occupancy (3) adopted to prevent the imminent destruction of property or injury to persons, if the regulations do not affect landscaping or tree preservation, open space or park dedication, lot size, lot dimensions, lot coverage, building size, residential or commercial density, or the timing of a project, or change development permitted by a restrictive covenant required by the

County; or (4) mandated by State or Federal laws, rules, regulations, or administrative procedures.

- e. Upon execution, this Agreement constitutes a permit under Chapter 245 of the Texas Local Government Code.

2. Developer Obligations

- a. Developer and County agree that subsequent development of the Project, if in phases, shall comply with all Caldwell County rules regulating subdivision of real property, development, and construction in effect as of the Effective Date, subject to paragraph 3 below.
- b. This Agreement shall take the place of and satisfy any requirement for a Phased Development Agreement under the Ordinance.
- c. Portions of the 2024 Caldwell County Transportation Plan (“Transportation Plan”) that impact the Project may be amended with the consent of both Parties. All amendments must be in writing.
- d. Transportation Plan Cooperation.
 - i. The Developer agrees to donate to the County at no cost, all rights-of-way required for construction of roadways depicted on the Concept Plan and the Transportation Plan as Facility F (aka William Pettus) and Facility M per approved schematic design of such roadways. Donation of rights-of-way for roadways on the Transportation Plan may be made by separate instrument OR by dedication by final plat.
 - ii. The County shall fund engineering design and environmental clearance (if applicable) for such rights-of-way. Notwithstanding the foregoing, should the Developer desire to proceed with development adjacent to a thoroughfare depicted on the County’s Transportation Plan prior to the County completing a schematic design for that thoroughfare, the Developer may, at Developer’s expense, have their engineer prepare a schematic for the thoroughfare subject to review and approval by the County, approval of which shall not be unreasonably withheld or delayed.
 - iii. If the Developer desires to develop land adjacent to Facility M prior to County construction of said facility, the Developer and County shall enter into a Roadway Donation Agreement for construction of Facility M describing the schedule, phasing, and funding of Facility M. The Developer’s contribution to construction of Facility M shall not exceed two lanes of the ultimate roadway section unless a traffic impact assessment demonstrates that anticipated traffic from the Project requires additional lanes.
- e. Subdivision and Platting.
 - i. The Project may submit multiple preliminary plats. Each preliminary plat shall comply with the overall Concept Plan and Caldwell County’s 2024 Transportation Plan (as amended per Item 2.c above). Each preliminary plat may subdivide Legal Tracts (as defined in the Ordinance) provided, however, that any remainder tracts are Legal Lots OR are included in an accompanying preliminary plat for the adjacent land.
 - ii. Subdivision of the Project shall comply with the Ordinance as modified by this Agreement and subject to the County’s adopted fee schedule, as modified from time-to-time.

- iii. Developer shall be solely responsible for construction of all roadways that are required for subdivision of the Property except as described in Item 2.d above or as mutually agreed in writing. Notwithstanding the foregoing, both Parties may enter into Roadway Donation Agreements, as approved by the Commissioners Court, to phase roadway construction not described in Item 2.d as may be mutually beneficial.
- f. San Marcos Airport Zoning. Developer acknowledges that the City of San Marcos has adopted an Airport Zoning Ordinance. This Airport Zoning Ordinance overlays much of the Project and the Developer agrees to comply with the San Marcos Airport Zoning as of the Effective Date of this Agreement. Notwithstanding the foregoing, the Developer may apply for changes to or variances to the Airport Zoning Ordinance and, if approved, those change and / or variances shall apply.
- g. Summary of Land Use.

Single Family Residential	Not to Exceed 30% of the total land area
Multifamily (including condominium-style Single Family Residential)	45-acres (maximum)
Retail / Commercial	75-acres (maximum)
Manufacturing, Industrial, and Commercial Uses	All portions not described above.

- h. Site Plan Development (all uses other than Single Family Residential “SFR”).
- i. Unless another entity having jurisdiction has adopted a fire code, all non-SFR portions of the Project shall comply with the International Fire Code 2018 unless a different applicable fire protection standard is mutually agreed to in writing by the Parties.
- ii. Each non-SFR phase of the Project shall submit to Caldwell County for approval an initial site development plan that include access roads, master detention, and initial construction plans for the relevant phase.
- iii. Furthermore, the Developer may submit revisions to an initial site plan to the County from time-to-time, as needed to accurately reflect additional construction updates to the development plan of each phase, the approval or denial of which will occur within no more than 12 business days. Additional construction updates shall be approved provided that the total project impervious cover with the additional construction remains below the impervious cover limits provided for in the initial detention pond design. If the update includes more impervious cover than provided in the initial detention pond design and modifications to the pond are required, the approval timeline will follow the normal submittal and review timelines outlined in the Ordinance applicable to this Project.
- iv. Developer shall compensate the County for Site Plan Development review as follows:
- Initial Submittal of a Site Development Plan for each Phase: \$20,000 plus reimbursement of County consultant cost for review.
 - Each update of a previously approved Site Development Plan: \$3,000 plus reimbursement of County consultant cost for review.

g. Single Family Residential.

- i. Developer will implement, at a minimum, Deed Restrictions and/or Restrictive Covenants that encumber any SFR lot, tract, or parcel, to include the following terms and conditions:

Construction will specifically excluding mobile homes, manufactured homes, and recreational vehicles. Any such deed restriction or restrictive covenant shall not be construed to preclude the use of prefabricated structures (including mobile homes) for temporary residential use prior to conducting district elections (if a municipal utility district or similar district is created); provided that if such elections do not occur within 5 years of the placement of such structures or mobile homes the same shall be removed, or for temporary construction office use.

- ii. The deed restrictions shall include the following Dark Sky provision:

“Any light fixture used for exterior illumination must be fully shielded, pointed downward, and placed in a manner so that the light source is not directly visible from any other properties or public roadways. In order to reduce glare and light trespass into neighboring lands and to reduce negative impacts to wildlife, exterior illumination shall be restricted to light sources with a Correlated Color Temperature of 2,700K or less. As used herein, “Fully Shielded” means no direct uplight (i.e., no light emitted above the horizontal plane running through the lowest point on the fixture where light is emitted). The use of streetlights should be held to a minimum. The use of reflective surfaces should always be considered as an alternative to streetlights.”

- iii. Parks and Open Space.

- Pocket parks. Pocket parks shall be a minimum of one-half (0.5) acres, placed in proximity to single family residential lots with a minimum of one pocket park for every 350 single family lots. Each pocket park shall be developed at the same time as the adjacent single family lots.
- Trails and Open Space. To the extent practical SFR portions of the the Project will include usable open space adjacent to floodplains and open swale drainage and include trails. Efforts will be made to connect trials to other existing trails and comply with regional trail plans.

- iv. Residential lot sizes shall comply with **Exhibit Q**. Single Family Residential for the purpose of this Agreement shall include single family homes, duplexes, and townhomes.

- v. Parking for residential units within the Project will be subject to the following requirements:

- (1) All single-family detached and duplex homes shall provide a 2-car garage for each home.
- (2) All single-family detached and duplex home driveways shall be a minimum of twenty feet (20') in depth as measured from the right-of-way and sixteen feet (16') in width.
- (3) All single-family attached residential units (excluding duplexes) shall provide a minimum of 2 off-street parking spaces. A single-family attached residential unit containing more than 2 bedrooms must provide a minimum of 3 off-street parking spaces. In addition, 1 off-street parking space shall be provided for every 7 single-family attached residential units (excluding duplexes) within the Project.
- (4) If a residential unit has a driveway, the driveway will be considered off-street parking space. If a residential unit has a driveway meeting the requirements of Section 2(g)(2),

the driveway will be considered to provide 2 off-street parking spaces. Driveways larger than those meeting the requirements of Section 2(g)(2) may provide more than 2 off-street parking spaces. If a residential unit has a garage, the number of spaces provided in the garage will apply to the number of off-street parking spaces required.

(5) Property owners associations or district will be responsible for enforcement of off-street parking.

- vi. All single-family detached homes shall have at least one tree in the front and rear yard. The Multifamily Tract shall have at least one tree planted for every 40ft adjacent to the right-of-way and a minimum of 15 bushes/shrubs. Developer shall record deed restrictions applicable to each lot owner that encourage drought-tolerant landscaping. Developer agrees that residents within the Property shall be subject to the water conservation and drought contingency plan requirements of the water-service provider to the Property.
- vii. Residential structures shall have a minimum 30-foot building setback from hydrocarbon-carrying pipeline easements. For the purposes of this Agreement, natural gas distribution lines are not considered a hydrocarbon-carrying pipeline.
- viii. The water system serving single family residential development within the Project shall be designed to provide, at a minimum, fire protection water flow of 1,000 gallons per minute for 30 minutes. Fire hydrants will be installed no farther than 500-foot hose lay length along all streets.
- h. Any and all open space, sidewalks, trails, parks, street lighting, storm sewers, and detention facilities constructed by Developer shall be dedicated and maintained by a municipal utility district (or similar) or a property owners association established for the purpose of owning and managing the common land or amenities. Open space areas may include drainage and detention facilities, irrigation facilities and other facilities owned and operated by a district or another utility service provider within the Project.
- i. The district or an owners association shall execute one or more license agreements, in substantially the same form provided on **Exhibit R**, attached hereto, to maintain all non-standard improvements within the rights-of-way.
- j. Developer shall reimburse County for costs incurred in the County Engineer's review of this Agreement plus any duly adopted fee the County has adopted for review and approval of a development agreement within forty-five (45) days of receiving notice of such cost.
- k. Developer and County agree that subsequent development of the Project, if in phases, shall comply with all Caldwell County rules regulating subdivision of real property, development, and construction in effect as of the Effective Date, subject to paragraph 3 below.

3. County Obligations

County agrees to permit development and construction of the Project in accordance with the Ordinance in effect as of the Effective Date with the proposed variances contained in **Exhibit Q**, and in accordance with the terms contained herein. Any other proposed or requested waiver or variance from the County's standards or technical requirements shall be subject to the administration and procedures of the Ordinance in effect as of the Effective Date (subject to paragraph 1.d above).

4. Actions Performable. The County and the Developer agree that all actions to be performed under this Agreement are performable in Caldwell County, Texas.

5. **Default.** Notwithstanding anything herein to the contrary, no Party shall be deemed to be in default hereunder until the passage of thirty (30) calendar days after receipt by such Party of notice of default from the other Party. Upon the passage of thirty (30) calendar days without cure of the default, such Party shall be deemed to have defaulted for purposes of this Agreement. If any Party defaults under this Agreement and fails to cure the default within the applicable cure period, the non-defaulting Party will have all rights and remedies available under this Agreement and applicable law, including the right to institute legal action to cure any default, to enjoin any threatened or attempted violation of this Agreement or to enforce the defaulting Party's obligations under this Agreement by specific performance or writ of mandamus.
6. **Governing Law and Venue.** The Parties agree that this Agreement has been made under the laws of the State of Texas in effect on the Effective Date and that any interpretation of this Agreement at a future date shall be made under the laws of the State of Texas. Venue for any matter with respect to this Agreement shall be brought in the State Courts sitting in Caldwell County, Texas, or the Federal Courts in the Western District of Texas.
7. **Changes in writing.** Any changes or additions or alterations to this Agreement must be agreed to in writing with signatures of all Parties.
8. **Severability.** If a provision hereof shall be finally declared void or illegal by any court or administrative agency having jurisdiction, the entire Agreement shall not be void, but the remaining provisions shall continue in effect as nearly as possible in accordance with the original intent of the parties.
9. **Complete Agreement.** This Agreement represents a complete agreement of the parties and supersedes all prior written and oral negotiations, correspondence and agreements related to the subject matter of this Agreement. Any amendment to this Agreement must be in writing and signed by all parties.
10. **Exhibits.** All exhibits attached to this Agreement are incorporated by reference and expressly made part of this Agreement as if copied verbatim.
11. **Notice.** All notices, requests or other communications required or permitted by this Agreement shall be in writing and shall be sent by (i) email transmission, to the party to whom notice is given at the email address for such party set forth below, (ii) by overnight courier or hand delivery, or (iii) certified mail, postage prepaid, return receipt requested, and addressed to the parties at the following addresses:

To County: Caldwell County Judge
110 S. Main St., Rm. 101
Lockhart, TX 78644

With copy to:
Caldwell County Director of Sanitation
1700 FM 2720
Lockhart, Texas 78644

To Developer: Attn: Merle Nye

Earthship Corporation
1309 Westwood Rd
Lockhart, Texas 78644

12. **Force Majeure.** Developer and the County agree that neither party shall be deemed in default of this Agreement to the extent that any delay or failure in performance of its obligations hereunder results from a force majeure event such as natural disaster or calamity, fire, flood, act of God, war, riot, terrorist acts, insurrection, civil disturbances, exercise of governmental authority, national or regional emergencies or disasters, epidemic, pandemic strike, or other unforeseeable circumstances beyond such party's reasonable control.
13. **Assignment.** Except as expressly provided herein, this Agreement may not be assigned by the Developer or the Owner without the written consent of the Commissioners Court, not to be unreasonably withheld. Developer may assign (in whole or in part) this Agreement, and the rights and obligations of Developer hereunder, to a subsequent purchaser of all or a portion of the Property provided that the assignee assumes all of the obligations hereunder with respect to the portion of the Property acquired by the assignee and such assignee has reasonably demonstrated to the Commissioners Court that it is financially capable of performing its obligations hereunder. Any such assignment must be in writing, specifically describe the portion of the Property to which it applies, set forth the assigned rights and obligations, and be executed by the proposed assignee. A copy of the assignment must be delivered to the County and recorded in the real property records as may be required by applicable law. Upon any such assignment, the assignor will be released of any further obligations under this Agreement as to the applicable Property occurring after the date of such assignment unless the Developer retains any obligations pursuant to such assignment.
14. **Signature Warranty Clause.** The signatories to this Agreement represent and warrant that they have the authority to execute this Agreement on behalf of the County and Developer, respectively.
15. **Multiple Counterparts.** This Agreement may be executed in several counterparts, all of which taken together shall constitute one single agreement between the parties.
16. **Agreement Binds Successors and Runs with the Land.** This Agreement shall bind and inure to the benefit of the Parties, their successors and assigns. **This agreement shall become binding upon the land included immediately upon acquisition of each tract by the Developer.** The terms of this Agreement shall constitute covenants running with the land comprising the Property and shall be binding on and benefit all developers of the Property. This Agreement will be effective on its recording by the Developer, at the Developer's cost, in the Official Public Records of Caldwell County, Texas (such date, the "Effective Date").
17. **Approvals.** Notwithstanding any approval by the County of any plans, plots, specifications or other matters related to the Project, the Developer shall be solely responsible for assuring that all such plans, plots, specifications and other matters conform strictly in accordance with all applicable Caldwell County ordinances and standards (except to the extent of any variance specifically granted herein).
18. **Joint and Several.** Each of the Developer and Owner agrees to be joint and severally liable for the obligations of each of them under this Agreement

[Signature Pages to Follow]

IN WITNESS THEREOF, the parties have executed this agreement on the _____ day of _____, 2025.

COUNTY:

Hoppy Haden
Caldwell County Judge

The State of Texas,
County of Caldwell,

Before me _____ on this day personally appeared Hoppy Haden, 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 consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, A.D., 2025.

Name: _____
Notary Public

DEVELOPER:

By: _____
Title: _____

The State of Texas,
County of Caldwell,

Before me _____ on this day personally appeared _____,
proved to me through _____ 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
consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, A.D., 2025.

Name: _____
Notary Public

EXHIBIT A

3129

EXHIBIT B

NOTE: BEARINGS, DISTANCES AND CORRECTION SHOWN HEREON ARE NAD 83, TEXAS SOUTH CENTRAL ZONE AND ARE DERIVED FROM GPS TECHNIQUES. IRON ROD SET ARE 1/2 INCH ROD WITH PLASTIC CAPS MARKED "CTLS"



EXHIBIT C

EXHIBIT D

LEGAL DESCRIPTION: BEING 58.69 ACRES OF LAND OUT OF THE THOMAS MAXWELL SURVEY NO. 17, ABSTRACT NO. 100 IN CALDWELL COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 58.69 ACRE TRACT DESCRIBED IN DOC. #031402 OF THE OFFICIAL PUBLIC RECORDS OF SAID CALDWELL COUNTY, TEXAS SAID 58.69 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SCHEDULED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN SEPTEMBER 2025

THENCE ALONG THE NORTHWEST LINE OF SAID 240 ACRE TRACT, THE FOLLOWING COURSES:

1. SOUTH 49°43'00" WEST A DISTANCE OF 480.66 FEET TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND;
2. SOUTH 47°02'00" EAST A DISTANCE OF 26.48 FEET TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND;
3. SOUTH 21°19'00" EAST A DISTANCE OF 95.22 FEET TO A 4" CEDAR FENCE CORNER POST FOUND;
4. SOUTH 60°33'00" WEST A DISTANCE OF 43.15 FEET TO A 4" CEDAR FENCE CORNER POST FOUND;
5. SOUTH 35°10'00" EAST A DISTANCE OF 114.05 FEET TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND;
6. SOUTH 27°28'00" EAST A DISTANCE OF 113.03 FEET TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF SAID 2.46 ACRI TRACT AND THE WEST CORNER OF THAT CERTAIN 5.33 ACRI TRACT DESCRIBED IN VOLUME 202, PAGE 425 OF SAID OFFICIAL PUBLIC RECORDS.

THENCE SOUTH 28°14'41" EAST A DISTANCE OF 209.82 FEET ALONG THE SOUTHWEST LINE OF SAID 3.576 ACRE TRACT TO A 1/2" IRON ROD AT A STAKE CORNER FIRST FOUND IN THE NORTHWEST LINE OF THAT CERTAIN 4.888 ACRE TRACT DESCRIBED IN ACRLAND 409, PAGE 191 OF SAID OFFICIAL PUBLIC RECORDS AND CORNER HEREIN.

THENCE SOUTH 48°00'34" WEST A DISTANCE OF 199.46 FEET ALONG THE NORTHWEST LINE OF SAID 4.000 ACRE TRACT TO A 1/2" BRONZED IRON PIN AT A CORNER POST FOUND FOR THE WEST CORNER OF SAID 4.000 ACRE TRACT AND A CORNER OF THAT CERTAIN 27.92 ACRE TRACT 08°43'00" E N 130° 40'24" W OF SAID OFFICIAL PLAT OF RECORD.

THENCE SOUTH 44°02' WEST A DISTANCE OF 1654.72 FEET ALONG THE NORTHWEST LINE OF SAID 27.42 ACRE TRACT TO A 1/2" IRON
NAIL AT A FENCE CORNER POST NAIL IN THE NORTHEAST LINE OF THAT CERTAIN 220.03 ACRE TRACT DESCRIBED IN DOC #12590
OF SAID OFFICIAL PUBLIC RECORDS FOR THE WEST CORNER OF SAID 27.42 ACRE TRACT AND THE SOUTH CORNER HERETO AND FROM

WHICH IS A 4" CEDAR FENCE CORNER POST FOUND BEARS NORTH 39°40'07" EAST A DISTANCE OF 4.81 FEET.

THENCE NORTH 41°09'49" WEST A DISTANCE OF 1078.37 FEET ALONG THE NORTHEAST LINE OF SAID 236.83 ACRE TRACT TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF THAT CERTAIN 70.34 ACRE TRACT DESCRIBED IN DOC. #151493 OF

THENCE NORTH 46°02'1" EAST A DISTANCE OF 2487.60 FEET ALONG THE SOUTHEAST LINE OF SAID 70.54 ACRE TRACT TO A 5/8" IRON ROD FOUND IN THE SOUTHWEST CORNER OF SAID HIGHWAY FOR THE EAST CORNER OF SAID 70.54 ACRE TRACT AND THE NORTH

THENCE SOUTH 41°20'21" EAST A DISTANCE OF 444.77 FEET ALONG THE SOUTHWEST LINE OF SAID HIGHWAY TO THE POINT OF BEGINNING, AND CONTAINING 5.639 ACRES, MORE OR LESS, AND AS SHOWN HEREON.

1. BEARINGS, DISTANCE & ABOVE SHOWN HEREON ARE GRID. NAD 83(2011), LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS SOUTH CENTRAL ZONE", UTILIZING NAD 83(2011) DATUM.

2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CLTS".

3. THIS SURVEY AN ALTA/NPS LAND TITLE SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.

4. FLOOD MAP SUBJECT TO SCALE UNCERTAINTY; THEREFORE IS APPROXIMATE.

5. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOIES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.

6. INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COVENANT PRODUCED BY THE TITLE OFFICE RECEIVED BY THE SURVEYOR. THE SURVEYOR DOES NOT GUARANTEE OR WARRANT ANY INFORMATION REQUESTED BY CLIENT.

7. LOCATION OF ALL UTILITIES, PIPELINES (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE AND BASED SOLELY ON VISUAL EVIDENCE. NOT AROUND OVERHEAD ELECTRIC POLES AND BURY WIRES MORE LOCATED. ANY INFORMATION REQUESTED AND LOCATION OF THE LINES, NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.

1. AS MARKED HEREON

11. OBSERVED EVIDENCE ONLY IS SHOWN HEREON. NO PLANS FROM UTILITY COMPANIES WERE PROVIDED AND NO B11 UTILITY LOCATE REQUEST WAS SENT.

AS PER INFORMATION PROVIDED IN GF# 35-0841-CH DATED 7/31/2025 BY TITLE RESOURCES GUARANTY COMPANY, THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS.

THOSE OF RECORD IN DOCUMENT NO. 131804, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, BY EASEMENTS.

10 N. EASEMENT GRANTED TO MAXWELL WATER SUPPLY CORPORATION, DATED JULY 1, 1970, RECORDED IN VOLUME 338, PAGE 304, OF THE DEEDS OF THE COUNTY OF LOS ANGELES, CALIFORNIA, TO BE DELETED, SEE TO INDEPENDENT JUDICIAL DESCRIPTION.

D. EASEMENT GRANTED TO LOWER COLORADO RIVER AUTHORITY, DATED AUGUST 18, 1971, RECORDED IN VOLUME 344, PAGE 387, OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS - DOES AFFECT AND AS SHOWN HEREON

P. EASEMENT GRANTED TO BARBARA KINKADE, DATED MARCH 9, 1989, RECORDED IN VOLUME 206, PAGE 238, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS. - DOES NOT AFFECT.

RECORDS OF CALDWELL COUNTY, TEXAS -- DOES NOT AFFECT

S. EASEMENT GRANTED TO CENTRAL TEXAS REGIONAL WATER SUPPLY CORPORATION, DATED OCTOBER 25, 2016, RECORDED IN DOCUMENT NO. 2016-005769, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS AND AS AFFECTED BY ENCROACHMENT AGREEMENT AS EVIDENCED BY MEMORANDUM OF AGREEMENT, DATED AUGUST 12, 2024, RECORDED IN DOCUMENT NO. 2024-008616, OF THE OFFICIAL PUBLIC RECORDS OF FOWLER COUNTY, TEXAS--DOES AFFECT AND AS SHOWN HEREON.

1. EASEMENT GRANTED TO ALLIANCE REGIONAL WATER AUTHORITY, DATED FEBRUARY 28, 2024, RECORDED IN DOCUMENT NO. 2024-001906, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS. (TRACT 3)- DOES NOT AFFECT.



VICINITY MAP
NOT TO SCALE



THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE SURVEY ON WHICH IT IS BASED, MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/PLAT LIND TOWNSHIP, JUNE 15, 2011, ESTABLISHED AND ADOPTED BY ALTA AND KOPK, AND INCLUDES LATEST VERSION OF TABLE A, THEREBY THE FIELD WORK WAS COMPLETED ON 04-08-2023.



DATE: 04-08-2023

DATE: _____

EXHIBIT E

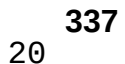


EXHIBIT F

EXHIBIT G

1. BEARINGS, DISTANCE & ACROSS SHOWN HEREON ARE GRD. NAD 83(2011). LAMBERT GRD COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM: "TEXAS SOUTH CENTRAL ZONE", UTILIZING NGS DZP0100 SOLUTION.

2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "C15".

3. THIS SURVEY AN ALTA/NSPS LAND TITLE SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.

4. FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREFORE IS APPROXIMATE.

5. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.

6. INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREON AND NO OTHER RESEARCH WAS PERFORMED OR REQUESTED BY CLIENT.

7. LOCATION OF ALL UTILITIES, PRELIMINARY (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC (LINE) AND BURIED CABLE (LINE) SHOWN HEREON ARE BASED ON RECORD DRAWINGS, FIELD SURVEY AND/OR PUBLIC RECORDS. ELECTRIC POLES AND CABLE WIPES WERE LOCATED, ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES, NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED UTILITIES.

4. GROSS LAND AREA OF SURVEYED BOUNDARY: 77.219 ACRES.

[illegible]

AS PER INFORMATION PROVIDED IN UF# 25-DB41-CH DATED 7/31/2025 BY TITLE RESOURCES GUARANTY COMPANY, THIS PROPERTY IS SUBJECT TO:

- AA. EASEMENT GRANTED TO MAXWELL WATER SUPPLY CORPORATION DATED JUNE 3, 1970, RECORDED IN VOLUME 338, PAGE 29, OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS -- DOES AFFECT BUT NOTHING TO PLOT.
- BB. EASEMENT GRANTED TO LOWER COLORADO RIVER AUTHORITY DATED SEPTEMBER 21, 1971, RECORDED IN VOLUMES 345, PAGE 64, OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS AND AS TRANSFERRED TO LOWER COLORADO RIVER AUTHORITY TRANSFERMENT SERVICES COMPANY RECORDED IN VOLUME 286, PAGE 370, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS -- DOES AFFECT AND AS SHOWN HEREIN.
- CC. EASEMENTS, TERMS, CONDITIONS, AND SITUATIONS IN THAT CERTAIN ACCESSION MEMORANDUM, AS RECORDED IN DOCUMENT NO. 125983, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS-- DOES AFFECT AND AS SHOWN HEREIN.
- DD. EASEMENTS, TERMS, CONDITIONS, AND SITUATIONS IN THAT CERTAIN DECLARATION OF REPRODUCTION, EASEMENTS, AS RECORDED IN DOCUMENT NO. 126000, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS-- DOES AFFECT BUT NOTHING TO PLOT.



VICINITY MAP
NOT TO SCALE

[illegible][illegible]

EXHIBIT H

EXHIBIT I

THENCE SOUTH 49°47'13" WEST A DISTANCE OF 1268.30 FEET ALONG THE NORTHWEST LINE OF SAID 79.54 ACRE TRACT TO THE POINT OF BEGINNING, AND CONTAINING 49.311 ACRES, MORE OR LESS, AND AS SHOWN HEREON.

1. BEARINGS, DISTANCE & ACUTE ANGLE SHOWN HEREON ARE GRID, NAD 83(2011). LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS SOUTH CENTRAL ZONE", UTILIZING NAD 83(2011) DATUM SOLUTION.

2. IRON ROD SET ARE 1/2" INCH IRON REBAR WITH PLASTIC CAPS MARKED "CITS"

3. THIS SURVEY IS AN ALTA/NSPS LAND TITLE SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.

4. FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREFOR IS APPROXIMATE.

5. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOIES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.

6. INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREON AND NO OTHER RESEARCH WAS PERFORMED OR REQUESTED BY CLIENT.

7. LOCATION OF ALL WATERLINES, PIPELINES (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE AND BASED ON AVAILABLE RECORDS AND FIELD SURVEY. ELECTRIC POLES AND GUY WIRES WERE LOCATED. ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES, NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES.

1. AS MARKED HEREON

4. GROSS LAND AREA OF SURVEYED BOUNDARY: 49.311 ACRES

8. OBSERVED EVIDENCE AS SHOWN HEREON

AS PER INFORMATION PROVIDED IN CF# 25-0641-CH DATED 7/31/2025 BY TITLE RESOURCES GUARANTY COMPANY, THIS PROPERTY IS SUBJECT TO

EASEMENTS:

19

66

DEED RECORDS OF CALDWELL COUNTY, TEXAS. - DOES NOT AFFECT AND AS SHOWN HEREON.



EXHIBIT J

TRACT 11

LEGAL DESCRIPTION: BEING 49.30 ACRES OF LAND OUT OF THE THOMAS MAXWELL SURVEY NO. 17, ABSTRACT NO. 188 IN CALDWELL COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 49.30 ACRE TRACT DESCRIBED IN DCC, ALIGNED OF THE OFFICIAL PUBLIC RECORDS OF SAID CALDWELL COUNTY, TEXAS SAID 49.30 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS AND SERVICES, INC. IN SEPTEMBER 2025:

BEGINNING AT 1/4" IRON ROD WITH CAP FOUND IN THE NORTHWEST CORNER OF SAID 49.30 ACRE TRACT DESCRIBED IN DCC, FENCE OF SAID OFFICIAL PUBLIC RECORDS FOR THE SOUTH CORNER OF THAT CERTAIN 49.30 ACRE TRACT THIS BEING IN SAID DCC, #126556 AND THE EAST CORNER HEREOF;

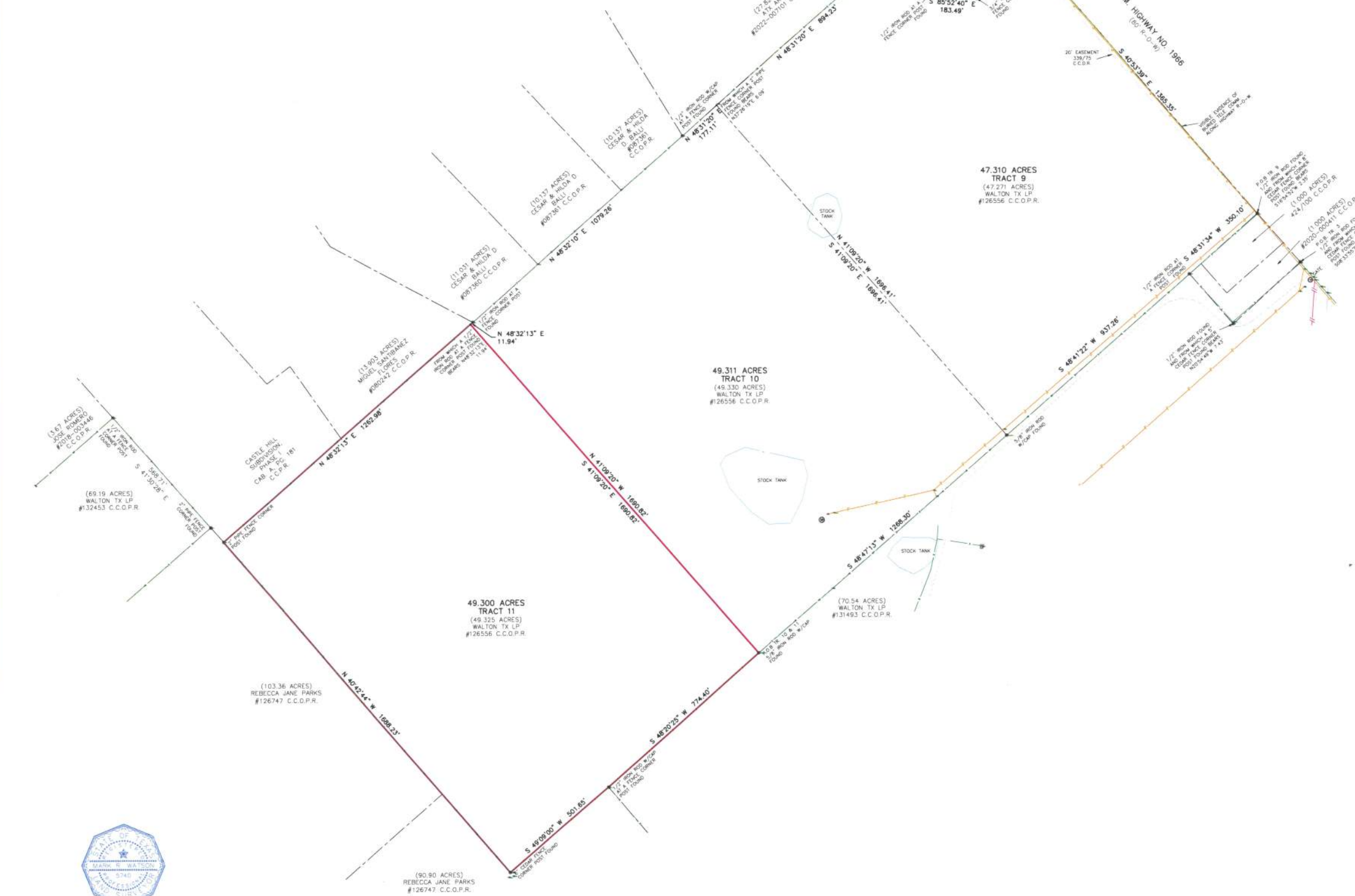
THENCE SOUTH 48°52'51" WEST A DISTANCE OF 774.46 FEET ALONG THE NORTHWEST LINE OF SAID 49.30 ACRE TRACT TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND FOR THE NORTH CORNER OF THAT CERTAIN 49.30 ACRE TRACT DESCRIBED IN DCC, FENCE OF SAID OFFICIAL PUBLIC RECORDS AND THE WEST CORNER OF SAID 49.30 ACRE TRACT;

THENCE ALONG THE NORTH LINE OF SAID 49.30 ACRE TRACT AND THAT CERTAIN 49.30 ACRE TRACT DESCRIBED IN DCC, #126556 OF SAID OFFICIAL PUBLIC RECORDS, THE FOLLOWING COURSE:

1. SOUTH 48°52'51" WEST A DISTANCE OF 30.41 FEET TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND FOR THE SOUTH CORNER OF THE CASTLE HILL SUBDIVISION PLAT #1 RECORDED IN CABINET A, SLIDE 361 OF THE PLAT RECORD OF SAID CALDWELL COUNTY, TEXAS AND THE WEST CORNER HEREOF;

THENCE NORTH 48°52'51" EAST A DISTANCE OF 126.91 FEET ALONG THE SOUTHEAST LINE OF SAID SUBDIVISION AND THAT CERTAIN 49.30 ACRE TRACT DESCRIBED IN DCC, #126556 OF SAID OFFICIAL PUBLIC RECORDS, CALLED A LHD POINT FOR THE WEST CORNER OF SAID 49.30 ACRE TRACT AND THE NORTH CORNER HEREOF AND BEING 11.7' IRON ROD AT A FENCE CORNER POST FOUND BEARS NORTH 48°52'51" EAST A DISTANCE OF 11.94 FEET;

THENCE SOUTH 48°52'51" EAST A DISTANCE OF 1808.82 FEET ALONG THE SOUTHWEST LINE OF SAID 49.30 ACRE TRACT TO THE POINT OF BEGINNING, AND CONTAINING 49.30 ACRES, MORE OR LESS, AND AS SHOWN HEREON.



- SURVEY NOTES:**
1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011), LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS SOUTH CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.
 2. IRON ROD SET ARE 1/2" IRON REBAR WITH PLASTIC CAPS MARKED "CTLS".
 3. THIS SURVEY AN ALTA/NPS LAND TITLE SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.
 4. FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREFORE IS APPROXIMATE.
 5. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
 6. INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREON AND NO OTHER RESEARCH WAS PERFORMED OR REQUESTED BY CLIENT.
 7. LOCATION OF ALL WATERLINES, PRELINES (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE, AND BASED SOLELY ON VISIBLE EVIDENCE. NOT ALL OVERHEAD ELECTRIC POLES AND GUY WIRES WERE LOCATED. ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.

- ALTA/NPS TABLE A NOTES:**
1. AS MARKED HEREON.
 2. GROSS LAND AREA OF SURVEYED BOUNDARY: 49.300 ACRES.
 3. OBSERVED EVIDENCE AS SHOWN HEREON.
 4. OBSERVED EVIDENCE ONLY IS SHOWN HEREON. NO PLANS FROM UTILITY COMPANIES WERE PROVIDED AND NO B11 UTILITY LOCATE REQUEST WAS SENT.

- TITLE NOTES:**
- AS PER INFORMATION PROVIDED IN GF# 25-0641-CH DATED 7/31/2025 BY TITLE RESOURCES GUARANTY COMPANY, THIS PROPERTY IS SUBJECT TO:
- RESTRICTIVE COVENANTS: N/A
- EASEMENTS:
- 10.
- EE. EASEMENT GRANTED TO MAXWELL WATER SUPPLY CORPORATION, DATED AUGUST 12, 1970, RECORDED IN VOLUME 339, PAGE 75, OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS. - DOES NOT AFFECT AND AS SHOWN HEREON.



LEGEND	
BOUNDARY LINE	POINT
ADJACENT LINE	MONUMENT FOUND
STAKE	TELEPHONE/CABLE FEEDLINE
BURIED OIL/GAS PIPELINE	USE METER
UNDERGROUND UTILITY LINE	UTILITY HOLE/POLE
FENCE	WIRELINE
RAILROAD TRACK	WATER METER
	WATER WELL
	WATER VALVE
	SEPTIC TANK
	BUILDING

CTLS
CROSS TEXAS LAND SERVICES, INC.
1000 N. DALLAS STREET, SUITE 100, DALLAS, TEXAS 75201
214.760.0000
www.ctlsurvey.com

DATE OF SURVEY: 09/08/2025
BY: [Signature]
CHECKED BY: [Signature]

EXHIBIT K

BEARINGS, DISTANCE & ADJUST SHOWN HEREON ARE GRD. NAD 83(2011). LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS SOUTH CENTRAL ZONE", UTILIZING NGS 8309.03/UTM SOLUTION.

2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CITS"

3. THIS SURVEY AN ALTA/NSPS LAND TITLE SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.

4. FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREFORE IS APPROXIMATE.

5. UNDERGROUND SPRINKLER SYSTEM, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.

6. INFORMATION OF EASEMENTS, SERVICUTES OR COVENANTS IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCE HEREON AND NO OTHER RESEARCH WAS PERFORMED OR REQUESTED BY CLIENT.

7. LOCATION OF ALL WATERLINES (PNEUMATIC (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE. NO VERIFICATION OF VERTICAL ALIGNMENT, ELECTRICAL POLARITY AND GUT MINS WAS LOCATED. ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES.

1. AS MARKED HEREON.

4. GROSS LAND AREA OF SURVEYED BOUNDARY: 59.703 ACRES

8. OBSERVED EVIDENCE AS SHOWN HEREON.

11. OBSERVED EVIDENCE ONLY IS SHOWN HEREON. NO PLANS
WAS SENT

AS PER INFORMATION PROVIDED IN GF# 25-0641-CH DATED 7/31/2025 BY TITLE RESOURCES GUARANTY COMPANY, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: N/A

EASEMENTS

91

FF. EASEMENT GRANTED TO LOWER COLORADO RIVER AUTHORITY, DATED FEBRUARY 5, 1987, 514, PAGE 710, OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS. - DOES AFFECT AND AS SHOWN HEREON.

GG. EASEMENT GRANTED TO BLUEBONNET ELECTRICAL COOPERATIVE, INC., DATED APRIL 1, 1999, RECORDED IN VOLUME 212, PAGE 329, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS. - UNABLE TO LOCATE DUE TO INSUFFICIENT LEGAL DESCRIPTION

HH. EASEMENT GRANTED TO BLUEBONNET ELECTRICAL COOPERATIVE, INC., DATED MARCH 21, 2001, RECORDED IN VOLUME 278, PAGE 923, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS. - UNABLE TO LOCATE DUE TO INSUFFICIENT LEGAL DESCRIPTION

8. EASEMENT GRANTED TO ALLIANCE REGIONAL WATER AUTHORITY, DATED FEBRUARY 28, 2024, RECORDED IN DOCUMENT NO. 2024-001906, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS - DOES AFFECT AND AS SHOWN HEREON.



EXHIBIT L-1

All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the Thomas Maxwell Survey A-188 and being also all of a tract of land called 24.00 acres and conveyed to Bobbie Hedrick as recorded in Volume 83 Page 71 of the Official Records of Caldwell County, Texas and further described in Volume 352 Page 148 of the Deed Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a concrete highway monument found used for basis of bearing (direct tie) in the West corner of the above mentioned Hedrick tract and in the intersection of the NE line of County Road #238 (s.k.a. Valley View Drive) and the SE line of Union Pacific Railroad right of way for the West corner this tract.

THENCE with the NW line of the said Hedrick tract and the SE line of the above mentioned Union Pacific Railroad right of way for the following two (2) courses:

- 1) With a curve turning to the left having a radius of 5420.05 feet and an arc length of 440.31 feet and a central angle of 04 degrees 39 minutes 16 seconds and the chord of which bears N 71 degrees 16 minutes 02 seconds E 440.19 feet to a 1/4" iron pin found in the PT of the said curve.
- 2) N 68 degrees 55 minutes 52 seconds E 1174.50 feet to a 1/4" iron pin found in the North corner of the said Hedrick tract and in the apparent West corner of a tract of land called 49.880 acres and conveyed to Leonard Germer by deed recorded in Volume 297 Page 44 of the Deed Records of Caldwell County, Texas for the North corner this tract.

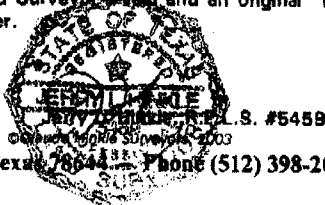
THENCE S 41 degrees 59 minutes 00 seconds E with the NE line of the said Hedrick tract and the apparent SW line of the above mentioned Germer tract 593.80 feet to a 1/4" iron pin found used for basis of bearing (direct tie) in the East corner of the said Hedrick tract and in the apparent North corner of a tract of land called 24.000 acres and conveyed to Edward Glover by deed recorded in Volume 352 Page 142 of the said Deed Records for the East corner this tract.

THENCE S 60 degrees 10 minutes 00 seconds W with the SE line of the said Hedrick tract and the apparent NW line of the said Glover tract 1497.99 feet to a capped 1/2" iron pin set in the South corner of the said Hedrick tract and the West corner of the said Glover tract and the NE line of County Road #238 for the South corner this tract.

THENCE with the SW line of the said Hedrick tract and the NE line of County Road #238 for the following two (2) courses:

- 1) N 41 degrees 39 minutes 00 seconds W 753.95 feet to a capped 1/2" iron pin set for an angle point this tract.
- 2) With a curve turning to the left having a radius of 185.20 feet and a central angle of 39 degrees 21 minutes 13 seconds and an arc length of 127.21 feet and the chord of which bears N 61 degrees 25 minutes 28 seconds W 124.72 feet to the place of beginning containing 24.092 acres of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on September 7, 2004. This survey is for use with this one transaction only. Only those prints containing the raised Surveyor's Seal and an original "LIVE" signature should be considered official and relied upon by the user.



P.O. Box 1027 - Lockhart, Texas 78644 - Phone (512) 398-2000 - Fax (512) 398-7683

EXHIBIT "A"
PAGE 1 OF 1

FILED this 22nd day of Sept, 2004
10:10 A M

NINA S. SELLS
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Glenn Edelman Deputy

Any provisions herein which restricts the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal Law.
STATE OF TEXAS
COUNTY OF CALDWELL
I hereby certify that this instrument was FILED in File Number Sequence on the date and time stamped hereon by me and was duly RECORDED in Official Public Records of Real Property of Caldwell County Texas on

SEP 22 2004



Nina S. Sells
COUNTY CLERK
CALDWELL COUNTY, TEXAS

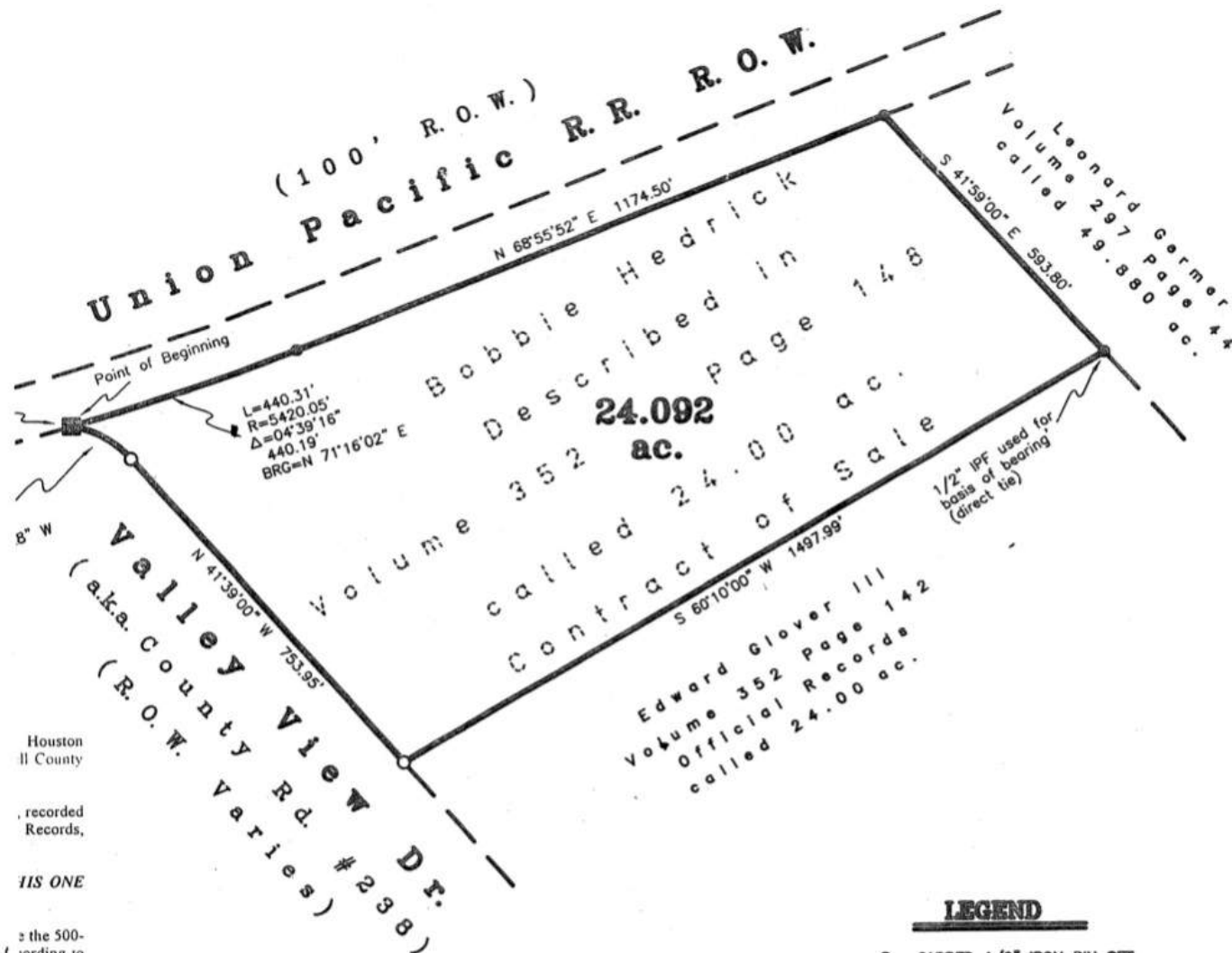
EXHIBIT L-2

Caldwell County, Texas

Thomas Maxwell Survey A-188

G.F. #045414F

BORROWER: Douglas Pitts and
Shannon Pitts



LEGEND

- CAPPED 1/2" IRON PIN SET
 - 1/2" IRON PIN FOUND
 - CONCRETE MONUMENT FOUND
- UNLESS OTHERWISE NOTED

SURVEY PLAT

land out of the Thomas Maxwell Survey A-188 in Caldwell County, Texas found situated thereon. I do hereby certify to Douglas Pitts and Shannon Pitts that this plat is a true and correct representation of a survey made on the basis of the title report, G.F. #045414F, and shown all observable evidence here are no encroachments, protrusions, conflicts nor any shortages shown hereon. The property shown lies in Flood Zone "X" according to the Flood Insurance Rate Map dated July 21, 1999. **THIS SURVEY IS FOR USE WITH THIS ONE set of prints containing the raised Surveyor's seal and an original "LIVE" copy of the title report.**



Field Book: d.c.	Drawn By: JLH BS
Job No. 042501	Drawing: 042501.dwg
Date: September 7, 2004	Word Disk: Begin 090104
Surveyed By: JLH JDB	Autocad Disk: Begin 090104

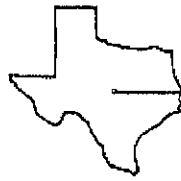


Claude Hinkle Surveyors

P. O. Box 1027
Lockhart, Texas 78644

(512) 398-2000

EXHIBIT M



Claude Hinkle Surveyors

All of a certain tract or parcel of land situated in Caldwell County, Texas and being a part of the Thomas Maxwell Survey A-188 and being also a part of a tract of land called 40 acres and conveyed to Donza Ruth Holmes by deed recorded in Volume 205 Page 577 of the Official Records of Caldwell County, Texas and further described in a Contract of Sale recorded in Volume 346 Page 663 of the Deed Records of Caldwell County, Texas and being more particularly described as follows:

BEGINNING at a $\frac{1}{2}$ " iron pin found in the North corner of the above mentioned Holmes tract and in the SW line of F.M. #1966 and in the apparent SE line of a tract of land conveyed to Richard L. Bailey Sr. et al by deed recorded in Volume 531 Page 100 of the said Official Records for the North corner this tract.

THENCE S 40 degrees 03 minutes 00 seconds E with the SW line of F.M. #1966 and the NE line of the said Holmes tract **50.00 feet** to a capped $\frac{1}{2}$ " iron pin set in the North corner of a 35' wide access easement described this date for the most Northerly East corner this tract.

THENCE S 49 degrees 57 minutes 00 seconds W entering the said Holmes tract and with the NW line of the above mentioned 35' wide access easement **35.00 feet** to a capped $\frac{1}{2}$ " iron pin set in the West corner of the said 35' wide access easement for a reentrant corner corner this tract.

THENCE N 40 degrees 03 minutes 00 seconds W 20.00 feet to a capped $\frac{1}{2}$ " iron pin set for an ell corner this tract.

THENCE S 49 degrees 57 minutes 00 seconds W 30 feet from and parallel to the NW line of the said Holmes tract **1373.06 feet** to a capped $\frac{1}{2}$ " iron pin set for an ell corner this tract.

THENCE S 05 degrees 05 minutes 03 seconds E 518.92 feet to a capped $\frac{1}{2}$ " iron pin set for an angle point this tract.

THENCE S 22 degrees 36 minutes 17 seconds E 248.07 feet to a capped $\frac{1}{2}$ " iron pin set in the SE line of the said Holmes tract and the apparent NW line of a tract of land called 49.448 acres and conveyed to Benjamin Archer et ux by deed recorded in Volume 329 Page 686 of the said Deed Records for the most Southerly East corner this tract.

THENCE with the monumented SE line of the said Holmes tract for the following two (2) courses:

(1) S 50 degrees 20 minutes 15 seconds W with the apparent NW line of the above mentioned 49.448 acre tract **105.27 feet** to a $\frac{1}{2}$ " iron pin found in the apparent West corner of the said 49.448 acre tract and the apparent North corner of a tract of land called 59.828 acres and conveyed to James W. Godwin by deed recorded in Volume 32 Page 573 of the said Official Records and further described in Volume 153 Page 578 of the Deed of Trust Records of Caldwell County, Texas for an angle point this tract.

(2) S 49 degrees 39 minutes 33 seconds W with the apparent NW line of the above mentioned Godwin tract **608.61 feet** to a $\frac{3}{4}$ " iron pin found in the South corner of the said Holmes tract and an apparent ell corner of the said Godwin tract for an ell corner this tract.

THENCE N 39 degrees 49 minutes 42 seconds W with the SW line of the said Holmes tract and the apparent NE line of the said Godwin tract and the apparent NE line of a tract of land designated as Second Tract called 120 acres and conveyed to Jocelyn Shannon Life Estate by deed recorded in Volume 256 Page 261 of the said Official Records **694.29 feet** to a $\frac{1}{2}$ " iron pin found in the West corner of the said Holmes tract and the apparent South corner of the above mentioned Bailey 40.00 acre tract and the apparent South corner of a tract of land called 2.999 acres and conveyed to Richard L. Bailey et ux by deed recorded in Volume 364 Page 423 of the said Official Records for the West corner this tract.

THENCE N 49 degrees 57 minutes 00 seconds E with the NW line of the said Holmes tract and the apparent SE line of the said Bailey 40.00 acre tract and partially along the SE line of the above mentioned 2.999 acre tract **2491.00 feet** to the place of beginning containing **14.950 acres** of land more or less.

I hereby certify that the foregoing field notes are a true and correct description of a survey made under my direct supervision on March 25, 2009 and revised on April 2, 2009. **THESE FIELD NOTES ARE CERTIFIED AND ITS CONTENTS GUARANTEED FOR USE WITH THIS ONE TRANSACTION ONLY DATED THIS DATE.** Only those prints containing the raised Surveyor's seal and an original "LIVE" signature should be considered official and relied upon by the user.

Jerry L. Hinkle, R.P.L.S. #5459

©Claude Hinkle Surveyors, 2003

P.O. Box 1027 - Lockhart, Texas 78644 - Phone (512) 398-2000 - Fax (512) 398-7683

EXHIBIT N

~~Exhibit E~~

Field Notes describing 2.999 acres of land, called 3.00 acres in a conveyance to Richard L. Bailey, et ux, Volume 476, Page 24, Deed Records, Thomas Maxwell Survey, A-188, Caldwell County, Texas and described by metes and bounds as follows:

Beginning at an iron pin found marking the south corner of the herein described 2.999 acre tract, the south corner of a tract called 40 acres in a conveyance to M. W. Bailey, Volume 379, Page 319, Deed Records;

Thence with the fenced southwest line of the called 40 acre tract, the southwest line of the called 3.00 acre tract N39-56'-00"W 313.07 feet to an iron pin found for the west corner of the herein described 2.999 acre tract;

Thence into the called 40 acre tract N49-55'-52"E 417.22 feet to an iron pin found marking the north corner of the herein described 2.999 acre tract;

Thence S39-37'-12"E at 283.10 feet an iron pin found marking the west corner of a 30 foot road easement described in Volume 476, Page 24, Deed Records, in all 313.10 feet to an iron pin found marking the east corner of the herein described 2.999 acre tract, the south corner of the called 30 foot road easement situated in the southeast line of the called 40 acre tract;

Thence with the fenced southeast line of the called 40 acres S49-56'-07"W 417.33 feet to the place of beginning and containing 2.999 acres of land. The orientation of the bearings is based on the deed call for the southwest line of the herein described 2.999 acre tract.

EXHIBIT O-1

Legal Description¹

A tract of land containing 13.5623 acres out of and part of the Thomas Maxwell Survey, Abstract No. 188, in Caldwell County, Texas, and being the residual of a called 40 acre tract as described in a Contract for Sale and recorded in Volume 364, Page 663, of the Caldwell County Deed Records, less and except that called 14.95 acre tract as conveyed to Richard Bailey as described in Clerk's Document# 091454 of the Official Records of Caldwell County, and less and except a called 11.346 acre tract as conveyed to Francisco Olivarez as described in Clerk's Document #118528 of the Official Records of Caldwell County, said 13.5623 acres being more particularly described by metes and bounds as follows;

COMMENCING at a ½" iron rod found in the southwest right-of-way of F.M. 1966 for the northeast corner of the 40 acre parent tract and for the north corner of the Bailey 14.95 acre tract;

THENCE S 39° 36' 54" E, along the F.M. 1966 right-of-way, a distance of 50.06 feet to a iron rod with a cap found for the most northeast corner of the herein described 13.5623 acre tract and for the POINT OF BEGINNING;

THENCE along the F. M. 1966 right-of-way the following two (2) courses,

1. S 40° 07' 04" E, a distance of 368.08 feet to the remains of a concrete right-of-way monument;
2. S 41° 07' 07" E, a distance of 211.10 feet to a calculated point in a water filled ditch for the southeast corner of this tract and the northeast corner of the Olivarez Tract, from which for reference, a ½" iron rod found for the southeast corner of the 40 acre parent tract and the Olivarez Tract bears S 40° 28' 57" E, a distance of 75.00 feet;

THENCE along the southeast property line of this herein described tract and the northwest property line of the Olivarez Tract the following three (3) courses;

1. S 59° 59' 21" W, a distance of 153.63 feet to a wood fence post set in concrete found for an angle point;
2. N 84° 37' 09" W, a distance of 310.60 feet to an iron rod with a cap found for an angle point;
3. S 50° 19' 43" W, a distance of 1,281.78 feet to a wood fence post set in concrete found in the northeast property line of the Bailey Tract for the southwest corner of this 13.5623 acre tract and the northwest corner of the Olivarez Tract;

THENCE N 05° 06' 25" W, a distance of 417.96 feet to an iron rod with a cap found for the northwest corner of this tract and an interior ell corner of the Bailey Tract;

THENCE N 49° 57' 00" E (Bearing basis used herein), a distance of 1,372.59 feet to a ½" iron rod found for an exterior ell corner of this tract;

THENCE S 40° 37' 49" E, a distance of 20.02 feet to an iron rod with a cap found for an interior ell corner of this tract;

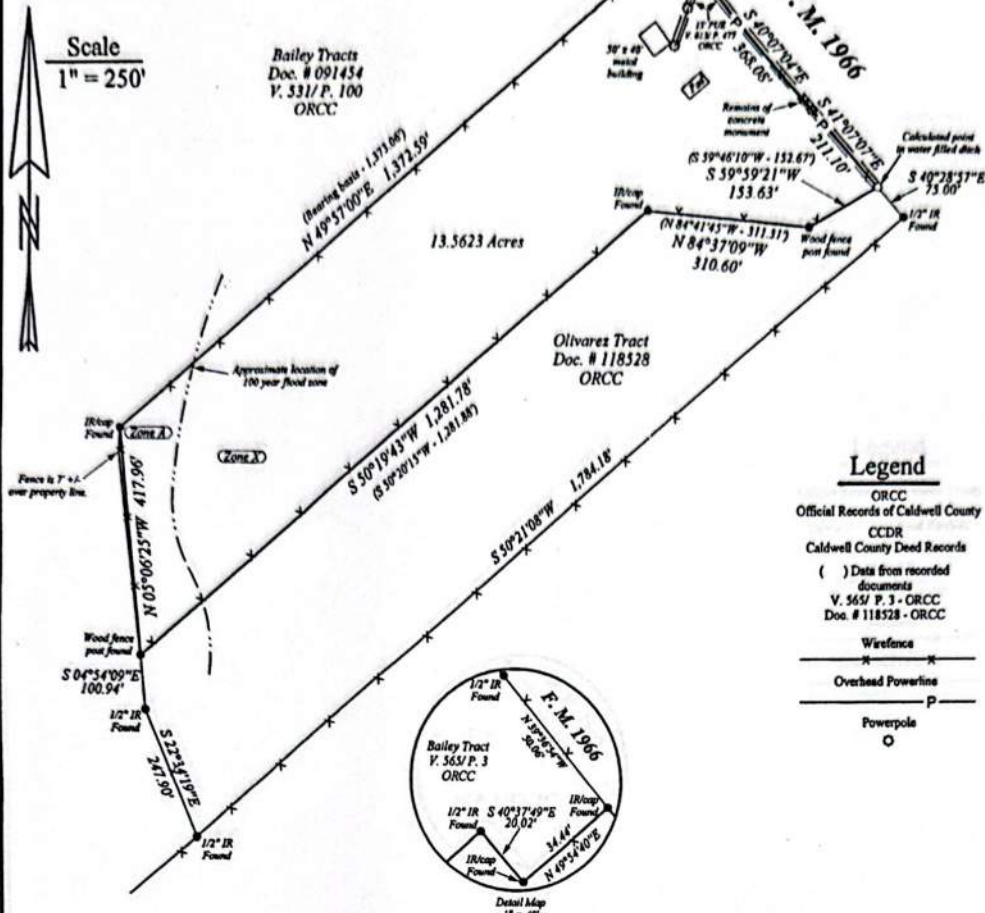
THENCE N 49° 54' 40" E, a distance of 34.44 feet to the POINT OF BEGINNING, containing 13.5623 acres.

EXHIBIT O-2

Exhibit B

Reference attached metes and bounds description marked Exhibit A

Thomas Maxwell Survey Abstract No. 188



Surveyor's Notes: This tract is subject to the documents recorded in Volume 338, Page 304, Volume 344, Page 387 and Volume 514, Page 176, CCDR. Volume 613, Page 477, ORCC, describes a 15' public utility easement along the existing powerlines of this tract. Fences are shown for graphic purposes and may meander along property lines slightly. The access easement as referenced in the title commitment for this transaction does not traverse this tract.

PLAT SHOWING SURVEY OF 13.5623 ACRES OUT OF AND PART OF THE THOMAS MAXWELL SURVEY, ABSTRACT NO. 188, IN CALDWELL COUNTY, TEXAS.

FOR: John Henry Garcia and Georgia Garcia DATE: April 26, 2016

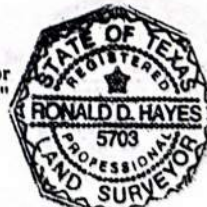
GF: 1603038-Flowers/ McDowell Abstract

ADDRESS: 1185 FM 1966, Maxwell, Texas.

The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon and is essentially correct and that there are no visible discrepancies, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown and that said property has access to a public road. Only those plats with a red surveyors seal and red signature shall be deemed reliable and authentic.

Ronald D. Hayes, Registered Professional Land Surveyor, No. 5703

According to the scaling of Map Panel 0100 E of the June 19, 2012 Insurance rate map for the County of Caldwell, Texas, the property described hereon is partially in the Zone "A" of the flood hazard area and determined to be partially inside the 100 year flood zone.



File # FM196601
Field Book # 80
Page # 53

HAYES SURVEYING
202 SUNFLOWER DRIVE
KYLE, TEXAS 78640
512-268-4813

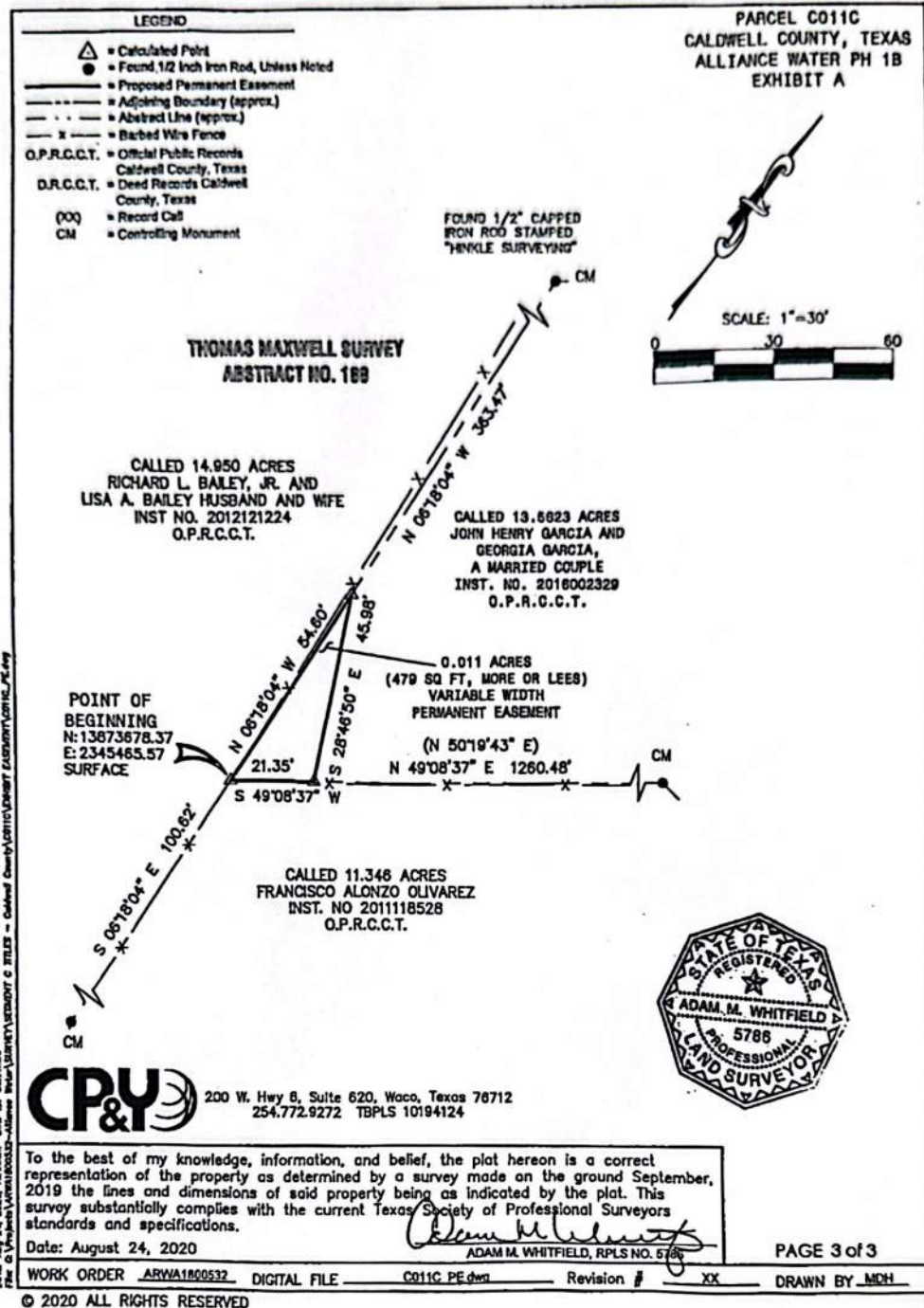


EXHIBIT P

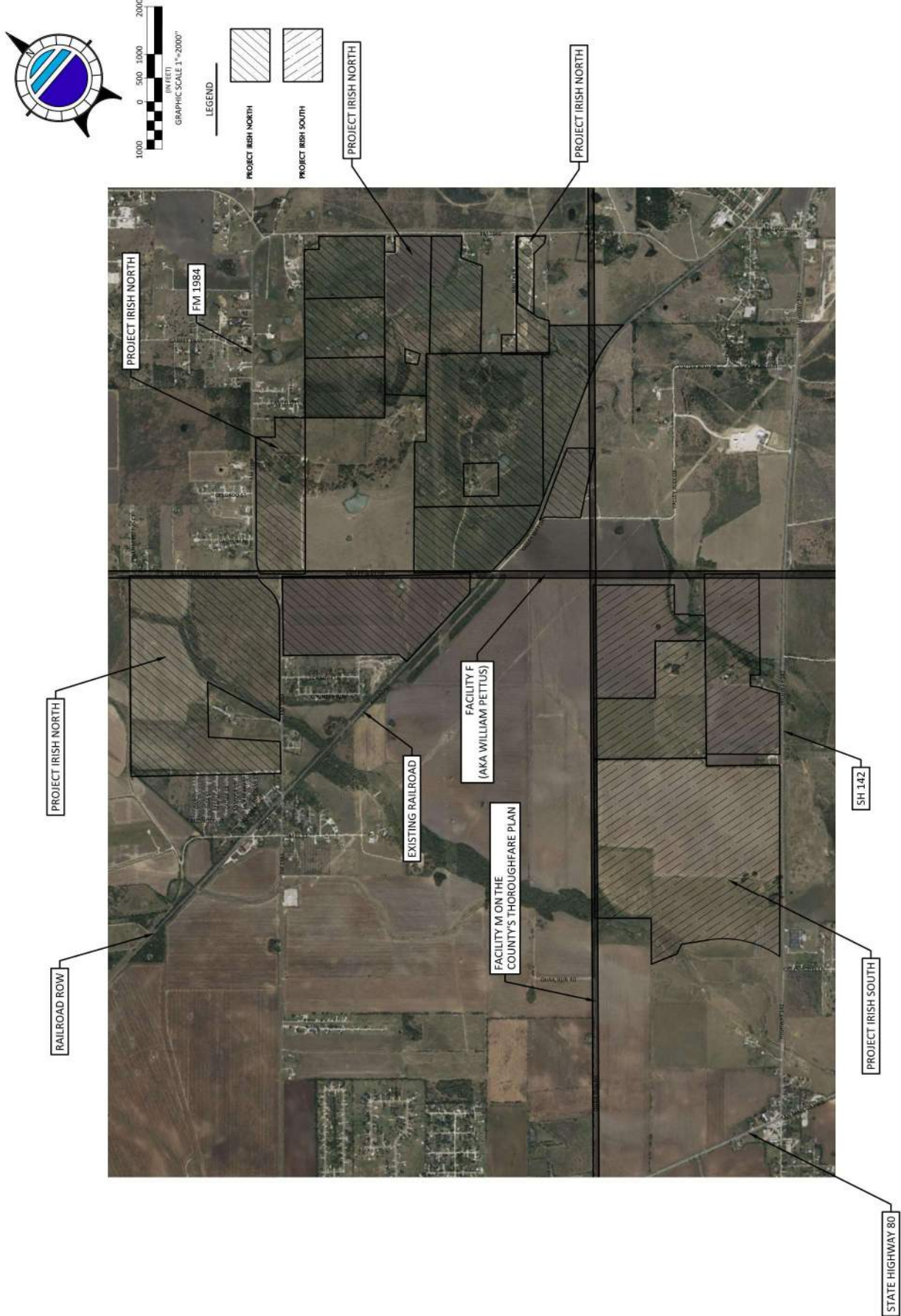


EXHIBIT Q

Approved Variances

Ordinance #	Current Code	Proposed Variance																					
A.3(B)	The minimum lot size for all lots in an Urban Subdivision is one quarter (1/4) acre. The minimum lot size does not apply to lots designated by plat note for landscaping, drainage detention, parks, open space, or other common community uses.	The minimum lot size for residential tracts shall be: - Townhomes:2,500 SF - Duplexes: 3,200 SF (per unit) - Single family detached: 4,400 SF																					
A.3.(F)	<table><tr><td><u>Road Type</u></td><td><u>Minimum</u></td><td><u>Building</u></td></tr><tr><td></td><td><u>LotFrontage</u></td><td><u>Set Backs</u></td></tr><tr><td>1.) Local Streets</td><td>70'</td><td>20'</td></tr><tr><td>2.) Minor Collectors</td><td>100'</td><td>25'</td></tr><tr><td>3.) Major Collectors</td><td>225'</td><td>30'</td></tr><tr><td>4.) Minor Arterials</td><td>300'</td><td>30'</td></tr><tr><td>5.) Major Arterials</td><td>375'</td><td>30'</td></tr></table>	<u>Road Type</u>	<u>Minimum</u>	<u>Building</u>		<u>LotFrontage</u>	<u>Set Backs</u>	1.) Local Streets	70'	20'	2.) Minor Collectors	100'	25'	3.) Major Collectors	225'	30'	4.) Minor Arterials	300'	30'	5.) Major Arterials	375'	30'	The minimum lot frontage for Local streets shall be: Townhomes: 25'. Duplexes: alternating 32' and 37' Single Family Detached: 40'
<u>Road Type</u>	<u>Minimum</u>	<u>Building</u>																					
	<u>LotFrontage</u>	<u>Set Backs</u>																					
1.) Local Streets	70'	20'																					
2.) Minor Collectors	100'	25'																					
3.) Major Collectors	225'	30'																					
4.) Minor Arterials	300'	30'																					
5.) Major Arterials	375'	30'																					
C.2.	<table><tr><td></td><td>Minimum Offset between Edges of Adjacent Driveways on the Same Side of Street</td></tr><tr><td>Local Street (Rural)</td><td>75'</td></tr><tr><td></td><td>25'</td></tr><tr><td></td><td>150'</td></tr><tr><td></td><td>300'</td></tr></table>		Minimum Offset between Edges of Adjacent Driveways on the Same Side of Street	Local Street (Rural)	75'		25'		150'		300'	The minimum offset between edges of adjacent driveways on the same side of street shall be 10' for Local streets with curb and gutter											
	Minimum Offset between Edges of Adjacent Driveways on the Same Side of Street																						
Local Street (Rural)	75'																						
	25'																						
	150'																						
	300'																						
C.2.(6)	driveways connecting to Local streets are to be located no closer to the corner of intersecting rights of way than 60 percent of parcel frontage or 50 feet, whichever is greater. Driveways connecting to all other street types are to be located no closer to the corner of intersecting rights-of-way than 60 percent of parcel frontage or 100 feet; whichever is greater.	Driveways connecting to Local streets are to be located no closer to the corner of intersecting rights of way than 25 feet. driveways connecting to all other street types are to be located no closer to the corner of intersecting rights-of-way than 50 feet.																					
Table B-1	Average Daily Traffic (one-way trips) Local Street: No more than 1000 Minor Collectors: 1001-2500	Average Daily Traffic (one-way trips) Local Street: No more than 1500 Minor Collectors: 1501-3000																					

Approved Variances Continued

Ordinance #	Current Code	Proposed Variance
4.3.B)	Proof of Texas Accessibility Standards (TAS) registration with the Texas Department of Licensing and Registration (TDLR) or proof of the projects exemption from TAS registration.	Confirmation of TAS registration will be provided prior to occupancy of buildings.
4.3.E)	If the site construction includes addition of or expansion structures that generate wastewater and is to be served by an on-site sewage facility (OSSF), the site construction application shall be accompanied by an OSSF application. Applications for the site construction and OSSF permits will be processed concurrently. In cases where the OSSF is existing and adequate to serve the planned improvements, a letter from the Director of Sanitation confirming the adequacy of the existing system to meet the demands of the planned improvements may be substituted.	A commercial OSSF design will be submitted prior to vertical construction of new buildings. No building will be connected to the new septic or occupied until the County Sanitarian has approved the OSSF design and its construction. Each site plan update that includes new buildings will be accompanied by updated sewage loading calculations to be approved by the County Sanitarian.
4.3.G)	An estimate of probable cost for all phases of proposed construction prepared by the architect or engineer bearing the signature and seal of the responsible professional	Not Required
4.3.J	Proof of potable water service in the form of 1) receipt for paid impact/ meter fees from the applicable water supplier, 2) water bill, OR 3) copy of drillers log for private water well. 4) an engineered or certified rainwater collection system.	Confirmation of water service capacity will be provided prior to occupancy of buildings.

EXHIBIT R

Sample Right-of-Way License Agreement

This Right-of-Way License Agreement (“Agreement”) is entered into on _____ between Caldwell County, Texas, a political subdivision of the State of Texas, (“Licensor”); and _____, a _____ company (“Licensee”). Capitalized used but not defined herein shall have the meaning given to them in the Development Agreement. This Agreement is made with reference to the following facts:

RECITALS

A. This License Agreement is intended to be incorporated by reference into a Development Agreement dated [November] [___], 2025 for Project Irish [North/South] between the Parties (the “Development Agreement”) relating to development and subdivision of real property located in Caldwell County (the “Project”). Said Development Agreement is also incorporated herein by reference; all references to exhibits shall refer to exhibits attached to that Development Agreement.

B. Licensor is or will be the owner of rights-of-way within the Project, as depicted on Exhibit B, and Licensee desires to construct certain improvements which will encroach upon and be located in the above-referenced rights-of-way.

C. Licensor is agreeable to permitting said encroachment upon the terms and conditions expressed herein and subject to the Development Agreement referenced herein.

AGREEMENT

In consideration of the foregoing, and subject to the terms and conditions set forth herein below, the parties agree as follows:

1. Grant. Licensor hereby grants to Licensee, subject to the terms and conditions contained herein, the right to construct, maintain and install the following described improvements on the following described public right-of-way owned by Licensor:

All non-standard improvements within all rights-of-way in the Project, including but not limited to sidewalks, landscaping, and street illumination.

2. Consideration. The license herein granted is expressly made part of and in consideration for the terms and conditions of the Development Agreement.

3. Construction and Maintenance Expenses. Licensee shall bear the cost and expense of constructing, reconstructing and maintaining the improvements described above. Licensee further agrees that all work upon or in connection with said improvements shall be done at such times and in such manner as is approved by Licensor and shall be done in accordance with plans and specifications approved by Licensor and subject to all permits required by Licensor pursuant to state or local law or regulation.

a. Licensee shall not modify or in any fashion change the improvements, once constructed, without the written permission of Licensor.

b. Licensee agrees to construct said improvements in a workmanlike fashion and to at all times maintain said improvements and the portions of Licensor’s right of way on which the improvements are constructed in a good and sound condition and in a condition that remains aesthetically and visually pleasing and reasonably acceptable to the Licensor. If Licensee fails to maintain said improvements in good and sound

condition, in the sole determination of Licensor, Licensee hereby grants to Licensor the right to either remove said improvements or to maintain them, at Licensor's option. If Licensor is required to remove and/or maintain said improvements, Licensee agrees to reimburse Licensor for the cost thereof and for any costs necessary to return said right of way of Licensor to the condition existing before the execution of this Agreement within 30 days after the mailing to Licensee of an invoice for said costs by Licensor. If such invoice is not so paid, the remaining balance shall accrue interest at the rate of 10% per year until paid. Furthermore, if said invoice is not so paid, Licensee agrees to permit Licensor to impose a lien upon the real property described in Exhibit A without notice to Licensee.

4. Removal of Improvements. Licensee expressly acknowledges that the improvements covered by this agreement are being allowed to be constructed in a public right-of-way and that, from time to time, said right-of-way will require improvement, relocation, destruction and/or removal. In the event of said events occurring, Licensee expressly consents to the Licensor removing and/or replacing said improvements, at the unfettered and complete discretion of Licensor, and Licensee further agrees to effect the removal and replacements at its cost within sixty (60) days of receipt of written notice to do so from Licensor. In the event that Licensee declines to effect said removal and/or replacement, Licensee grants to Licensor the right to remove and/or replace said improvements and the cost thereof shall be paid in accordance with the paragraph 3 above.

a. Licensee hereby waives any/or all claims against Licensor for any and all damage or injury done to the real property described in Exhibit A, rights-of-way, and/or the structures and/or any personal property located thereon caused as a result of the removal and/or replacement described in the immediately preceding paragraph, and to the extent permitted by law, Licensee indemnifies and holds Licensor harmless for any and all such damages or injuries, irrespective of the passive or active negligence of Licensor.

b. Upon removal of said improvements and any repair or restoration of Licensor's property required by this Agreement and/or payment of costs of said repair, restoration and/or removal, all as provided for under this Agreement, and to the satisfaction of Licensor, Licensor shall provide Licensee with a recordable Certificate of Release.

5. Indemnification and Hold Harmless.

a. Licensee shall assume all risks of damage to the improvements and any appurtenances thereto and to any other property of Licensee, any property under the control of Licensee while upon or near Licensor's right-of-way described at paragraph 1 (including damage to such Licensor property caused by Licensee).

b. To the extent permitted by law, Licensee further agrees to indemnify and hold harmless Licensor, its officers, employees, agents, successors, and assigns, harmless from any and all claims, liabilities, damages, costs, including attorney's fees, loss or damage to property whether owned by Licensor, Licensee and/or third parties to this Agreement, and/or injury to or death of any person arising out of failure of Licensee to comply with any current or prospective laws, or the construction, maintenance, removal, replacement, rehabilitation, repair, or the location of the improvements or out of Licensee's activities on Licensor's right-of-way described hereinabove.

6. Insurance. Licensee, at its sole cost, shall maintain general liability and property damage insurance in the amount of \$1 million combined single limit for bodily injury and property damage, or such other amount as is determined sufficient by the Commissioners Court or Director of Sanitation, with insurers which are acceptable to Licensor, insuring against all liability of Licensee and its authorized representatives arising out of and in connection with Licensee's use or occupancy of Licensor's property pursuant to this Agreement.

All general liability insurance and property damage insurance shall insure performance by Licensee of the indemnity provisions of this Agreement. Licensor shall be named as an Additional Insured, and the policy shall contain cross-liability and primary insurance endorsements.

Each policy, or a certificate of the policy, shall be deposited with Licensor at the commencement of the term of this Agreement, and on renewal of the policy not less than twenty (20) days before expiration of the term of the policy. Licensee shall provide evidence of said insurance.

Licensee shall provide Licensor with notice of cancellation or termination of the insurance at least thirty (30) days in advance of cancellation or termination. Licensee shall continuously maintain the insurance required by this Agreement until Licensor issues its Certificate of Release pursuant to Paragraph 4 hereof.

7. Term. This agreement and the rights granted hereunder may be terminated by Licensor upon giving written notice to Licensee at least ninety (90) days prior to the termination.

a. Should Licensee, its successors and assigns, at any time abandon the use of the property described on Exhibit A or any part thereof, or fail at any time to use the same for the purpose for which development of said property was approved for a continuous period of ninety (90) days, the rights and obligations hereby created shall cease to the extent of the use so abandoned and/or discontinued, and Licensor shall have the right to declare this Agreement terminated to the extent of the use so abandoned or discontinued.

b. Upon termination of the rights and privileges hereby granted, Licensee, at its own cost and expense, agrees to remove said improvements for which this license is granted and to return the right-of-way to the condition it was in prior to the execution of this License. Should Licensee in such event fail, neglect, or refuse to remove said improvement or return the right-of-way to such condition, such removal and restoration may be performed by Licensor at the expense of Licensee, which expense, including any attorney's fees, Licensee agrees to pay upon demand and, if not so paid, said expenses shall be paid in accordance with paragraph 3(b), above.

8. Notices. Any and all notices and demands required or permitted to be given hereunder, shall be in writing and shall be served either personally or by certified mail, return receipt requested, to the following addresses:

To County: Caldwell County Judge
110 South Main St.
Rm. 101
Lockhart, TX 78644

With copy to: Director of Sanitation
1700 FM 2720
Lockhart, Texas 78644

To Licensee:

9. Waiver. The waiver by Licensor of any breach or any term, covenant, or condition herein shall not be deemed to be a waiver of such term, covenant, condition or any subsequent breach of the same, or any other term, covenant or condition herein contained.

10. Authority of Parties. Each individual executing this agreement in behalf of a corporation or other private entity shall represent and warrant that he/she is duly authorized to execute this agreement on behalf of the corporation and/or entity, in accordance with the duly adopted resolution of the Board of Directors of such

corporation, and/or entity, a copy of said resolution shall be provided to Licensor, along with the executed original of this agreement.

11. Attorney's Fees. In the event that either party is required to bring an action to enforce or interpret terms and conditions of this agreement, the prevailing party shall be entitled to payment of its attorney's fees, as well as expert witness fees.

12. Assigns and Successors. This agreement shall inure to the benefit and be binding upon each party's assigns and successors, and it is the intent of the parties that this license and its terms and conditions shall run with the land and be binding upon all successors in interest to the real property described in Exhibit A attached hereto.

IN WITNESS THEREOF, the parties have executed this agreement on the ____ day of _____, 20__.

LICENSOR:

LICENSEE:

Hoppy Haden
Caldwell County Judge

By: _____
Title: _____

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Subdivision
Subject:	To discuss and take possible action regarding the Development Agreement for Earthship Corporation concerning Project Irish South.
Costs:	\$0.00
Agenda Speakers:	Commissioner Theriot/Kasi Miles
Backup Materials:	Attached
Total # of Pages:	27

DEVELOPMENT AGREEMENT

This Development Agreement (the “Agreement”) is by and between **Caldwell County**, a political subdivision of the state of Texas (the “County”) and **Earthship Corporation** a Delaware Corporation (the “Developer”). Individually a “Party” and collectively, the “Parties”.

WHEREAS, Developer has a contracts to purchase approximately (a) 87.05-acres of real property, which is more particularly described in **Exhibit A** attached hereto; (b) 358.23-acres of real property, which is more particularly described in **Exhibit B** attached hereto; (c) 98.81-acres of real property, which is more particularly described in **Exhibit C** attached hereto; and (d) 111.57-acres of real property, which is more particularly described in **Exhibit D** attached hereto; (collectively known as the “Property”); and

WHEREAS, Developer desires to develop the Property as generally depicted on the concept plan attached hereto as **Exhibit E** (the “Concept Plan”); and

WHEREAS, the Parties desire that the Project (as such term is defined in Section 1.a.) be designed, engineered and constructed pursuant to the terms and conditions stated herein to be known as “Project Irish South”; and

WHEREAS, the Project is anticipated to comprise industrial, research, and development facilities supporting the production, testing, and commercialization of advanced hardware technologies. The Project is intended to accommodate a range of enterprises engaged in technology development and manufacturing, with a potential emphasis on industries such as robotics, medical technology, energy, aerospace, and other emerging fields; and

WHEREAS, Project Irish South is further intended to include shared utilities, logistics, and workforce facilities, as well as limited residential and community-serving components to support individuals and organizations conducting activities within the project. These improvements are designed to promote economic development, job creation, and sustainable growth within Caldwell County by fostering an integrated environment for innovation, manufacturing, and applied research; and

WHEREAS, Project Irish South encompasses and is adjacent to multiple roadway projects delineated on Caldwell County’s 2024 Transportation Plan; and

WHEREAS, both Parties desire orderly development of Caldwell County’s infrastructure; and

WHEREAS, this Agreement delineates the conditions for Project Irish South under which variances to the technical requirements of the Caldwell County Development Ordinance (the “Ordinance”) will be granted in exchange for a mutually agreeable alternate standard that meets the intent of the Ordinance and is in the interest of both parties.

NOW, THEREFORE, for and in consideration of the promises and mutual agreements set forth herein, the Parties agree as follows:

1. General Terms and Conditions

- a. The “Project” is defined as development of the Property as generally depicted on the Concept Plan, including all related construction, drainage, detention, and other improvements to be constructed or implemented on the Property. Minor amendments to the Concept Plan that preserve the overall intent, impervious cover restriction(s), and other conditions of this Agreement may be approved by County staff. Amendments to the Concept Plan, other than such minor amendments as described above, are subject to approval by the Caldwell County Commissioners Court (the “Commissioners Court”).

- b. Additional Property may be added to the Project, and become subject to this Agreement (including without limitation the uses and the variances approved in **Exhibit F**), only upon the execution of a written amendment to this Agreement by the Parties (any such property, the “Additional Property”). Developer will submit an update to the Concept Plan incorporating the Additional Property with any request for such an amendment. Upon execution of such an amendment, the updated Concept Plan will replace the original Concept Plan attached hereto as **Exhibit E** for purposes of this Agreement. In the event that changes to the development of the Additional Property become necessary after execution of an amendment making it subject to this Agreement, the Concept Plan may be modified as otherwise provided herein, and any proposed or requested waivers or variances from the County’s standards or technical requirements not covered by this Agreement shall be addressed in accordance with Section 3. The term “Additional Property” shall only include property that is adjacent to or across a road or other transportation right-of-way from the Property.
- c. The benefit to the Parties set forth in this Agreement which exceed the minimum requirements of State law and the Ordinance are good and valuable consideration for this Agreement, the sufficiency of which is hereby acknowledged by all Parties.
- d. The Project shall be developed in accordance with the regulations, ordinances and other requirements of the County in effect as of the Effective Date (as such term is defined in Section 16). No subsequent regulations, ordinances or other requirements may be imposed upon Developer, the Project, the Property or the Additional Property without the express written consent of Developer. Should Developer elect to comply with a subsequently adopted regulation, ordinance or other requirement of the County, such election shall not constitute or result in modification, amendment or waiver of Developer’s right to develop the Project in accordance with the rules, ordinances or other requirements in effect as of the Effective Date. The Parties agree that the foregoing shall not apply to regulations, ordinances or other requirements that are: (1) adopted to modify the County’s procedures for processing of development permits (including increases in any fees) and other applications in compliance with applicable Texas law; (2) adopted to prevent imminent destruction of property or injury to persons from flooding that are effective only within a flood plain established by a federal flood control program and enacted to prevent the flooding of buildings intended for public occupancy (3) adopted to prevent the imminent destruction of property or injury to persons, if the regulations do not affect landscaping or tree preservation, open space or park dedication, lot size, lot dimensions, lot coverage, building size, residential or commercial density, or the timing of a project, or change development permitted by a restrictive covenant required by the County; or (4) mandated by State or Federal laws, rules, regulations, or administrative procedures.
- e. Upon execution, this Agreement constitutes a permit under Chapter 245 of the Texas Local Government Code.

2. **Developer Obligations**

- a. Developer and County agree that subsequent development of the Project, if in phases, shall comply with all Caldwell County rules regulating subdivision of real property, development, and construction in effect as of the Effective Date, subject to paragraph 3 below.
- b. This Agreement shall take the place of and satisfy any requirement for a Phased Development Agreement under the Ordinance.

- c. Portions of the 2024 Caldwell County Transportation Plan (“Transportation Plan”) that impact the Project may be amended with the consent of both Parties. All amendments must be in writing.
- d. Transportation Plan Cooperation.
 - i. The Developer agrees to donate to the County at no cost, all rights-of-way required for construction of roadways depicted on the Concept Plan and the Transportation Plan as Facility F (aka William Pettus) and Facility M per approved schematic design of such roadways. Donation of rights-of-way for roadways on the Transportation Plan may be made by separate instrument OR by dedication by final plat.
 - ii. The County shall fund engineering design and environmental clearance (if applicable) for such rights-of-way. Notwithstanding the foregoing, should the Developer desire to proceed with development adjacent to a thoroughfare depicted on the County’s Transportation Plan prior to the County completing a schematic design for that thoroughfare, the Developer may, at Developer’s expense, have their engineer prepare a schematic for the thoroughfare subject to review and approval by the County, approval of which shall not be unreasonably withheld or delayed.
 - iii. If the Developer desires to develop land adjacent to Facility M prior to County construction of said facility, the Developer and County shall enter into a Roadway Donation Agreement for construction of Facility M describing the schedule, phasing, and funding of Facility M. The Developer’s contribution to construction of Facility M shall not exceed two lanes of the ultimate roadway section unless a traffic impact assessment demonstrates that anticipated traffic from the Project requires additional lanes.
- e. Subdivision and Platting.
 - i. The Project may submit multiple preliminary plats. Each preliminary plat shall comply with the overall Concept Plan and Caldwell County’s 2024 Transportation Plan (as amended per Item 2.c above). Each preliminary plat may subdivide Legal Tracts (as defined in the Ordinance) provided, however, that any remainder tracts are Legal Lots OR are included in an accompanying preliminary plat for the adjacent land.
 - ii. Subdivision of the Project shall comply with the Ordinance as modified by this Agreement and subject to the County’s adopted fee schedule, as modified from time-to-time.
 - iii. Developer shall be solely responsible for construction of all roadways that are required for subdivision of the Property except as described in Item 2.d above or as mutually agreed in writing. Notwithstanding the foregoing, both Parties may enter into Roadway Donation Agreements, as approved by the Commissioners Court, to phase roadway construction not described in Item 2.d as may be mutually beneficial.
- f. San Marcos Airport Zoning. Developer acknowledges that the City of San Marcos has adopted an Airport Zoning Ordinance. This Airport Zoning Ordinance overlays much of the Project and the Developer agrees to comply with the San Marcos Airport Zoning as of the Effective Date of this Agreement. Notwithstanding the foregoing, the Developer may apply for changes to or variances to the Airport Zoning Ordinance and, if approved, those change and / or variances shall apply.

g. Summary of Land Use.

Single Family Residential	Not to Exceed 30% of the total land area
Multifamily (including condominium-style Single Family Residential)	45-acres (maximum)
Retail / Commercial	75-acres (maximum)
Manufacturing, Industrial, and Commercial Uses	All portions not described above.

h. Site Plan Development (all uses other than Single Family Residential “SFR”).

i. Unless another entity having jurisdiction has adopted a fire code, all non-SFR portions of the Project shall comply with the International Fire Code 2018 unless a different applicable fire protection standard is mutually agreed to in writing by the Parties.

ii. Each non-SFR phase of the Project shall submit to Caldwell County for approval an initial site development plan that include access roads, master detention, and initial construction plans for the relevant phase.

iii. Furthermore, the Developer may submit revisions to an initial site plan to the County from time-to-time, as needed to accurately reflect additional construction updates to the development plan of each phase, the approval or denial of which will occur within no more than 12 business days. Additional construction updates shall be approved provided that the total project impervious cover with the additional construction remains below the impervious cover limits provided for in the initial detention pond design. If the update includes more impervious cover than provided in the initial detention pond design and modifications to the pond are required, the approval timeline will follow the normal submittal and review timelines outlined in the Ordinance applicable to this Project.

iv. Developer shall compensate the County for Site Plan Development review as follows:

- Initial Submittal of a Site Development Plan for each Phase: \$20,000 plus reimbursement of County consultant cost for review.

- Each update of a previously approved Site Development Plan: \$3,000 plus reimbursement of County consultant cost for review.

g. Single Family Residential.

i. Developer will implement, at a minimum, Deed Restrictions and/or Restrictive Covenants that encumber any SFR lot, tract, or parcel, to include the following terms and conditions:

Construction will specifically excluding mobile homes, manufactured homes, and recreational vehicles. Any such deed restriction or restrictive covenant shall not be construed to preclude the use of prefabricated structures (including mobile homes) for temporary residential use prior to conducting district elections (if a municipal utility district or similar district is created); provided that if such elections do not occur within 5 years of the placement of such structures or mobile homes the same shall be removed, or for temporary construction office use.

ii. The deed restrictions shall include the following Dark Sky provision:

“Any light fixture used for exterior illumination must be fully shielded, pointed downward, and placed in a manner so that the light source is not directly visible from any other properties or

public roadways. In order to reduce glare and light trespass into neighboring lands and to reduce negative impacts to wildlife, exterior illumination shall be restricted to light sources with a Correlated Color Temperature of 2,700K or less. As used herein, “Fully Shielded” means no direct uplight (i.e., no light emitted above the horizontal plane running through the lowest point on the fixture where light is emitted). The use of streetlights should be held to a minimum. The use of reflective surfaces should always be considered as an alternative to streetlights.”

iii. Parks and Open Space.

- Pocket parks. Pocket parks shall be a minimum of one-half (0.5) acres, placed in proximity to single family residential lots with a minimum of one pocket park for every 350 single family lots. Each pocket park shall be developed at the same time as the adjacent single family lots.
- Trails and Open Space. To the extent practical SFR portions of the the Project will include usable open space adjacent to floodplains and open swale drainage and include trails. Efforts will be made to connect trials to other existing trails and comply with regional trail plans.

iv. Residential lot sizes shall comply with **Exhibit F**. Single Family Residential for the purpose of this Agreement shall include single family homes, duplexes, and townhomes.

v. Parking for residential units within the Project will be subject to the following requirements:

- (1) All single-family detached and duplex homes shall provide a 2-car garage for each home.
- (2) All single-family detached and duplex home driveways shall be a minimum of twenty feet (20') in depth as measured from the right-of-way and sixteen feet (16') in width.
- (3) All single-family attached residential units (excluding duplexes) shall provide a minimum of 2 off-street parking spaces. A single-family attached residential unit containing more than 2 bedrooms must provide a minimum of 3 off-street parking spaces. In addition, 1 off-street parking space shall be provided for every 7 single-family attached residential units (excluding duplexes) within the Project.
- (4) If a residential unit has a driveway, the driveway will be considered off-street parking space. If a residential unit has a driveway meeting the requirements of Section 2(g)(2), the driveway will be considered to provide 2 off-street parking spaces. Driveways larger than those meeting the requirements of Section 2(g)(2) may provide more than 2 off-street parking spaces. If a residential unit has a garage, the number of spaces provided in the garage will apply to the number of off-street parking spaces required.
- (5) Property owners associations or district will be responsible for enforcement of off-street parking.

vi. All single-family detached homes shall have at least one tree in the front and rear yard. The Multifamily Tract shall have at least one tree planted for every 40ft adjacent to the right-of-way and a minimum of 15 bushes/shrubs. Developer shall record deed restrictions applicable to each lot owner that encourage drought-tolerant landscaping. Developer agrees that residents within the Property shall be subject to the water conservation and drought contingency plan requirements of the water-service provider to the Property.

- vii. Residential structures shall have a minimum 30-foot building setback from hydrocarbon-carrying pipeline easements. For the purposes of this Agreement, natural gas distribution lines are not considered a hydrocarbon-carrying pipeline.
- viii. The water system serving single family residential development within the Project shall be designed to provide, at a minimum, fire protection water flow of 1,000 gallons per minute for 30 minutes. Fire hydrants will be installed no farther than 500-foot hose lay length along all streets.
- h. Any and all open space, sidewalks, trails, parks, street lighting, storm sewers, and detention facilities constructed by Developer shall be dedicated and maintained by a municipal utility district (or similar) or a property owners association established for the purpose of owning and managing the common land or amenities. Open space areas may include drainage and detention facilities, irrigation facilities and other facilities owned and operated by a district or another utility service provider within the Project.
- i. The district or an owners association shall execute one or more license agreements, in substantially the same form provided on **Exhibit G**, attached hereto, to maintain all non-standard improvements within the rights-of-way.
- j. Developer shall reimburse County for costs incurred in the County Engineer's review of this Agreement plus any duly adopted fee the County has adopted for review and approval of a development agreement within forty-five (45) days of receiving notice of such cost.
- k. Developer and County agree that subsequent development of the Project, if in phases, shall comply with all Caldwell County rules regulating subdivision of real property, development, and construction in effect as of the Effective Date, subject to paragraph 3 below.

3. County Obligations

County agrees to permit development and construction of the Project in accordance with the Ordinance in effect as of the Effective Date with the proposed variances contained in **Exhibit F**, and in accordance with the terms contained herein. Any other proposed or requested waiver or variance from the County's standards or technical requirements shall be subject to the administration and procedures of the Ordinance in effect as of the Effective Date (subject to paragraph 1.d above).

- 4. Actions Performable.** The County and the Developer agree that all actions to be performed under this Agreement are performable in Caldwell County, Texas.
- 5. Default.** Notwithstanding anything herein to the contrary, no Party shall be deemed to be in default hereunder until the passage of thirty (30) calendar days after receipt by such Party of notice of default from the other Party. Upon the passage of thirty (30) calendar days without cure of the default, such Party shall be deemed to have defaulted for purposes of this Agreement. If any Party defaults under this Agreement and fails to cure the default within the applicable cure period, the non-defaulting Party will have all rights and remedies available under this Agreement and applicable law, including the right to institute legal action to cure any default, to enjoin any threatened or attempted violation of this Agreement or to enforce the defaulting Party's obligations under this Agreement by specific performance or writ of mandamus.
- 6. Governing Law and Venue.** The Parties agree that this Agreement has been made under the laws of the State of Texas in effect on the Effective Date and that any interpretation of this Agreement at a future date shall be made under the laws of the State of Texas. Venue for any matter with

respect to this Agreement shall be brought in the State Courts sitting in Caldwell County, Texas, or the Federal Courts in the Western District of Texas.

7. **Changes in writing.** Any changes or additions or alterations to this Agreement must be agreed to in writing with signatures of all Parties.
8. **Severability.** If a provision hereof shall be finally declared void or illegal by any court or administrative agency having jurisdiction, the entire Agreement shall not be void, but the remaining provisions shall continue in effect as nearly as possible in accordance with the original intent of the parties.
9. **Complete Agreement.** This Agreement represents a complete agreement of the parties and supersedes all prior written and oral negotiations, correspondence and agreements related to the subject matter of this Agreement. Any amendment to this Agreement must be in writing and signed by all parties.
10. **Exhibits.** All exhibits attached to this Agreement are incorporated by reference and expressly made part of this Agreement as if copied verbatim.
11. **Notice.** All notices, requests or other communications required or permitted by this Agreement shall be in writing and shall be sent by (i) email transmission, to the party to whom notice is given at the email address for such party set forth below, (ii) by overnight courier or hand delivery, or (iii) certified mail, postage prepaid, return receipt requested, and addressed to the parties at the following addresses:

To County: Caldwell County Judge
110 S. Main St., Rm. 101
Lockhart, TX 78644

With copy to:
Caldwell County Director of Sanitation
1700 FM 2720
Lockhart, Texas 78644

To Developer: Attn: Merle Nye

Earthship Corporation
1309 Westwood Rd
Lockhart, Texas 78644

12. **Force Majeure.** Developer and the County agree that neither party shall be deemed in default of this Agreement to the extent that any delay or failure in performance of its obligations hereunder results from a force majeure event such as natural disaster or calamity, fire, flood, act of God, war, riot, terrorist acts, insurrection, civil disturbances, exercise of governmental authority, national or regional emergencies or disasters, epidemic, pandemic strike, or other unforeseeable circumstances beyond such party's reasonable control.
13. **Assignment.** Except as expressly provided herein, this Agreement may not be assigned by the Developer or the Owner without the written consent of the Commissioners Court, not to be unreasonably withheld. Developer may assign (in whole or in part) this Agreement, and the rights and obligations of Developer hereunder, to a subsequent purchaser of all or a portion of the Property provided that the assignee assumes all of the obligations hereunder with respect to the portion of

the Property acquired by the assignee and such assignee has reasonably demonstrated to the Commissioners Court that it is financially capable of performing its obligations hereunder. Any such assignment must be in writing, specifically describe the portion of the Property to which it applies, set forth the assigned rights and obligations, and be executed by the proposed assignee. A copy of the assignment must be delivered to the County and recorded in the real property records as may be required by applicable law. Upon any such assignment, the assignor will be released of any further obligations under this Agreement as to the applicable Property occurring after the date of such assignment unless the Developer retains any obligations pursuant to such assignment.

14. **Signature Warranty Clause.** The signatories to this Agreement represent and warrant that they have the authority to execute this Agreement on behalf of the County and Developer, respectively.
15. **Multiple Counterparts.** This Agreement may be executed in several counterparts, all of which taken together shall constitute one single agreement between the parties.
16. **Agreement Binds Successors and Runs with the Land.** This Agreement shall bind and inure to the benefit of the Parties, their successors and assigns. **This agreement shall become binding upon the land included immediately upon acquisition of each tract by the Developer.** The terms of this Agreement shall constitute covenants running with the land comprising the Property and shall be binding on and benefit all developers of the Property. This Agreement will be effective on its recording by the Developer, at the Developer's cost, in the Official Public Records of Caldwell County, Texas (such date, the "Effective Date").
17. **Approvals.** Notwithstanding any approval by the County of any plans, plots, specifications or other matters related to the Project, the Developer shall be solely responsible for assuring that all such plans, plots, specifications and other matters conform strictly in accordance with all applicable Caldwell County ordinances and standards (except to the extent of any variance specifically granted herein).
18. **Joint and Several.** Each of the Developer and Owner agrees to be joint and severally liable for the obligations of each of them under this Agreement

[Signature Pages to Follow}

IN WITNESS THEREOF, the parties have executed this agreement on the _____ day of _____, 2025.

COUNTY:

Hoppy Haden
Caldwell County Judge

The State of Texas,
County of Caldwell,

Before me _____ on this day personally appeared Hoppy Haden, 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 consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, A.D., 2025.

Name: _____
Notary Public

DEVELOPER:

By: _____
Title: _____

The State of Texas,
County of Caldwell,

Before me _____ on this day personally appeared _____,
proved to me through _____ 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
consideration therein expressed.

Given under my hand and seal of office this ____ day of _____, A.D., 2025.

Name: _____
Notary Public

EXHIBIT A

TRACT 13

LEGAL DESCRIPTION: BEING 87.049 ACRES OF LAND OUT OF THE WILLIAM PETTUS SURVEY, ABSTRACT NO. 21 IN CALDWELL COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 87.92 ACRE TRACT DESCRIBED DOC. #113576 OF SAID OFFICIAL PUBLIC RECORDS; SAID 87.049 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JULY AND AUGUST 2021 AND MARCH 2024:

BEGINNING AT A 1/2" IRON ROD WITH CAP FOUND IN THE NORTHWEST LINE OF THAT CERTAIN 111.57 ACRE TRACT DESCRIBED VOLUME 504, PAGE 634 OF DEED RECORDS OF SAID CALDWELL COUNTY, TEXAS FOR THE EAST CORNER OF THAT CERTAIN 98.88 ACRE TRACT DESCRIBED DOC. #122695 OF SAID OFFICIAL PUBLIC RECORDS AND THE SOUTH CORNER HEREOF;

THENCE ALONG THE NORTH LINE OF SAID 98.88 ACRE TRACT, THE FOLLOWING 3 COURSES:

1. NORTH 42°08'14" WEST A DISTANCE OF 1065.12 FEET TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND;
2. SOUTH 48°39'23" WEST A DISTANCE OF 1129.13 FEET TO A 2" PIPE FENCE CORNER POST FOUND;
3. NORTH 42°20'45" WEST A DISTANCE OF 1258.12 FEET TO A 1/2" IRON ROD WITH CAP AT A FENCE CORNER POST FOUND IN THE SOUTHEAST LINE OF THAT CERTAIN 660.503 ACRE TRACT DESCRIBED DOC. #2021-008765 OF SAID OFFICIAL PUBLIC RECORDS FOR THE NORTH CORNER OF SAID 98.88 ACRE TRACT AND THE WEST CORNER HEREOF;

THENCE ALONG THE SOUTH LINE OF SAID 660.503 ACRE TRACT, THE FOLLOWING 4 COURSES:

1. NORTH 48°40'02" EAST A DISTANCE OF 2351.33 FEET TO A 1/2" IRON ROD WITH CAP FOUND;
2. SOUTH 40°59'41" EAST A DISTANCE OF 1677.44 FEET TO A 1/2" IRON ROD WITH CAP FOUND
3. SOUTH 48°39'23" WEST A DISTANCE OF 616.82 FEET TO A 1/2" IRON ROD WITH CAP FOUND;
4. SOUTH 41°02'15" EAST A DISTANCE OF 322.10 FEET TO A 1/2" IRON ROD WITH CAP FOUND FOR THE WEST CORNER OF THAT CERTAIN 143.444 ACRE TRACT DESCRIBED DOC. #2022-005483 OF SAID OFFICIAL PUBLIC RECORDS, A CORNER OF SAID 660.503 ACRE TRACT, THE NORTH CORNER OF A 21'X330' STRIP DESCRIBED IN VOLUME 229, PAGE 224 OF SAID DEED RECORDS AND A CORNER HEREOF;

THENCE ALONG THE WEST LINES OF SAID STRIP, THE FOLLOWING 2 COURSES:

1. SOUTH 48°21'07" WEST A DISTANCE OF 21.00 FEET TO A CALCULATED POINT;
2. SOUTH 40°43'34" EAST A DISTANCE OF 320.32 FEET TO A CALCULATED POINT IN THE NORTHWEST LINE OF SAID 111.57 ACRE TRACT FOR A CORNER OF SAID STRIP AND THE EAST CORNER HEREOF AND FROM WHICH A 1/2" IRON ROD WITH CAP FOUND BEARS NORTH 48°38'36" EAST A DISTANCE OF 21.0 FEET;

THENCE SOUTH 48°22'42" WEST A DISTANCE OF 532.23 FEET ALONG THE NORTHWEST LINE OF SAID 111.57 ACRE TRACT TO THE POINT OF BEGINNING CONTAINING 87.049 ACRES MORE OR LESS, AND AS SHOWN ON A CERTIFIED PLAT HERewith.

SURVEY NOTES:

1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011), LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS SOUTH CENTRAL ZONE", UTILIZING NGS CORS/OPUS SOLUTION.
2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTLS"
3. THIS SURVEY AN ALTA/NSPS LAND TITLE SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.
4. FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREOF IS APPROXIMATE.
5. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREON.
6. INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREON ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREON AND NO OTHER RESEARCH WAS PERFORMED OR REQUESTED BY CLIENT.
7. LOCATION OF ALL WATERLINES, PIPELINES (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREON ARE APPROXIMATE AND BASED SOLELY ON VISIBLE EVIDENCE. NOT ALL OVERHEAD ELECTRIC POLES AND GUY WIRES WERE LOCATED, ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.

ALTA/NSPS TABLE A NOTES:

1. AS MARKED HEREON
3. THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE A AND IS WITHIN A FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION FLOOD BOUNDARY MAP, PANEL NO. #48055C0205F EFFECTIVE 12-30-2020.
4. GROSS LAND AREA OF SURVEYED BOUNDARY: 87.472 ACRES
8. OBSERVED EVIDENCE AS SHOWN HEREON.
11. OBSERVED EVIDENCE ONLY IS SHOWN HEREON. NO PLANS FROM UTILITY COMPANIES WERE PROVIDED AND NO 811 UTILITY LOCATE REQUEST WAS SENT.
13. NAMES OF ADJOINING OWNERS SHOWN HEREON IS FROM RECORD INFORMATION FROM APPRAISAL DISTRICT RECORDS.

TITLE NOTES:

AS PER INFORMATION PROVIDED IN D# 23-2225-CH DATED 3/27/2024 BY TITLE RESOURCES GUARNTY COMPANY, THIS PROPERTY IS SUBJECT TO:

RESTRICTIVE COVENANTS: #114363 C.C.O.P.R.

EASEMENTS:

10.

E. THE RIGHTS OF THE HOFFMAN FAMILY TRUST 1984 IN AND TO THAT 12 FOOT OUTLET PARCEL DESCRIBED AS PART OF TRACT 1 IN DEED DATED MAY 5, 1985, RECORDED IN VOLUME 127, PAGE 436, OFFICIAL PUBLIC RECORDS, CALDWELL COUNTY, TEXAS. - DOES AFFECT AND AS SHOWN HEREON

F. TERMS, CONDITIONS, STIPULATIONS AND FINAL DISPOSITION OF SUIT UNDER CASE OR DOCKET NO. 7002 AND LIS PENDENS RECORDED IN DOCUMENT NO. 2021-003983, OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS. - DOES AFFECT AND AS SHOWN HEREON

G. EASEMENT GRANTED TO TACK REDWOOD PARTNERS, DATED JANUARY 1, 2021, RECORDED IN DOCUMENT NO. 2021-008764, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS. - DOES AFFECT AND AS SHOWN HEREON

2. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN EASEMENT COOPERATION AGREEMENT RECORDED IN DOCUMENT NO. 2021-008758, OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS. - DOES AFFECT.

CC. EASEMENT GRANTED TO ALLIANCE REGIONAL WATER AUTHORITY, DATED FEBRUARY 28, 2024, RECORDED IN DOCUMENT NO. 2024-001805, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS. (TRACT 1) - DOES AFFECT AND AS SHOWN HEREON

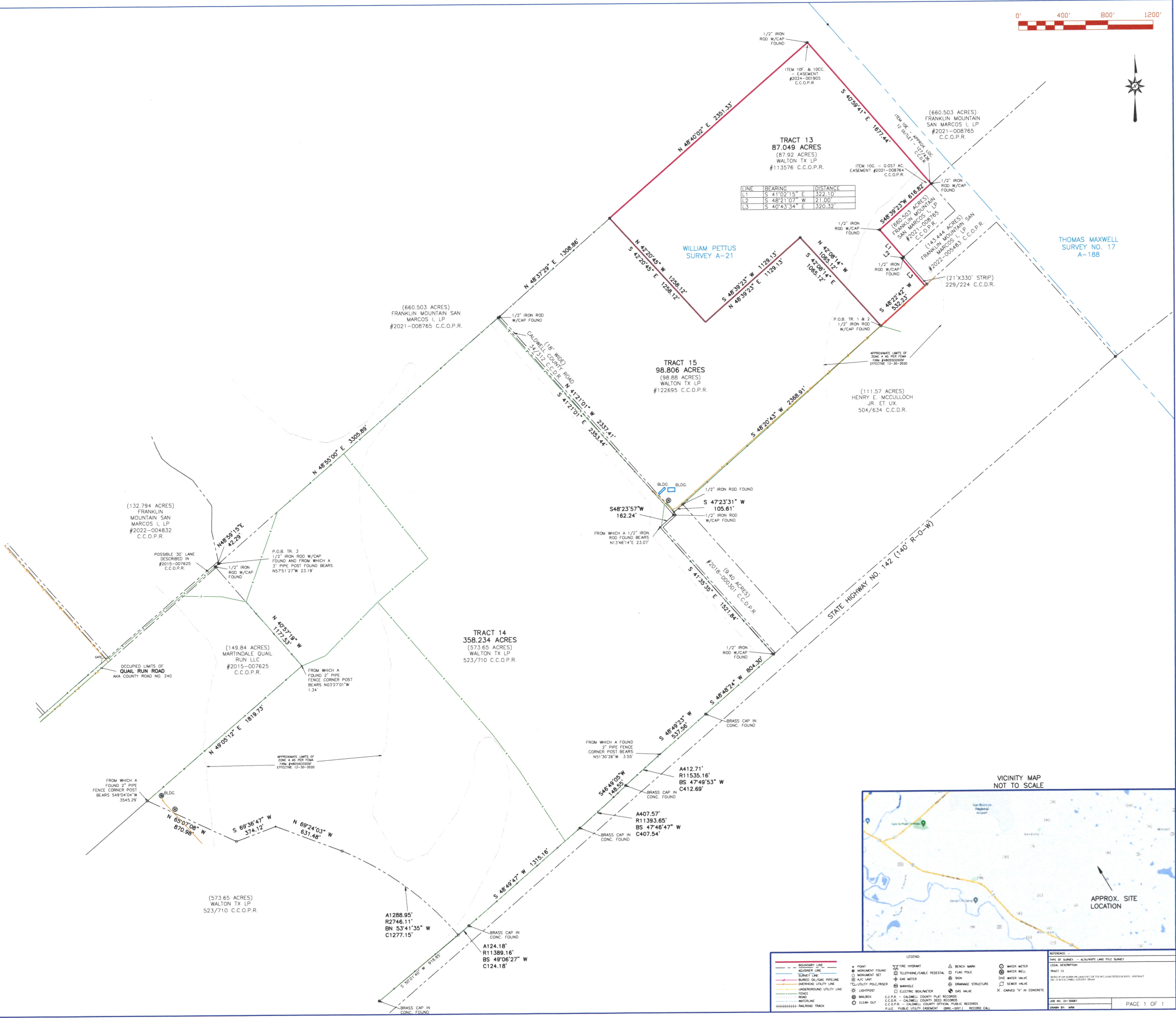


EXHIBIT B

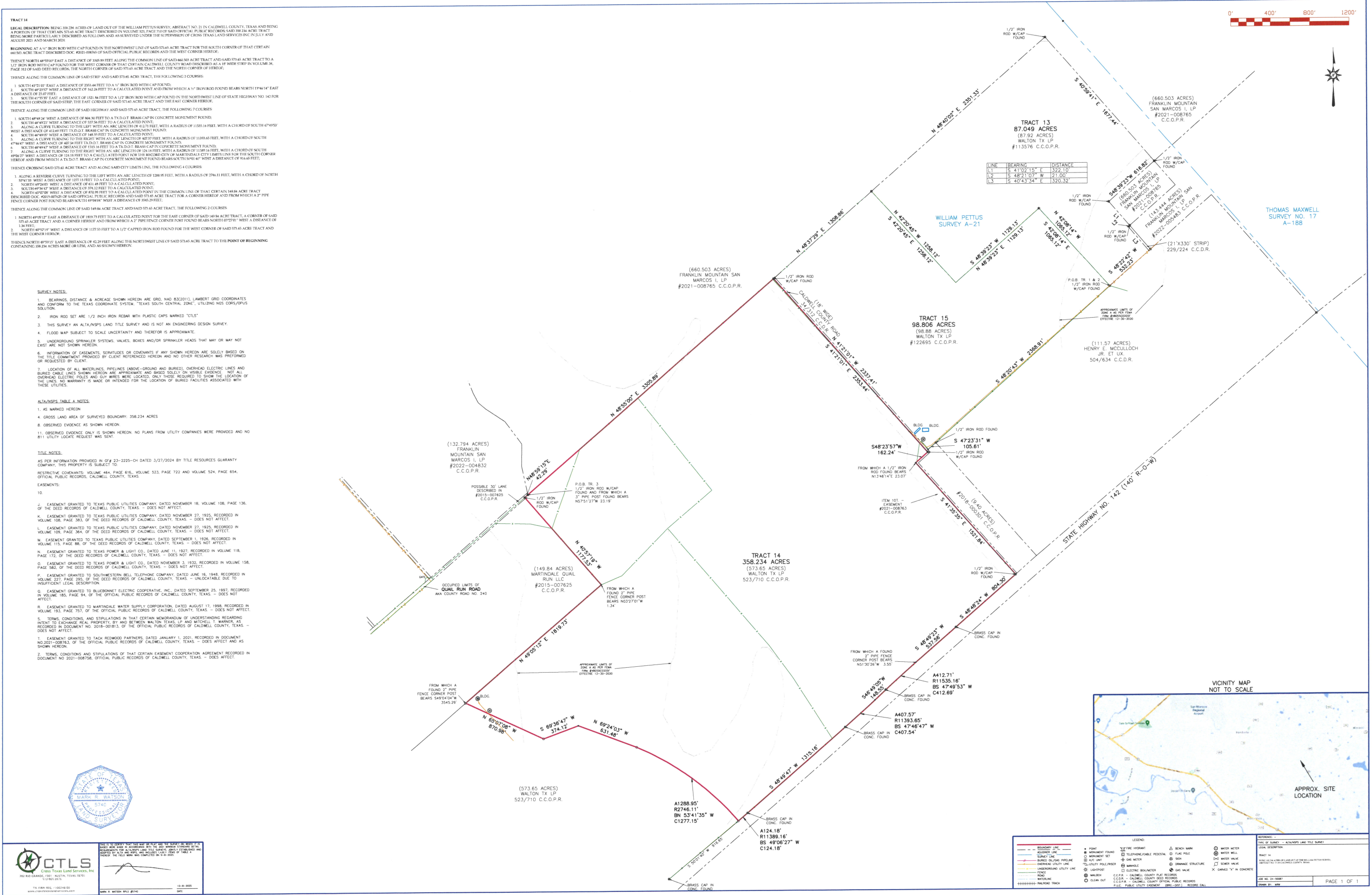


EXHIBIT C

TRACT 15

LEGAL DESCRIPTION: BEING 98.806 ACRES OF LAND OUT OF THE WILLIAM PETTUS SURVEY, ABSTRACT NO. 21 IN CALDWELL COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 98.88 ACRE TRACT DESCRIBED DOC. #122695 OF SAID OFFICIAL PUBLIC RECORDS, SAID 98.806 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF CROSS TEXAS LAND SERVICES INC IN JULY AND AUGUST 2021 AND MARCH 2024:

BEGINNING AT A 1/2" IRON ROD WITH CAP FOUND IN THE NORTHWEST LINE OF THAT CERTAIN 111.57 ACRE TRACT DESCRIBED VOLUME 504, PAGE 634 OF DEED RECORDS OF SAID CALDWELL COUNTY, TEXAS FOR THE SOUTH CORNER OF THAT CERTAIN 87.92 ACRE TRACT DESCRIBED DOC. #113576 OF SAID OFFICIAL PUBLIC RECORDS AND THE EAST CORNER HEREOF;

THENCE SOUTH 48°20'43" WEST A DISTANCE OF 2368.91 FEET ALONG THE NORTHWEST LINE OF SAID 117.57 ACRE TRACT TO A 1/2" IRON ROD FOUND FOR THE WEST CORNER OF SAID 117.57 ACRE TRACT AND THE NORTH CORNER OF THAT CERTAIN 9.40 ACRE TRACT DESCRIBED DOC. #2018-000301 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 47°23'31" WEST A DISTANCE OF 105.61 FEET ALONG THE NORTHWEST LINE OF SAID 9.40 ACRE TRACT TO A CALCULATED POINT IN THE NORTHWEST LINE OF THAT CERTAIN CALDWELL COUNTY ROAD DESCRIBED AS A 18' WIDE STRIP IN VOLUME 34, PAGE 312 OF SAID DEED RECORDS FOR THE SOUTH CORNER HEREOF;

THENCE NORTH 41°21'01" WEST A DISTANCE OF 2337.41 FEET ALONG THE NORTHWEST LINE OF SAID STRIP TO A CALCULATED POINT IN THE SOUTHEAST LINE OF THAT CERTAIN 660.503 ACRE TRACT DESCRIBED DOC. #2021-008765 OF SAID OFFICIAL PUBLIC RECORDS FOR THE NORTH CORNER OF SAID STRIP AND THE WEST CORNER HEREOF AND FROM WHICH A 1/2" IRON ROD WITH CAP FOUND BEARS SOUTH 48°39'07" WEST A DISTANCE OF 18.00 FEET;

THENCE NORTH 48°37'29" EAST A DISTANCE OF 1308.86 FEET ALONG THE SOUTHEAST LINE OF SAID 660.503 ACRE TRACT TO A 1/2" IRON ROD WITH CAP AT A FENCE CORNER POST FOUND FOR THE WEST CORNER OF SAID 87.92 ACRE TRACT AND THE NORTH CORNER HEREOF

THENCE ALONG THE SOUTHWEST LINE OF SAID 87.92 ACRE TRACT, THE FOLLOWING 3 COURSES

1. SOUTH 42°20'45" EAST A DISTANCE OF 1256.12 FEET TO A 2" PIPE FENCE CORNER POST FOUND;
2. NORTH 48°39'23" EAST A DISTANCE OF 1129.13 FEET TO A 1/2" IRON ROD AT A FENCE CORNER POST FOUND;
3. SOUTH 42°08'14" EAST A DISTANCE OF 1065.12 FEET TO THE POINT OF BEGINNING CONTAINING 98.806 ACRES MORE OR LESS, AND AS SHOWN HEREOF

SURVEY NOTES:

1. BEARINGS, DISTANCE & ACREAGE SHOWN HEREON ARE GRID, NAD 83(2011), LAMBERT GRID COORDINATES AND CONFORM TO THE TEXAS COORDINATE SYSTEM, "TEXAS SOUTH CENTRAL, ZONE", UTILIZING NGS CORRESPONDING SOLUTION
2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "CTL5"
3. THIS SURVEY AN ALTA/NSPS LAND TITLE SURVEY AND IS NOT AN ENGINEERING DESIGN SURVEY.
4. FLOOD MAP SUBJECT TO SCALE UNCERTAINTY AND THEREFOR IS APPROXIMATE.
5. UNDERGROUND SPRINKLER SYSTEMS, VALVES, BOXES AND/OR SPRINKLER HEADS THAT MAY OR MAY NOT EXIST ARE NOT SHOWN HEREOF.
6. INFORMATION OF EASEMENTS, SERVITUDES OR COVENANTS IF ANY SHOWN HEREOF ARE SOLELY BASED ON THE TITLE COMMITMENT PROVIDED BY CLIENT REFERENCED HEREOF AND NO OTHER RESEARCH WAS PERFORMED OR REQUESTED BY CLIENT
7. LOCATION OF ALL WATERLINES, PIPELINES (ABOVE-GROUND AND BURIED), OVERHEAD ELECTRIC LINES AND BURIED CABLE LINES SHOWN HEREOF ARE APPROXIMATE AND BASED SOLELY ON VISIBLE EVIDENCE. NOT ALL OVERHEAD ELECTRIC POLES AND GUY WIRES WERE LOCATED, ONLY THOSE REQUIRED TO SHOW THE LOCATION OF THE LINES. NO WARRANTY IS MADE OR INTENDED FOR THE LOCATION OF BURIED FACILITIES ASSOCIATED WITH THESE UTILITIES.

ALTA/NSPS TABLE A NOTES:

1. AS MARKED HEREOF
4. GROSS LAND AREA OF SURVEYED BOUNDARY: 98.806 ACRES
8. OBSERVED EVIDENCE AS SHOWN HEREOF
11. OBSERVED EVIDENCE ONLY IS SHOWN HEREOF. NO PLANS FROM UTILITY COMPANIES WERE PROVIDED AND NO 811 UTILITY LOCATE REQUEST WAS SENT.

TITLE NOTES-TRACT 13:

AS PER INFORMATION PROVIDED IN G7# 25-0641-OH DATED 7/31/2023 BY TITLE RESOURCES GUARANTY COMPANY, THIS PROPERTY IS SUBJECT TO

RESTRICTIVE COVENANTS: N/A

EASEMENTS:

10.

7. AFFIDAVIT TO THE PUBLIC REGARDING A NON-STANDARD AND/OR PROPRIETARY ON INSTALLED ON SUBJECT PROPERTY, AS RECORDED IN VOLUME 166, PAGE 318, OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS. - DOES NOT AFFECT

7. TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN EASEMENT COOPERATION AGREEMENT RECORDED IN DOCUMENT NO 2021-008765, OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS. - DOES AFFECT.



10-8-2025

MARK R. WATSON (PLS) (JLS)

DMS

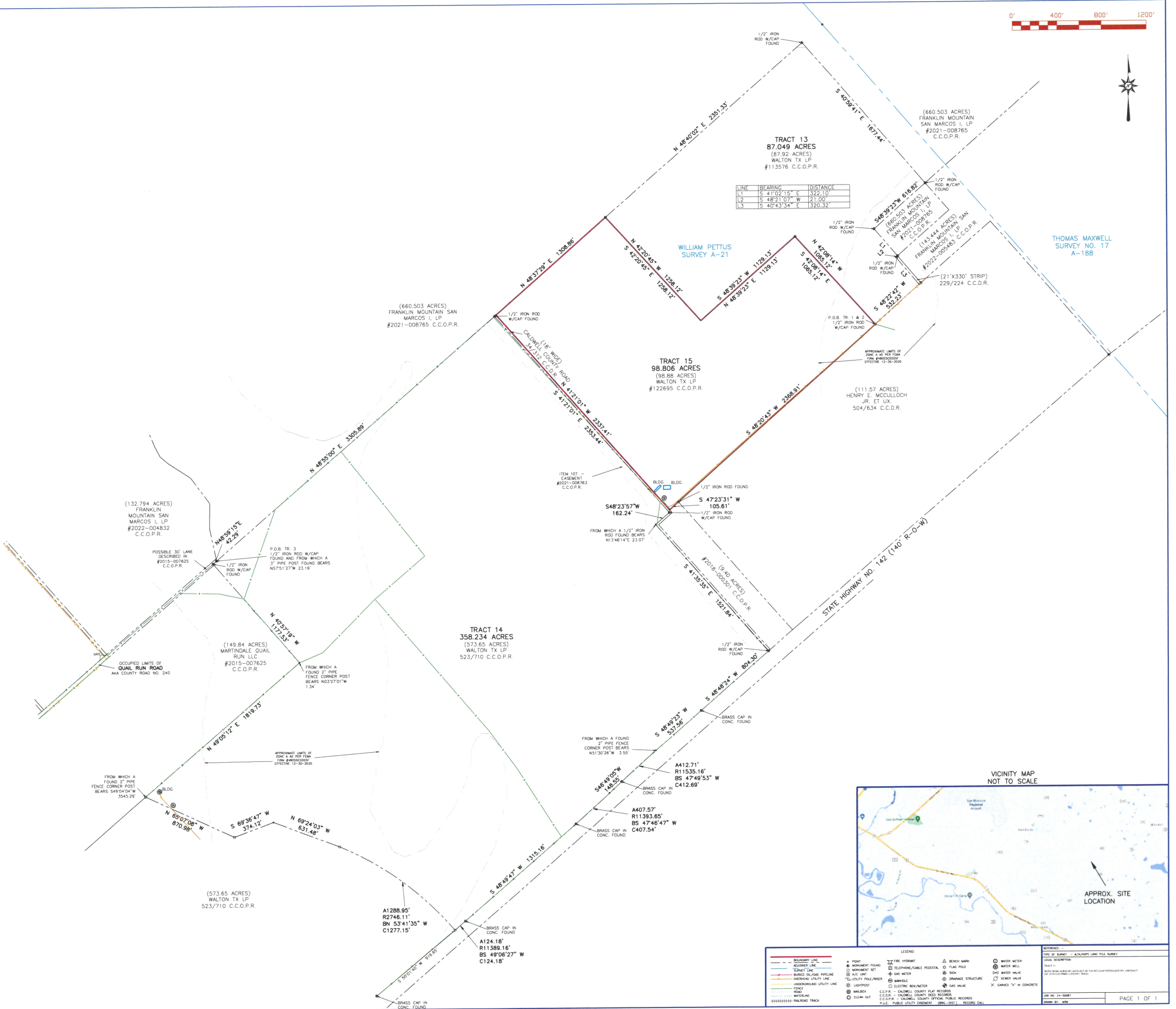


EXHIBIT D

STATE OF TEXAS
COUNTY OF CALDWELL111.57 ACRES
WILLIAM PETTUS SURVEY

A DESCRIPTION OF A 111.57 ACRES SITUATED IN THE WILLIAM PETTUS 2 LEAGUES, ABSTRACT NUMBER 21, CALDWELL COUNTY, TEXAS, BEING COMPRISED OF A 50.21 ACRE TRACT CALLED 51.05 ACRES, LESS AND ACCEPT A 0.0888 ACRE, 30 FEET WIDE RIGHT-OF-WAY GRANTED TO THE STATE OF TEXAS, AND DESCRIBED AS TRACT I IN VOLUME 127, PAGE 438, A 6.25 ACRE TRACT CALLED 6.00 ACRES, AND DESCRIBED AS TRACT I IN VOLUME 127, PAGE 439, AND A 50.11 ACRE TRACT CALLED 55.12 ACRES, LESS AND ACCEPT 6 ACRES, AND DESCRIBED AS TRACT II IN VOLUME 127, PAGE 438, ALL OF THE OFFICIAL PUBLIC RECORDS OF CALDWELL COUNTY, TEXAS, ALL THREE TRACTS CONVEYED TO HOFFMAN FAMILY TRUST IN SAID VOLUME 127, PAGES 436 THROUGH 441, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a brass TxDOT Disc found in the northwest right-of-way line of State Highway 142 (140' Right-of-Way), for the east corner of a called 9.59 acres described as Tract I and recorded in Volume 157, Page 106, The Deed Records of Caldwell County, Texas, and for the south corner of the herein described tract from which a brass TxDOT Disc found for the south corner of said 9.59 acre tract bears South 50°25'38" West, a distance of 265.87 feet, (called South 50°18'50" West, a distance of 266.03 feet);

THENCE with the northeast line of said 9.59 acres North 39°52'13" West, a distance of 1541.65 feet, (called North 39°52'51" West, 1571.41 feet less said 30 foot right-of-way strip), to a ½ inch iron rod found in the southeast line of a called 99.03 acre tract conveyed to Hebert and Dora Rizk in Volume 157, Page 106, The Deed Records of Caldwell County, Texas, for the west corner of the herein described tract and the north corner of said 9.59 acre tract, from which a ½ inch iron rod found for the west corner of said 9.59 acre tract bears South 50°01'50" West, a distance of 265.91 feet, (called South 50°00'00" West, a distance of 266.03 feet);

THENCE partially with the south line of said Rizk 99.03 acre tract and continuing with the south line of a called 88.42 acre tract conveyed to J.L. Von Rosenberg in Volume 179, Page 647, The Official Public Records of Caldwell County, Texas, North 50°00'00" East, passing at 1439.32 feet, called South 50°00'00" West, a distance of 1439.55 feet) a ½ inch iron rod found for the west corner of said 6.25 acre tract, passing a ½ inch iron rod found for the north corner of said 6.25 acre tract at an additional 288.09 feet (called 288.00 feet) and continuing with the north line of said 50.11 acre tract 2,082.42 feet (called 2082.35 feet) for a bearing and total distance of 3809.83 feet (called North 50°00'00" East, 3809.90 feet), being the BEARING BASIS herein, to a ½ inch iron rod found for a point of angle in a called 138.05 acre tract conveyed to David Matthew Best in Volume 269, Page 127, The Official Public Records of Caldwell County, Texas and for the north corner of said 50.11 acre tract and the herein described tract;

THENCE with the southwest line of said 138.05 acre tract, South 39°41'39" East, a distance of 1149.20 feet (called South 39°43'46" East, 1149.15 feet), to a ½ inch iron rod found for the north corner of a called 26.267 acre tract conveyed to Pauline M. Hoffman in Volume 332, Page 664, The Deed Records of Caldwell County, Texas, and for the east corner of said 50.11 acre tract and the herein described tract, from which a brass TxDOT Disc found in said northwest right-of-way line of State Highway 142, for the east corner of said 26.267 acre tract bears South 40°36'00" East, a distance of 464.28 feet (called South 40°00'00" East, 489.69 feet less a 30 foot strip conveyed to the State of Texas in Volume 95, Page 203, The Official Public Records of Caldwell County, Texas);

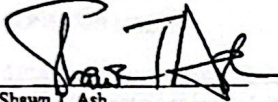
THENCE with the common line of said 26.267 acre tract and the herein described tract the following seven (7) courses:

- 1) South 50°00'18" West, a distance of 2130.84 feet (called South 50°00'00" West, 2131.60 feet), to a ½ inch iron rod found,

- 2) North 39°57'44" West, a distance of 204.46 feet (called North 40°00'00" West, 204.46 feet), to a 1/4 inch iron rod found, from which a 1/4 inch iron rod found for the east corner of said 6.25 acre bears North 50°03'20" East, a distance of 54.57 feet (called North 50°00'00" East, 54.67 feet);
- 3) South 50°03'20" West, a distance of 233.46 feet (called South 50°00'00" West, 233.33 feet), to a 1/4 inch iron rod found,
- 4) South 32°58'02" East, a distance of 230.84 feet (called South 33°00'00" East, 230.55 feet), to a 1/4 inch iron rod found,
- 5) South 50°04'02" West, a distance of 20.54 feet (called South 50°00'00" West, 20.56 feet), to a 1/4 inch iron rod found,
- 6) South 23°10'58" East, a distance of 354.27 feet (called South 23°11'01" East, 354.24 feet), to a 1/4 inch iron rod found,
- 7) South 38°15'07" East, a distance of 40.11 feet (called South 38°21'54" East, 40.26 feet), to a 1/4 inch iron rod found in said northwest right-of-way line of State Highway 142, for the south corner of said 26.267 acre tract and for the east corner of said 50.21 acre tract and the herein described tract;

THENCE with said northwest right-of-way line of State Highway 142, South 50°29'10" West, a distance of 1290.54 feet (called South 52°07'51" West, 1290.49 feet), to the POINT OF BEGINNING to the and containing 111.57 acres of land.

I, Shawn T. Ash, do certify that this description and associated exhibit were prepared from a boundary survey performed under my direction during July 2007, and is true and correct to the best of my knowledge and belief.


Shawn T. Ash
Registered Professional Land Surveyor
No. 5687 State of Texas



07/20/07
Date

Attachments: Exhibit of 111.57 acre tract
Job: 07-1923

Any provisions herein which restricts the sale, rental or use of the described property because of color or race is invalid and unenforceable under Federal Law.
STATE OF TEXAS
COUNTY OF CALDWELL
I hereby certify that this instrument was FILED in File Number Sequence on the date and time stamped hereon by me and was duly RECORDED in Official Public records of Real Property of Caldwell County Texas on

FILED this 15th day of August 2007
4:35 PM

NINA S. SELLS
COUNTY CLERK CALDWELL COUNTY, TEXAS
By Terresa Rodriguez Deputy

AUG 15 2007



Nina S. Sells
COUNTY CLERK
CALDWELL COUNTY, TEXAS

EXHIBIT E

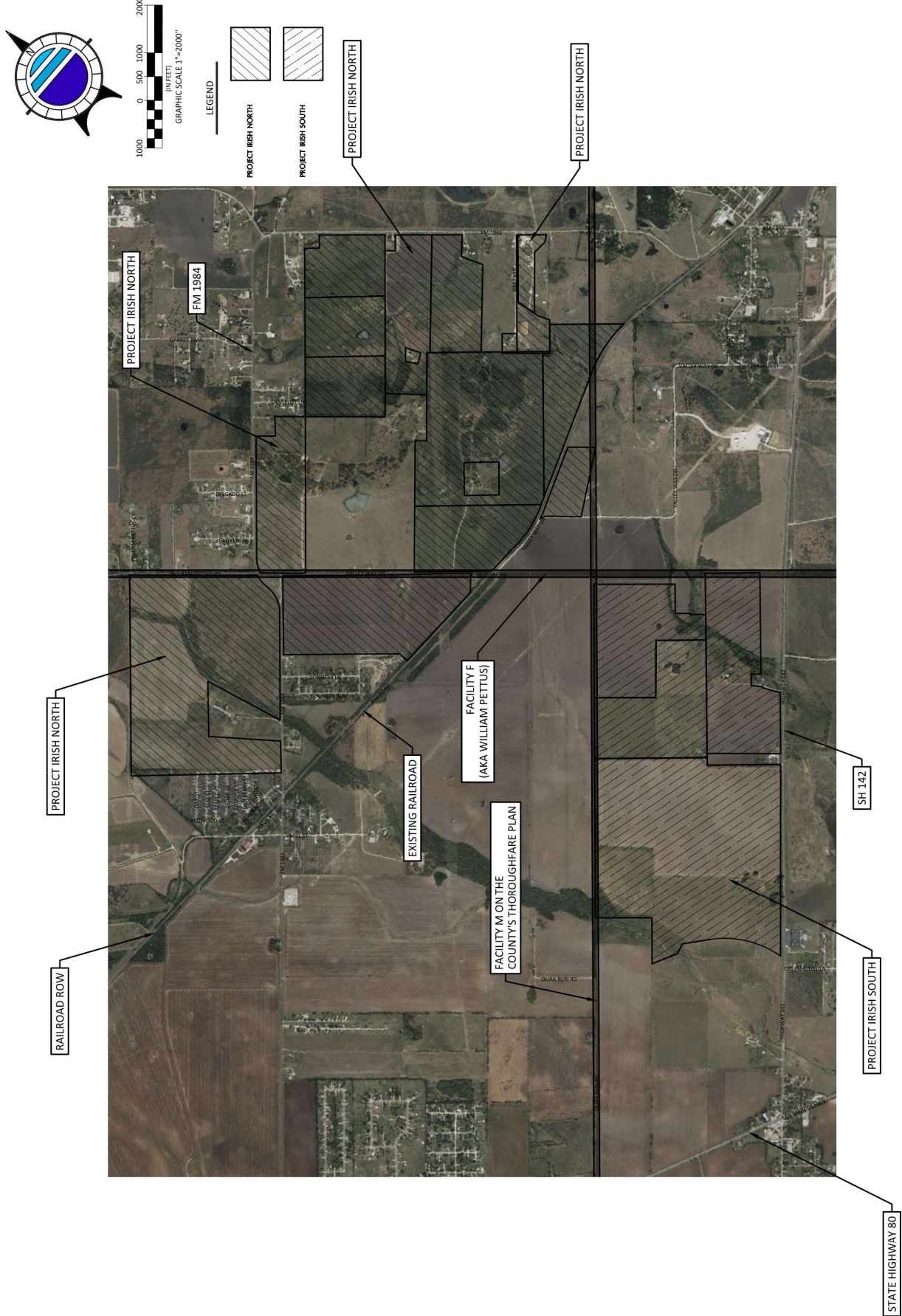


EXHIBIT F

Approved Variances

Ordinance #	Current Code	Proposed Variance																					
A.3(B)	The minimum lot size for all lots in an Urban Subdivision is one quarter (1/4) acre. The minimum lot size does not apply to lots designated by plat note for landscaping, drainage detention, parks, open space, or other common community uses.	The minimum lot size for residential tracts shall be: - Townhomes:2,500 SF - Duplexes: 3,200 SF (per unit) - Single family detached: 4,400 SF																					
A.3.(F)	<table><tr><td><u>Road Type</u></td><td><u>Minimum</u></td><td><u>Building</u></td></tr><tr><td></td><td><u>LotFrontage</u></td><td><u>Set Backs</u></td></tr><tr><td>1.) Local Streets</td><td>70'</td><td>20'</td></tr><tr><td>2.) Minor Collectors</td><td>100'</td><td>25'</td></tr><tr><td>3.) Major Collectors</td><td>225'</td><td>30'</td></tr><tr><td>4.) Minor Arterials</td><td>300'</td><td>30'</td></tr><tr><td>5.) Major Arterials</td><td>375'</td><td>30'</td></tr></table>	<u>Road Type</u>	<u>Minimum</u>	<u>Building</u>		<u>LotFrontage</u>	<u>Set Backs</u>	1.) Local Streets	70'	20'	2.) Minor Collectors	100'	25'	3.) Major Collectors	225'	30'	4.) Minor Arterials	300'	30'	5.) Major Arterials	375'	30'	The minimum lot frontage for Local streets shall be: Townhomes: 25'. Duplexes: alternating 32' and 37' Single Family Detached: 40'
<u>Road Type</u>	<u>Minimum</u>	<u>Building</u>																					
	<u>LotFrontage</u>	<u>Set Backs</u>																					
1.) Local Streets	70'	20'																					
2.) Minor Collectors	100'	25'																					
3.) Major Collectors	225'	30'																					
4.) Minor Arterials	300'	30'																					
5.) Major Arterials	375'	30'																					
C.2.	<table><tr><td></td><td>Minimum Offset between Edges of Adjacent Driveways on the Same Side of Street</td></tr><tr><td>Local Street (Rural)</td><td>75'</td></tr><tr><td></td><td>25'</td></tr><tr><td></td><td>150'</td></tr><tr><td></td><td>300'</td></tr></table>		Minimum Offset between Edges of Adjacent Driveways on the Same Side of Street	Local Street (Rural)	75'		25'		150'		300'	The minimum offset between edges of adjacent driveways on the same side of street shall be 10' for Local streets with curb and gutter											
	Minimum Offset between Edges of Adjacent Driveways on the Same Side of Street																						
Local Street (Rural)	75'																						
	25'																						
	150'																						
	300'																						
C.2.(6)	driveways connecting to Local streets are to be located no closer to the corner of intersecting rights of way than 60 percent of parcel frontage or 50 feet, whichever is greater. Driveways connecting to all other street types are to be located no closer to the corner of intersecting rights-of-way than 60 percent of parcel frontage or 100 feet; whichever is greater.	Driveways connecting to Local streets are to be located no closer to the corner of intersecting rights of way than 25 feet. driveways connecting to all other street types are to be located no closer to the corner of intersecting rights-of-way than 50 feet.																					
Table B-1	Average Daily Traffic (one-way trips) Local Street: No more than 1000 Minor Collectors: 1001-2500	Average Daily Traffic (one-way trips) Local Street: No more than 1500 Minor Collectors: 1501-3000																					

Approved Variances Continued

Ordinance #	Current Code	Proposed Variance
4.3.B)	Proof of Texas Accessibility Standards (TAS) registration with the Texas Department of Licensing and Registration (TDLR) or proof of the projects exemption from TAS registration.	Confirmation of TAS registration will be provided prior to occupancy of buildings.
4.3.E)	If the site construction includes addition of or expansion structures that generate wastewater and is to be served by an on-site sewage facility (OSSF), the site construction application shall be accompanied by an OSSF application. Applications for the site construction and OSSF permits will be processed concurrently. In cases where the OSSF is existing and adequate to serve the planned improvements, a letter from the Director of Sanitation confirming the adequacy of the existing system to meet the demands of the planned improvements may be substituted.	A commercial OSSF design will be submitted prior to vertical construction of new buildings. No building will be connected to the new septic or occupied until the County Sanitarian has approved the OSSF design and its construction. Each site plan update that includes new buildings will be accompanied by updated sewage loading calculations to be approved by the County Sanitarian.
4.3.G)	An estimate of probable cost for all phases of proposed construction prepared by the architect or engineer bearing the signature and seal of the responsible professional	Not Required
4.3.J	Proof of potable water service in the form of 1) receipt for paid impact/ meter fees from the applicable water supplier, 2) water bill, OR 3) copy of drillers log for private water well. 4) an engineered or certified rainwater collection system.	Confirmation of water service capacity will be provided prior to occupancy of buildings.

EXHIBIT G

Sample Right-of-Way License Agreement

This Right-of-Way License Agreement (“Agreement”) is entered into on _____ between Caldwell County, Texas, a political subdivision of the State of Texas, (“Licensor”); and _____, a _____ company (“Licensee”). Capitalized used but not defined herein shall have the meaning given to them in the Development Agreement. This Agreement is made with reference to the following facts:

RECITALS

A. This License Agreement is intended to be incorporated by reference into a Development Agreement dated [November] [___], 2025 for Project Irish [North/South] between the Parties (the “Development Agreement”) relating to development and subdivision of real property located in Caldwell County (the “Project”). Said Development Agreement is also incorporated herein by reference; all references to exhibits shall refer to exhibits attached to that Development Agreement.

B. Licensor is or will be the owner of rights-of-way within the Project, as depicted on Exhibit B, and Licensee desires to construct certain improvements which will encroach upon and be located in the above-referenced rights-of-way.

C. Licensor is agreeable to permitting said encroachment upon the terms and conditions expressed herein and subject to the Development Agreement referenced herein.

AGREEMENT

In consideration of the foregoing, and subject to the terms and conditions set forth herein below, the parties agree as follows:

1. Grant. Licensor hereby grants to Licensee, subject to the terms and conditions contained herein, the right to construct, maintain and install the following described improvements on the following described public right-of-way owned by Licensor:

All non-standard improvements within all rights-of-way in the Project, including but not limited to sidewalks, landscaping, and street illumination.

2. Consideration. The license herein granted is expressly made part of and in consideration for the terms and conditions of the Development Agreement.

3. Construction and Maintenance Expenses. Licensee shall bear the cost and expense of constructing, reconstructing and maintaining the improvements described above. Licensee further agrees that all work upon or in connection with said improvements shall be done at such times and in such manner as is approved by Licensor and shall be done in accordance with plans and specifications approved by Licensor and subject to all permits required by Licensor pursuant to state or local law or regulation.

a. Licensee shall not modify or in any fashion change the improvements, once constructed, without the written permission of Licensor.

b. Licensee agrees to construct said improvements in a workmanlike fashion and to at all times maintain said improvements and the portions of Licensor’s right of way on which the improvements are constructed in a good and sound condition and in a condition that remains aesthetically and visually pleasing and reasonably acceptable to the Licensor. If Licensee fails to maintain said improvements in good and sound

condition, in the sole determination of Licensor, Licensee hereby grants to Licensor the right to either remove said improvements or to maintain them, at Licensor's option. If Licensor is required to remove and/or maintain said improvements, Licensee agrees to reimburse Licensor for the cost thereof and for any costs necessary to return said right of way of Licensor to the condition existing before the execution of this Agreement within 30 days after the mailing to Licensee of an invoice for said costs by Licensor. If such invoice is not so paid, the remaining balance shall accrue interest at the rate of 10% per year until paid. Furthermore, if said invoice is not so paid, Licensee agrees to permit Licensor to impose a lien upon the real property described in Exhibit A without notice to Licensee.

4. Removal of Improvements. Licensee expressly acknowledges that the improvements covered by this agreement are being allowed to be constructed in a public right-of-way and that, from time to time, said right-of-way will require improvement, relocation, destruction and/or removal. In the event of said events occurring, Licensee expressly consents to the Licensor removing and/or replacing said improvements, at the unfettered and complete discretion of Licensor, and Licensee further agrees to effect the removal and replacements at its cost within sixty (60) days of receipt of written notice to do so from Licensor. In the event that Licensee declines to effect said removal and/or replacement, Licensee grants to Licensor the right to remove and/or replace said improvements and the cost thereof shall be paid in accordance with the paragraph 3 above.

a. Licensee hereby waives any/or all claims against Licensor for any and all damage or injury done to the real property described in Exhibit A, rights-of-way, and/or the structures and/or any personal property located thereon caused as a result of the removal and/or replacement described in the immediately preceding paragraph, and to the extent permitted by law, Licensee indemnifies and holds Licensor harmless for any and all such damages or injuries, irrespective of the passive or active negligence of Licensor.

b. Upon removal of said improvements and any repair or restoration of Licensor's property required by this Agreement and/or payment of costs of said repair, restoration and/or removal, all as provided for under this Agreement, and to the satisfaction of Licensor, Licensor shall provide Licensee with a recordable Certificate of Release.

5. Indemnification and Hold Harmless.

a. Licensee shall assume all risks of damage to the improvements and any appurtenances thereto and to any other property of Licensee, any property under the control of Licensee while upon or near Licensor's right-of-way described at paragraph 1 (including damage to such Licensor property caused by Licensee).

b. To the extent permitted by law, Licensee further agrees to indemnify and hold harmless Licensor, its officers, employees, agents, successors, and assigns, harmless from any and all claims, liabilities, damages, costs, including attorney's fees, loss or damage to property whether owned by Licensor, Licensee and/or third parties to this Agreement, and/or injury to or death of any person arising out of failure of Licensee to comply with any current or prospective laws, or the construction, maintenance, removal, replacement, rehabilitation, repair, or the location of the improvements or out of Licensee's activities on Licensor's right-of-way described hereinabove.

6. Insurance. Licensee, at its sole cost, shall maintain general liability and property damage insurance in the amount of \$1 million combined single limit for bodily injury and property damage, or such other amount as is determined sufficient by the Commissioners Court or Director of Sanitation, with insurers which are acceptable to Licensor, insuring against all liability of Licensee and its authorized representatives arising out of and in connection with Licensee's use or occupancy of Licensor's property pursuant to this Agreement.

All general liability insurance and property damage insurance shall insure performance by Licensee of the indemnity provisions of this Agreement. Licensor shall be named as an Additional Insured, and the policy shall contain cross-liability and primary insurance endorsements.

Each policy, or a certificate of the policy, shall be deposited with Licensor at the commencement of the term of this Agreement, and on renewal of the policy not less than twenty (20) days before expiration of the term of the policy. Licensee shall provide evidence of said insurance.

Licensee shall provide Licensor with notice of cancellation or termination of the insurance at least thirty (30) days in advance of cancellation or termination. Licensee shall continuously maintain the insurance required by this Agreement until Licensor issues its Certificate of Release pursuant to Paragraph 4 hereof.

7. Term. This agreement and the rights granted hereunder may be terminated by Licensor upon giving written notice to Licensee at least ninety (90) days prior to the termination.

a. Should Licensee, its successors and assigns, at any time abandon the use of the property described on Exhibit A or any part thereof, or fail at any time to use the same for the purpose for which development of said property was approved for a continuous period of ninety (90) days, the rights and obligations hereby created shall cease to the extent of the use so abandoned and/or discontinued, and Licensor shall have the right to declare this Agreement terminated to the extent of the use so abandoned or discontinued.

b. Upon termination of the rights and privileges hereby granted, Licensee, at its own cost and expense, agrees to remove said improvements for which this license is granted and to return the right-of-way to the condition it was in prior to the execution of this License. Should Licensee in such event fail, neglect, or refuse to remove said improvement or return the right-of-way to such condition, such removal and restoration may be performed by Licensor at the expense of Licensee, which expense, including any attorney's fees, Licensee agrees to pay upon demand and, if not so paid, said expenses shall be paid in accordance with paragraph 3(b), above.

8. Notices. Any and all notices and demands required or permitted to be given hereunder, shall be in writing and shall be served either personally or by certified mail, return receipt requested, to the following addresses:

To County: Caldwell County Judge
110 South Main St.
Rm. 101
Lockhart, TX 78644

With copy to: Director of Sanitation
1700 FM 2720
Lockhart, Texas 78644

To Licensee:

9. Waiver. The waiver by Licensor of any breach or any term, covenant, or condition herein shall not be deemed to be a waiver of such term, covenant, condition or any subsequent breach of the same, or any other term, covenant or condition herein contained.

10. Authority of Parties. Each individual executing this agreement in behalf of a corporation or other private entity shall represent and warrant that he/she is duly authorized to execute this agreement on behalf of the corporation and/or entity, in accordance with the duly adopted resolution of the Board of Directors of such

corporation, and/or entity, a copy of said resolution shall be provided to Licensor, along with the executed original of this agreement.

11. Attorney's Fees. In the event that either party is required to bring an action to enforce or interpret terms and conditions of this agreement, the prevailing party shall be entitled to payment of its attorney's fees, as well as expert witness fees.

12. Assigns and Successors. This agreement shall inure to the benefit and be binding upon each party's assigns and successors, and it is the intent of the parties that this license and its terms and conditions shall run with the land and be binding upon all successors in interest to the real property described in Exhibit A attached hereto.

IN WITNESS THEREOF, the parties have executed this agreement on the _____ day of _____, 20__.

LICENSOR:

LICENSEE:

Hoppy Haden
Caldwell County Judge

By: _____
Title: _____

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Appointment/Reappointment
Subject:	To discuss and take possible action regarding the appointment of Omar Tariqe to the ESD #2 Board to replace Tony Collins (filling the unexpired term).
Costs:	\$0.00
Agenda Speakers:	Commissioner Theriot
Backup Materials:	Attached
Total # of Pages:	1

From: Ed Theriot
To: Ezzy Chan; Stephanie McKee
Subject: Fwd: Commissioner nominee
Date: Monday, October 6, 2025 7:05:34 AM
Attachments: Image.png

Please place appointment on the next agenda. Thanks.
Sent from my iPhone

Begin forwarded message:

From: David Childress <david.childress@cwcesd2.org>
Date: October 5, 2025 at 4:33:55 PM CDT
To: Ed Theriot <ed.theriot@co.caldwell.tx.us>
Subject: Commissioner nominee

Ed- CCESD2, during the October 2 meeting, selected Omar Tariqe as our nominee for ESD2 commissioner to replace Tony Collins. Omar is the owner of MAXMART Convenience Store in Maxwell. Not only does he do accounting and inventory control for his store but also for five others. He is retired from the Army and enlisted in 1991. Omar has two degrees. One in accounting and the other in mathematics. He is defiantly a financial expert and at this time we need his assistance. If you would, please consider him as our next commissioner.

Respectfully-

David Childress

DAVID CHILDRESS #701
FIRE CHIEF / ESD#2 PRESIDENT
MAXWELL FIRE DEPT.
MAXWELL TEXAS
512-212-0318



IMPORTANT NOTICE: This e-mail message is intended to be received only by persons entitled to receive the confidential information it may contain. E-mail messages to individuals of Caldwell County ESD #2 may contain information that is confidential and legally privileged. Please do not read, copy, forward, or store this message unless you are an intended recipient of it. If you have received this message in error, please forward it to the sender and delete it completely from your computer system.

Caldwell County Agenda Item

AGENDA DATE: October 23, 2025

Type of Agenda Item: Subdivision

Subject: To discuss and take possible action regarding the Right-of-Way License Agreement to allow Centex Drainage District to construct an entrance monument and flag poles in County right-of-way on Lytton Lane for the Luna Rosa Subdivision.

Costs: \$0.00

Agenda Speakers: Commissioner Thomas/Kasi Miles

Backup Materials: Attached

Total # of Pages: 6

Right-of-Way License Agreement

This Right-of-Way License Agreement ("Agreement") is entered into on _____ between Caldwell County, Texas, a political subdivision of the State of Texas, ("Licensor"); and Centex Drainage District ("Licensee"). This Agreement is made with reference to the following facts:

RECITALS

A. Licensor is or will be the owner of rights-of-way within the Project, as depicted on Exhibit B, and Licensee desires to construct certain improvements which will encroach upon and be located in the above-referenced rights-of-way.

B. Licensor is agreeable to permitting said encroachment upon the terms and conditions expressed herein and subject to the Development Agreement referenced herein.

AGREEMENT

In consideration of the foregoing, and subject to the terms and conditions set forth in the Development Agreement and below, the parties agree as follows:

1. Grant. Licensor hereby grants to Licensee, subject to the terms and conditions contained herein, the right to construct, maintain and install the following described improvements on the following described public right-of-way owned by Licensor:

Entrance monument and flag poles.

2. Consideration. The license herein granted is expressly made part of and in consideration for the terms and conditions of the Development Agreement.

3. Construction and Maintenance Expenses. Licensee shall bear the cost and expense of constructing, reconstructing and maintaining the improvements described above. Licensee further agrees that all work upon or in connection with said improvements shall be done at such times and in such manner in accordance with construction plans approved by the County Engineer and as approved by Licensor and shall be done in accordance with plans and specifications approved by Licensor and subject to all permits required by Licensor pursuant to state or local law or regulation.

a. Licensee shall not modify or in any fashion change the improvements, once constructed, without the written permission of Licensor.

b. Licensee agrees to construct said improvements in a workmanlike fashion and to at all times maintain said improvements and the portions of Licensor's right of way on which the improvements are constructed in a good and sound condition and in a condition that remains aesthetically and visually pleasing and reasonably acceptable to the Licensor. If Licensee fails to maintain said improvements in good and sound condition, in the sole determination of Licensor, Licensee hereby grants to Licensor the right to either remove said improvements or to maintain them, at Licensor's option. If Licensor is required to remove and/or maintain said improvements, Licensee agrees to reimburse Licensor for the cost thereof and for any costs necessary to return said right of way of Licensor to the condition existing before the execution of this Agreement within 30 days after the mailing to Licensee of an invoice for said costs by Licensor. If such invoice is not so paid, the remaining balance shall accrue interest at the rate of 10% per year until paid. Furthermore, if said invoice is not so paid, Licensee agrees to permit Licensor to impose a lien upon the real property described in Exhibit A without notice to Licensee.

4. Removal of Improvements. Licensee expressly acknowledges that the improvements covered by this agreement are being allowed to be constructed in a public right-of-way and that, from time to time, said right-of-way will require improvement, relocation, destruction and/or removal. In the event of said events occurring, Licensee expressly consents to the Licensors removing and/or replacing said improvements, at the unfettered and complete discretion of Licensors, and Licensee further agrees to effect the removal and replacements at its cost within sixty (60) days of receipt of written notice to do so from Licensors. In the event that Licensee declines to effect said removal and/or replacement, Licensee grants to Licensors the right to remove and/or replace said improvements and the cost thereof shall be paid in accordance with paragraph 3 above.

a. Licensee hereby waives any/or all claims against Licensors for any and all damage or injury done to the real property described in Exhibit A, rights-of-way, and/or the structures and/or any personal property located thereon caused as a result of the removal and/or replacement described in the immediately preceding paragraph, and to the extent permitted by law, Licensee indemnifies and holds Licensors harmless for any and all such damages or injuries, irrespective of the passive or active negligence of Licensors.

b. Upon removal of said improvements and any repair or restoration of Licensors's property required by this Agreement and/or payment of costs of said repair, restoration and/or removal, all as provided for under this Agreement, and to the satisfaction of Licensors, Licensors shall provide Licensee with a recordable Certificate of Release.

5. Indemnification and Hold Harmless.

a. Licensee shall assume all risks of damage to the improvements and any appurtenances thereto and to any other property of Licensee or any property under the control of Licensee while upon or near Licensors's right-of-way described at paragraph 1.

b. To the extent permitted by law, Licensee further agrees to indemnify and hold harmless Licensors, its officers, employees, agents, successors, and assigns, from any and all claims, liabilities, damages, failure to comply with any current or prospective laws, attorney's fees, loss or damage to property whether owned by Licensors, Licensee and/or third parties to this Agreement, and/or injury to or death of any person arising out of the construction, maintenance, removal, replacement, rehabilitation, repair, or the location of the improvements or out of Licensee's activities on Licensors's right-of-way described hereinabove.

6. Insurance. Licensee, at its sole cost, shall maintain general liability and property damage insurance in the amount of \$1 million combined single limit for bodily injury and property damage, or such other amount as is determined sufficient by the Commissioners Court or Director of Sanitation, with insurers which are acceptable to Licensors, insuring against all liability of Licensee and its authorized representatives arising out of and in connection with Licensee's use or occupancy of Licensors's property pursuant to this Agreement.

All general liability insurance and property damage insurance shall insure performance by Licensee of the indemnity provisions of this Agreement. Licensors shall be named as an Additional Insured, and the policy shall contain cross-liability and primary insurance endorsements.

Each policy, or a certificate of the policy, shall be deposited with Licensors at the commencement of the term of this Agreement, and on renewal of the policy not less than twenty (20) days before expiration of the term of the policy. Licensee shall provide evidence of said insurance.

Licensee shall provide Licensors with notice of cancellation or termination of the insurance at least thirty (30) days in advance of cancellation or termination. Licensee shall continuously maintain the

insurance required by this Agreement until Licensor issues its Certificate of Release pursuant to Paragraph 4 hereof.

7. Term. This agreement and the rights granted hereunder may be terminated by Licensor upon giving written notice to Licensee at least ninety (90) days prior to the termination.

a. Should Licensee, its successors and assigns, at any time abandon the use of the property described on Exhibit A or any part thereof, or fail at any time to use the same for the purpose for which development of said property was approved for a continuous period of ninety (90) days, the rights and obligations hereby created shall cease to the extent of the use so abandoned and/or discontinued, and Licensor shall have the right to declare this Agreement terminated to the extent of the use so abandoned or discontinued.

b. Upon termination of the rights and privileges hereby granted, Licensee, at its own cost and expense, agrees to remove said improvements for which this license is granted and to return the right-of-way to the condition it was in prior to the execution of this License. Should Licensee in such event fail, neglect, or refuse to remove said improvement or return the right-of-way to such condition, such removal and restoration may be performed by Licensor at the expense of Licensee, which expense, including any attorney's fees, Licensee agrees to pay upon demand and, if not so paid, said expenses shall be paid in accordance with paragraph 3(b), above.

8. Notices. Any and all notices and demands required or permitted to be given hereunder, shall be in writing and shall be served either personally or by certified mail, return receipt requested, to the following addresses:

To County: Caldwell County Judge
110 South Main St.
Rm. 101
Lockhart, TX 78644

With copy to: Director of Sanitation
1700 FM 2720
Lockhart, Texas 78644

To Licensee: *CenTex Drainage District*
919 Congress Ave, Suite 1500
Austin, TX 78701

9. Waiver. The waiver by Licensor of any breach or any term, covenant, or condition herein shall not be deemed to be a waiver of such term, covenant, condition or any subsequent breach of the same, or any other term, covenant or condition herein contained.

10. Authority of Parties. Each individual executing this agreement in behalf of a corporation or other private entity shall represent and warrant and that he/she is duly authorized to execute this agreement on behalf of the corporation and/or entity, in accordance with the duly adopted resolution of the Board of Directors of such corporation, and/or entity, a copy of said resolution shall be provided to Licensor, along with the executed original of this agreement.

11. Attorney's Fees. In the event that either party is required to bring an action to enforce or interpret terms and conditions of this agreement, the prevailing party shall be entitled to payment of its attorney's fees, as well as expert witness fees.

12. Assigns and Successors. This agreement shall inure to the benefit and be binding upon each party's assigns and successors, and it is the intent of the parties that this license and its terms and conditions shall run with the land and be binding upon all successors in interest to the real property described in Exhibit A attached hereto.

IN WITNESS THEREOF, the parties have executed this agreement on the ____ day of _____, 20__.

LICENSOR:

Hoppy Haden
Caldwell County Judge

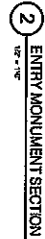
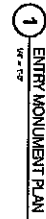
LICENSEE:



By: Cameron Creighton
Title: Assistant Vice President

Exhibit A

Exhibit B



CONSTRUCTION DOCUMENTS

OWNER	COUNTY	DEVELOPER
CAYETANO DEVELOPMENT	CALDWELL	CAYETANO DEVELOPMENT



PHARIS DESIGN
PLANNING | LANDSCAPE ARCHITECTURE
2035 S. Lamar St., Austin, TX 78746
512-453-0003 www.pharisdsgn.com

DETAILS

643 7/2003

SHEET NO.
L1.2

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Subdivision
Subject:	To discuss and take possible action regarding a variance request concerning a family land grant for 7429 Highway 142 on approximately 2.5-acre tract of land.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Richard Sitton/Kasi Miles
Backup Materials:	Attached
Total # of Pages:	38

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

DEED

Account Number: 3800216727

GRANTOR: Veterans Land Board of the State of Texas, 1700 North Congress Avenue, Austin, Texas, pursuant to the Texas Veterans Land Act, as amended.

GRANTEE: Charles William Adair
7431 Hwy 142, Maxwell, TX 78656

Independence Title Company
GPN 130600-SHSABH

CONSIDERATION: THIRTY-TWO THOUSAND AND 00/100 DOLLARS
\$32,000.00

PROPERTY: All that certain 5.152 acres, more or less in the John H. Foley Survey, Abstract No. 107, more fully described in the Warranty Deed to the Veterans Land Board dated September 3, 2004, recorded in Volume 393, Page 837 of the Official Public Records of Real Property of Caldwell County, Texas; and further described in that Contract of Sale and Purchase dated September 3, 2004, recorded in Volume 393, Page 841 of the Official Public Records of Real Property of Caldwell County, Texas

Together with and subject to any and all easements and appurtenances as set forth in the referenced Warranty Deed or Contract of Sale and Purchase or pertaining to the property conveyed herein.

GRANTOR, for the stated consideration, does hereby release and convey unto Charles William Adair that certain tract of land more fully described in the above referenced Warranty Deed and Contract of Sale and Purchase.

This conveyance is made subject to any and all reservations, exceptions and conditions contained in the deed conveying the property to the Veterans Land Board, the above referenced Contract of Sale and Purchase and any subsequent severances and/or assignments thereof. It is further subject to all valid easements, rights-of-way, and prescriptive rights, whether of record or not; and all restrictions, reservations, covenants, condemnations, conditions, oil and gas leases, mineral severances, and other recorded instruments that affect the property.

It is agreed and understood that in the event that a patented survey, of which the above described tract of land is a part, contains excess acreage, or that unsurveyed school land is contained within the boundaries of the above described tract of land, said Board by the execution of this deed does not purport to grant or convey any right, title, or interest in and to such acreage or unsurveyed school land.

WITNESS MY HAND AND SEAL OF THE VETERANS LAND BOARD OF THE STATE OF TEXAS, ON
April 25, 2015.

Paul E. Moore
Paul E. Moore

Executive Secretary
Veterans Land Board of the State of Texas
Approved as to Contents: ES



Note: This does not bear customary acknowledgment by a notary public. See Sec. 12.006 of the Texas Property Code, Sec. 161.229 of the Texas Natural Resources Code, and Op. Tex. Atty. Gen. No. 99-805 (1990)

GENERAL WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

DATE: May 10, 2013

Independence Title Company

GF# 130810-SHSABH

GRANTOR: Charles William Adair and wife, Virginia May

GRANTOR'S MAILING ADDRESS: 7431 Hwy. 142 Maxwell, Tx. 78656

GRANTEE: Herman Dale Adair, an unmarried man

GRANTEE'S MAILING ADDRESS: 7429 Hwy 142 Maxwell, Tx 78656

CONSIDERATION:

\$10.00 and other valuable consideration, receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of \$217,592.00, and is executed by Grantee, payable to the order of Southwest Stage Funding, LLC d/b/a Cascade Financial Services. The note is secured by a vendor's lien retained in favor of Southwest Stage Funding, LLC d/b/a Cascade Financial Services in this deed and by a deed of trust of even date from Grantee to Southwest Stage Funding, LLC d/b/a Cascade Financial Services, Trustee.

PROPERTY (including any improvements):

See Exhibit "A" attached hereto and made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2013 and subsequent years.

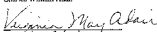
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.

Southwest Stage Funding, LLC d/b/a Cascade Financial Services, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of Southwest Stage Funding, LLC d/b/a Cascade Financial Services and are transferred to that party.



Charles William Adair

Virginia May Adair

Acknowledgement

State of TEXAS
County of HAYS

This instrument was acknowledged before me on the 10 day of MAY, 2013, by Charles William Adair and wife, Virginia May Adair.

Rebecca D. Hilver
Notary Public, State of TX

Prepared by:
Hancock & McGill, L.L.P.
Attorneys at Law
File No: 1308010



After Recording Return To:

Dm8010-fw

GENERAL WARRANTY DEED WITH VENDOR'S LITEN

Page 3

Exhibit "A"

FIELD NOTES OF A 2.576 ACRES TRACT OF LAND

Being all that contain 2.576 acres tract or parcel of land situated in the John H. Polcy Survey, Abstract Number 107 in Caldwell County, Texas, and being the easterly 2.576 acres of a 5.152 acres tract of land known as Lot 22 of "Howard Acres" an unrecorded subdivision, said 5.152 acres tract described in a deed of record in Volume 393, Page 837 of the Caldwell County Official Property Records (C.C.O.P.R.) and is more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" iron rod with cap marked "LEOS SURVEYING RPLS 3959" in the curving southerly Right-of-Way line of State Highway 142, for the northeast corner of said 5.152 acres tract of land and the northwest corner of a called 4.188 acres tract of land known as part of Lot 21 and described in a deed of record in Volume 345, Page 594 C.C.O.P.R. and for the northeast corner of this tract;

THENCE, S 21° 16' 35" E (S 21° 16' 35" E 475.05'), with the easterly line of said 5.152 acres tract, a distance of 475.05 feet to a found fence corner post for its southeast corner, the northeast corner of a called 7.527 acres tract of land known as Lot 25 described in a deed of record in Volume 187, Page 774 C.C.O.P.R. and the southeast corner of this tract, THIS LINE USED AS THE BEARING BASIS;

THENCE, S 85° 55' 55" W (S 85° 55' 55" W 544.18'), with the south line of said 5.152 acres tract of land, a distance of 280.55 feet to a set 5/8" iron rod with cap marked "LEOS SURVEYING RPLS 3959" for the southeast corner of the westerly 2.576 acres tract remaining of the said 5.152 acres tract of land and the southwest corner of this tract, from which a found fence corner post for the southwest corner of said 5.152 acres tract bears S 85° 55' 55" W 263.63 feet;

THENCE, N 14° 04' 35" W, with the dividing line of said 2.576 acres tracts and across said 5.152 acres tract, a distance of 448.43 feet to a set 5/8" iron rod with cap marked "LEOS SURVEYING RPLS 3959", in the southerly curving Right-of-Way line of said State Highway 142 for the northeast corner of the westerly 2.576 acres tract and the northwest corner of this tract;

THENCE, with the said curve to the left of said highway, having the following curve data: Radius = 14393.95 feet, Arc Length = 218.28 feet, Long Chord = N 82° 44' 00" E 218.28 feet, to the Place of Beginning and containing 2.576 acres of land.

These Field Notes were prepared as a result of a survey made on the ground, by me, on March 23, 2013 and are accompanied by a survey plat, which is made a part hereof. Record information was obtained from the Caldwell County Clerk's Office and the Caldwell County Central Appraisal District Office and is shown in parenthesis.

Leos Surveying
800 Peaceful Valley Road
Kyle, TX 78640-4422
512-295-3197
Cell: 512-567-4349

Elisandro Leos
ELISANDRO LEOS - RPLS 3959



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 I hereby certify that the statement was FILED in the Public Records on the
 County Clerk's Office on May 22, 2013. MAY 22 2013
 County Clerk's Office, Caldwell County, Texas

FILED this 22nd day of May, 2013
9:40 A M
 CAROL HOLCOMB
 COUNTY CLERK, CALDWELL COUNTY, TEXAS
 By Steve Page Deputy



MAY 22 2013

Carol Holcomb
 COUNTY CLERK
 CALDWELL COUNTY, TEXAS

 Property Details

Account		
Property ID:	90896	Geographic ID: 0200107-103-221-00
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	7429 HWY 142 MAXWELL, TX 78656	
Map ID:	03-398	Mapsco:
Legal Description:	A107 FOLLEY, JOHN H., ACRES 2.576, HOWARD ACRES LOT 22	
Abstract/Subdivision:	A107	
Neighborhood:	(4130) RURAL SE RIVER RD-DICKERSON RD-BORCHERT LP AREA	
Owner		
Owner ID:	164743	
Name:	ADAIR HERMAN DALE	
Agent:		
Mailing Address:	7429 HW 142 MAXWELL, TX 78656	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

 Property Values

Improvement Homesite Value:	\$232,770 (+)	
Improvement Non-Homesite Value:	\$0 (+)	
Land Homesite Value:	\$159,880 (+)	
Land Non-Homesite Value:	\$0 (+)	
Agricultural Market Valuation:	\$0 (+)	419

Market Value:	\$392,650 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$392,650 (=)
HS Cap Loss: ⓘ	\$3,437 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$389,213
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: ADAIR HERMAN DALE **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
CESD2	Caldwell County ESD #2	0.100000	\$392,650	\$389,213	\$389.21
CESD5	Caldwell County ESD #5	0.100000	\$392,650	\$389,213	\$389.21
FTM	Farm to Market Road	0.000100	\$392,650	\$386,213	\$0.39
GCA	Caldwell County	0.439000	\$392,650	\$389,213	\$1,708.65
JACC	ACC College	0.101300	\$392,650	\$384,213	\$389.21
SLH	Lockhart ISD	0.954600	\$392,650	\$249,213	\$2,378.99
WPC	Plum Creek Conservation District	0.014000	\$392,650	\$389,213	\$54.49
WUG	Plum Creek Underground Water	0.015800	\$392,650	\$389,213	\$61.50

Total Tax Rate: 1.724800

Estimated Taxes With Exemptions: \$5,371.65

Estimated Taxes Without Exemptions: \$6,772.42

Property Improvement - Building

Description: MODULAR HOME **Type:** MANUFACTURED HOME **Living Area:** 2371.5 sqft
Value: \$232,770

Type	Description	Class CD	Year Built	SQFT
MH	MOBILE HOME	MH8	2013	2372
PO	PATIO OPEN-NO ROOF (5% OF MA)	*	0	727
ACP	ATTACHED CARPORT (25% OF MAIN AREA)	*	2015	720
SD	SHED	SHP2	0	130
DSTG	DETACHED STORAGE/UTILITY	SF3	2022	350
UT	UTILITY	U1	0	1

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
HS	HOMESITE	2.58	112,210.56	0.00	0.00	\$159,880	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$232,770	\$159,880	\$0	\$392,650	\$3,437	\$389,213
2024	\$237,400	\$159,880	\$0	\$397,280	\$43,450	\$353,830
2023	\$221,720	\$163,310	\$0	\$385,030	\$63,366	\$321,664
2022	\$211,800	\$116,920	\$0	\$328,720	\$45,153	\$283,567
2021	\$179,750	\$95,140	\$0	\$274,890	\$17,102	\$257,788
2020	\$175,330	\$77,310	\$0	\$252,640	\$18,287	\$234,353
2019	\$163,140	\$71,560	\$0	\$234,700	\$21,652	\$213,048
2018	\$133,500	\$60,180	\$0	\$193,680	\$0	\$193,680
2017	\$129,130	\$51,030	\$0	\$180,160	\$0	\$180,160

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/10/2013	WD/VL	WARRANTY DEED WITH VENDORS LIEN	ADAIR CHARLES W	ADAIR HERMAN DALE			132331
4/25/2013	D	DEED	VETERANS LAND BOARD	ADAIR CHARLES W			132330

Estimated Tax Due

If Paid: 08/08/2025 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	
2024	Caldwell County ESD #2	\$353,830	\$353.83	\$353.83	\$0.00	\$0.00	\$0.00	
2024	Caldwell County ESD #5	\$353,830	\$353.83	\$353.83	\$0.00	\$0.00	\$0.00	
2024	Farm to Market Road	\$350,830	\$0.35	\$0.35	\$0.00	\$0.00	\$0.00	
2024	Caldwell County	\$353,830	\$1,553.31	\$1,553.31	\$0.00	\$0.00	\$0.00	
2024	Lockhart ISD	\$253,830	\$2,423.06	\$2,423.06	\$0.00	\$0.00	\$0.00	
2024	Plum Creek Conservation District	\$353,830	\$49.54	\$49.54	\$0.00	\$0.00	\$0.00	
2024	Plum Creek Underground Water	\$353,830	\$55.91	\$55.91	\$0.00	\$0.00	\$0.00	
	2024 Total:		\$4,789.83	\$4,789.83	\$0.00	\$0.00	\$0.00	
2023	Caldwell County ESD #2	\$321,664	\$321.66	\$321.66	\$0.00	\$0.00	\$0.00	
2023	Farm to Market Road	\$318,664	\$0.32	\$0.32	\$0.00	\$0.00	\$0.00	
2023	Caldwell County	\$321,664	\$1,508.93	\$1,508.93	\$0.00	\$0.00	\$0.00	
2023	Lockhart ISD	\$221,664	\$2,121.10	\$2,121.10	\$0.00	\$0.00	\$0.00	
2023	Plum Creek Conservation District	\$321,664	\$46.64	\$46.64	\$0.00	\$0.00	\$0.00	

2023	Plum Creek Underground Water	\$321,664	\$47.93	\$47.93	\$0.00	\$0.00	\$0.00
	2023 Total:		\$4,046.58	\$4,046.58	\$0.00	\$0.00	\$0.00
2022	Caldwell County ESD #2	\$283,567	\$283.57	\$283.57	\$0.00	\$0.00	\$0.00
2022	Farm to Market Road	\$280,567	\$0.28	\$0.28	\$0.00	\$0.00	\$0.00
2022	Caldwell County	\$283,567	\$1,568.41	\$1,568.41	\$0.00	\$0.00	\$0.00
2022	Lockhart ISD	\$243,567	\$2,709.19	\$2,709.19	\$0.00	\$0.00	\$0.00
2022	Plum Creek Conservation District	\$283,567	\$45.94	\$45.94	\$0.00	\$0.00	\$0.00
2022	Plum Creek Underground Water	\$283,567	\$45.09	\$45.09	\$0.00	\$0.00	\$0.00
	2022 Total:		\$4,652.48	\$4,652.48	\$0.00	\$0.00	\$0.00
2021	Caldwell County ESD #2	\$257,788	\$257.79	\$257.79	\$0.00	\$0.00	\$0.00
2021	Farm to Market Road	\$254,788	\$0.25	\$0.25	\$0.00	\$0.00	\$0.00
2021	Caldwell County	\$257,788	\$1,731.82	\$1,731.82	\$0.00	\$0.00	\$0.00
2021	Lockhart ISD	\$232,788	\$2,629.80	\$2,629.80	\$0.00	\$0.00	\$0.00
2021	Plum Creek Conservation District	\$257,788	\$52.85	\$52.85	\$0.00	\$0.00	\$0.00
2021	Plum Creek Underground Water	\$257,788	\$53.62	\$53.62	\$0.00	\$0.00	\$0.00
	2021 Total:		\$4,726.13	\$4,726.13	\$0.00	\$0.00	\$0.00

2020	Caldwell County ESD #2	\$234,353	\$234.35	\$234.35	\$0.00	\$0.00	\$0.00
2020	Farm to Market Road	\$231,353	\$0.23	\$0.23	\$0.00	\$0.00	\$0.00
2020	Caldwell County	\$234,353	\$1,652.89	\$1,652.89	\$0.00	\$0.00	\$0.00
2020	Lockhart ISD	\$209,353	\$2,443.36	\$2,443.36	\$0.00	\$0.00	\$0.00
2020	Plum Creek Conservation District	\$234,353	\$51.09	\$51.09	\$0.00	\$0.00	\$0.00
2020	Plum Creek Underground Water	\$234,353	\$50.62	\$50.62	\$0.00	\$0.00	\$0.00
	2020 Total:		\$4,432.54	\$4,432.54	\$0.00	\$0.00	\$0.00
2019	Caldwell County ESD #2	\$213,048	\$213.05	\$213.05	\$0.00	\$0.00	\$0.00
2019	Farm to Market Road	\$210,048	\$0.21	\$0.21	\$0.00	\$0.00	\$0.00
2019	Caldwell County	\$213,048	\$1,582.94	\$1,582.94	\$0.00	\$0.00	\$0.00
2019	Lockhart ISD	\$188,048	\$2,373.85	\$2,373.85	\$0.00	\$0.00	\$0.00
2019	Plum Creek Conservation District	\$213,048	\$47.94	\$47.94	\$0.00	\$0.00	\$0.00
2019	Plum Creek Underground Water	\$213,048	\$44.10	\$44.10	\$0.00	\$0.00	\$0.00
	2019 Total:		\$4,262.09	\$4,262.09	\$0.00	\$0.00	\$0.00
2018	Caldwell County ESD #2	\$193,680	\$193.68	\$193.68	\$0.00	\$0.00	\$0.00

2018	Farm to Market Road	\$190,680	\$0.19	\$0.19	\$0.00	\$0.00	\$0.00
2018	Caldwell County	\$193,680	\$1,501.41	\$1,501.41	\$0.00	\$0.00	\$0.00
2018	Lockhart ISD	\$168,680	\$2,247.42	\$2,247.42	\$0.00	\$0.00	\$0.00
2018	Plum Creek Conservation District	\$193,680	\$44.93	\$44.93	\$0.00	\$0.00	\$0.00
2018	Plum Creek Underground Water	\$193,680	\$41.45	\$41.45	\$0.00	\$0.00	\$0.00
	2018 Total:		\$4,029.08	\$4,029.08	\$0.00	\$0.00	\$0.00
2017	Caldwell County ESD #2	\$180,160	\$179.80	\$179.80	\$0.00	\$0.00	\$0.00
2017	Farm to Market Road	\$177,160	\$0.18	\$0.18	\$0.00	\$0.00	\$0.00
2017	Caldwell County	\$180,160	\$1,396.60	\$1,396.60	\$0.00	\$0.00	\$0.00
2017	Lockhart ISD	\$155,160	\$2,067.29	\$2,067.29	\$0.00	\$0.00	\$0.00
2017	Plum Creek Conservation District	\$180,160	\$41.80	\$41.80	\$0.00	\$0.00	\$0.00
2017	Plum Creek Underground Water	\$180,160	\$38.55	\$38.55	\$0.00	\$0.00	\$0.00
	2017 Total:		\$3,724.22	\$3,724.22	\$0.00	\$0.00	\$0.00
2016	Caldwell County ESD #2	\$179,050	\$179.05	\$179.05	\$0.00	\$0.00	\$0.00
2016	Farm to Market Road	\$176,050	\$0.18	\$0.18	\$0.00	\$0.00	\$0.00
2016	Caldwell County	\$179,050	\$1,387.99	\$1,387.99	\$0.00	\$0.00	\$0.00

2016	Lockhart ISD	\$154,050	\$2,052.50	\$2,052.50	\$0.00	\$0.00	\$0.00
2016	Plum Creek Conservation District	\$179,050	\$41.18	\$41.18	\$0.00	\$0.00	\$0.00
2016	Plum Creek Underground Water	\$179,050	\$38.50	\$38.50	\$0.00	\$0.00	\$0.00
	2016 Total:		\$3,699.40	\$3,699.40	\$0.00	\$0.00	\$0.00
2015	Caldwell County ESD #2	\$171,650	\$171.65	\$171.65	\$0.00	\$0.00	\$0.00
2015	Farm to Market Road	\$168,650	\$0.17	\$0.17	\$0.00	\$0.00	\$0.00
2015	Caldwell County	\$171,650	\$1,231.42	\$1,231.42	\$0.00	\$0.00	\$0.00
2015	Lockhart ISD	\$146,650	\$1,951.18	\$1,951.18	\$0.00	\$0.00	\$0.00
2015	Plum Creek Conservation District	\$171,650	\$38.62	\$38.62	\$0.00	\$0.00	\$0.00
2015	Plum Creek Underground Water	\$171,650	\$36.90	\$36.90	\$0.00	\$0.00	\$0.00
	2015 Total:		\$3,429.94	\$3,429.94	\$0.00	\$0.00	\$0.00
2014	Caldwell County ESD #2	\$167,160	\$167.16	\$167.16	\$0.00	\$0.00	\$0.00
2014	Farm to Market Road	\$164,160	\$0.16	\$0.16	\$0.00	\$0.00	\$0.00
2014	Caldwell County	\$167,160	\$1,154.24	\$1,154.24	\$0.00	\$0.00	\$0.00
2014	Lockhart ISD	\$152,160	\$2,174.51	\$2,174.51	\$0.00	\$0.00	\$0.00
2014	Plum Creek Conservation District	\$167,160	\$36.78	\$36.78	\$0.00	\$0.00	\$0.00

2014	Plum Creek Underground Water	\$167,160	\$36.78	\$36.78	\$0.00	\$0.00	\$0.00
	2014 Total:		\$3,569.63	\$3,569.63	\$0.00	\$0.00	\$0.00



COMMITMENT FOR TITLE INSURANCE (Form T-7)

Issued by

TITLE RESOURCES GUARANTY COMPANY

We, Title Resources Guaranty Company, will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

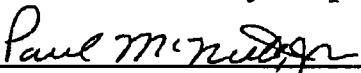
This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

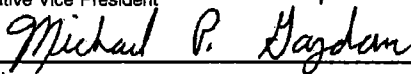
THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.


An Authorized Signature



Title Resources Guaranty Company

By: 
Executive Vice President


Secretary

TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title. The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.	El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad. El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.
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Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

Minerals and Mineral Rights may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

- **EXCEPTIONS** are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.
- **EXCLUSIONS** are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.
- **CONDITIONS** are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-800-526-8018 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.
- Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations.

DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner's Policy)

Arbitration is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

SIGNATURE

DATE

FACTS		WHAT DOES TITLE RESOURCES GUARANTY COMPANY DO WITH YOUR PERSONAL INFORMATION?	
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.		
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and account balances • Payment history and credit card or other debt • Checking account information and wire transfer instructions When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.		
How?	All financial companies need to share customers’ personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers’ personal information; the reasons TITLE RESOURCES GUARANTY COMPANY chooses to share; and whether you can limit this sharing.		
Reasons we can share your personal information		Does TITLE RESOURCES GUARANTY COMPANY share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus		Yes	No
For our marketing purposes- to offer our products and services to you		No	We don’t share
For joint marketing with other financial companies		No	We don’t share
For our affiliates’ everyday business purposes- information about your transactions and experiences		Yes	No
For our affiliates’ everyday business purposes- information about your creditworthiness		No	We don’t share
For our affiliates to market to you		No	We don’t share
For nonaffiliates to market to you		No	We don’t share
Questions?	Go to https://www.titleresources.com/privacypolicy		

Who we are**Who is providing this notice?**

TITLE RESOURCES GUARANTY COMPANY

What we do**How does TITLE RESOURCES GUARANTY COMPANY protect my personal information?**

To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings.

How does TITLE RESOURCES GUARANTY COMPANY collect my personal information?

We collect your personal information, for example, when you

- Apply for insurance or pay insurance premiums
- Provide your mortgage information or show your driver's license
- Give us your contact information

We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.

Why can't I limit all sharing?

Federal law gives you the right to limit only

- Sharing for affiliates' everyday business purposes –information about your creditworthiness
- Affiliates from using your information to market to you
- Sharing for nonaffiliates to market to you

State laws and individual companies may give you additional rights to limit sharing.

Definitions**Affiliates**

Companies related by common ownership or control. They can be financial and nonfinancial companies.

- *Our affiliates include companies that are owned in whole or in part by Anywhere Real Estate, Inc. (<https://www.anywhere.re>); Anywhere Integrated Services, LLC (<https://www.anywhereis.re>); and HomeServices of America, Inc. (<https://www.homeservices.com>).*

Nonaffiliates

Companies not related by common ownership or control. They can be financial and nonfinancial companies.

- ***TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliates so they can market to you.***

Joint Marketing

A formal agreement between nonaffiliated financial companies that together market financial products or service to you.

- ***TITLE RESOURCES GUARANTY COMPANY does not share with nonaffiliated financial companies for joint marketing purposes.***

Other Important Information**For European Union Customers**

Please see our Privacy Policy located at <https://www.titleresources.com/privacypolicy>

For our California Customers

Please see our notice about the California Consumer Protection Act located at <https://www.titleresources.com/privacypolicy>

TEXAS CONSUMER NOTICE

Have a complaint or need help?

If you have a problem with a claim or your premium, call your insurance company first. If you can't work out the issue, the Texas Department of Insurance may be able to help.

Even if you file a complaint with the Texas Department of Insurance, you should also file a complaint or appeal through your insurance Company. If you don't, you may lose your right to appeal.

Title Resources Guaranty Company

To get information or file a complaint with your insurance company:

Toll-free: 800-526-8018

Email: claims@titleresources.com
Mail: Title Resources Guaranty Company
Attention: Claims
8111 LBJ Freeway, Suite 1200
Dallas, TX 75251

The Texas Department of Insurance

To get help with an insurance question, or file a complaint with the state:

Call with a question: 1-800-252-3439
Online: www.tdi.texas.gov
Email: ConsumerProtection@tdi.texas.gov
Mail: Consumer Protection, MC: CO-CP, Texas
Department of Insurance, P.O. Box 12030, Austin, TX
78711-2030

¿Tiene una queja o necesita ayuda?

Si tiene un problema con una reclamación o con su prima de seguro, llame primero a su compañía de seguros. Se no puede resolver el problema, es posible que el Departamento de Seguros de Texas (Texas Department of Insurance, por su nombre en inglés) pueda ayudar.

Aun si usted presenta una queja ante el Departamento de Seguros de Texas, también debe presentar una queja a través de proceso de quejas o apelaciones de su compañía de seguros. So no lo hace, podría perder su derecho para apelar.

Title Resources Guaranty Company

Para obtener información o para presentar una queja ante su compañía de seguros:

Teléfono gratuito: 800-526-8018

Correo electrónico: claims@titleresources.com
Dirección postal: Title Resources Guaranty Company
Attention: Claims
8111 LBJ Freeway, Suite 1200
Dallas, TX 75251

El Departamento de Seguros de Texas

Para obtener ayuda con una pregunta relacionada con los seguros o para presentar una queja ante el estado:

Llame: 1-800-252-3439
En línea: www.tdi.texas.gov
Correo electrónico: ConsumerProtection@tdi.texas.gov
Dirección postal: Consumer Protection, MC: CO-CP,
Texas Department of Insurance, P.O. Box 12030,
Austin, TX 78711-2030

Introducing...Your Title Commitment

The ABC's of a Title Commitment

Thank you again for working with Independence Title Company on your transaction. Enclosed is your Commitment for Title Insurance. This document is our commitment to insure your transaction and issue a title policy if conditions described in schedule C are met.

Below is a general guide to reading the title commitment. Please contact your escrow officer with any questions about your specific transaction.

Schedule

A

"Actual Facts"

"A" is for "Actual Facts." In other words, this is the "Who, What, Where and How Much" of the transaction. You'll see the names of the seller and buyer, a description of the property, the sales price, and the name of the lender, if any.

Schedule

B

"Buyer Notification"

"B" is for "Buyer Notification" of items in which other parties have some interest or control of the use of property. An example would be a utility easement, where the city would have a part of the land reserved for their use, or a building setback requirement that prevents the homeowner from building within a certain distance from the front, side or back of the property. These items are not covered by the title policy.

Schedule

C

"Clear to Close"

"C" is for "Clear in order to Close." These items must be resolved in order to transfer title to the new owner. This might include such things as a mortgage to be paid off, home improvement liens, unpaid taxes, or a requirement that another person - such as an heir or a former spouse - participate in the sale of the property. All items shown on Schedule C must be resolved before or at the closing.

Schedule

D

"Disclosure"

"D" is for "Disclosure." This last section outlines all parties who will share any part of the insurance premium, including underwriters, title agents and attorneys.



Independence Title

Explore

We live here, work here, invest here. — We are locally owned and operated in the heart of Texas.

EXHIBIT A
Page 1 of 1

Being all that certain 2.576 acres tract or parcel of land situated in the John H. Foley Survey, Abstract Number 107 in Caldwell County, Texas, and being the easterly 2.576 acres of a 5.152 acres tract of land known as Lot 22 of "Howard Acres" an unrecorded subdivision, said 5.152 acres tract described in a deed of record in Volume 393, Page 837 of the Caldwell County Official Property Records (C.C.O.P.R.) and is more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" iron rod with cap marked "LEOS SURVEYING RPLS 3959" in the curving southerly Right-of-Way line of State Highway 142, for the northeast corner of said 5.152 acres tract of land and the northwest corner of a called 4.188 acres tract of land known as part of Lot 21 and described in a deed of record in Volume 345, Page 594 C.C.O.P.R. and for the northeast corner of this tract;

THENCE, S 21° 16' 35" E (S 21° 16' 35" E 475.05'), with the easterly line of said 5.152 acres tract, a distance of 475.05 feet to a found fence corner post for its southeast corner, the northeast corner of a called 7.527 acres tract of land known as Lot 25 described in a deed of record in Volume 187, Page 774 C.C.O.P.R. and the southeast corner of this tract, THIS LINE USED AS THE BEARING BASIS;

THENCE, S 85° 55' 55" W (S 85° 55' 55" W 544.18'), with the south line of said 5.152 acres tract of land, a distance of 280.55 feet to a set 5/8" iron rod with cap marked "LEOS SURVEYING RPLS 3959" for the southeast corner of the westerly 2.576 acres tract remaining of the said 5.152 acres tract of land and the southwest corner of this tract, from which a found fence corner post for the southwest corner of said 5.152 acres tract bears S 85° 55' 55" W 263.63 feet;

THENCE, N 14° 04' 35" W, with the dividing line of said 2.576 acres tracts and across said 5.152 acres tract, a distance of 448.43 feet to a set 5/8" iron rod with cap marked "LEOS SURVEYING RPLS 3959", in the southerly curving Right-of-Way line of said State Highway 142 for the northeast corner of the westerly 2.576 acres tract and the northwest corner of this tract;

THENCE, with the said curve to the left of said highway, having the following curve data: Radius = 14393.95 feet, Arc Length = 218.28 feet, Long Chord = N 82° 44' 00" E 218.28 feet, to the Place of Beginning and containing 2.576 acres of land.

COMMITMENT FOR TITLE INSURANCE T-7

ISSUED BY

TITLE RESOURCES GUARANTY COMPANY

SCHEDULE A

Effective Date: **August 22, 2025, 8:00 am**

GF No. **2530899-LKH**

Commitment No. _____, issued **September 12, 2025, 8:00 am**

1. The policy or policies to be issued are:

- a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount:
PROPOSED INSURED:
- b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount: **\$370,000.00**
PROPOSED INSURED: **Angel Esquivel Granados and Genesis Alanis, Ceceila Granados Hernandez**
- c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount: **\$333,000.00**
PROPOSED INSURED: **First-Lockhart National Bank and each successor in ownership of the indebtedness secured by the insured mortgage, except a successor who is an obligor under the provisions of Section 12(c) of the Conditions**
- Proposed Borrower: **Angel Esquivel Granados and Genesis Alanis, Ceceila Granados Hernandez**
- d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
- e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount:
PROPOSED INSURED:
Proposed Borrower:
- f. OTHER
Policy Amount:
PROPOSED INSURED:

2. The interest in the land covered by this Commitment is: **Fee Simple**

3. Record title to the land on the Effective Date appears to be vested in:

Herman Dale Adair

4. Legal description of land:

Being 2.576 acres of land, more or less, out of the JOHN H. FOLEY SURVEY, ABSTRACT NO. 107, Caldwell County, Texas, and being the easterly 2.576 acres of a 5.152 acres tract of land known as Lot 22 of "Howard Acres" an unrecorded subdivision, said 5.152 acres tract described in a deed of record in Volume 393, Page 837, Official Public Records, Caldwell County, Texas, being more particularly described in Exhibit A attached hereto.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct and references to the quantity are for informational purposes only.

SCHEDULE B

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

[Schedule B and C Documents](#) [Click Here](#)

Volume 393, Page 831, Official Public Records, Caldwell County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, disability, handicap, familial status or national origin.

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.(Applies to the Owner's Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year **2025**, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year _____ and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance

(T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).

10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

a. Rights of Parties in Possession. (Owner Policy)

b. Rights of tenants, as tenants only, under any and all unrecorded leases or rental agreements.
(NOTE: This item can be deleted upon receipt of an Affidavit executed by the seller evidencing there are not any outstanding leases or rental agreements. If the Affidavit reveals unrecorded outstanding leases or rental agreements the exception may be modified to make specific exception to those matters.)

c. Any and all easements, building lines and conditions, covenants and restrictions as set forth in Special Warranty Deed recorded in Volume 393, Page 831, Official Public Records, Caldwell County, Texas.

d. Easement:

Recorded: Volume 191, Page 477, Deed Records, Caldwell County, Texas.
To: Texas Public Utilities Company
Purpose: electric and telephone lines

e. Easement:

Recorded: Volume 237, Page 110, Deed Records, Caldwell County, Texas.
To: Mrs. L.M. Armand
Purpose: water line

f. Easement:

Recorded: Volume 338, Page 19, Deed Records, Caldwell County, Texas.
To: Maxwell Water Supply Corporation
Purpose: pipe lines

g. Easement:

Recorded: Volume 502, Page 43, Deed Records, Caldwell County, Texas.
To: Maxwell Water Supply Corporation
Purpose: utility line

h. Easement:

Recorded: Volume 204, Page 391, Official Public Records, Caldwell County, Texas.
To: Bluebonnet Electric Cooperative, Inc.
Purpose: electric and telecommunication lines and systems

i. Easement:

Recorded: Volume 205, Page 249 , Official Public Records, Caldwell County, Texas.
To: Maxwell Water Supply Corporation
Purpose: water line

j. Terms, Conditions, and Stipulations in the Joint Roadway Agreement:

Recorded: Document No. 132335, Official Public Records, Caldwell County, Texas.

- k. The land described in Schedule A of this policy shall not include any manufactured home or house trailer. Any manufactured home or house trailer on the land is excluded from the coverage of this policy of title insurance.
- l. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and other minerals; together with all rights incident thereto:
Recorded: Volume 339, Page 415, Deed Records, Caldwell County, Texas.
Title to said interest has not been researched subsequent to the date of the above referenced instrument and the Company makes no representation as to the ownership or holder of such interest(s).
- m. Mineral and/or royalty interest in and to all coal, lignite, oil, gas and other minerals; together with all rights incident thereto:
Recorded: Volume 187, Page 774, Official Public Records, Caldwell County, Texas.
Title to said interest has not been researched subsequent to the date of the above referenced instrument and the Company makes no representation as to the ownership or holder of such interest(s).
- n. All leases, grants, exceptions or reservation of coal, lignite, oil, gas and other mineral, together with all rights, privileges, and immunities relating thereto appearing in the public records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- o. All leases, grants, exceptions, or reservations of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges, and immunities relating thereto, appearing in the public records, whether they are listed in Schedule B or not, as provided by Sect. 2703.056(a) of the Texas Insurance Code.
- p. Matters reflected on survey prepared by Elisandro Leos, RPLS No. 3959, dated 3/23/2013:
1. Encroachment or protrusion of caliche road onto or over the southerly portion of the west lot line.
 2. Encroachment or protrusion of caliche road onto or over the easement along the east lot line.
 3. Any and all easements and/or rights in connection with the utility pole and line that cross the southwest corner of the subject tract.

SCHEDULE C

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - b. all standby fees, taxes, assessments and charges against the property have been paid,
 - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
 - d. there is legal right of access to and from the land,
 - e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.

5. Home Equity Lien or Mortgage:

Recorded: Document No. 2021-007817, Official Public Records, Caldwell County, Texas.
Borrower: Herman Dale Adair and spouse, Tiffany Lee Adair
Trustee: Chris Peirson
Beneficiary: Mortgage Electronic Registration Systems, Inc. (MERS) acting solely as nominee for Broker Solutions, Inc., dba New American Funding
Amount: \$205,000.00
Dated: 8/18/2021
Filed: 10/25/2021

(If the above Home Equity secures a line of credit, Company requires a satisfactory written statement from the existing lender confirming: (a) the payoff amount, (b) that the line of credit has been closed, and no further draws/advances will be permitted and/or the right to future advances has been terminated, and (c) agreeing to deliver a full satisfaction/release upon payment of the outstanding balance.)

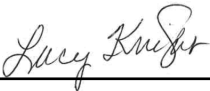
6. Tiffany Lee Adair, wife of Herman Dale Adair, must join in proposed transaction.
7. This item has been intentionally deleted.
8. Company requires the marital status of Herman Dale Adair, from the date of acquisition to the present time. If married, company requires either (i) the spouse to join in current transaction; or (ii) an affidavit from the spouse of the owner disclaiming the property as part of any residential or business homestead, confirming he/she does not reside on the property, and stating the property is under the sole management and control of the record owner; or (iii) if seller is unmarried,

company requires an affidavit from the seller confirming their marital status from the date of acquisition to the present time.

9. Company requires current marital status of purchaser(s). (*NOTE: This is not necessary for a cash transaction.*)
10. **ADVISORY NOTICE:** Company has approved the land title survey dated 3/23/2013, prepared by Elisandro Leos, R.P.L.S. No. 3959. Upon request, and payment in full of any promulgated premium required, Item No. 2 of Schedule "B" may be amended on the Title Policy to read: "shortages in area". If the survey being used is not current, Company must obtain an acceptable T.47 Real Property Affidavit or T.47.1 Survey Declaration to confirm that no improvements or changes have been made to the subject property since the certification date shown on the survey. Please note, the survey plat provided may not reflect or locate any or all of the dedicated easements, encroachments, protrusions or building lines set out as specific exceptions or contained in restrictive covenants set out on Schedule B and Company makes no warranty, express or implied, as to the accuracy of the survey plat. Proposed insured Buyer and/or Lender should review prior to closing.
11. Payment of any and all ad valorem taxes which may be due and payable on the subject property.
12. Company requires Owner, Seller and/or Borrower to complete an Affidavit of Debts and Liens prior to the issuance of the Title Insurance Policy.
13. Company must be furnished with a properly executed Waiver of Inspection signed by the Purchaser.
14. Good Funds in an amount equal to all disbursements must be received and deposited before any funds may be disbursed. Partial disbursements prior to the receipt and deposit of good funds are not permitted. Good Funds means cash, wire transfer, certified checks, cashier's checks and teller checks. Company reserves the right to require wired transfer of funds in accordance with Procedural Rule P-27 where immediate disbursement is requested.
15. **ARBITRATION:** The Owner Policy of Title Insurance (Form T-1) and the Loan Policy of Title Insurance (Form T-2) contain an arbitration provision. It allows the Insured or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If the insured wants to retain the right to sue the Company in case of a dispute over a claim, the Insured must request deletion of the arbitration provision before the Policy is issued. The Insured may do this by signing the Deletion of Arbitration Provision form and returning it to the Company at or before the closing of the real estate transaction or by writing to the Company. {The Arbitration Provision may not be deleted on the Texas Residential Owner Policy of Title Insurance (Form T-1R).}
16. **NOTICE:** Title Company is unwilling to issue the Title Policy without the general mineral exception(s) set out in Schedule B hereof pursuant to Procedural Rule P-5.1. Optional endorsements (T19.2 and T19.3) insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase upon request of the Proposed Insured. Neither this Policy, nor the optional endorsements, insure that the purchaser has title to the mineral rights related to the surface estate. The promulgated cost for said endorsement is \$50 per policy.
17. *FOR INFORMATIONAL PURPOSES ONLY:* Company finds the following Deeds filed of record in the Official Public Records, Caldwell County, Texas affecting the subject property in the last 24 months: NONE - vesting deed found in Doc. No. 132331
18. **ADVISORY:** The Order for Title Insurance indicates that the subject transaction involves a portion of a platted lot or a tract that may be in violation of the subdivision ordinances of the City/County.

The proposed insured may want to investigate the legal status of the subject property in connection with the subdivision requirements of the local City/County codes and regulations.

Countersigned
Independence Title

By 

COMMITMENT FOR TITLE INSURANCE

SCHEDULE D

GF No. **2530899-LKH**

Effective Date: **August 22, 2025, 8:00 am**

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment

The issuing Title Insurance Company, **Title Resources Guaranty Company**, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% or more of said corporation, directors, and officers are listed below:

Shareholders:

RE Closing Buyer Corp.

Directors:

Donald J. Casey; Alan Colberg; Matthew Kabaker; Kevin Mahony; J. Scott McCall;
Kevin R. Wall; Virginia Suliman; Ajay Waghray; Charles Chacko; John Harrell

Officers:

Kevin R. Wall-President/CEO; Owen E. Girard-Secretary; Peter Prygelski-Treasurer/Chief Financial Officer

2. The following disclosures are made by the Title Insurance Agent Double Barrel Title, LLC dba Independence Title issuing this commitment:
 - (a) A listing of each shareholder, owner partner, or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium is as follows:
RE Closing Buyer Corp.
 - (b) A listing of each shareholder, owner, partner, or other person having, owning or controlling 10 percent (10%) or more of an entity that has, owns, or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium is as follows:
Anywhere Integrated Services, LLC
 - (c) If the Agent is a corporation: (i) the name of each director of the Title Insurance Agent, and (ii) the names of the President, the Executive or Senior Vice-President, the Secretary and the Treasurer of the Title Insurance Agent are as follows:

Scott Storck, President; Donald J. Casey, Chief Executive Officer; Cordell Parrish, Senior Vice President and Chief Financial Officer; Michael P. Gozdan, Senior Vice President and Secretary; Marilyn J. Wasser, Executive Vice President and Assistant Secretary; Donald W. Evans, Jr., Executive Vice President; Lynette K. Gladdis, Senior Vice President and Assistant Secretary; Timothy B. Gustavson, Senior Vice President; Deborah Higgins, Senior Vice President; Seth I. Truwit, Senior Vice President and Assistant Secretary; Brian Alan Pitman, Vice President; Jay Fitzgerald, Vice President.
 - (d) The name of any person who is not a full-time employee of the Title Insurance Agent and who receives any portion of the title insurance premium for services performed on behalf of the Title Insurance Agent in connection with the issuance of a title insurance form; and, the amount of premium that any such person shall receive is disclosed in paragraph 3.
 - (e) For purposes of this paragraph 2, "having, owning, or controlling" includes the right to receipt of a percentage of net income, gross income, or cash flow of the Agent or entity in the percentage stated in subparagraphs (a) or (b).

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	<u>\$2,255.00</u>
Loan Policy	<u>\$100.00</u>
Endorsement Charges	<u>\$153.00</u>
Other	<u>\$0.00</u>
Total	<u>\$2,508.00</u>

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<u>Amount</u>	<u>To Whom</u>	<u>For Services</u>
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"The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."

Title Resources Guaranty Company

Premium Amount	Rate Rules	Property Type	County Code	Liability at Reissue Rate	6	7	8
1 \$2,508.00	2 1200 3210 0700 0710 0802 0810 0885	3 1	4	5			

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Personnel
Subject:	To discuss and take possible action regarding the Caldwell County Employee Holiday Schedule for Calendar Year 2026.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Kristianna Ortiz
Backup Materials:	Attached
Total # of Pages:	1

2026 Caldwell County Employee Holidays

January						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

February						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

March						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
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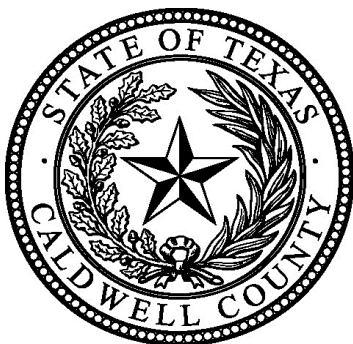
August						
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20	21	22	23	24	25	26
27	28	29	30	31		



2026

COUNTY HOLIDAYS:

Jan 01	New Year's Day
Jan 19	M L King Day
Feb 16	Presidents' Day
April 3	Good Friday
May 25	Memorial Day
Jun 19	Juneteenth
July 3	Independence Day
Sep 7	Labor Day
Nov 11	Veterans Day
Nov 26	Thanksgiving
Nov 27	Thanksgiving
Dec 24	Christmas Eve
Dec 25	Christmas

*FLOAT DAY

Commissioners Court Dates

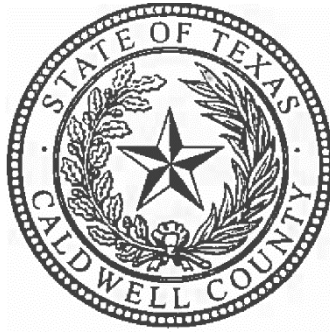
Pay Days*

County Holidays

*subject to change due to holidays

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Order
Subject:	To discuss and take possible action regarding a Caldwell County Burn Ban.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Hector Rangel
Backup Materials:	Attached
Total # of Pages:	2



**CALDWELL COUNTY, TEXAS
DECLARATION OF LOCAL DISASTER
PROHIBITION OF OUTDOOR BURNING**

WHEREAS, Section §418.108 of the Local Government Code provides that the County Judge can declare a slate of Local Disaster within the county) and order, may prohibit outdoor burning in the unincorporated area of the county when he finds that circumstances present in all or part of the unincorporated area of the county create a public safety hazard that would be exacerbated by outdoor burning and,

WHEREAS, the County Judge does find that circumstances present in all of the unincorporated area of the county create a public safety hazard that could be exacerbated by outdoor burning;

BE IT THEREFORE ORDERED, that the following emergency regulations are hereby established for all unincorporated areas of Caldwell County, Texas that are not subject to public ownership or stewardship for the duration of the above mentioned declaration:

- I. Action Prohibited:
 - (a) A person violates this order if he/she burns a combustible material outside of an enclosure, which serves to contain all flame and/or sparks, or orders such burning by others.
 - (b) A person violates this order if he /she engages in any activity outdoors which could allow flames or sparks that could result in a fire, unless done in an enclosure designed to protect the spread of fire, or orders such activities by others.
2. Enforcement:
 - (a) Upon notification of suspected outdoor burning the fire department assigned shall respond to the scene and take immediate measures to contain or extinguish the fire.
 - (b) If requested by a fire official, a duly commissioned peace officer, when available, shall be notified and sent to the scene to investigate the nature of the fire.
 - (c) If, in the opinion of the officer investigating and the fire official, the goal of this order can be obtained by informing the responsible party about the prohibitions established by this order the officer may at his discretion notify the party about the provisions of this order and request compliance with it, or issue a citation for: **Violation of Burn Ban Order.**
Therefore it is in accordance with Local Government Code 352.08 I, a violation of this order is a class C Misdemeanor, punishable by a fine not to exceed \$500.00.
3. This Order does not prohibit prescribed fire(s) conducted in compliance with guidelines set forth by federal or state natural resource agencies and conducted by a prescribed burn manager certified under Section 153.048 Natural Resources Code, and meets the standards of Section 153.047, Natural Resources Code, burned under a burn plan approved by such agencies, or outdoor burning activities related to public health and

safety that are authorized by the Texas Commission on Environmental Quality for:

- (a) Firefighter training
- (b) Public utility, natural gas pipeline or mining operations
- (c) Planting or harvesting of agricultural crops

IT IS FURTHER ORDERED that an exemption be hereby granted for a bona fide commercial land clearing business, allowing said business to burn as long as all other provisions of the Order and applicable laws and ordinances are adhered to as set forth herein, and contact is made and the burning approved by the Caldwell County Emergency Management Coordinator at 1403 Blackjack St. Lockhart, TX at phone Number 512-398-1822, and receiving permission, prior to any outdoor burning.

IT IS FURTHER ORDERED that an exemption be hereby granted to those businesses where welding is an essential function of the business, allowing welding operations to proceed as long as the area of welding operations has been cleared of vegetation for a distance of no less than ten (10) feet in all directions, that there be a second capable person acting as a fire spotter with a sufficient water source available to extinguish fires which may be ignited from stray sparks, and only when all other provisions of the Order and applicable laws and ordinances are adhered to as set forth herein.

BE IT ALSO ORDERED, that the purpose of this order is the mitigation of the hazard posed by wildfire during the term of the dry, weather by curtailing outdoor burning; which purpose is to be taken into account in any enforcement action based upon this order.

This order will remain in effect for a period of 14 days, and shall expire at the end of said period.

IN WITNESS WHEREOF, I AFFIX MY SIGNATURE this, the 23rd of October 2025.

Hoppy Haden, County Judge

ATTEST:

Teresa Rodriguez
County Clerk

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Contract/Interlocal Agreement (ILA)
Subject:	To discuss and take possible action regarding an Interlocal Cooperation Agreement (ILA) between the County and Bluebonnet Trails Community Services for the provision of psychiatric services to inmates held in the Caldwell County Jail.
Costs:	\$40,000.00
Agenda Speakers:	Judge Haden/James Short
Backup Materials:	Attached
Total # of Pages:	5

BLUEBONNET TRAILS COMMUNITY SERVICES
Mental Health Jail Based Services Interlocal Agreement

This Interlocal Agreement (ILA) for the provision of certain psychiatric services to inmates in the **Caldwell County Jail (Jail)** is made and entered into, by **Caldwell County, Texas (County)** and **Bluebonnet Trails Community Services (BTCS)** which are political subdivisions of the State of Texas.

Bluebonnet Trails Community Services and Caldwell County hereby enter into the following agreement pursuant to authority contained in Sections 533.034 and 533.037 of the Texas Health and Safety Code.

- I. Bluebonnet Trails Community Services (BTCS) agrees to provide psychiatric services by a licensed practitioner to inmates located in the Jail for up to four (4) hours per week. Services include the provision of psychiatric evaluations of inmates and pharmacological reviews of psychiatric and psychoactive medications prescribed to the inmates.
 - a. Malpractice insurance for the practitioners will be the responsibility of BTCS and not the County.
 - b. Notwithstanding any other provision herein, the County understands that each placement is unique in terms of matching supplied personnel to its individual needs and expectations. Circumstances may affect BTCS's ability to secure continuous coverage. In the event, whether initiated by the County or by BTCS, that supplied personnel can no longer continue providing services, BTCS may connect the Jail to its network of contracted providers if the County agrees. Alternatively, the County may make other arrangements for coverage until BTCS identifies a replacement.
- II. BTCS agrees to provide mental health crisis screening services to inmates presenting as having a psychiatric emergency and who need immediate evaluation. To initiate this service, Jail staff may contact the Bluebonnet Trails Community Services Crisis Hotline (1-800-841-1255) 24-hours a day to request a screening from a Qualified Mental Health Professional (QMHP). This service may be provided face-to-face or via televideo. Assessments are provided within one (1), eight (8) or twenty-four (24)-hours based on triage by a QMHP. If the situation is determined not to be a crisis, BTCS may recommend follow-up the next business day with a Jail Diversion staff member. Inmates who receive a crisis screening but are not referred for psychiatric hospitalization may be referred for follow-up by the Jail's psychiatric practitioner.
- III. In addition to mental health crisis screening services, BTCS will provide written reports with information about defendants suspected of having a mental illness or intellectual disability. These reports are based on screenings prompted by either a 16.22 Order, or a positive match during a Continuity of Care Query (CCQ) in the state's database.
- IV. If the County orders BTCS to conduct a mental health interview and collect information for a mandatory assessment in response to the Texas Code of Criminal Procedure Article 16.22 (as enacted by House Bill 601, 86th Texas Legislative Session), the County shall reimburse BTCS at \$30 per assessment.
- V. Payment for services:
 - a. Payment for psychiatric or medical medications prescribed to the inmates at the Jail is not the responsibility of BTCS.

- b. BTCS will submit billing statements on a monthly basis for Services provided to the County by the fifteenth (15th) working day following the end of the month services were rendered in an amount not-to-exceed twenty thousand dollars (\$20,000) for the term of this agreement. The County shall pay BTCS for Services provided and verified pursuant to this Agreement at the rates identified below and billed according to the terms of this Agreement:

Service	Rate
BTCS – Advanced Psychiatric Nurse Practitioner (APNP) or Physician’s Assistant (PA)	\$100/hr or \$25/15 minutes
BTCS – Psychiatrist	\$125/hr
BTCS – Nurse services for injection	\$50/injection
BTCS - Contracted Network Psychiatrist	\$185/hr
BTCS - Contracted Network – APNP/PA	\$135/hr
16.22 Ordered Mental Health Assessments	\$30/assessment

- c. Payment must be made within thirty (30) days after receipt of the monthly statement.

Submission of Invoices:
Caldwell County Jail
1204 Reed Dr.
Lockhart, TX 78644

Payments shall be made to:
Bluebonnet Trails Community Services
Attn: Accounting Department
1009 N. Georgetown St.
Round Rock, TX 78664

- VI. If the County would like to seek reimbursement for a period not to exceed ninety (90) days for medication for persons returning to the Jail from a state hospital after receiving competency restoration services:
- The Jail will notify BTCS when an individual is sent from the Jail to a state hospital for 46B competency restoration.
 - The Jail will submit to BTCS a copy of the State Hospital Discharge Plan and a completed 46B Medication Request (Attachment A) via email (jail@bbtrails.org) within seven (7) days of the individual’s return to the Jail after the individual is deemed competent to stand trial.
 - For Detainees returned to the Jail as competent and awaiting trial, BTCS will request approval from the Texas Health and Human Services Commission (HHSC) or Texas Correctional Office on Offenders with Medical and Mental Impairments (TCOOMMI) to reimburse the Jail for up to ninety (90) days of the medication, as prescribed upon discharge by the State Hospital. Reimbursement is based on authorization by HHSC/TCOOMMI and dependent upon availability of state fiscal year funding.
 - The Jail will submit an invoice to BTCS via email (jail@bbtrails.org) within ten (10) days of month-end which includes itemized medication costs incurred by the Jail the previous month.
 - Based on submission of required documentation from the Jail and HHSC/TCOOMMI approval, BTCS will reimburse the Jail on a monthly basis.

- f. Reimbursement for each Detainee will conclude once the Jail has been reimbursed for ninety (90) days of medication or once the Detainee is released from Jail, whichever occurs first.
- g. BTCS reserves the right to request proof of the Jail's expenditures specific to those defendants who are committed under the Texas Code of Criminal Procedure, Chapter 46B and who will receive medications.

VII. Term of Agreement:

This Agreement is to begin October 1, 2025 and shall terminate September 30, 2026. This Agreement may be terminated by either party with a sixty (60)-day written notice to the corresponding party. In the event BTCS and the County are still negotiating, preparing, and/or reviewing the service for renewal on the termination date, this agreement shall automatically extend for ninety (90) days.

VIII. Amendment:

Any change, addition or deletion to the terms of this Agreement shall be in writing and executed by both parties. An executed facsimile copy will be sufficient to evidence the parties' agreement to any change, addition, or deletion to this Agreement.

IX. Confidentiality:

Both parties acknowledge that in receiving, storing and processing or otherwise dealing with any information about clients in the program, they are fully bound by the provision of the federal regulations governing Confidentiality of Alcohol and Drug Abuse Patient Records, 42 CFR.

Both parties agree to undertake to resist in judicial proceeding any effort to obtain access to information pertaining to clients otherwise than as expressly provided for in the federal confidentiality regulations, 42 CFR, Part 2.

X. Governing Law:

The laws of the State of Texas will govern this ILA. Venue shall be in Williamson County, Texas.

XI. Indemnification:

BTCS hereby agrees to the extent permitted under the Constitution and the laws of the State of Texas to indemnify and hold harmless the **County** and all of its trustees, directors, officers, employees, and agents from all liability suits, actions, claims, expenses (including attorney's fees and costs related to the investigation of any such claim, action, or proceeding) or cost of any character, type, or description (including obligations, losses, fines, penalties, and assessments) brought or made on account of any injuries, death, or damage received or sustained by any person or persons or property, including but not limited to clients, arising out of or occasioned by non-performance or any negligent acts of BTCS or BTCS's personnel, if any, or its agents or employees occurring during the performance of the services hereunder or in the execution of the performance of any of its duties under this Agreement.

The **County** hereby agrees to the extent permitted under the Constitution and the laws of the State of Texas to indemnify and hold harmless BTCS and all of its trustees, directors, officers, employees, and agents from all liability suits, actions, claims, expenses (including attorney's fees and costs related to the investigation of any such claim, action, or proceeding) or cost of any character, type, or description

(including obligations, losses, fines, penalties, and assessments) brought or made on account of any injuries, death, or damage received or sustained by any person or persons or property, including but not limited to clients, arising out of or occasioned by non-performance or any negligent acts of the **County** or **County's** personnel, if any, or its agents or employees occurring during the performance of the services hereunder or in the execution of the performance of any of its duties under this Agreement.

This agreement shall replace the current ILA and is effective on the date of execution.

Executed this ____ day of _____, 2025.

Caldwell County

Bluebonnet Trails Community Services

County Judge

Mike Maples, Chief Executive Officer

Date _____

Date _____

Attachment A
46B Medication Request

Service Month & Year (YYYYMM)	Component Code (###)	SID # or CARE ID#	Medication Recipient Name (Last, First, Middle Initial)	Medication Name	Number of Days Supply	Amount Requested
	460					
	460					
	460					
	460					
	460					
	460					
	460					
	460					
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	460					
	460					
	460					
	460					
TOTAL	460					\$0.00

Caldwell County Agenda Item

AGENDA DATE:	October 23, 2025
Type of Agenda Item:	Contract/Interlocal Agreement (ILA)
Subject:	To discuss and take possible action regarding the approval of the award for RFP25CC01P Caldwell County Bank Depository.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Dulce Arellano
Backup Materials:	Attached
Total # of Pages:	2

Commissioners Court-Thursday, October 23rd, 2025

County Purchasing Department

RFP 25CCP01P Bank Depository

Discussion Items:

On August 26, 2025, the County Purchasing Department issued a Request for Proposal 25CCP01P Bank Depository. The RFP closed on October 7th, 2025, and at that time the County received one proposal from First Lockhart National Bank. After careful review of the proposal, it was determined it met the County's needs. At this time, we recommend and request the Commissioners' Court to approve the award to FLNB

Notable Budget Items: None at this time

Recommendation to Commissioner's Court:

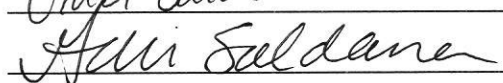
County Purchasing Department respectfully recommends the following:

Request approval to award opportunity to First Lockhart National Bank for RFP 25CCP01P Bank Depository.

Caldwell County- RFP25CCP01P				
Caldwell County Bank Depository				
Bid Opening 10/07/25 Time: 3PM				
Issue Date:	8/26/2025	Department:	Purchasing Department	
Closing Date:	10/7/2025	Phone:	512-359-4685	
Respondent:	Respondent Address:	Bid Amount:	Opened at:	All materials included:
First Lockhart National Bank	111 S. Main St. Lockhart, TX 78644		3:00 PM	Yes

Purchasing Signature: 

Witness Name: Grapi Saldana

Witness Signature: 

Caldwell County Agenda Item

AGENDA DATE: October 23, 2025

Type of Agenda Item: 381 Agreement

Subject: Pursuant to Texas Government Code Section 551.087, the discussion of deliberation regarding economic development negotiations associated with Project Tangled Web. Possible action may follow in open court.

Costs:

Agenda Speakers:

Backup Materials:

Total # of Pages: