

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 8, 2026 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 - Pastor Jodi Fischer, Lytton Springs Methodist Church

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: <https://www.co.caldwell.tx.us/page/CommissionersCourtForm>

F. CONSENT AGENDA:

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

F.1 To approve County Invoices and Purchase Orders in the amount of \$1,932,179.68.

F.2 To approve County Payroll payment in the amount of \$542,751.81 (09/06/2026 thru 09/19/2026).

F.3 To approve County Payroll Tax payment in the amount of \$160,208.31 (09/06/2026 thru 09/19/2026).

F.4 To ratify Addendum #1 for RFQ26CCP01Q Caldwell County Master Development Services.

F.5 To ratify Addendum #2 for RFQ26CCP01Q Caldwell County Master Development Services.

F.6 To ratify Addendum #3 for RFQ26CCP01Q Caldwell County Master Development Services.

F.7 To ratify Addendum #4 for RFQ26CCP01Q Caldwell County Master Development Services.

F.8 To ratify Addendum #3 to RFB26CCP02B Road Materials, Fuel, Oil and Lubricants.

F.9 To ratify immediate check payment in the amount of \$806.80 made to Performance Auto for Veterans Vehicle Assistance.

F.10 To accept the September 2026 Indigent Burial Report.

- F.11 To approve bond for Amber Quinley, Grants Administrator.
- F.12 To accept the Caldwell County Appraisal District Reappraisal Plan.
- F.13 To accept Continuing Education Hours for Gloria Garcia, Treasurer.

G. PUBLIC HEARING @ 9:30 A.M.:

- G.1 Regarding consideration for the Replat of Cotton Gateway, Phase One, Lot 106R and Lot 107R on approximately 68.11 acres located on William Pettus Road off State Highway 21
- G.2 Regarding consideration for the Austin Skyline Subdivision, Section Three Replat of Lot 54 on approximately 16.098 acres located on Avis Road

H. DISCUSSION/ACTION ITEMS:

- H.1 To discuss and take possible action regarding the approval of the Minutes for the September 24, 2026. Speaker: Judge Haden/Teresa Rodriguez; Backup: 15; Cost: \$0.00
- H.2 To discuss and take possible action regarding a variance request to allow one flag lot for the Austin Skyline, Section Three Replat of Lot 54 on approximately 16.098 acres located off Avis Road. This location is in the Mustang Ridge ETJ. Speaker: Commissioner Theriot/Kasi Miles/Linda Hinkle; Backup: 5; Cost: \$0.00
- H.3 To discuss and take possible action to authorize the execution of Work Authorization No. 3 for the North Hackberry Avenue (Alternate Truck Route) project between Caldwell County and Rodriguez Transportation Group, Inc. as part of their RFQ25CCP01Q Road Bond Contract executed November 13, 2025. Speaker: Judge Haden/Commissioner Horne/Maria Castanon; Backup: 21; Cost: \$413,489.90
- H.4 To discuss and take possible action to authorize the execution of Work Authorization No. 2 for the Bridle Path (US 183 to FM 2984) project between Caldwell County and Kleinfelder, Inc. as part of their RFQ25CCP01Q 2024 Road Bond Contract executed November 13, 2025. Speaker: Judge Haden/Commissioner Horne/Maria Castanon; Backup: 19; Cost: \$832,374.35
- H.5 To discuss and take possible action to authorize the execution of an Advance Funding Agreement (AFA) and associated Resolution by and between Caldwell County and the State of Texas, acting by and through the Texas Department of Transportation (TxDOT), for US 183 Intersection with Bridle Path (CSJ 0152-03-071) and FM 2984 Intersection with Bridle Path (CSJ 3006-01-009). Speaker: Judge Haden/Commissioner Horne/Maria Castanon; Backup: 34; Cost: \$1,207,925
- H.6 To discuss and take possible action to authorize the execution of Work Authorization No. 2 for the Polonia Road at Plum Creek Bridge project between Caldwell County and Seiler Lankes Group, LLC. as part of their RFQ25CCP01Q Road Bond Contract executed November 25, 2025. Speaker: Judge Haden/Commissioner Theriot/Maria Castanon; Backup: 19; Cost: \$602,630.66
- H.7 To discuss and take possible action to authorize the execution of Work Authorization No. 2 for the Old Lytton Springs Rd (CR 183) at Dry Creek project between Caldwell County and Kimley-Horn and Associates, Inc. as part of their RFQ25CCP01Q 2024 Road Bond Contract executed November 13, 2025. Speaker: Judge Haden/Commissioner Theriot/Commissioner Thomas/Maria Castanon; Backup: 22; Cost: \$346,620.00
- H.8 To discuss and take possible action regarding a Proclamation from the Central Texas Dispute Resolution Center designating October 2026 as Mediation Month. Speaker: Judge Haden/Martha Joyce/Connie Sheppard; Backup: 1; Cost: \$0.00

- H.9 To discuss and take possible action regarding a Proclamation recognizing October 2026 as Domestic Violence Awareness Month in Caldwell County. Speaker: Judge Haden/Ashley Rios; Backup: 1; Cost: \$0.00
- H.10 To discuss and take possible action regarding Resolution 38-2026 for the Texas Department of Agriculture Texans Feeding Texans: Home-Delivered Meal Grant Program. Speaker: Judge Haden/Kelly Franke; Backup: 3; Cost: \$8,000.00
- H.11 To approve Resolution 39-2026 from Capital Area Housing Finance Corporation approving assignment of private activity bond authority to Texas Department of Housing and Community Affairs; and containing other provisions relating to the subject. Speaker: Judge Haden/Danielle Blake; Backup: 13; Cost: \$0.00
- 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 approve Order 13-2026, permitting the sale of certain fireworks in unincorporated areas of Caldwell County during Diwali holiday period. Speaker: Judge Haden/Hector Rangel; Backup: 3; Cost: \$0.00
- H.14 Discussion and possible action to authorize a wire transfer of approximately \$886,050.00 to Corridor Title for the closing of Caldwell County's previously approved purchase of the property located at 215 Bufkin Lane, Lockhart, Texas 78644. Speaker: Judge Haden/Danielle Blake; Backup: 27; Cost: \$886,050.00
- H.15 To discuss and take possible action on upcoming renewal with Euna (Questica) Budgeting Software. Speaker: Judge Haden/Danielle Blake; Backup: 4; Cost: \$0.00
- H.16 To discuss and take possible action regarding an Amendment to an Agreement between Tyler Technologies, Inc. and Caldwell County for jury management. Speaker: Judge Haden/Juanita Allen/Chris Cunningham; Backup: 12; Cost: \$34,755.00
- H.17 To discuss and take possible action regarding the approval of the award for RFB26CCP02B Unit Road Materials, Fuel, Oil and Lubricants. Speaker: Judge Haden/Stephanie Pleitez; Backup: 4; Cost: \$0.00
- H.18 To discuss and take possible action regarding updates on Project Hercules economic development negotiations. Commissioners Court may provide further instruction or take necessary action as appropriate. Speaker: Judge Haden; 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 Hercules. 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 8, 2026

Type of Agenda Item: Recurring Payment

Subject: To approve County Invoices and Purchase Orders in the amount of \$1,932,179.68.

Costs: \$1,932,179.68

Agenda Speakers: Judge Haden/Danielle Blake

Backup Materials: Attached

Total # of Pages: 31



Caldwell County, TX

Expense Approval Register

Packet: APPKT22765 - 10/8/2026 AP

Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
Fund: 001 - GENERAL FUND					
JUSTIN NIGH	SC26-0036 REFUND	REFUND FOR OVERAYMENT	JP REFUNDS & DISCOUNTS	001-1000-0140	54.00
QUADIENT FINANCE USA, IN	7900 0440 8052 6951 9/11/2	POSTAGE	POSTAGE INVENTORY	001-1370	100.74
QUADIENT FINANCE USA, IN	7900 0440 8038 5499 9/14/2	POSTAGE	POSTAGE INVENTORY	001-1370	2,040.43
					2,195.17
Department : 2120 - COUNTY TREASURER					
AMAZON.COM SALES, INC	1PH9-1WLQ-LT6H	OFFICE SUPPLIES	OFFICE SUPPLIES	001-2120-3110	228.62
Department 2120 - COUNTY TREASURER Total:					228.62
Department : 2130 - COUNTY AUDITOR					
STEVEN LEWIS CRAIN	261001	GASB 87 Audit Reporting Ser	PROFESSIONAL SERVICES	001-2130-4110	3,050.00
LOCKHART POST REGISTER	9/30/2026 - 9/30/2028	OFFICE SUPPLIES	OFFICE SUPPLIES	001-2130-3110	52.00
Department 2130 - COUNTY AUDITOR Total:					3,102.00
Department : 2140 - TAX ASSESSOR - COLLECTOR					
WESTERN SURETY COMPANY	89015256 2026 - 2027	EMPLOYEE BONDING: COUN	EMPLOYEE BONDING	001-2140-2070	50.00
LOGOS	43603	OFFICE SUPPLIES	OFFICE SUPPLIES	001-2140-3110	110.00
WESTERN SURETY COMPANY	67594364 2026 - 2027	EMPLOYEE BONDING: DEPUT	EMPLOYEE BONDING	001-2140-2070	50.00
WESTERN SURETY COMPANY	67594407 2026 - 2027	EMPLOYEE BONDING: DEPUT	EMPLOYEE BONDING	001-2140-2070	50.00
WESTERN SURETY COMPANY	67594411 2026 - 2027	EMPLOYEE BONDING: DEPUT	EMPLOYEE BONDING	001-2140-2070	50.00
WESTERN SURETY COMPANY	67690177 2026 - 2027	EMPLOYEE BONDING: TAX C	EMPLOYEE BONDING	001-2140-2070	50.00
DEBORAH A. SANDERS	9/16/2026 MILEAGE	TRANSPORTATION: MILEAGE	TRANSPORTATION	001-2140-4260	131.18
DEBORAH A. SANDERS	8/1/2026 - 9/17/2026 MILEA	TRANSPORTATION: MILEAGE	TRANSPORTATION	001-2140-4260	111.72
Department 2140 - TAX ASSESSOR - COLLECTOR Total:					602.90
Department : 2150 - COUNTY CLERK					
DEWITT POT & SON	850705-0	OFFICE SUPPLIES	OFFICE SUPPLIES	001-2150-3110	320.64
Department 2150 - COUNTY CLERK Total:					320.64
Department : 3200 - DISTRICT ATTORNEY					
LEADS ONLINE LLC	426428	subscription	DUES & SUBSCRIPTIONS	001-3200-3050	2,396.00
AT-SCENE LLC	2190	subscriptions of iCrimeFighte	REPAIRS & MAINTENANCE	001-3200-4510	28,355.00
TRANSUNION RISK AND ALTE	234599-202608-1	ACCT 234599 DUES AND SUB	DUES & SUBSCRIPTIONS	001-3200-3050	100.00
THOMSON REUTERS - WEST	854020450	ACCT 1004742988 PUBLICATI	PUBLICATIONS	001-3200-4315	309.00
THOMSON REUTERS - WEST	854024424	ACCT 1000732986 PUBLICATI	PUBLICATIONS	001-3200-4315	441.00
THOMSON REUTERS - WEST	854110745	ACCT 1000732986 PUBLICATI	PUBLICATIONS	001-3200-4315	140.17
AMAZON.COM SALES, INC	1HTY-6K3D-JQ1C	OFFICE SUPPLIES	OFFICE SUPPLIES	001-3200-3110	779.56
DEWITT POT & SON	850646-0	OFFICE SUPPLIES	OFFICE SUPPLIES	001-3200-3110	288.77
Department 3200 - DISTRICT ATTORNEY Total:					32,809.50
Department : 3220 - DISTRICT CLERK					
MADISON NICKELLS	9/17/2026 - 9/18/2026 MILE	TRANSPORTATION	TRANSPORTATION	001-3220-4260	161.88
DEWITT POT & SON	848360-0	File Cabinets	MACHINERY AND EQUIPMEN	001-3220-5310	2,600.00
Department 3220 - DISTRICT CLERK Total:					2,761.88
Department : 3230 - DISTRICT JUDGE					
THOMAS HILLE	25-291FLA 8/27/2026	25-291FLA	JUVENILE - CPS Fees	001-3230-4180	140.00
RUBY MUSGROVE - LDG PRO	25-094FLC 9/11/2026	25-094FLC	JUVENILE - CPS Fees	001-3230-4180	630.00
RUBY MUSGROVE - LDG PRO	25-168FLA 9/11/2026	25-168FLA	JUVENILE - CPS Fees	001-3230-4180	14.00
RUBY MUSGROVE - LDG PRO	25-370FLC 9/11/2026	25-370FLC	JUVENILE - CPS Fees	001-3230-4180	147.00
ADAM D. ROWINS	25-370FLC 9/11/2026	25-370FLC	JUVENILE - CPS Fees	001-3230-4180	49.00
ZACHARY RICK MANWILL	25-370FLC 9/11/2026	25-370FLC	JUVENILE - CPS Fees	001-3230-4180	56.00
RUBY MUSGROVE - LDG PRO	26-059FLB 9/11/2026	26-059FLB	JUVENILE - CPS Fees	001-3230-4180	630.00
ADAM D. ROWINS	26-059FLB 9/11/2026	26-059FLB	JUVENILE - CPS Fees	001-3230-4180	210.00
ZACHARY RICK MANWILL	26-059FLB 9/11/2026	26-059FLB	JUVENILE - CPS Fees	001-3230-4180	56.00
ADAM D. ROWINS	26-071FLA 9/11/2026	26-071FLA	JUVENILE - CPS Fees	001-3230-4180	294.00
ZACHARY RICK MANWILL	26-131FLB 9/11/2026	26-131FLB	JUVENILE - CPS Fees	001-3230-4180	42.00
THOMAS HILLE	26-194FLC 9/11/2026	26-194FLC	JUVENILE - CPS Fees	001-3230-4180	140.00

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Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
ZACHARY RICK MANWILL	26-194FLC 9/11/2026	26-194FLC	JUVENILE - CPS Fees	001-3230-4180	651.00
ADAM D. ROWINS	26-213FLA 9/11/2026	26-213FLA	JUVENILE - CPS Fees	001-3230-4180	245.00
ADAM D. ROWINS	26-216FLA 9/11/2026	26-216FLA	JUVENILE - CPS Fees	001-3230-4180	245.00
ADAM D. ROWINS	26-230FLA 9/11/2026	26-230FLA	JUVENILE - CPS Fees	001-3230-4180	42.00
THOMAS HILLE	26-230FLA 9/11/2026	26-230FLA	JUVENILE - CPS Fees	001-3230-4180	140.00
HARRISON PSYCHOLOGICLA	2026CC-AK	Competency to stand trial	PSYCHOLOGICAL EVALUATIO	001-3230-4115	2,500.00
AMBER WAGNER	21-013 9/14/2026	21-013	ADULT - ATTY LITIGATION EX	001-3230-4080	5.00
AMBER WAGNER	21-013 9/14/2026	21-013	ADULT - INDIGENT ATTORNE	001-3230-4160	300.00
AISHA WHITE-THOMPSON, C	14-859	EXPENSE OF APPEAL	EXPENSE OF APPEAL	001-3230-4040	62.35
AISHA WHITE-THOMPSON, C	14-860	EXPENSE OF APPEAL	ADULT - ATTY LITIGATION EX	001-3230-4080	1,210.75
LEON TRANSLATIONS INC. - A	25145	INTERPRETERS	INTERPRETERS	001-3230-4035	375.00
ALLISON LANTY C/O THE REE	UNINDICTED M. MCKELUY JR	UNINDICTED M. MCKELUY JR	ADULT - INDIGENT ATTORNE	001-3230-4160	828.00
ALLISON LANTY C/O THE REE	26-232C 9/17/2026	26-232C	ADULT - ATTY LITIGATION EX	001-3230-4080	5.00
ALLISON LANTY C/O THE REE	26-232C 9/17/2026	26-232C	ADULT - INDIGENT ATTORNE	001-3230-4160	780.00
Department 3230 - DISTRICT JUDGE Total:					9,797.10

Department : 3240 - COUNTY COURT LAW

MATTHEW GRAHAM - REESE	26CR-51643 8/26/2026	26CR-51643	ADULT - INDIGENT ATTORNE	001-3240-4160	850.00
PAUL MATTHEW EVANS	25CR-51122 8/27/2026	25CR-51122	ADULT - ATTY LITIGATION EX	001-3240-4080	13.48
PAUL MATTHEW EVANS	25CR-51122 8/27/2026	25CR-51122	ADULT - INDIGENT ATTORNE	001-3240-4160	1,586.52
SUMMER BENFORD	25CR-51418 8/27/2026	25CR-51418	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
SUMMER BENFORD	25CR-51418 8/27/2026	25CR-51418	ADULT - INDIGENT ATTORNE	001-3240-4160	795.00
SUMMER BENFORD	25CR-51190 8/31/2026	25CR-51190	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
SUMMER BENFORD	25CR-51190 8/31/2026	25CR-51190	ADULT - INDIGENT ATTORNE	001-3240-4160	495.00
SUMMER BENFORD	26CR-51668 8/31/2026	26CR-51668	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
SUMMER BENFORD	26CR-51668 8/31/2026	26CR-51668	ADULT - INDIGENT ATTORNE	001-3240-4160	495.00
MOLLIMICHELLE CABELDUE	26CR-51811-9/09/2026	C. Bertram Evaluation 9.9.26	ADULT - EXPERT WITNESS	001-3240-4150	1,225.00
COLIN WISE	26JUV-3145 9/16/2026	26JUV-3145	JUVENILE - INDIGENT ATTOR	001-3240-4180	300.00
MENDOZA LAW OFFICE	24JUV-3042 9/18/2026	24JUV-3042	JUVENILE - INDIGENT ATTOR	001-3240-4180	1,000.00
MENDOZA LAW OFFICE	26CR-51591 9/18/2026	26CR-51591	ADULT - INDIGENT ATTORNE	001-3240-4160	450.00
CARLOS GARCIA LAW	26JUV-3137 9/21/2026	26JUV-3137	JUVENILE - INDIGENT ATTOR	001-3240-4180	500.00
ALLISON LANTY C/O THE REE	26CR-51732 9/23/2026	26CR-51732	ADULT - INDIGENT ATTORNE	001-3240-4160	450.00
MATTHEW GRAHAM - REESE	26JUV-3136 9/23/2026	26JUV-3136	JUVENILE - INDIGENT ATTOR	001-3240-4180	400.00
ALLISON LANTY C/O THE REE	26CR-51665 9/24/2026	15CR-51665	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
ALLISON LANTY C/O THE REE	26CR-51665 9/24/2026	15CR-51665	ADULT - INDIGENT ATTORNE	001-3240-4160	795.00
CLIFFORD W. MCCORMACK	26CR-51684 9/24/2026	26CR-51684	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
CLIFFORD W. MCCORMACK	26CR-51684 9/24/2026	26CR-51684	ADULT - INDIGENT ATTORNE	001-3240-4160	595.00
ALLISON LANTY C/O THE REE	26CR-51819 / 26CR-51820 9/	26CR-51819 / 26CR-51820	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
ALLISON LANTY C/O THE REE	26CR-51819 / 26CR-51820 9/	26CR-51819 / 26CR-51820	ADULT - INDIGENT ATTORNE	001-3240-4160	295.00
COLIN WISE	26CR-51823 9/24/2026	26CR-51823	ADULT - INDIGENT ATTORNE	001-3240-4160	300.00
AMAZON.COM SALES, INC	1PV9-XY3J-C91F	OFFICE SUPPLIES	OFFICE SUPPLIES	001-3240-3110	284.62
AMBER WAGNER	26CR-51613 9/9/2026	26CR-51613	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
AMBER WAGNER	26CR-51613 9/9/2026	26CR-51613	ADULT - INDIGENT ATTORNE	001-3240-4160	395.00
CLIFFORD W. MCCORMACK	26CR-51660 / 26CR-51664 9/	26CR-51660 / 26CR-51664	ADULT - ATTY LITIGATION EX	001-3240-4080	5.00
CLIFFORD W. MCCORMACK	26CR-51660 / 26CR-51664 9/	26CR-51660 / 26CR-51664	ADULT - INDIGENT ATTORNE	001-3240-4160	945.00
Department 3240 - COUNTY COURT LAW Total:					12,209.62

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

DEWITT POTTH & SON	849999-0	OFFICE SUPPLIES	OFFICE SUPPLIES	001-3251-3110	150.99
Department 3251 - JUSTICE OF THE PEACE - PRCT. 1 Total:					150.99

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

DEWITT POTTH & SON	850748-0	MACHINERY & EQUIP	MACHINERY AND EQUIPMEN	001-3252-5310	296.92
AMAZON.COM SALES, INC	1RND-GWCW-3F37	OFFICE SUPPLIES	OFFICE SUPPLIES	001-3252-3110	19.73
ODP BUSINESS SOLUTIONS	479886635001	MACHINERY & EQUIP	MACHINERY AND EQUIPMEN	001-3252-5310	305.34
Department 3252 - JUSTICE OF THE PEACE - PRCT. 2 Total:					621.99

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

DEWITT POTTH & SON	849969-0	OFFICE SUPPLIES	OFFICE SUPPLIES	001-3253-3110	30.98
Department 3253 - JUSTICE OF THE PEACE - PRCT. 3 Total:					30.98

Expense Approval Register

Packet: APPKT22765 - 10/8/2026 AP

Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
Department : 3254 - JUSTICE OF THE PEACE - PRCT. 4					
AMAZON.COM SALES, INC	14DP-GL14-1MV1	OFFICE SUPPLIES	OFFICE SUPPLIES	001-3254-3110	8.99
Department 3254 - JUSTICE OF THE PEACE - PRCT. 4 Total:					8.99
Department : 4300 - COUNTY SHERIFF					
ODP BUSINESS SOLUTIONS	480396628001	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4300-3130	-9.98
ODP BUSINESS SOLUTIONS	476862227001	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4300-3130	19.97
DEWITT POT & SON	850432-0	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4300-3130	208.57
BRIAN BARRINGTON	133337	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4300-3130	100.00
LONGHORN S LIVESTOCK FEE	78499	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4300-3130	76.75
SIMON MOBILE VETERINARY	353	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4300-3130	363.02
FENIEX INDUSTRIES INC.	UF-SO100255	Upfitting 4 units	MACHINERY AND EQUIPMEN	001-4300-5310	2,267.00
FENIEX INDUSTRIES INC.	UF-SO100256	Upfitting 4 units	MACHINERY AND EQUIPMEN	001-4300-5310	2,267.00
FENIEX INDUSTRIES INC.	UF-SO100257	Upfitting 4 units	MACHINERY AND EQUIPMEN	001-4300-5310	2,267.00
FENIEX INDUSTRIES INC.	UF-SO100258	Upfitting 4 units	MACHINERY AND EQUIPMEN	001-4300-5310	2,267.00
Department 4300 - COUNTY SHERIFF Total:					9,826.33
Department : 4310 - COUNTY JAIL					
I-CON SYSTEMS, INC	SI013888	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-4310-4510	273.61
PARTS TOWN, LLC	2110189874	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-4310-4510	118.97
UNIFIRST CORPORATION	2740390938	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4310-3130	74.89
1ST FP AUSTIN LLC	10003586	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-4310-4510	940.00
PERFORMANCE FOODSERVIC	3177041	Blanket PO FY25-26	FOOD SUPPLIES	001-4310-3100	1,570.88
I-CON SYSTEMS, INC	SI014015	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-4310-4510	895.24
SYSCO CENTRAL TEXAS, INC	213830323	Blanket FY 25-26 Operating S	OPERATING SUPPLIES	001-4310-3130	51.90
SYSCO CENTRAL TEXAS, INC	213832476	Fy25-26 Food Supplies	FOOD SUPPLIES	001-4310-3100	4,043.86
SYSCO CENTRAL TEXAS, INC	213832477	Blanket FY 25-26 Operating S	OPERATING SUPPLIES	001-4310-3130	196.69
UNIFIRST CORPORATION	2740394208	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4310-3130	74.89
NATHANIEL KEY	9/20/2026 - 9/25/2026 REIM	TRAINING: ARREST & CONTR	TRAINING	001-4310-4810	280.00
PERFORMANCE FOODSERVIC	3180120	Blanket PO FY25-26	FOOD SUPPLIES	001-4310-3100	1,738.19
FLOWERS BAKING CO. OF SA	6038382325	Blanket PO FY 25-26	FOOD SUPPLIES	001-4310-3100	504.58
DEWITT POT & SON	850434-0	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4310-3130	125.85
SYSCO CENTRAL TEXAS, INC	213852089	Fy25-26 Food Supplies	FOOD SUPPLIES	001-4310-3100	3,450.00
SYSCO CENTRAL TEXAS, INC	213852090	Blanket FY 25-26 Operating S	OPERATING SUPPLIES	001-4310-3130	395.39
GRAINGER	9082065146	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-4310-4510	52.24
PERFORMANCE FOODSERVIC	3184401	Blanket PO FY25-26	FOOD SUPPLIES	001-4310-3100	2,561.46
SYSCO CENTRAL TEXAS, INC	213859604	Fy25-26 Food Supplies	FOOD SUPPLIES	001-4310-3100	4,159.16
SYSCO CENTRAL TEXAS, INC	213859605	Blanket FY 25-26 Operating S	OPERATING SUPPLIES	001-4310-3130	104.66
UNIFIRST CORPORATION	2740396165	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4310-3130	74.89
MARK'S PLUMBING PARTS	INV002301092	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-4310-4510	60.64
PERFORMANCE FOODSERVIC	3187345	Blanket PO FY25-26	FOOD SUPPLIES	001-4310-3100	2,499.65
FLOWERS BAKING CO. OF SA	6038382429	Blanket PO FY 25-26	FOOD SUPPLIES	001-4310-3100	628.90
CARD SERVICE CENTER - TIB	1001214249	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-4310-4510	101.79
CARD SERVICE CENTER - TIB	55604	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-4310-4510	201.95
FARMER BROTHERS. CO.	73460952	Blanket PO FY 25-26	FOOD SUPPLIES	001-4310-3100	889.84
SYSCO CENTRAL TEXAS, INC	213879490	Fy25-26 Food Supplies	FOOD SUPPLIES	001-4310-3100	3,726.99
SYSCO CENTRAL TEXAS, INC	213879491	Blanket FY 25-26 Operating S	OPERATING SUPPLIES	001-4310-3130	779.94
BLUEBONNET TRAILS MHMR	27-08-2026	Blanket FY 25-26	PROFESSIONAL SERVICES	001-4310-4110	900.00
PERFORMANCE FOODSERVIC	3192002	Blanket PO FY25-26	FOOD SUPPLIES	001-4310-3100	1,917.79
SYSCO CENTRAL TEXAS, INC	2246937	FOOD SUPPLIES CREDIT ME	FOOD SUPPLIES	001-4310-3100	-93.59
UNIFIRST CORPORATION	2740392597	OPERATING SUPPLIES	OPERATING SUPPLIES	001-4310-3130	74.89
SYSCO CENTRAL TEXAS, INC	213824342	Blanket FY 25-26 Operating S	OPERATING SUPPLIES	001-4310-3130	524.76
SYSCO CENTRAL TEXAS, INC	213824343	Fy25-26 Food Supplies	FOOD SUPPLIES	001-4310-3100	3,266.15
SYSCO CENTRAL TEXAS, INC	213824344	Blanket FY 25-26 Operating S	OPERATING SUPPLIES	001-4310-3130	183.04
SYSCO CENTRAL TEXAS, INC	213824345	Fy25-26 Food Supplies	FOOD SUPPLIES	001-4310-3100	43.90
FARMER BROTHERS. CO.	73460850	Blanket PO FY 25-26	FOOD SUPPLIES	001-4310-3100	889.84
Department 4310 - COUNTY JAIL Total:					38,283.83
Department : 4321 - CONSTABLES - PCT 1					
PRINTING SOLUTIONS	060462	OFFICE SUPPLIES	OFFICE SUPPLIES	001-4321-3110	18.49
RONALD SANDERS	USPS 452	MISCELLANEOUS: POSTAGE	MISCELLANEOUS	001-4321-4850	11.02
AXON ENTERPRISE, INC.	INUS476939	Constable PCT 1	DUES & SUBSCRIPTIONS	001-4321-3050	8,166.68

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Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
JAIME SPROTT	WR26032847	UNIFORMS REIMBURSEMEN	UNIFORMS-Expenses	001-4321-3140	30.00
Department 4321 - CONSTABLES - PCT 1 Total:					8,226.19
Department : 4322 - CONSTABLES - PCT 2					
AXON ENTERPRISE, INC.	INUS476939	Constable PCT 2	DUES & SUBSCRIPTIONS	001-4322-3050	6,171.32
Department 4322 - CONSTABLES - PCT 2 Total:					6,171.32
Department : 4323 - CONSTABLES - PCT 3					
AXON ENTERPRISE, INC.	INUS476939	Constable PCT 3	DUES & SUBSCRIPTIONS	001-4323-3050	10,242.20
Department 4323 - CONSTABLES - PCT 3 Total:					10,242.20
Department : 4324 - CONSTABLES - PCT 4					
AXON ENTERPRISE, INC.	INUS476939	Constable PCT 4	DUES & SUBSCRIPTIONS	001-4324-3050	9,204.44
AXON ENTERPRISE, INC.	INUS479390	Axon PCT 4 Invoice	MACHINERY AND EQUIPMEN	001-4324-5310	1,192.00
PRINTING SOLUTIONS	061023	OFFICE SUPPLIES	OFFICE SUPPLIES	001-4324-3110	28.00
Department 4324 - CONSTABLES - PCT 4 Total:					10,424.44
Department : 6510 - NON-DEPARTMENTAL					
TEXAS ASSOCIATION OF COU	103501	INV 103501	DUES & SUBSCRIPTIONS	001-6510-3050	1,360.00
TEXAS ASSOCIATION OF COU	00005583	CAS-0280-20261001-1 10/1/	INSURANCE	001-6510-4845	317,939.00
GRANICUS LLC	235564	INV #235564 Caption Live Ba	PROFESSIONAL SERVICES	001-6510-4110	3,271.76
GRANICUS LLC	235564	INV #235564 EASE25	PROFESSIONAL SERVICES	001-6510-4110	8,452.80
CAPITAL AREA COUNCIL OF G	2027M 104	Inv. # 2027M 104	DUES & SUBSCRIPTIONS	001-6510-3050	3,722.63
AT&T	1393909115	Inv# 1393909115	FAX & INTERNET	001-6510-4425	1,169.05
AT&T	1395819114	Inv# 1395819114	FAX & INTERNET	001-6510-4425	1,876.19
AXON ENTERPRISE, INC.	INUS477388	Axon Annual Payment	Vehicle Leases	001-6510-4851	7,697.13
HILL COUNTRY SPRINGS	998244	DRINKING 5 GAL X 7	OFFICE SUPPLIES	001-6510-3110	67.99
HILL COUNTRY SPRINGS	998280	DRINKING 5 GAL X 5	OFFICE SUPPLIES	001-6510-3110	57.99
HILL COUNTRY SPRINGS	998283	DRINKING 5 GAL X 3	OFFICE SUPPLIES	001-6510-3110	37.99
HILL COUNTRY SPRINGS	998284	COOLER	OFFICE SUPPLIES	001-6510-3110	8.00
RW LONE STAR SECURITY LLC	2026-4104	Shred Bin Services	PROFESSIONAL SERVICES	001-6510-4110	310.00
LOWER COLORADO RIVER A	TMR0023890	Inv# TMR0022100	RADIO SYSTEM MAINTENAN	001-6510-4165	7,305.00
CALDWELL COUNTY TAX ASS	0016 2026 - 2027	VIN 0016 2026 - 2027 REGIS	County Fleet-Tags-Titles	001-6510-4853	7.50
EWEAC	09-21-2026	EWEAC Consulting Blanket P	PROFESSIONAL SERVICES	001-6510-4110	3,375.00
CALDWELL COUNTY TAX ASS	1194 2026 - 2027	VIN 1194 2026 - 2027 REGIS	County Fleet-Tags-Titles	001-6510-4853	7.50
CALDWELL COUNTY TAX ASS	3860 2026 - 2027	VIN 3860 2026 - 2027 REGIS	County Fleet-Tags-Titles	001-6510-4853	7.50
CALDWELL COUNTY TAX ASS	6262 2026 - 2027	VIN 6262 2026 - 2027 REGIS	County Fleet-Tags-Titles	001-6510-4853	7.50
CALDWELL COUNTY TAX ASS	7687 2026-2027	VIN 7687 2026 - 2026 REGIS	County Fleet-Tags-Titles	001-6510-4853	7.50
AT&T	830 875-5178 040 9/5/2026	FAX & INTERNET	FAX & INTERNET	001-6510-4425	475.21
CHARTER COMMUNICATION	184507701090726	Blanket PO	FAX & INTERNET	001-6510-4425	10,234.10
TOSHIBA AMERICA BUSINESS	590559373	Blanket PO FY 25-26	RENTALS	001-6510-4610	90.09
UNION PACIFIC RAILROAD C	90167811	MACHINERY & EQUIP	MACHINERY AND EQUIPMEN	001-6510-5310	357.50
QUADIENT LEASING USA, IN	Q2524665	Blanket PO Fy 25-26 Lease	RENTALS	001-6510-4610	345.11
Department 6510 - NON-DEPARTMENTAL Total:					368,190.04
Department : 6520 - BUILDING MAINTENANCE					
CINTAS CORPORATION #86	4258663106	UNIFORMS	UNIFORMS	001-6520-3140	86.47
JOHN DEERE FINANCIAL	2609-193539	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-6520-4510	4.99
LOCKHART HARDWARE	65168/1	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-6520-4510	86.55
LOCKHART HARDWARE	65177/1	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-6520-4510	189.97
EXTREME TEXAS AIR LLC	I4081	JP1 DRC BUILDING	JP1/DRC BUILDING-LOCKHAR	001-6520-3560	415.00
CENTURY PEST CONTROL, IN	39030	EVAC SHELTER	EVACUATION SHELTER	001-6520-3665	215.00
CENTURY HVAC DISTRIBUTIN	111947230	Filter change outs	EVACUATION SHELTER	001-6520-3665	2,343.36
JOHN DEERE FINANCIAL	2609-202214	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-6520-4510	25.95
JOHN DEERE FINANCIAL	2609-202623	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-6520-4510	9.99
JOHN DEERE FINANCIAL	2609-202982	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-6520-4510	56.87
JOHN DEERE FINANCIAL	2609-203319	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-6520-4510	10.53
CARD SERVICE CENTER - TIB	1000813973	AmeriCool 3 Ton 37,000 BTU	JUDICIAL CENTER-LOCKHART	001-6520-3550	4,688.84
CINTAS CORPORATION #86	4281197425	UNIFORMS	UNIFORMS	001-6520-3140	78.14
LOCKHART HARDWARE	65130/1	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-6520-4510	23.58
LOCKHART HARDWARE	65146/1	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-6520-4510	30.98
LOCKHART HARDWARE	65161/1	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	001-6520-4510	104.96
Department 6520 - BUILDING MAINTENANCE Total:					8,371.18

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Department : 6550 - ELECTIONS					
MCMAHAN COMMUNITY CE	2049	RENTALS	RENTALS	001-6550-4610	300.00
QUADIENT FINANCE USA, IN	7900 0440 8090 2103 8/30/2	POSTAGE	POSTAGE	001-6550-3120	2,409.09
QUADIENT LEASING USA, IN	18194054	POSTAGE	POSTAGE	001-6550-3120	31.35
AMAZON.COM SALES, INC	1VMH-7QW6-6YLC	OFFICE SUPPLIES	OFFICE SUPPLIES	001-6550-3110	671.54
AMAZON.COM SALES, INC	16G9-VPPT-M76R	OFFICE SUPPLIES	OFFICE SUPPLIES	001-6550-3110	207.38
ENVIRONMENTAL SYSTEMS	900325623	Subscription: 11.29.26-11.28	DUES & SUBSCRIPTIONS	001-6550-3050	2,166.13
Department 6550 - ELECTIONS Total:					5,785.49
Department : 6560 - COMMISSIONERS COURT					
THE LULING NEWSBOY & SIG	8/13/2026	ADVERTISING: PUBLIC HEARI	ADVERTISING AND LEGAL N	001-6560-4310	42.50
NATIONAL ASSOCIATION OF	202652672	DUES: CUSTOMER 48055 1/1	DUES & SUBSCRIPTIONS	001-6560-3050	818.00
TEXAS ASSOCIATION OF COU	389065	TRAINING: 2027 COURT ASS'	TRAINING	001-6560-4810	150.00
Department 6560 - COMMISSIONERS COURT Total:					1,010.50
Department : 6590 - PURCHASING					
LOGOS	43766	OFFICE SUPPLIES	OFFICE SUPPLIES	001-6590-3110	60.00
AUSTIN AMERICAN-STATESM	11161688 - IPLAAS0160494	ADVERTISING: BIDS AND PR	ADVERTISING	001-6590-4310	383.00
Department 6590 - PURCHASING Total:					443.00
Department : 6600 - ENG. & SUBDIVISION					
LIBERTY TIRE RECYCLING LLC	3279824	RENTALS: TIRE EVENT JUNE 2	RENTALS	001-6600-4610	371.25
LOCKHART MOTOR CO.,INC.	SO 223739	Vehicle Service VIN 1194	TRANSPORTATION	001-6600-4260	3,775.99
Department 6600 - ENG. & SUBDIVISION Total:					4,147.24
Department : 6610 - IT-TECHNOLOGY					
CARD SERVICE CENTER - TIB	02TP260921477216	Splashtop Remote Access	COMPUTER SUPPORT	001-6610-4185	3,489.75
LOCAL LINUX, INC - BLUE LAY	99258	Shure UA844+SWB - RF Amp	MACHINERY AND EQUIPMEN	001-6610-5310	647.00
LOCAL LINUX, INC - BLUE LAY	99258	Shipping	MACHINERY AND EQUIPMEN	001-6610-5310	45.00
LOCAL LINUX, INC - BLUE LAY	99258	Shure ULX-D Digital Wireless	MACHINERY AND EQUIPMEN	001-6610-5310	6,498.00
LOCAL LINUX, INC - BLUE LAY	99258	Shure UA874US - antenna	MACHINERY AND EQUIPMEN	001-6610-5310	840.00
LOCAL LINUX, INC - BLUE LAY	99258	Shure ULX-D ULXD2/SM58 W	MACHINERY AND EQUIPMEN	001-6610-5310	2,376.00
Department 6610 - IT-TECHNOLOGY Total:					13,895.75
Department : 6630 - GRANT WRITING/ADMIN					
WESTERN SURETY COMPANY	66866509 2026 - 2027	EMPLOYEE BONDING	EMPLOYEE BONDING	001-6630-2070	100.00
AMAZON.COM SALES, INC	16G9-VPPT-N7CH	OFFICE SUPPLIES	OFFICE SUPPLIES	001-6630-3110	15.87
AMBER QUINLEY	SEPTEMBER 2026 MILEAGE	TRANSPORTATION REIMBUR	TRANSPORTATION	001-6630-4260	69.62
Department 6630 - GRANT WRITING/ADMIN Total:					185.49
Department : 6650 - EMERG MGNT / HOMELAND SEC					
AMAZON.COM SALES, INC	1WLVL-N4Q9-916J	UNIFORMS	UNIFORMS	001-6650-3140	51.72
Department 6650 - EMERG MGNT / HOMELAND SEC Total:					51.72
Department : 7610 - SANITATION DEPARTMENT					
DEWITT POTH & SON	850407-0	OFFICE SUPPLIES	OFFICE SUPPLIES	001-7610-3110	218.94
KASI MILES	9/10/2026 - 9/23/2026 MILE	TRANSPORTATION: MILEAGE	TRANSPORTATION	001-7610-4260	423.40
DOUCET AND ASSOCIATES	000007385	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	22,061.25
DOUCET AND ASSOCIATES	000007386	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	662.75
DOUCET AND ASSOCIATES	000007387	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	4,960.00
DOUCET AND ASSOCIATES	000007388	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	116.00
DOUCET AND ASSOCIATES	000007389	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	304.00
DOUCET AND ASSOCIATES	000007390	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	81.50
DOUCET AND ASSOCIATES	000007391	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	810.50
DOUCET AND ASSOCIATES	000007392	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	638.75
DOUCET AND ASSOCIATES	000007393	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	43.50
DOUCET AND ASSOCIATES	000007394	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	82.50
DOUCET AND ASSOCIATES	000007395	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	870.83
DOUCET AND ASSOCIATES	000007396	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	1,237.25
DOUCET AND ASSOCIATES	000007397	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	224.25
DOUCET AND ASSOCIATES	000007398	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	409.50
DOUCET AND ASSOCIATES	000007399	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	601.75
DOUCET AND ASSOCIATES	000007400	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	381.50
DOUCET AND ASSOCIATES	000007401	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	541.25
DOUCET AND ASSOCIATES	000007402	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	1,957.50

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DOUCET AND ASSOCIATES	000007403	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	456.75
DOUCET AND ASSOCIATES	000007404	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	448.50
DOUCET AND ASSOCIATES	000007405	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	8,790.00
DOUCET AND ASSOCIATES	000007406	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	598.00
DOUCET AND ASSOCIATES	000007407	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	685.50
DOUCET AND ASSOCIATES	000007408	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	368.25
DOUCET AND ASSOCIATES	000007409	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	5,193.00
DOUCET AND ASSOCIATES	000007410	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	280.00
DOUCET AND ASSOCIATES	000007411	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	818.00
DOUCET AND ASSOCIATES	000007412	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	489.75
DOUCET AND ASSOCIATES	000007413	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	82.50
DOUCET AND ASSOCIATES	000007414	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	2,474.50
DOUCET AND ASSOCIATES	000007415	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	38.75
DOUCET AND ASSOCIATES	000007416	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	352.50
DOUCET AND ASSOCIATES	000007417	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	1,990.75
DOUCET AND ASSOCIATES	000007418	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	245.50
DOUCET AND ASSOCIATES	000007419	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	427.75
DOUCET AND ASSOCIATES	000007420	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	273.25
DOUCET AND ASSOCIATES	000007421	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	329.00
DOUCET AND ASSOCIATES	000007422	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	513.00
DOUCET AND ASSOCIATES	000007423	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	1,041.25
DOUCET AND ASSOCIATES	000007424	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	572.25
DOUCET AND ASSOCIATES	000007425	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	206.25
DOUCET AND ASSOCIATES	000007426	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	3,256.25
DOUCET AND ASSOCIATES	000007427	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	1,376.00
DOUCET AND ASSOCIATES	000007428	FY 25-26	PROFESSIONAL SERVICES	001-7610-4110	2,170.25

Department 7610 - SANITATION DEPARTMENT Total: 70,104.42

Department : 7620 - COUNTY WELFARE

UNIQUE LIFE LLC	WILLIAMS 9/3/2026	INDIGENT FUNERAL	INDIGENT FUNERAL	001-7620-4320	650.00
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Department 7620 - COUNTY WELFARE Total: 650.00

Department : 7630 - INDIGENT HEALTH CARE

ASCENSION SETON	FY27	INDIGENT CARE - ASEBD	1115 WAIVER PAYMENTS	001-7630-4155	320,000.00
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Department 7630 - INDIGENT HEALTH CARE Total: 320,000.00

Department : 8700 - COUNTY AGENT

ELSIE LACY	2026 DIST 10 FALL MEETING	TRAINING REGISTRATION REI	TRAINING	001-8700-4810	40.00
ELSIE LACY	8/30/2026 - 9/4/2026 REIMB	2026 TX EXT ED ASSOC CONF	MILEAGE REIMB- FAMILY/CO	001-8700-4251	754.75
SARAH SIMON	9/1/2026 - 9/4/2026 REIMB	2026 DISCOVER EXT ORIENTA	TRANSPORTATION-AG/4H/N	001-8700-4260	333.44
SARAH SIMON	95820257 DIST 10 MEETING	TRAINING: DISTRICT 10 FALL	TRAINING	001-8700-4810	40.00
SARAH SIMON	9/14/2026 - 9/16/2026 REIM	TRANSPORTATION: DIST 10 F	TRANSPORTATION-AG/4H/N	001-8700-4260	389.38
ELSIE LACY	9/14/2026 - 9/16/2026 REIM	TRAINING: TEA FCS/DIST 10	TRAINING	001-8700-4810	588.73
AMAZON.COM SALES, INC	1D61-T1DH-KTJ4	OFFICE SUPPLIES	OFFICE SUPPLIES	001-8700-3110	36.99
RONDA LEHMAN	400	POSTAGE	POSTAGE	001-8700-3120	12.90

Department 8700 - COUNTY AGENT Total: 2,196.19

Fund 001 - GENERAL FUND Total: 943,045.71

Fund: 002 - UNIT ROAD FUND**Department : 1101 - ADMINISTRATION**

SAFETY-KLEEN CORP.	100642089	LUBRICANTS	LUBRICANTS	002-1101-3170	550.14
SMITH SUPPLY CO.-LULING	2609-817261	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	15.95
SMITH SUPPLY CO.- LOCKHA	2609-817321	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	331.90
SMITH SUPPLY CO.- LOCKHA	2609-817364	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	17.95
LOCKHART HARDWARE	65179/1	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	863.46
LOCKHART HARDWARE	65187/1	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	549.99
ERGON ASPHALT AND EMUL	9403831324	Seal Coating	SEAL COATING	002-1101-4630	100.00
JOHN DEERE FINANCIAL	2609-200174	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	46.99
UNIFIRST CORPORATION	2740394214	Blanket PO FY 25-26	UNIFORMS	002-1101-3140	48.74
UNIFIRST CORPORATION	2740394246	Blanket PO FY 25-26	UNIFORMS	002-1101-3140	411.74
UNIFIRST CORPORATION	2740394247	Blanket PO FY 25-26	UNIFORMS	002-1101-3140	185.03
LOCKHART HARDWARE	65195/1	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	26.99
LOCKHART HARDWARE	65202/1	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	159.94

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Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
UNIVERSAL ENVIRONMENTA	IN0722991	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	150.00
COLORADO MATERIALS, LTD.	445589	Aggregate/Gravel	AGGREGATE / GRAVEL	002-1101-3153	21,980.50
COLORADO MATERIALS, LTD.	445590	Flex Base	FLEX BASE MATERIALS	002-1101-3143	33,707.84
COLORADO MATERIALS, LTD.	445591	Flex Base	FLEX BASE MATERIALS	002-1101-3143	25,103.93
DEWITT POTH & SON	850143-0	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	250.81
ON-SITE FUELS	0562331-IN	Blanket PO FY 25-26	FUEL	002-1101-3163	19,120.44
ERGON ASPHALT AND EMUL	9403835594	Paving	PAVING	002-1101-3106	4,654.60
ERGON ASPHALT AND EMUL	9403835595	Paving	PAVING	002-1101-3106	4,338.49
ON-SITE FUELS	0562423-IN	LUBRICANTS	LUBRICANTS	002-1101-3170	2,344.23
SMITH SUPPLY CO.-LULING	2609-818478	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	308.50
ERGON ASPHALT AND EMUL	9403836481	Seal Coating	SEAL COATING	002-1101-4630	325.00
ERGON ASPHALT AND EMUL	9403836989	Paving	PAVING	002-1101-3106	5,045.07
SMITH SUPPLY CO.- LOCKHA	2609-819045	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	38.90
UNIFIRST CORPORATION	2740396176	Blanket PO FY 25-26	UNIFORMS	002-1101-3140	48.74
UNIFIRST CORPORATION	2740396268	Blanket PO FY 25-26	UNIFORMS	002-1101-3140	411.19
UNIFIRST CORPORATION	2740396272	Blanket PO FY 25-26	UNIFORMS	002-1101-3140	185.03
HANSON EQUIPMENT	317736	TIRES	TIRES	002-1101-3190	230.30
COLORADO MATERIALS, LTD.	446002	Flex Base	FLEX BASE MATERIALS	002-1101-3143	77,907.64
COLORADO MATERIALS, LTD.	446003	Aggregate/Gravel	AGGREGATE / GRAVEL	002-1101-3153	36,551.02
JOHN DEERE FINANCIAL	2609-207470	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	240.00
ERGON ASPHALT AND EMUL	9403829013	Seal Coating	SEAL COATING	002-1101-4630	300.00
ERGON ASPHALT AND EMUL	9403829014	Seal Coating	SEAL COATING	002-1101-4630	150.00
JOHN DEERE FINANCIAL	2609-198566	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	125.94
SMITH SUPPLY CO.-LULING	2609-816976	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1101-3130	433.80
ERGON ASPHALT AND EMUL	9403830207	Seal Coating	SEAL COATING	002-1101-4630	100.00
Department 1101 - ADMINISTRATION Total:					237,360.79

Department : 1102 - VEHICLE MAINTENANCE

LOCKHART MOTOR CO.,INC.	106371	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	002-1102-4510	59.78
SEAN MATTHEW MANN	208150	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	164.39
SEAN MATTHEW MANN	208192	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	217.23
SEAN MATTHEW MANN	208205	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	64.97
SEAN MATTHEW MANN	208261	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	80.05
SEAN MATTHEW MANN	208269	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	14.70
ACM TRACTOR SALES LLC	CR7206	REPAIRS AND MAINT	REPAIRS & MAINTENANCE	002-1102-4510	263.76
O'REILLY AUTO PARTS	0642-461008	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	17.99
SEAN MATTHEW MANN	208302	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	88.36
AUTO ZONE	01408530960	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	438.12
SEAN MATTHEW MANN	208512	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	122.39
SEAN MATTHEW MANN	208518	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	473.38
AUTO ZONE	01408536621	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	442.28
SEAN MATTHEW MANN	208583	SUPPLIES AND TOOLS	SUPPLIES & SMALL TOOLS	002-1102-3136	144.09
Department 1102 - VEHICLE MAINTENANCE Total:					2,591.49

Department : 1103 - FLEET MAINTENANCE

AUTO ZONE	01408526022	OPERATING SUPPLIES	OPERATING SUPPLIES	002-1103-3135	1,259.92
SOUTHERN TIRE MART, LLC	4650288572	TIRES	TIRES	002-1103-3190	2,788.50
SOUTHERN TIRE MART, LLC	4650287604	Various size tires	TIRES	002-1103-3190	10,395.10
Department 1103 - FLEET MAINTENANCE Total:					14,443.52

Fund 002 - UNIT ROAD FUND Total: 254,395.80**Fund: 010 - GRANT FUND - GENERAL****Department : 1000 - DEPARTMENTS - Header**

QUIDDITY ENGINEERING	ARIV1059312	Inv #ARIV1059312 Professio	TWDB OUTDOOR SIREN GRA	010-1000-0570	23,530.00
QUIDDITY ENGINEERING	ARIV1060816	Inv #ARIV1060816 Professio	TWDB OUTDOOR SIREN GRA	010-1000-0570	27,892.50
Department 1000 - DEPARTMENTS - Header Total:					51,422.50
Fund 010 - GRANT FUND - GENERAL Total:					51,422.50

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Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
Fund: 011 - 911 FUND					
Department : 3000 - COUNTY CLERK EXP					
ENVIRONMENTAL SYSTEMS	900325623	Subscription: 11.29.26-11.28	MACHINERY AND EQUIPMEN	011-3000-5310	689.13
Department 3000 - COUNTY CLERK EXP Total:					689.13
Fund 011 - 911 FUND Total:					689.13
Fund: 020 - EMERGENCY SHELTER					
Department : 1010 - EMERGENCY SHELTER					
NATIONAL BUSINESS FURNIT	CW136940	72" High Storage Cabinet	EMERGENCY SHELTER COUN	020-1010-5135	702.05
NATIONAL BUSINESS FURNIT	CW136940	At Work Buffet Credenza	EMERGENCY SHELTER COUN	020-1010-5135	806.55
NATIONAL BUSINESS FURNIT	CW136940	Installation	EMERGENCY SHELTER COUN	020-1010-5135	585.00
NATIONAL BUSINESS FURNIT	CW136940	Shipping	EMERGENCY SHELTER COUN	020-1010-5135	158.80
Department 1010 - EMERGENCY SHELTER Total:					2,252.40
Department : 8710 - EVAC SHELTER					
PRINTING SOLUTIONS	060604	MATERIALS AND SUPPLIES	MATERIALS & SUPPLIES	020-8710-3265	21.00
PRINTING SOLUTIONS	060692	MATERIALS AND SUPPLIES	MATERIALS & SUPPLIES	020-8710-3265	36.00
AED123, LLC	37436	DUES AND SUBSCRIPTIONS	DUES & SUBSCRIPTIONS	020-8710-3050	236.00
AMAZON.COM SALES, INC	17CT-QCVT-XCK7	OFFICE SUPPLIES	OFFICE SUPPLIES	020-8710-3110	51.29
AMAZON.COM SALES, INC	1NC7-DY3P-W6C1	OFFICE SUPPLIES	OFFICE SUPPLIES	020-8710-3110	19.91
PHYLLIS HILLHOUSE	9/14/2026 - 9/24/2026 MILE	TRANSPORTATION: MILEAGE	TRANSPORTATION	020-8710-4260	73.11
AED123, LLC	38419	PROGRAM EXPENSES	PROGRAM EXPENSES	020-8710-2265	236.00
Department 8710 - EVAC SHELTER Total:					673.31
Fund 020 - EMERGENCY SHELTER Total:					2,925.71
Fund: 024 - 2024 \$150M Road Bond					
Department : 0002 - Borchert Dr./Loop					
AMERICAN STRUCTUREPOIN	210389	PROJECT 0002025.01581.00	Borchert Drive/Loop - ENGIN	024-0002-5126	67,839.63
Department 0002 - Borchert Dr./Loop Total:					67,839.63
Department : 0004 - SH 142 West					
AMERICAN STRUCTUREPOIN	209799	PROJECT 0002024.02314.00	SH 142 West - ENGINEERING	024-0004-5126	220,333.75
Department 0004 - SH 142 West Total:					220,333.75
Department : 0005 - SH 142 EAST					
AMERICAN STRUCTUREPOIN	209798	PROJECT 0002024.02314.00	SH 142 East - ENGINEERING	024-0005-5126	25,228.86
Department 0005 - SH 142 EAST Total:					25,228.86
Department : 0006 - FM 20 REALIGNMENT					
RODRIGUEZ TRANSPORTATIO	8880101.08	PROJECT 888.01.01	FM 20 Realignment - ENGINE	024-0006-5126	57,877.46
RODRIGUEZ TRANSPORTATIO	8880101.09	PROJECT 888.01.01 FM20 RE	FM 20 Realignment - ENGINE	024-0006-5126	34,874.41
Department 0006 - FM 20 REALIGNMENT Total:					92,751.87
Department : 0008 - UNKNOWN					
QUIDDITY ENGINEERING	ARIV1060710	PROJECT 12942-00088-02 W	US 183 Turn-Lane Addition -	024-0008-5126	75,365.65
Department 0008 - UNKNOWN Total:					75,365.65
Department : 0009 - UNKNOWN					
RS&H, INC.	10155463002-8	PROJECT 10155463002 CR18	CR 182 (Dry Creek) at Dry Cr	024-0009-5126	33,877.84
Department 0009 - UNKNOWN Total:					33,877.84
Department : 0011 - B.R. CREEKSIDE @ PLUM CREEK					
SEILER-LANKES GROUP, LLC	CAL0101-08	POLONIA RD @ PLUM CREEK	Polonia Road at Plum Creek-	024-0011-5126	250.00
Department 0011 - B.R. CREEKSIDE @ PLUM CREEK Total:					250.00
Department : 0015 - B.R. SOUTH-EAST RIVER@ MORRISON					
PAPE-DAWSON CONSULTING	26082670	PROJECT 13051657-002	Wattsville at Copperas Ck&S	024-0015-5126	46,713.75
Department 0015 - B.R. SOUTH-EAST RIVER@ MORRISON Total:					46,713.75
Department : 0018 - LWC - CR 183					
HDR ENGINEERIN INC	1200859425	SH 21 REALIGNMENTS	Realignments at SH 21 - ENG	024-0018-5126	8,737.75
Department 0018 - LWC - CR 183 Total:					8,737.75
Department : 0019 - LWC - CR 205					
RODRIGUEZ TRANSPORTATIO	8880102.09	N HACKBERRY AVE ALT TRUC	North Hackberry Avenue Tru	024-0019-5126	9,539.91
Department 0019 - LWC - CR 205 Total:					9,539.91

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Vendor Name	Payable Number	Description (Item)	Account Name	Account Number	Amount
Department : 0020 - Bridle Path					
QUIDDITY ENGINEERING	ARIV1060693	PROJECT 12942-0008-01 N	N. Magnolia Avenue(US 183)	024-0020-5126	4,310.60
Department 0020 - Bridle Path Total:					4,310.60
Department : 0021 - FM 2720 @ Gristmill					
FREELAND TURK ENGINEERI	3550	NW RIVER RD CR103 - SH 80	Northwest River Road(CR103	024-0021-5126	5,555.00
Department 0021 - FM 2720 @ Gristmill Total:					5,555.00
Department : 0023 - Schuelke Rd					
HDR ENGINEERIN INC	1200860474	LULING TRANSPORTATION PL	Luling Transportation Plan U	024-0023-5126	55,554.00
Department 0023 - Schuelke Rd Total:					55,554.00
Department : 0024 - UNKNOWN					
RS&H, INC.	10155463001-8	PROJECT 10155463001 ROA	LyttonLN,BarthRd,Homannvil	024-0024-5126	33,642.22
Department 0024 - UNKNOWN Total:					33,642.22
Fund 024 - 2024 \$150M Road Bond Total:					679,700.83
Grand Total:					1,932,179.68

Fund Summary

Fund	Expense Amount
001 - GENERAL FUND	943,045.71
002 - UNIT ROAD FUND	254,395.80
010 - GRANT FUND - GENERAL	51,422.50
011 - 911 FUND	689.13
020 - EMERGENCY SHELTER	2,925.71
024 - 2024 \$150M Road Bond	679,700.83
Grand Total:	1,932,179.68

Account Summary

Account Number	Account Name	Expense Amount
001-1000-0140	JP REFUNDS & DISCOUN	54.00
001-1370	POSTAGE INVENTORY	2,141.17
001-2120-3110	OFFICE SUPPLIES	228.62
001-2130-3110	OFFICE SUPPLIES	52.00
001-2130-4110	PROFESSIONAL SERVICE	3,050.00
001-2140-2070	EMPLOYEE BONDING	250.00
001-2140-3110	OFFICE SUPPLIES	110.00
001-2140-4260	TRANSPORTATION	242.90
001-2150-3110	OFFICE SUPPLIES	320.64
001-3200-3050	DUES & SUBSCRIPTIONS	2,496.00
001-3200-3110	OFFICE SUPPLIES	1,068.33
001-3200-4315	PUBLICATIONS	890.17
001-3200-4510	REPAIRS & MAINTENAN	28,355.00
001-3220-4260	TRANSPORTATION	161.88
001-3220-5310	MACHINERY AND EQUIP	2,600.00
001-3230-4035	INTERPRETERS	375.00
001-3230-4040	EXPENSE OF APPEAL	62.35
001-3230-4080	ADULT - ATTY LITIGATIO	1,220.75
001-3230-4115	PSYCHOLOGICAL EVALUA	2,500.00
001-3230-4160	ADULT - INDIGENT ATTO	1,908.00
001-3230-4180	JUVENILE - CPS Fees	3,731.00
001-3240-3110	OFFICE SUPPLIES	284.62
001-3240-4080	ADULT - ATTY LITIGATIO	53.48
001-3240-4150	ADULT - EXPERT WITNES	1,225.00
001-3240-4160	ADULT - INDIGENT ATTO	8,446.52
001-3240-4180	JUVENILE - INDIGENT AT	2,200.00
001-3251-3110	OFFICE SUPPLIES	150.99
001-3252-3110	OFFICE SUPPLIES	19.73
001-3252-5310	MACHINERY AND EQUIP	602.26
001-3253-3110	OFFICE SUPPLIES	30.98
001-3254-3110	OFFICE SUPPLIES	8.99
001-4300-3130	OPERATING SUPPLIES	758.33
001-4300-5310	MACHINERY AND EQUIP	9,068.00
001-4310-3100	FOOD SUPPLIES	31,797.60
001-4310-3130	OPERATING SUPPLIES	2,661.79
001-4310-4110	PROFESSIONAL SERVICE	900.00
001-4310-4510	REPAIRS & MAINTENAN	2,644.44
001-4310-4810	TRAINING	280.00
001-4321-3050	DUES & SUBSCRIPTIONS	8,166.68
001-4321-3110	OFFICE SUPPLIES	18.49
001-4321-3140	UNIFORMS-Expenses	30.00
001-4321-4850	MISCELLANEOUS	11.02
001-4322-3050	DUES & SUBSCRIPTIONS	6,171.32
001-4323-3050	DUES & SUBSCRIPTIONS	10,242.20
001-4324-3050	DUES & SUBSCRIPTIONS	9,204.44
001-4324-3110	OFFICE SUPPLIES	28.00
001-4324-5310	MACHINERY AND EQUIP	1,192.00
001-6510-3050	DUES & SUBSCRIPTIONS	5,082.63
001-6510-3110	OFFICE SUPPLIES	171.97

Account Summary

Account Number	Account Name	Expense Amount
001-6510-4110	PROFESSIONAL SERVICE	15,409.56
001-6510-4165	RADIO SYSTEM MAINTENANCE	7,305.00
001-6510-4425	FAX & INTERNET	13,754.55
001-6510-4610	RENTALS	435.20
001-6510-4845	INSURANCE	317,939.00
001-6510-4851	Vehicle Leases	7,697.13
001-6510-4853	County Fleet-Tags-Titles	37.50
001-6510-5310	MACHINERY AND EQUIP	357.50
001-6520-3140	UNIFORMS	164.61
001-6520-3550	JUDICIAL CENTER-LOCKH	4,688.84
001-6520-3560	JP1/DRC BUILDING-LOCK	415.00
001-6520-3665	EVACUATION SHELTER	2,558.36
001-6520-4510	REPAIRS & MAINTENANCE	544.37
001-6550-3050	DUES & SUBSCRIPTIONS	2,166.13
001-6550-3110	OFFICE SUPPLIES	878.92
001-6550-3120	POSTAGE	2,440.44
001-6550-4610	RENTALS	300.00
001-6560-3050	DUES & SUBSCRIPTIONS	818.00
001-6560-4310	ADVERTISING AND LEGAL	42.50
001-6560-4810	TRAINING	150.00
001-6590-3110	OFFICE SUPPLIES	60.00
001-6590-4310	ADVERTISING	383.00
001-6600-4260	TRANSPORTATION	3,775.99
001-6600-4610	RENTALS	371.25
001-6610-4185	COMPUTER SUPPORT	3,489.75
001-6610-5310	MACHINERY AND EQUIP	10,406.00
001-6630-2070	EMPLOYEE BONDING	100.00
001-6630-3110	OFFICE SUPPLIES	15.87
001-6630-4260	TRANSPORTATION	69.62
001-6650-3140	UNIFORMS	51.72
001-7610-3110	OFFICE SUPPLIES	218.94
001-7610-4110	PROFESSIONAL SERVICE	69,462.08
001-7610-4260	TRANSPORTATION	423.40
001-7620-4320	INDIGENT FUNERAL	650.00
001-7630-4155	1115 WAIVER PAYMENT	320,000.00
001-8700-3110	OFFICE SUPPLIES	36.99
001-8700-3120	POSTAGE	12.90
001-8700-4251	MILEAGE REIMB- FAMILY	754.75
001-8700-4260	TRANSPORTATION-AG/4	722.82
001-8700-4810	TRAINING	668.73
002-1101-3106	PAVING	14,038.16
002-1101-3130	OPERATING SUPPLIES	3,561.12
002-1101-3140	UNIFORMS	1,290.47
002-1101-3143	FLEX BASE MATERIALS	136,719.41
002-1101-3153	AGGREGATE / GRAVEL	58,531.52
002-1101-3163	FUEL	19,120.44
002-1101-3170	LUBRICANTS	2,894.37
002-1101-3190	TIRES	230.30
002-1101-4630	SEAL COATING	975.00
002-1102-3136	SUPPLIES & SMALL TOOL	2,267.95
002-1102-4510	REPAIRS & MAINTENANCE	323.54
002-1103-3135	OPERATING SUPPLIES	1,259.92
002-1103-3190	TIRES	13,183.60
010-1000-0570	TWDB OUTDOOR SIREN	51,422.50
011-3000-5310	MACHINERY AND EQUIP	689.13
020-1010-5135	EMERGENCY SHELTER C	2,252.40
020-8710-2265	PROGRAM EXPENSES	236.00
020-8710-3050	DUES & SUBSCRIPTIONS	236.00

Account Summary

Account Number	Account Name	Expense Amount
020-8710-3110	OFFICE SUPPLIES	71.20
020-8710-3265	MATERIALS & SUPPLIES	57.00
020-8710-4260	TRANSPORTATION	73.11
024-0002-5126	Borchert Drive/Loop - E	67,839.63
024-0004-5126	SH 142 West - ENGINEER	220,333.75
024-0005-5126	SH 142 East - ENGINEER	25,228.86
024-0006-5126	FM 20 Realignment - EN	92,751.87
024-0008-5126	US 183 Turn-Lane Additi	75,365.65
024-0009-5126	CR 182 (Dry Creek) at Dr	33,877.84
024-0011-5126	Polonia Road at Plum Cr	250.00
024-0015-5126	Wattsville at Copperas C	46,713.75
024-0018-5126	Realignments at SH 21 -	8,737.75
024-0019-5126	North Hackberry Avenue	9,539.91
024-0020-5126	N. Magnolia Avenue(US	4,310.60
024-0021-5126	Northwest River Road(C	5,555.00
024-0023-5126	Luling Transportation Pla	55,554.00
024-0024-5126	LyttonLN,BarthRd,Homa	33,642.22
Grand Total:		1,932,179.68

Project Account Summary

Project Account Key	Expense Amount
None	1,932,179.68
Grand Total:	1,932,179.68



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
1STFP	1ST FP AUSTIN LLC					940.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						09/30/2026 940.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
10003586	REPAIRS AND MAINT	08/31/2026	10/08/2026	0.00	940.00	

Vendor Number	Vendor Name					Total Vendor Amount
ACMTRAC	ACM TRACTOR SALES LLC					263.76
Payment Type	Payment Number					Payment Date Payment Amount
Check						09/30/2026 263.76
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
CR7206	REPAIRS AND MAINT	09/14/2026	10/08/2026	0.00	263.76	

Vendor Number	Vendor Name					Total Vendor Amount
ADAROW	ADAM D. ROWINS					1,085.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						09/30/2026 1,085.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
25-370FLC 9/11/2026	25-370FLC	09/11/2026	10/08/2026	0.00	49.00	
26-059FLB 9/11/2026	26-059FLB	09/11/2026	10/08/2026	0.00	210.00	
26-071FLA 9/11/2026	26-071FLA	09/11/2026	10/08/2026	0.00	294.00	
26-213FLA 9/11/2026	26-213FLA	09/11/2026	10/08/2026	0.00	245.00	
26-216FLA 9/11/2026	26-216FLA	09/11/2026	10/08/2026	0.00	245.00	
26-230FLA 9/11/2026	26-230FLA	09/11/2026	10/08/2026	0.00	42.00	

Vendor Number	Vendor Name					Total Vendor Amount
AED123	AED123, LLC					472.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						09/30/2026 472.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
37436	DUES AND SUBSCRIPTIONS	08/06/2026	10/08/2026	0.00	236.00	
38419	PROGRAM EXPENSES	09/06/2026	10/08/2026	0.00	236.00	

Vendor Number	Vendor Name					Total Vendor Amount
AISWHI	AISHA WHITE-THOMPSON, CSR, RPR					1,273.10
Payment Type	Payment Number					Payment Date Payment Amount
Check						09/30/2026 1,273.10
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
14-859	EXPENSE OF APPEAL	09/15/2026	10/08/2026	0.00	62.35	
14-860	EXPENSE OF APPEAL	09/15/2026	10/08/2026	0.00	1,210.75	

Vendor Number	Vendor Name					Total Vendor Amount
ALLAN	ALLISON LANTY C/O THE REESE LAW FIRM L.L.P.					3,163.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						09/30/2026 3,163.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
26-232C 9/17/2026	26-232C	09/17/2026	10/08/2026	0.00	785.00	
26CR-51665 9/24/2026	15CR-51665	09/24/2026	10/08/2026	0.00	800.00	
26CR-51732 9/23/2026	26CR-51732	09/23/2026	10/08/2026	0.00	450.00	
26CR-51819 / 26CR-51820 9	26CR-51819 / 26CR-51820	09/24/2026	10/08/2026	0.00	300.00	
UNINDICTED M. MCKELUY JJ	UNINDICTED M. MCKELUY JR. 9/15/2026	09/15/2026	10/08/2026	0.00	828.00	

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Vendor Number	Vendor Name						Total Vendor Amount	
AMACOM	AMAZON.COM SALES, INC						2,376.22	
Payment Type	Payment Number						Payment Date	Payment Amount
Check							09/30/2026	2,376.22
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
14DP-GL14-1MV1	OFFICE SUPPLIES	09/11/2026	10/08/2026	0.00	8.99			
16G9-VPPT-M76R	OFFICE SUPPLIES	09/21/2026	10/08/2026	0.00	207.38			
16G9-VPPT-N7CH	OFFICE SUPPLIES	09/21/2026	10/08/2026	0.00	15.87			
17CT-QCVT-XCK7	OFFICE SUPPLIES	09/01/2026	10/08/2026	0.00	51.29			
1D61-T1DH-KTJ4	OFFICE SUPPLIES	09/21/2026	10/08/2026	0.00	36.99			
1HTY-6K3D-JQ1C	OFFICE SUPPLIES	09/14/2026	10/08/2026	0.00	779.56			
1NC7-DY3P-W6C1	OFFICE SUPPLIES	09/01/2026	10/08/2026	0.00	19.91			
1PH9-1WLQ-LT6H	OFFICE SUPPLIES	09/13/2026	10/08/2026	0.00	228.62			
1PV9-XY3J-C91F	OFFICE SUPPLIES	09/08/2026	10/08/2026	0.00	284.62			
1RND-GWCW-3F37	OFFICE SUPPLIES	09/21/2026	10/08/2026	0.00	19.73			
1VMH-7QW6-6YLC	OFFICE SUPPLIES	09/20/2026	10/08/2026	0.00	671.54			
1WLV-N4Q9-916J	UNIFORMS	09/17/2026	10/08/2026	0.00	51.72			
Vendor Number	Vendor Name						Total Vendor Amount	
AMBQUI	AMBER QUINLEY						69.62	
Payment Type	Payment Number						Payment Date	Payment Amount
Check							09/30/2026	69.62
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
SEPTEMBER 2026 MILEAGE	TRANSPORTATION REIMBURSEMENT	09/22/2026	10/08/2026	0.00	69.62			
Vendor Number	Vendor Name						Total Vendor Amount	
AMBWAG	AMBER WAGNER						705.00	
Payment Type	Payment Number						Payment Date	Payment Amount
Check							09/30/2026	705.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
21-013 9/14/2026	21-013	09/14/2026	10/08/2026	0.00	305.00			
26CR-51613 9/9/2026	26CR-51613	09/09/2026	10/08/2026	0.00	400.00			
Vendor Number	Vendor Name						Total Vendor Amount	
AMESTR	AMERICAN STRUCTUREPOINT, INC						313,402.24	
Payment Type	Payment Number						Payment Date	Payment Amount
Check							09/30/2026	313,402.24
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
209798	PROJECT 0002024.02314.0002	08/26/2026	10/08/2026	0.00	25,228.86			
209799	PROJECT 0002024.02314.0001	08/26/2026	10/08/2026	0.00	220,333.75			
210389	PROJECT 0002025.01581.0001	09/16/2026	10/08/2026	0.00	67,839.63			
Vendor Number	Vendor Name						Total Vendor Amount	
SETFAM	ASCENSION SETON						320,000.00	
Payment Type	Payment Number						Payment Date	Payment Amount
Check							09/30/2026	320,000.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
FY27	INDIGENT CARE - ASEBD	09/16/2026	10/08/2026	0.00	320,000.00			
Vendor Number	Vendor Name						Total Vendor Amount	
AT0189	AT&T						3,520.45	
Payment Type	Payment Number						Payment Date	Payment Amount
Check							09/30/2026	3,520.45
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount			
1393909115	Account Number 831-001-6093 388	09/01/2026	10/08/2026	0.00	1,169.05			
1395819114	Account Number 831-001-6183 869	09/01/2026	10/08/2026	0.00	1,876.19			
830 875-5178 040 9/5/2026	FAX & INTERNET	09/05/2026	10/08/2026	0.00	475.21			

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Vendor Number ATSCEN	Vendor Name AT-SCENE LLC					Total Vendor Amount 28,355.00
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 28,355.00		
Payable Number 2190	Description Subscriptions of iCrimeFighter Enterprise and iCri	Payable Date 08/11/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 28,355.00	
Vendor Number AUSAME	Vendor Name AUSTIN AMERICAN-STATESMAN - HEARST AUSTIN MEI					Total Vendor Amount 383.00
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 383.00		
Payable Number 11161688 - IPLAAS0160494	Description ADVERTISING: BIDS AND PROPOSALS	Payable Date 09/18/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 383.00	
Vendor Number AUTZON	Vendor Name AUTO ZONE					Total Vendor Amount 2,140.32
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 2,140.32		
Payable Number 01408526022	Description OPERATING SUPPLIES	Payable Date 09/11/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 1,259.92	
Payable Number 01408530960	Description SUPPLIES AND TOOLS	Payable Date 09/16/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 438.12	
Payable Number 01408536621	Description SUPPLIES AND TOOLS	Payable Date 09/22/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 442.28	
Vendor Number AXOENT	Vendor Name AXON ENTERPRISE, INC.					Total Vendor Amount 42,673.77
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 42,673.77		
Payable Number INUS476939	Description Axon Invoice PCT 1-4	Payable Date 09/01/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 33,784.64	
Payable Number INUS477388	Description Axon Annual Payment PCT 1-4	Payable Date 09/01/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 7,697.13	
Payable Number INUS479390	Description Axon PCT 4 invoice	Payable Date 09/15/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 1,192.00	
Vendor Number BLUETR	Vendor Name BLUEBONNET TRAILS MHMR					Total Vendor Amount 900.00
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 900.00		
Payable Number 27-08-2026	Description 8/2026 Psych counseling	Payable Date 09/23/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 900.00	
Vendor Number BRIBAR	Vendor Name BRIAN BARRINGTON					Total Vendor Amount 100.00
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 100.00		
Payable Number 133337	Description OPERATING SUPPLIES	Payable Date 09/16/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 100.00	
Vendor Number CALTAX	Vendor Name CALDWELL COUNTY TAX ASSESSOR					Total Vendor Amount 37.50
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 7.50		
Payable Number 0016 2026 - 2027	Description VIN 0016 2026 - 2027 REGISTRATION	Payable Date 09/21/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 7.50	
Payable Number 1194 2026 - 2027	Description VIN 1194 2026 - 2027 REGISTRATION	Payable Date 09/21/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 7.50	
Payable Number 3860 2026 - 2027	Description VIN 3860 2026 - 2027 REGISTRATION	Payable Date 09/21/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 7.50	

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Check					09/30/2026	7.50
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
6262 2026 - 2027	VIN 6262 2026 - 2027 REGISTRATION	09/21/2026	10/08/2026	0.00	7.50	
Check					09/30/2026	7.50
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
7687 2026-2027	VIN 7687 2026 - 2026 REGISTRATION	09/21/2026	10/08/2026	0.00	7.50	
Vendor Number	Vendor Name				Total Vendor Amount	
CAPCOG	CAPITAL AREA COUNCIL OF GOVERNMENTS				3,722.63	
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				09/30/2026	3,722.63	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
2027M 104	2027 CAPCOG annual membership dues	08/31/2026	10/08/2026	0.00	3,722.63	
Vendor Number	Vendor Name				Total Vendor Amount	
CARSER	CARD SERVICE CENTER - TIB NA				8,482.33	
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				09/30/2026	8,482.33	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
02TP260921477216	Splashtop Remote Access	09/21/2026	10/08/2026	0.00	3,489.75	
1000813973	AmeriCool 3 Ton 37,000 BTU Portable AC	09/18/2026	10/08/2026	0.00	4,688.84	
1001214249	REPAIRS AND MAINT	09/22/2026	10/08/2026	0.00	101.79	
55604	REPAIRS AND MAINT	09/22/2026	10/08/2026	0.00	201.95	
Vendor Number	Vendor Name				Total Vendor Amount	
CARGAR	CARLOS GARCIA LAW				500.00	
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				09/30/2026	500.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
26JUV-3137 9/21/2026	26JUV-3137	09/21/2026	10/08/2026	0.00	500.00	
Vendor Number	Vendor Name				Total Vendor Amount	
CENAIR	CENTURY HVAC DISTRIBUTING, L.P.				2,343.36	
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				09/30/2026	2,343.36	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
111947230	Filters for Evac	09/14/2026	10/08/2026	0.00	2,343.36	
Vendor Number	Vendor Name				Total Vendor Amount	
CENPES	CENTURY PEST CONTROL, INC.				215.00	
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				09/30/2026	215.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
39030	EVAC SHELTER	09/11/2026	10/08/2026	0.00	215.00	
Vendor Number	Vendor Name				Total Vendor Amount	
SPEBUS	CHARTER COMMUNICATIONS HOLDINGS, LLC				10,234.10	
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				09/30/2026	10,234.10	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
184507701090726	Account #: 184507701, Billing: 9/8-10/7	09/07/2026	10/08/2026	0.00	10,234.10	
Vendor Number	Vendor Name				Total Vendor Amount	
CINTAS	CINTAS CORPORATION #86				164.61	
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				09/30/2026	164.61	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
4258663106	UNIFORMS	02/05/2026	10/08/2026	0.00	86.47	
4281197425	UNIFORMS	09/03/2026	10/08/2026	0.00	78.14	

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Vendor Number	Vendor Name					Total Vendor Amount	
CLIMCC	CLIFFORD W. MCCORMACK					1,550.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						09/30/2026	1,550.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
26CR-51660 / 26CR-51664 9	26CR-51660 / 26CR-51664	09/09/2026	10/08/2026	0.00	950.00		
26CR-51684 9/24/2026	26CR-51684	09/24/2026	10/08/2026	0.00	600.00		
Vendor Number	Vendor Name					Total Vendor Amount	
COLWIS	COLIN WISE					600.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						09/30/2026	600.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
26CR-51823 9/24/2026	26CR-51823	09/24/2026	10/08/2026	0.00	300.00		
26JUV-3145 9/16/2026	26JUV-3145	09/16/2026	10/08/2026	0.00	300.00		
Vendor Number	Vendor Name					Total Vendor Amount	
COLMAT	COLORADO MATERIALS, LTD.					195,250.93	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						09/30/2026	195,250.93
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
445589	Customer #: 1405	09/12/2026	10/08/2026	0.00	21,980.50		
445590	Customer #: 1405	09/12/2026	10/08/2026	0.00	33,707.84		
445591	Customer #: 1405	09/12/2026	10/08/2026	0.00	25,103.93		
446002	Customer Number 1405	09/19/2026	10/08/2026	0.00	77,907.64		
446003	Customer Number 1405	09/19/2026	10/08/2026	0.00	36,551.02		
Vendor Number	Vendor Name					Total Vendor Amount	
DEBSAN	DEBORAH A. SANDERS					242.90	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						09/30/2026	242.90
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
8/1/2026 - 9/17/2026 MILE/	TRANSPORTATION: MILEAGE REIMBURSEMENT	09/18/2026	10/08/2026	0.00	111.72		
9/16/2026 MILEAGE	TRANSPORTATION: MILEAGE REIMBURSEMENT	09/16/2026	10/08/2026	0.00	131.18		
Vendor Number	Vendor Name					Total Vendor Amount	
DEWPOT	DEWITT POTH & SON					4,492.47	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						09/30/2026	4,492.47
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
848360-0	Account #: 12430, File Cabinets	09/22/2026	10/08/2026	0.00	2,600.00		
849969-0	OFFICE SUPPLIES	09/14/2026	10/08/2026	0.00	30.98		
849999-0	OFFICE SUPPLIES	09/11/2026	10/08/2026	0.00	150.99		
850143-0	OPERATING SUPPLIES	09/14/2026	10/08/2026	0.00	250.81		
850407-0	OFFICE SUPPLIES	09/16/2026	10/08/2026	0.00	218.94		
850432-0	OPERATING SUPPLIES	09/15/2026	10/08/2026	0.00	208.57		
850434-0	OPERATING SUPPLIES	09/15/2026	10/08/2026	0.00	125.85		
850646-0	OFFICE SUPPLIES	09/16/2026	10/08/2026	0.00	288.77		
850705-0	OFFICE SUPPLIES	09/16/2026	10/08/2026	0.00	320.64		
850748-0	MACHINERY & EQUIP	09/16/2026	10/08/2026	0.00	296.92		
Vendor Number	Vendor Name					Total Vendor Amount	
DOUCET	DOUCET AND ASSOCIATES					69,462.08	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						09/30/2026	69,462.08
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
000007385	Project No: 01911100.000R Caldwell County Engineer	09/09/2026	10/08/2026	0.00	22,061.25		
000007386	Project No: 01911196.040R Acorn Oaks DA	09/09/2026	10/08/2026	0.00	662.75		
000007387	Project No: 01911198.140R Juniper Springs Phase 11	09/09/2026	10/08/2026	0.00	4,960.00		
000007388	Project No: 01911219.050R Glenhaven DA Amendment	09/09/2026	10/08/2026	0.00	116.00		
000007389	Project No: 01911225.120R Sunset Oaks Section V Ph	09/09/2026	10/08/2026	0.00	304.00		
000007390	Project No: 01911225.180R Sunset Oaks Commercial C	09/09/2026	10/08/2026	0.00	81.50		

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000007391	Project No: 01911225.220R Sunset Oaks Commercial V	09/09/2026	10/08/2026	0.00	810.50
000007392	Project No: 01911225.230R Sunset Oaks V Phase 3 Fi	09/09/2026	10/08/2026	0.00	638.75
000007393	Project No: 01911460.010R Auto Zone 20415 Camino R	09/09/2026	10/08/2026	0.00	43.50
000007394	Project No: 01911462.010R County Line SUD Bobwhite	09/09/2026	10/08/2026	0.00	82.50
000007395	Project No: 01911468.030R Technology Park Caldwell	09/09/2026	10/08/2026	0.00	870.83
000007396	Project No: 01911233.010R JK Ranch Development Agr	09/09/2026	10/08/2026	0.00	1,237.25
000007397	Project No: 01911234.020R Blue Sky Preliminary Pla	09/09/2026	10/08/2026	0.00	224.25
000007398	Project No: 01911234.040R Blue Sky CLOMR	09/09/2026	10/08/2026	0.00	409.50
000007399	Project No: 01911234.060R Blue Sky Final Plat	09/09/2026	10/08/2026	0.00	601.75
000007400	Project No: 01911249.060R Tomahawk Wastewater Exte	09/09/2026	10/08/2026	0.00	381.50
000007401	Project No: 01911251.080R Cotton Gateway Ph. 1 Sub	09/09/2026	10/08/2026	0.00	541.25
000007402	Project No: 01911251.090R Cotton Gateway Amenity S	09/09/2026	10/08/2026	0.00	1,957.50
000007403	Project No: 01911259.020R Austin Skyline Lot 54 Re	09/09/2026	10/08/2026	0.00	456.75
000007404	Project No: 01911339.040R Prime Data Center AUS01	09/09/2026	10/08/2026	0.00	448.50
000007405	Project No: 01911339.041R Prime Data Center AUS01	09/09/2026	10/08/2026	0.00	8,790.00
000007406	Project No: 01911339.050R Prime Data Center: Bob W	09/09/2026	10/08/2026	0.00	598.00
000007407	01911342.035R Lantana Preliminary Plat Amendment	09/09/2026	10/08/2026	0.00	685.50
000007408	01911342.036R Lantana CLOMR	09/09/2026	10/08/2026	0.00	368.25
000007409	01911351.040R Southern Meadows Ph 1	09/09/2026	10/08/2026	0.00	5,193.00
000007410	01911378.020R Wild Roots Development Agreement	09/09/2026	10/08/2026	0.00	280.00
000007411	01911415.030R Carpol Subdivision Final Plat	09/09/2026	10/08/2026	0.00	818.00
000007412	01911434.010R 86 Golden Group RV Park	09/09/2026	10/08/2026	0.00	489.75
000007413	01911435.010R Rosanky Gas Station Site Plan	09/09/2026	10/08/2026	0.00	82.50
000007414	01911438.020R Cozy Pecan Village RV Park DA	09/09/2026	10/08/2026	0.00	2,474.50
000007415	01911447.010R Hemphill WWTP Constructions Plans	09/09/2026	10/08/2026	0.00	38.75
000007416	01911456.010R Site C Turnercrest Phase 1	09/09/2026	10/08/2026	0.00	352.50
000007417	01911456.030R Site C Turnercrest Phase 2	09/09/2026	10/08/2026	0.00	1,990.75
000007418	01911458.020R Dickerson Creek Crossing Floodplain	09/09/2026	10/08/2026	0.00	245.50
000007419	01911466.030R Caldwell Heights Preliminary Plat	09/09/2026	10/08/2026	0.00	427.75
000007420	01911468.040R Tech Park Caldwell Valley	09/09/2026	10/08/2026	0.00	273.25
000007421	01911470.010R 6841 Hwy 142 C-Store Site Plan	09/09/2026	10/08/2026	0.00	329.00
000007422	01911471.010R 106 Old Lockhart Road	09/09/2026	10/08/2026	0.00	513.00
000007423	01911479.010R Fentress Travel Center Commercial	09/09/2026	10/08/2026	0.00	1,041.25
000007424	01911480.010R 185 Green Acre Dr. Commercial	09/09/2026	10/08/2026	0.00	572.25
000007425	01911482.010R 1910 Pecan Valley Floodplain	09/09/2026	10/08/2026	0.00	206.25
000007426	01911483.010R South Texas Plaster Site Plan	09/09/2026	10/08/2026	0.00	3,256.25
000007427	01911485.010R Pettus Retail Center- 5300 Camino	09/09/2026	10/08/2026	0.00	1,376.00
000007428	01911489.010R Bagwell Warehouse Site Plan	09/09/2026	10/08/2026	0.00	2,170.25

Vendor Number	Vendor Name					Total Vendor Amount
ELSLAC	ELSIE LACY					1,383.48
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		09/30/2026	1,383.48			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
2026 DIST 10 FALL MEETING	TRAINING REGISTRATION REIMBURSEMENT	09/13/2026	10/08/2026	0.00	40.00	
8/30/2026 - 9/4/2026 REIMI	2026 TX EXT ED ASSOC CONF REIMBURSEMENT	09/14/2026	10/08/2026	0.00	754.75	
9/14/2026 - 9/16/2026 REIN	TRAINING: TEA FCS/DIST 10 MEETINGS	09/18/2026	10/08/2026	0.00	588.73	

Vendor Number	Vendor Name					Total Vendor Amount
ESRI	ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC					2,855.26
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		09/30/2026	2,855.26			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
900325623	Customer #: 16356	09/09/2026	10/08/2026	0.00	2,855.26	

Vendor Number	Vendor Name					Total Vendor Amount
ERGASP	ERGON ASPHALT AND EMULSIONS, INC.					15,013.16
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		09/30/2026	15,013.16			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
9403829013	Customer #: 912994	09/08/2026	10/08/2026	0.00	300.00	
9403829014	Customer #: 912994	09/08/2026	10/08/2026	0.00	150.00	

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9403830207	Customer #: 912994	09/09/2026	10/08/2026	0.00	100.00
9403831324	Customer #: 912994	09/10/2026	10/08/2026	0.00	100.00
9403835594	Customer Number 912994	09/15/2026	10/08/2026	0.00	4,654.60
9403835595	Customer Number 912994	09/15/2026	10/08/2026	0.00	4,338.49
9403836481	Customer Number 912994	09/16/2026	10/08/2026	0.00	325.00
9403836989	Customer Number 912994	09/16/2026	10/08/2026	0.00	5,045.07

Vendor Number	Vendor Name					Total Vendor Amount
EWEAC	EWEAC					3,375.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		09/30/2026	3,375.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
09-21-2026	FY 2025-2026 EWEAC contract- 9/1-9/21	09/21/2026	10/08/2026	0.00	3,375.00	

Vendor Number	Vendor Name					Total Vendor Amount
EXTXAIR	EXTREME TEXAS AIR LLC					415.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		09/30/2026	415.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
14081	JP1 DRC BUILDING	09/10/2026	10/08/2026	0.00	415.00	

Vendor Number	Vendor Name					Total Vendor Amount
FARBRO	FARMER BROTHERS. CO.					1,779.68
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		09/30/2026	1,779.68			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
73460850	Customer Number 6302473	09/09/2026	10/08/2026	0.00	889.84	
73460952	Customer Number 6302473	09/22/2026	10/08/2026	0.00	889.84	

Vendor Number	Vendor Name					Total Vendor Amount
FENIND	FENIEX INDUSTRIES INC.					9,068.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		09/30/2026	9,068.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
UF-SO100255	Upfitting VIN 8226	09/09/2026	10/08/2026	0.00	2,267.00	
UF-SO100256	Upfitting VIN 8812	09/09/2026	10/08/2026	0.00	2,267.00	
UF-SO100257	Upfitting VIN 7751	09/09/2026	10/08/2026	0.00	2,267.00	
UF-SO100258	Upfitting VIN 8710	09/09/2026	10/08/2026	0.00	2,267.00	

Vendor Number	Vendor Name					Total Vendor Amount
BUTBAK	FLOWERS BAKING CO. OF SAN ANTONIO					1,133.48
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		09/30/2026	1,133.48			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
6038382325	Customer Number 0040078309	09/14/2026	10/08/2026	0.00	504.58	
6038382429	Customer Number 0040078309	09/21/2026	10/08/2026	0.00	628.90	

Vendor Number	Vendor Name					Total Vendor Amount
FRETURK	FREELAND TURK ENGINEERING GROUP LLC					5,555.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		09/30/2026	5,555.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
3550	NW RIVER RD CR103 - SH 80 TO QUAIL RUN	09/04/2026	10/08/2026	0.00	5,555.00	

Vendor Number	Vendor Name					Total Vendor Amount
GRAING	GRAINGER					52.24
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		09/30/2026	52.24			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
9082065146	REPAIRS AND MAINT	09/16/2026	10/08/2026	0.00	52.24	

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Vendor Number GRALLC	Vendor Name GRANICUS LLC					Total Vendor Amount 11,724.56
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 11,724.56		
Payable Number 235564	Description Annual Granicus renewal 11.1.26-10.31.27	Payable Date 08/11/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 11,724.56	
Vendor Number HANEQU	Vendor Name HANSON EQUIPMENT					Total Vendor Amount 230.30
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 230.30		
Payable Number 317736	Description TIRES	Payable Date 09/18/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 230.30	
Vendor Number HARPSY	Vendor Name HARRISON PSYCHOLOGICLA SERVICES LLC					Total Vendor Amount 2,500.00
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 2,500.00		
Payable Number 2026CC-AK	Description Competency to Stand Trial	Payable Date 09/14/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 2,500.00	
Vendor Number HDRENG	Vendor Name HDR ENGINEERIN INC					Total Vendor Amount 64,291.75
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 64,291.75		
Payable Number 1200859425	Description SH 21 REALIGNMENTS	Payable Date 09/14/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 8,737.75	
Payable Number 1200860474	Description LULING TRANSPORTATION PLAN UPDATE	Payable Date 09/09/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 55,554.00	
Vendor Number HILSPRI	Vendor Name HILL COUNTRY SPRINGS					Total Vendor Amount 171.97
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 171.97		
Payable Number 998244	Description DRINKING 5 GAL X 7	Payable Date 09/11/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 67.99	
Payable Number 998280	Description DRINKING 5 GAL X 5	Payable Date 09/11/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 57.99	
Payable Number 998283	Description DRINKING 5 GAL X 3	Payable Date 09/11/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 37.99	
Payable Number 998284	Description COOLER	Payable Date 09/11/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 8.00	
Vendor Number I-CON	Vendor Name I-CON SYSTEMS, INC					Total Vendor Amount 1,168.85
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 1,168.85		
Payable Number SI013888	Description REPAIRS AND MAINT	Payable Date 08/26/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 273.61	
Payable Number SI014015	Description REPAIRS AND MAINT	Payable Date 09/10/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 895.24	
Vendor Number JAISPR	Vendor Name JAIME SPROTT					Total Vendor Amount 30.00
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 30.00		
Payable Number WR26032847	Description UNIFORMS REIMBURSEMENT	Payable Date 09/14/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 30.00	
Vendor Number FARPLA	Vendor Name JOHN DEERE FINANCIAL					Total Vendor Amount 521.26
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 521.26		
Payable Number 2609-193539	Description REPAIRS AND MAINT	Payable Date 09/01/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 4.99	
Payable Number 2609-198566	Description OPERATING SUPPLIES	Payable Date 09/09/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 125.94	
Payable Number 2609-200174	Description OPERATING SUPPLIES	Payable Date 09/11/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 46.99	

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2609-202214	REPAIRS AND MAINT	09/14/2026	10/08/2026	0.00	25.95
2609-202623	REPAIRS AND MAINT	09/15/2026	10/08/2026	0.00	9.99
2609-202982	REPAIRS AND MAINT	09/15/2026	10/08/2026	0.00	56.87
2609-203319	REPAIRS AND MAINT	09/16/2026	10/08/2026	0.00	10.53
2609-207470	OPERATING SUPPLIES	09/22/2026	10/08/2026	0.00	240.00
Vendor Number	Vendor Name	Total Vendor Amount			
JUSNIG	JUSTIN NIGH	54.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		09/30/2026	54.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
SC26-0036 REFUND	REFUND FOR OVERPAYMENT ON CASE NUMBER SC26-003	08/12/2026	10/08/2026	0.00	54.00
Vendor Number	Vendor Name	Total Vendor Amount			
KASMIL	KASI MILES	423.40			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		09/30/2026	423.40		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
9/10/2026 - 9/23/2026 MILI	TRANSPORTATION: MILEAGE REIMBURSEMENT	09/24/2026	10/08/2026	0.00	423.40
Vendor Number	Vendor Name	Total Vendor Amount			
LEAONL	LEADS ONLINE LLC	2,396.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		09/30/2026	2,396.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
426428	Agency ID: 26687, PowerPlus Investigation System	07/22/2026	10/08/2026	0.00	2,396.00
Vendor Number	Vendor Name	Total Vendor Amount			
THOLEO	LEON TRANSLATIONS INC. - AUSTIN L.T. INC	375.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		09/30/2026	375.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
25145	INTERPRETERS	09/15/2026	10/08/2026	0.00	375.00
Vendor Number	Vendor Name	Total Vendor Amount			
LTRSVC	LIBERTY TIRE RECYCLING LLC & LIBERTY TIRE SERVICES	371.25			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		09/30/2026	371.25		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
3279824	RENTALS: TIRE EVENT JUNE 2026	07/11/2026	10/08/2026	0.00	371.25
Vendor Number	Vendor Name	Total Vendor Amount			
BLULAY	LOCAL LINUX, INC - BLUE LAYER	10,406.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		09/30/2026	10,406.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
99258	Microphone System for Evac Center	09/22/2026	10/08/2026	0.00	10,406.00
Vendor Number	Vendor Name	Total Vendor Amount			
LOCTRU	LOCKHART HARDWARE	2,036.42			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		09/30/2026	2,036.42		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
65130/1	REPAIRS AND MAINT	09/08/2026	10/08/2026	0.00	23.58
65146/1	REPAIRS AND MAINT	09/08/2026	10/08/2026	0.00	30.98
65161/1	REPAIRS AND MAINT	09/09/2026	10/08/2026	0.00	104.96
65168/1	REPAIRS AND MAINT	09/10/2026	10/08/2026	0.00	86.55
65177/1	REPAIRS AND MAINT	09/10/2026	10/08/2026	0.00	189.97
65179/1	OPERATING SUPPLIES	09/10/2026	10/08/2026	0.00	863.46
65187/1	OPERATING SUPPLIES	09/10/2026	10/08/2026	0.00	549.99
65195/1	OPERATING SUPPLIES	09/11/2026	10/08/2026	0.00	26.99

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65202/1	OPERATING SUPPLIES	09/11/2026	10/08/2026	0.00	159.94		
Vendor Number	Vendor Name				Total Vendor Amount		
LOCMOT	LOCKHART MOTOR CO.,INC.				3,835.77		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				09/30/2026	3,835.77		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
106371	REPAIRS AND MAINT	09/10/2026	10/08/2026	0.00	59.78		
SO 223739	Vehicle Service VIN 1194 Customer Number 10456	09/18/2026	10/08/2026	0.00	3,775.99		
Vendor Number	Vendor Name				Total Vendor Amount		
LOCPOS	LOCKHART POST REGISTER				52.00		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				09/30/2026	52.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
9/30/2026 - 9/30/2028	CALDWELL COUNTY AUDITOR AUDITORS OFFICE SUPPLIE	09/10/2026	10/08/2026	0.00	52.00		
Vendor Number	Vendor Name				Total Vendor Amount		
LOGPRI	LOGOS				170.00		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				09/30/2026	170.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
43603	OFFICE SUPPLIES	08/21/2026	10/08/2026	0.00	110.00		
43766	OFFICE SUPPLIES	09/16/2026	10/08/2026	0.00	60.00		
Vendor Number	Vendor Name				Total Vendor Amount		
LONLIV	LONGHORN S LIVESTOCK FEED				76.75		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				09/30/2026	76.75		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
78499	OPERATING SUPPLIES	09/17/2026	10/08/2026	0.00	76.75		
Vendor Number	Vendor Name				Total Vendor Amount		
LCRA	LOWER COLORADO RIVER AUTHORITY				7,305.00		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				09/30/2026	7,305.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
TMR0023890	Customer #: 000111996	09/15/2026	10/08/2026	0.00	7,305.00		
Vendor Number	Vendor Name				Total Vendor Amount		
MADNIC	MADISON NICKELLS				161.88		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				09/30/2026	161.88		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
9/17/2026 - 9/18/2026 MILI	TRANSPORTATION	09/21/2026	10/08/2026	0.00	161.88		
Vendor Number	Vendor Name				Total Vendor Amount		
MARPLU	MARK'S PLUMBING PARTS				60.64		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				09/30/2026	60.64		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
INV002301092	REPAIRS AND MAINT	09/18/2026	10/08/2026	0.00	60.64		
Vendor Number	Vendor Name				Total Vendor Amount		
MGRAHAM	MATTHEW GRAHAM - REESE LAW FIRM				1,250.00		
Payment Type	Payment Number			Payment Date	Payment Amount		
Check				09/30/2026	1,250.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
26CR-51643 8/26/2026	26CR-51643	08/26/2026	10/08/2026	0.00	850.00		
26JUV-3136 9/23/2026	26JUV-3136	09/23/2026	10/08/2026	0.00	400.00		

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Vendor Number MCMCOM	Vendor Name MCMAHAN COMMUNITY CENTER					Total Vendor Amount 300.00	
Payment Type Check	Payment Number			Payment Date 09/30/2026		Payment Amount 300.00	
Payable Number 2049	Description RENTALS	Payable Date 08/17/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 300.00		
Vendor Number MENLAW	Vendor Name MENDOZA LAW OFFICE					Total Vendor Amount 1,450.00	
Payment Type Check	Payment Number			Payment Date 09/30/2026		Payment Amount 1,450.00	
Payable Number 24JUV-3042 9/18/2026	Description 24JUV-3042	Payable Date 09/18/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 1,000.00		
Payable Number 26CR-51591 9/18/2026	Description 26CR-51591	Payable Date 09/18/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 450.00		
Vendor Number MOLMICH	Vendor Name MOLLIMICHELLE CABELDUE PHD PLLC					Total Vendor Amount 1,225.00	
Payment Type Check	Payment Number			Payment Date 09/30/2026		Payment Amount 1,225.00	
Payable Number 26CR-51811-9/09/2026	Description Case #: 26CR-51811, C. Bertram Eval. 9/9/26	Payable Date 09/11/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 1,225.00		
Vendor Number NATKEY	Vendor Name NATHANIEL KEY					Total Vendor Amount 280.00	
Payment Type Check	Payment Number			Payment Date 09/30/2026		Payment Amount 280.00	
Payable Number 9/20/2026 - 9/25/2026 REIN	Description TRAINING: ARREST & CONTROL TACTICS PER DIEM	Payable Date 09/11/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 280.00		
Vendor Number NATASS	Vendor Name NATIONAL ASSOCIATION OF COUNTIES					Total Vendor Amount 818.00	
Payment Type Check	Payment Number			Payment Date 09/30/2026		Payment Amount 818.00	
Payable Number 202652672	Description DUES: CUSTOMER 48055 1/1/2027 - 12/31/2027	Payable Date 08/28/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 818.00		
Vendor Number NTLBUS	Vendor Name NATIONAL BUSINESS FURNITURE					Total Vendor Amount 2,252.40	
Payment Type Check	Payment Number			Payment Date 09/30/2026		Payment Amount 2,252.40	
Payable Number CW136940	Description Account Number BZ3212	Payable Date 08/31/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 2,252.40		
Vendor Number OFFIDE	Vendor Name ODP BUSINESS SOLUTIONS					Total Vendor Amount 315.33	
Payment Type Check	Payment Number			Payment Date 09/30/2026		Payment Amount 315.33	
Payable Number 476862227001	Description OPERATING SUPPLIES	Payable Date 08/21/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 19.97		
Payable Number 479886635001	Description MACHINERY & EQUIP	Payable Date 09/09/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 305.34		
Payable Number 480396628001	Description OPERATING SUPPLIES	Payable Date 10/08/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount -9.98		
Vendor Number ONSITE	Vendor Name ON-SITE FUELS					Total Vendor Amount 21,464.67	
Payment Type Check	Payment Number			Payment Date 09/30/2026		Payment Amount 21,464.67	
Payable Number 0562331-IN	Description Customer Number 07-CALDCO	Payable Date 09/15/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 19,120.44		
Payable Number 0562423-IN	Description LUBRICANTS	Payable Date 09/16/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 2,344.23		

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Vendor Number O'REIL	Vendor Name O'REILLY AUTO PARTS						Total Vendor Amount 17.99	
Payment Type Check	Payment Number						Payment Date 09/30/2026	Payment Amount 17.99
Payable Number 0642-461008	Description SUPPLIES AND TOOLS	Payable Date 09/15/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 17.99			
Vendor Number PAPDAW	Vendor Name PAPE-DAWSON CONSULTING ENGINEERS, LLC						Total Vendor Amount 46,713.75	
Payment Type Check	Payment Number						Payment Date 09/30/2026	Payment Amount 46,713.75
Payable Number 26082670	Description PROJECT 13051657-002	Payable Date 09/11/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 46,713.75			
Vendor Number PARTOW	Vendor Name PARTS TOWN, LLC						Total Vendor Amount 118.97	
Payment Type Check	Payment Number						Payment Date 09/30/2026	Payment Amount 118.97
Payable Number 2110189874	Description REPAIRS AND MAINT	Payable Date 08/27/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 118.97			
Vendor Number PAUEVA	Vendor Name PAUL MATTHEW EVANS						Total Vendor Amount 1,600.00	
Payment Type Check	Payment Number						Payment Date 09/30/2026	Payment Amount 1,600.00
Payable Number 25CR-51122 8/27/2026	Description 25CR-51122	Payable Date 08/27/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 1,600.00			
Vendor Number PFGTEM	Vendor Name PERFORMANCE FOODSERVICE - TEMPLE						Total Vendor Amount 10,287.97	
Payment Type Check	Payment Number						Payment Date 09/30/2026	Payment Amount 10,287.97
Payable Number 3177041	Description Customer Number 435577	Payable Date 09/10/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 1,570.88			
Payable Number 3180120	Description Customer Number 435577	Payable Date 09/14/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 1,738.19			
Payable Number 3184401	Description Customer Number 435577	Payable Date 09/17/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 2,561.46			
Payable Number 3187345	Description Customer Number 435577	Payable Date 09/21/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 2,499.65			
Payable Number 3192002	Description Customer Number 435577	Payable Date 09/24/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 1,917.79			
Vendor Number PHYHIL	Vendor Name PHYLLIS HILLHOUSE						Total Vendor Amount 73.11	
Payment Type Check	Payment Number						Payment Date 09/30/2026	Payment Amount 73.11
Payable Number 9/14/2026 - 9/24/2026 MIL	Description TRANSPORTATION: MILEAGE REIMBURSEMENT	Payable Date 09/22/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 73.11			
Vendor Number PRISOL	Vendor Name PRINTING SOLUTIONS						Total Vendor Amount 103.49	
Payment Type Check	Payment Number						Payment Date 09/30/2026	Payment Amount 103.49
Payable Number 060462	Description OFFICE SUPPLIES	Payable Date 04/09/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 18.49			
Payable Number 060604	Description MATERIALS AND SUPPLIES	Payable Date 05/20/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 21.00			
Payable Number 060692	Description MATERIALS AND SUPPLIES	Payable Date 06/12/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 36.00			
Payable Number 061023	Description OFFICE SUPPLIES	Payable Date 09/21/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 28.00			
Vendor Number QUAFIN	Vendor Name QUADIENT FINANCE USA, INC						Total Vendor Amount 4,550.26	
Payment Type Check	Payment Number						Payment Date 09/30/2026	Payment Amount 4,550.26
Payable Number 7900 0440 8038 5499 9/14/2026	Description POSTAGE	Payable Date 09/14/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 2,040.43			

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7900 0440 8052 6951 9/11/	POSTAGE	09/11/2026	10/08/2026	0.00	100.74
7900 0440 8090 2103 8/30/	POSTAGE	08/30/2026	10/08/2026	0.00	2,409.09
Vendor Number	Vendor Name	Total Vendor Amount			
QUALEA	QUADIENT LEASING USA, INC	376.46			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		09/30/2026	376.46		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
18194054	POSTAGE	09/16/2026	10/08/2026	0.00	31.35
Q2524665	11-Sep-26 to 10-Oct-26	09/08/2026	10/08/2026	0.00	345.11
Vendor Number	Vendor Name	Total Vendor Amount			
QUIDTY	QUIDDITY ENGINEERING	131,098.75			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		09/30/2026	131,098.75		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
ARIV1059312	Professional Svs through 7.31.26	08/25/2026	10/08/2026	0.00	23,530.00
ARIV1060693	PROJECT 12942-0008-01 N MAGNOLIA TURN LANE ADD'I	09/21/2026	10/08/2026	0.00	4,310.60
ARIV1060710	PROJECT 12942-00088-02 WA2 US 182 TURN LANE ADD'I	09/17/2026	10/08/2026	0.00	75,365.65
ARIV1060816	Professional Svs through 8.31.26	09/21/2026	10/08/2026	0.00	27,892.50
Vendor Number	Vendor Name	Total Vendor Amount			
RTGINC	RODRIGUEZ TRANSPORTATION GROUP INC.	102,291.78			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		09/30/2026	102,291.78		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
8880101.08	PROJECT 888.01.01	08/26/2026	10/08/2026	0.00	57,877.46
8880101.09	PROJECT 888.01.01 FM20 REALIGNMENT WA #1	09/08/2026	10/08/2026	0.00	34,874.41
8880102.09	N HACKBERRY AVE ALT TRUCK ROUTE WA#2	09/02/2026	10/08/2026	0.00	9,539.91
Vendor Number	Vendor Name	Total Vendor Amount			
RONSAN	RONALD SANDERS	11.02			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		09/30/2026	11.02		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
USPS 452	MISCELLANEOUS: POSTAGE	07/16/2026	10/08/2026	0.00	11.02
Vendor Number	Vendor Name	Total Vendor Amount			
RONLEH	RONDA LEHMAN	12.90			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		09/30/2026	12.90		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
400	POSTAGE	09/24/2026	10/08/2026	0.00	12.90
Vendor Number	Vendor Name	Total Vendor Amount			
RS&H	RS&H, INC.	67,520.06			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		09/30/2026	67,520.06		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
10155463001-8	PROJECT 10155463001 ROADS REHAB	09/16/2026	10/08/2026	0.00	33,642.22
10155463002-8	PROJECT 10155463002 CR182 @ DRY CREEK	09/16/2026	10/08/2026	0.00	33,877.84
Vendor Number	Vendor Name	Total Vendor Amount			
RUBMUS	RUBY MUSGROVE - LDG PROFESSIONAL LIMITED LIABIL	1,421.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		09/30/2026	1,421.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
25-094FLC 9/11/2026	25-094FLC	09/11/2026	10/08/2026	0.00	630.00
25-168FLA 9/11/2026	25-168FLA	09/11/2026	10/08/2026	0.00	14.00
25-370FLC 9/11/2026	25-370FLC	09/11/2026	10/08/2026	0.00	147.00
26-059FLB 9/11/2026	26-059FLB	09/11/2026	10/08/2026	0.00	630.00

Payment Register
APPKT22765 - 10/8/2026 AP

Vendor Number RWLNSTSEC	Vendor Name RW LONE STAR SECURITY LLC					Total Vendor Amount 310.00
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 310.00		
Payable Number 2026-4104	Description Shred Bin Services 8.3.26 & 8.17.26	Payable Date 09/14/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 310.00	
Vendor Number SAFCLE	Vendor Name SAFETY-KLEEN CORP.					Total Vendor Amount 550.14
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 550.14		
Payable Number 100642089	Description LUBRICANTS	Payable Date 09/10/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 550.14	
Vendor Number SARSIM	Vendor Name SARAH SIMON					Total Vendor Amount 762.82
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 762.82		
Payable Number 9/1/2026 - 9/4/2026 REIMB	Description 2026 DISCOVER EXT ORIENTATION/TRAINING	Payable Date 09/14/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 333.44	
Payable Number 9/14/2026 - 9/16/2026 REIN	Description TRANSPORTATION: DIST 10 FALL FACULTY MEETING	Payable Date 09/18/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 389.38	
Payable Number 95820257 DIST 10 MEETING	Description TRAINING: DISTRICT 10 FALL MEETING REIMBURSEMENT	Payable Date 09/14/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 40.00	
Vendor Number REDAUT	Vendor Name SEAN MATTHEW MANN					Total Vendor Amount 1,369.56
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 1,369.56		
Payable Number 208150	Description SUPPLIES AND TOOLS	Payable Date 09/10/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 164.39	
Payable Number 208192	Description SUPPLIES AND TOOLS	Payable Date 09/11/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 217.23	
Payable Number 208205	Description SUPPLIES AND TOOLS	Payable Date 09/11/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 64.97	
Payable Number 208261	Description SUPPLIES AND TOOLS	Payable Date 09/14/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 80.05	
Payable Number 208269	Description SUPPLIES AND TOOLS	Payable Date 09/14/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 14.70	
Payable Number 208302	Description SUPPLIES AND TOOLS	Payable Date 09/15/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 88.36	
Payable Number 208512	Description SUPPLIES AND TOOLS	Payable Date 09/21/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 122.39	
Payable Number 208518	Description SUPPLIES AND TOOLS	Payable Date 09/21/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 473.38	
Payable Number 208583	Description SUPPLIES AND TOOLS	Payable Date 09/23/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 144.09	
Vendor Number SLGROUP	Vendor Name SEILER-LANKES GROUP, LLC					Total Vendor Amount 250.00
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 250.00		
Payable Number CAL0101-08	Description POLONIA RD @ PLUM CREEK (BRIDGE REPLACEMENT	Payable Date 09/10/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 250.00	
Vendor Number SIMMOB	Vendor Name SIMON MOBILE VETERINARY SERVICES					Total Vendor Amount 363.02
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 363.02		
Payable Number 353	Description OPERATING SUPPLIES	Payable Date 09/21/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 363.02	
Vendor Number SMISUP	Vendor Name SMITH SUPPLY CO.- LOCKHART					Total Vendor Amount 388.75
Payment Type Check	Payment Number		Payment Date 09/30/2026	Payment Amount 388.75		
Payable Number 2609-817321	Description OPERATING SUPPLIES	Payable Date 09/10/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 331.90	
Payable Number 2609-817364	Description OPERATING SUPPLIES	Payable Date 09/10/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 17.95	
Payable Number 2609-819045	Description OPERATING SUPPLIES	Payable Date 09/18/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 38.90	

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APPKT22765 - 10/8/2026 AP

Vendor Number	Vendor Name					Total Vendor Amount	
SMILUL	SMITH SUPPLY CO.-LULING					758.25	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						09/30/2026	758.25
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
2609-816976	OPERATING SUPPLIES	09/09/2026	10/08/2026	0.00	433.80		
2609-817261	OPERATING SUPPLIES	09/10/2026	10/08/2026	0.00	15.95		
2609-818478	OPERATING SUPPLIES	09/16/2026	10/08/2026	0.00	308.50		
Vendor Number	Vendor Name					Total Vendor Amount	
SOUTIR	SOUTHERN TIRE MART, LLC					13,183.60	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						09/30/2026	13,183.60
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
4650287604	Customer #: 0142726	09/24/2026	10/08/2026	0.00	10,395.10		
4650288572	TIRES	09/22/2026	10/08/2026	0.00	2,788.50		
Vendor Number	Vendor Name					Total Vendor Amount	
STECRA	STEVEN LEWIS CRAIN					3,050.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						09/30/2026	3,050.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
261001	GASB 87 Services	10/01/2026	10/08/2026	0.00	3,050.00		
Vendor Number	Vendor Name					Total Vendor Amount	
SUMBEN	SUMMER BENFORD					1,800.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						09/30/2026	1,800.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
25CR-51190 8/31/2026	25CR-51190	08/31/2026	10/08/2026	0.00	500.00		
25CR-51418 8/27/2026	25CR-51418	08/27/2026	10/08/2026	0.00	800.00		
26CR-51668 8/31/2026	26CR-51668	08/31/2026	10/08/2026	0.00	500.00		
Vendor Number	Vendor Name					Total Vendor Amount	
SYSCO	SYSCO CENTRAL TEXAS, INC					20,832.85	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						09/30/2026	20,832.85
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
213824342	Customer Number 043430	09/09/2026	10/08/2026	0.00	524.76		
213824343	Customer Number 043430	09/09/2026	10/08/2026	0.00	3,266.15		
213824344	Customer Number 043430	09/09/2026	10/08/2026	0.00	183.04		
213824345	Customer Number 043430	09/09/2026	10/08/2026	0.00	43.90		
213830323	Customer Number 043430	09/11/2026	10/08/2026	0.00	51.90		
213832476	Customer Number 043430	09/11/2026	10/08/2026	0.00	4,043.86		
213832477	Customer Number 043430	09/11/2026	10/08/2026	0.00	196.69		
213852089	Customer Number 043430	09/16/2026	10/08/2026	0.00	3,450.00		
213852090	Customer Number 043430	09/16/2026	10/08/2026	0.00	395.39		
213859604	Customer Number 043430	09/18/2026	10/08/2026	0.00	4,159.16		
213859605	Customer Number 043430	09/18/2026	10/08/2026	0.00	104.66		
213879490	Customer Number 043430	09/23/2026	10/08/2026	0.00	3,726.99		
213879491	Customer Number 043430	09/23/2026	10/08/2026	0.00	779.94		
2246937	FOOD SUPPLIES CREDIT MEMO	09/30/2026	09/30/2026	0.00	-93.59		
Vendor Number	Vendor Name					Total Vendor Amount	
TACDUE	TEXAS ASSOCIATION OF COUNTIES					1,360.00	
Payment Type	Payment Number					Payment Date	Payment Amount
Check						09/30/2026	1,360.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount		
103501	FY 2027 Annual Membership Dues 1.1.27-12.31.27	01/01/2027	10/08/2026	0.00	1,360.00		

Payment Register

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Vendor Number TACEDU	Vendor Name TEXAS ASSOCIATION OF COUNTIES					Total Vendor Amount 150.00	
Payment Type Check	Payment Number			Payment Date 09/30/2026		Payment Amount 150.00	
Payable Number 389065	Description TRAINING: 2027 COURT ASS'T CONF: 245523 E. CHAN	Payable Date 09/25/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 150.00		
Vendor Number TACRIS	Vendor Name TEXAS ASSOCIATION OF COUNTIES					Total Vendor Amount 317,939.00	
Payment Type Check	Payment Number			Payment Date 09/30/2026		Payment Amount 317,939.00	
Payable Number 00005583	Description CAS-0280-20261001-1 10/1/2026 - 10/1/2027	Payable Date 10/01/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 317,939.00		
Vendor Number LULNEW	Vendor Name THE LULING NEWSBOY & SIGNAL					Total Vendor Amount 42.50	
Payment Type Check	Payment Number			Payment Date 09/30/2026		Payment Amount 42.50	
Payable Number 8/13/2026	Description ADVERTISING: PUBLIC HEARING	Payable Date 08/13/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 42.50		
Vendor Number THOHIL	Vendor Name THOMAS HILLE					Total Vendor Amount 420.00	
Payment Type Check	Payment Number			Payment Date 09/30/2026		Payment Amount 420.00	
Payable Number 25-291FLA 8/27/2026	Description 25-291FLA	Payable Date 08/27/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 140.00		
Payable Number 26-194FLC 9/11/2026	Description 26-194FLC	Payable Date 09/11/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 140.00		
Payable Number 26-230FLA 9/11/2026	Description 26-230FLA	Payable Date 09/11/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 140.00		
Vendor Number WESGRO	Vendor Name THOMSON REUTERS - WEST PUBLISHING CORP					Total Vendor Amount 890.17	
Payment Type Check	Payment Number			Payment Date 09/30/2026		Payment Amount 890.17	
Payable Number 854020450	Description ACCT 1004742988 PUBLICATIONS	Payable Date 09/01/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 309.00		
Payable Number 854024424	Description ACCT 1000732986 PUBLICATIONS	Payable Date 09/01/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 441.00		
Payable Number 854110745	Description ACCT 1000732986 PUBLICATIONS	Payable Date 09/01/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 140.17		
Vendor Number TSHBA	Vendor Name TOSHIBA AMERICA BUSINESS SOLUTIONS					Total Vendor Amount 90.09	
Payment Type Check	Payment Number			Payment Date 09/30/2026		Payment Amount 90.09	
Payable Number 590559373	Description Account Number 1990462	Payable Date 09/07/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 90.09		
Vendor Number TRARIS	Vendor Name TRANSUNION RISK AND ALTERNATIVE DATA SOLUTION					Total Vendor Amount 100.00	
Payment Type Check	Payment Number			Payment Date 09/30/2026		Payment Amount 100.00	
Payable Number 234599-202608-1	Description ACCT 234599 DUES AND SUBSCRIPTIONS	Payable Date 09/01/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 100.00		
Vendor Number UNIFIR	Vendor Name UNIFIRST CORPORATION					Total Vendor Amount 1,590.03	
Payment Type Check	Payment Number			Payment Date 09/30/2026		Payment Amount 1,590.03	
Payable Number 2740390938	Description OPERATING SUPPLIES	Payable Date 08/28/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 74.89		
Payable Number 2740392597	Description OPERATING SUPPLIES	Payable Date 09/04/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 74.89		
Payable Number 2740394208	Description OPERATING SUPPLIES	Payable Date 09/11/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 74.89		
Payable Number 2740394214	Description Customer #: 2562059	Payable Date 09/11/2026	Due Date 10/08/2026	Discount Amount 0.00	Payable Amount 48.74		

Payment Register
APPKT22765 - 10/8/2026 AP

2740394246	Customer #: 2558334	09/11/2026	10/08/2026	0.00	411.74
2740394247	Customer #: 2562058	09/11/2026	10/08/2026	0.00	185.03
2740396165	OPERATING SUPPLIES	09/18/2026	10/08/2026	0.00	74.89
2740396176	Customer Number 2562059	09/18/2026	10/08/2026	0.00	48.74
2740396268	Customer Number 2558334	09/18/2026	10/08/2026	0.00	411.19
2740396272	Customer Number 2562058	09/18/2026	10/08/2026	0.00	185.03

Vendor Number	Vendor Name					Total Vendor Amount
UNIPAC	UNION PACIFIC RAILROAD COMPANY					357.50
Payment Type	Payment Number					Payment Date Payment Amount
Check						09/30/2026 357.50
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
90167811	MACHINERY & EQUIP	09/08/2026	10/08/2026	0.00	357.50	

Vendor Number	Vendor Name					Total Vendor Amount
MCCFUN	UNIQUE LIFE LLC					650.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						09/30/2026 650.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
WILLIAMS 9/3/2026	INDIGENT FUNERAL	09/03/2026	10/08/2026	0.00	650.00	

Vendor Number	Vendor Name					Total Vendor Amount
UNIENV	UNIVERSAL ENVIRONMENTAL SERVICES, LLC					150.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						09/30/2026 150.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
IN0722991	OPERATING SUPPLIES	09/11/2026	10/08/2026	0.00	150.00	

Vendor Number	Vendor Name					Total Vendor Amount
CNASUR	WESTERN SURETY COMPANY					350.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						09/30/2026 350.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
66866509 2026 - 2027	EMPLOYEE BONDING	10/01/2026	10/08/2026	0.00	100.00	
67594364 2026 - 2027	EMPLOYEE BONDING: DEPUTY CLERK TAX ASSESSOR	09/14/2026	10/08/2026	0.00	50.00	
67594407 2026 - 2027	EMPLOYEE BONDING: DEPUTY CLERK TAX ASSESSOR	09/14/2026	10/08/2026	0.00	50.00	
67594411 2026 - 2027	EMPLOYEE BONDING: DEPUTY CLERK TAX ASSESSOR	09/14/2026	10/08/2026	0.00	50.00	
67690177 2026 - 2027	EMPLOYEE BONDING: TAX COLLECTOR	09/14/2026	10/08/2026	0.00	50.00	
89015256 2026 - 2027	EMPLOYEE BONDING: COUNTY ASSESSOR	08/17/2026	10/08/2026	0.00	50.00	

Vendor Number	Vendor Name					Total Vendor Amount
ZACMAN	ZACHARY RICK MANWILL					805.00
Payment Type	Payment Number					Payment Date Payment Amount
Check						09/30/2026 805.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
25-370FLC 9/11/2026	25-370FLC	09/11/2026	10/08/2026	0.00	56.00	
26-059FLB 9/11/2026	26-059FLB	09/11/2026	10/08/2026	0.00	56.00	
26-131FLB 9/11/2026	26-131FLB	09/11/2026	10/08/2026	0.00	42.00	
26-194FLC 9/11/2026	26-194FLC	09/11/2026	10/08/2026	0.00	651.00	

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
2022 AP BNK	Check	323	118	0.00	1,932,179.68
Packet Totals:		323	118	0.00	1,932,179.68

Cash Fund Summary

Fund	Name	Amount
999	POOLED CASH	-1,932,179.68
Packet Totals:		-1,932,179.68

Caldwell County Agenda Item

AGENDA DATE: October 8, 2026

Type of Agenda Item: Recurring Payment

Subject: To approve County Payroll payment in the amount of \$542,751.81 (09/06/2026 thru 09/19/2026).

Costs: \$542,751.81

Agenda Speakers: Judge Haden/Kristianna Ortiz

Backup Materials: Attached

Total # of Pages: 22



Caldwell County, TX

Detail Register

Department Summary

Packet: PYPKT03588 - Payroll 09062026 thru 09192026
Payroll Set: 01 - Payroll Set 01

Pay Period: 09/06/2026 - 09/19/2026

Department: 0000 - 911-GIS

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

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	8.00	231.68
165 Stipend w/RET	0.00	34.62
SAL	-7.00	2,085.11
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	169.54
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	620.75

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: 14,458.64
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	56.00	1,567.65
165 Stipend w/RET	0.00	16.15
Hourly	482.00	13,509.88
S	11.00	303.59
S.O SB22	0.00	2,606.65
S.O. Soft Pay	0.00	461.53
Uniform	0.00	175.00
Vacation	14.00	386.38
Total:	563.00	19,026.83

TAXES

Code	Subject To	Employee	Employer
Federal W/H	17,602.41	1,719.81	0.00
MC	18,553.75	269.03	269.03
SS	18,553.75	1,150.34	1,150.34
Unemployment	16,271.91	0.00	0.00
Total:		3,139.18	1,419.37

DEDUCTIONS

Code	Subject To	Employee	Employer
400	19,026.83	951.34	1,371.84
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:		1,429.01	3,401.53

RECAP 1000 - Courthouse Security

Earnings:	19,026.83	Benefits:	0.00	Deductions:	1,429.01	Taxes:	3,139.18	Net Pay:	14,458.64
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Department: 1010 - Emergency Shelter

				Total Direct Deposits:	2,286.84			
				Total Check Amounts:	0.00			
EARNINGS				TAXES				
Pay Code		Units	Pay Amount	Code	Subject To	Employee	Employer	
112.5 - HOL PRIMARY		8.00	288.46	Federal W/H	2,715.43	208.16	0.00	
165 Stipend w/RET		0.00	34.62	MC	2,861.39	41.49	41.49	
SAL		-7.00	2,596.16	SS	2,861.39	177.41	177.41	
	Total:	1.00	2,919.24	Unemployment	2,905.62	0.00	0.00	
					Total:	427.06	218.90	
DEDUCTIONS								
Code	Subject To	Employee	Employer					
400	2,919.24	145.96	210.48					
550	0.00	13.62	0.00					
580	0.00	1.53	0.00					
590	0.00	0.00	394.62					
595	0.00	4.02	0.00					
650	0.00	40.21	0.00					
	Total:	205.34	605.10					
RECAP 1010 - Emergency Shelter								
Earnings:	2,919.24	Benefits:	0.00	Deductions:	205.34	Taxes:	427.06	Net Pay: 2,286.84

Department: 1101 - Unit Road

			Total Direct Deposits:	44,689.21					
			Total Check Amounts:	2,357.70					
EARNINGS				TAXES					
Pay Code	Units	Pay Amount		Code	Subject To	Employee	Employer		
112.5 - HOL PRIMARY	248.00	5,927.51		Federal W/H	55,709.08	3,392.44	0.00		
165 Stipend w/RET	0.00	66.92		MC	58,730.09	851.61	851.61		
FLOAT	8.00	183.64		SS	58,730.09	3,641.28	3,641.28		
Hourly	2,003.00	47,094.80		Unemployment	60,146.12	0.00	0.00		
OT	4.00	137.72			Total:	7,885.33	4,492.89		
S	130.74	3,205.20							
SAL	-27.00	1,843.42							
Vacation	80.26	1,960.27							
Total:	2,447.00	60,419.48							
DEDUCTIONS									
Code	Subject To	Employee	Employer						
400	60,419.48	3,021.01	4,356.19						
550	0.00	273.36	0.00						
580	0.00	15.30	0.00						
590	0.00	924.70	10,810.63						
595	0.00	51.86	0.00						
650	0.00	439.47	0.00						
Bankruptcy	0.00	761.54	0.00						
Total:	5,487.24	15,166.82							
RECAP 1101 - Unit Road									
Earnings:	60,419.48	Benefits:	0.00	Deductions:	5,487.24	Taxes:	7,885.33	Net Pay:	47,046.91

Department: 1102 - Vehicle Maintenance

Total Direct Deposits: 2,981.02
Total Check Amounts: 3,376.10

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	32.00	786.38
Hourly	256.00	6,282.27
OT	2.00	79.99
S	8.00	197.12
Vacation	24.00	597.93
Total:	322.00	7,943.69

TAXES

Code	Subject To	Employee	Employer
Federal W/H	7,479.13	517.95	0.00
MC	7,876.31	114.21	114.21
SS	7,876.31	488.32	488.32
Unemployment	7,898.33	0.00	0.00
Total:	1,120.48	602.53	

DEDUCTIONS

Code	Subject To	Employee	Employer
400	7,943.69	397.18	572.73
550	0.00	45.36	0.00
580	0.00	1.53	0.00
590	0.00	0.00	1,578.48
595	0.00	2.11	0.00
650	0.00	19.91	0.00
Total:		466.09	2,151.21

RECAP 1102 - Vehicle Maintenance

Earnings:	7,943.69	Benefits:	0.00	Deductions:	466.09	Taxes:	1,120.48	Net Pay:	6,357.12
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Department: 1103 - Fleet Maintenance

Total Direct Deposits: 1,511.53
Total Check Amounts: 1,668.62

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	16.00	390.39
Hourly	136.00	3,328.75
Vacation	8.00	184.72
Total:	160.00	3,903.86

TAXES

Code	Subject To	Employee	Employer
Federal W/H	3,649.32	172.01	0.00
MC	3,844.51	55.74	55.74
SS	3,844.51	238.36	238.36
Unemployment	3,888.74	0.00	0.00
Total:	466.11	294.10	

DEDUCTIONS

Code	Subject To	Employee	Employer
400	3,903.86	195.19	281.47
550	0.00	15.12	0.00
580	0.00	3.06	0.00
590	0.00	0.00	789.24
595	0.00	4.02	0.00
650	0.00	40.21	0.00
Total:		257.60	1,070.71

RECAP 1103 - Fleet Maintenance

Earnings:	3,903.86	Benefits:	0.00	Deductions:	257.60	Taxes:	466.11	Net Pay:	3,180.15
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Department: 2120 - County Treasurer

Total Direct Deposits: 5,183.67
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	16.00	393.77
165 Stipend w/RET	0.00	66.92
Hourly	128.00	3,150.16
PEO	8.00	196.89
S	7.00	170.92
SAL	1.00	2,643.09
Vacation	1.00	25.96
Total:	161.00	6,647.71

TAXES

Code	Subject To	Employee	Employer
Federal W/H	6,027.32	355.59	0.00
MC	6,359.71	92.22	92.22
SS	6,359.71	394.31	394.31
Unemployment	6,632.59	0.00	0.00
Total:		842.12	486.53

DEDUCTIONS

Code	Subject To	Employee	Employer
400	6,647.71	332.39	479.30
550	0.00	15.12	0.00
551	0.00	25.00	0.00
580	0.00	1.53	0.00
590	0.00	159.39	1,240.45
595	0.00	8.46	0.00
650	0.00	80.03	0.00
Total:		621.92	1,719.75

RECAP 2120 - County Treasurer

Earnings:	6,647.71	Benefits:	0.00	Deductions:	621.92	Taxes:	842.12	Net Pay:	5,183.67
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Department: 2130 - County Auditor

Total Direct Deposits: 13,681.79
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	56.00	1,800.39
165 Stipend w/RET	0.00	131.52
Hourly	237.00	5,899.81
S	39.00	990.96
SAL	-21.00	9,000.00
Vacation	12.00	312.74
Total:	323.00	18,135.42

TAXES

Code	Subject To	Employee	Employer
Federal W/H	16,363.44	1,348.25	0.00
MC	17,330.22	251.29	251.29
SS	17,330.22	1,074.46	1,074.46
Unemployment	18,094.98	0.00	0.00
Total:		2,674.00	1,325.75

DEDUCTIONS

Code	Subject To	Employee	Employer
400	18,135.42	906.78	1,307.58
520	0.00	60.00	0.00
550	0.00	40.44	0.00
551	0.00	25.00	0.00
580	0.00	7.65	0.00
590	0.00	478.17	2,932.11
595	0.00	20.94	0.00
650	0.00	240.65	0.00
Total:		1,779.63	4,239.69

RECAP 2130 - County Auditor

Earnings:	18,135.42	Benefits:	0.00	Deductions:	1,779.63	Taxes:	2,674.00	Net Pay:	13,681.79
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Department: 2140 - Tax Assessor-Collector

Total Direct Deposits: 12,891.59
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	64.00	1,408.10
165 Stipend w/RET	0.00	50.77
FLOAT	8.00	179.07
Hourly	484.00	10,625.91
PEO	25.00	551.07
S	18.00	400.45
SAL	1.00	2,642.33
Vacation	1.00	21.15
VAC-PAYOUT	38.84	869.38
Total:	639.84	16,748.23

TAXES

Code	Subject To	Employee	Employer
Federal W/H	15,339.72	1,201.39	0.00
MC	16,177.16	234.56	234.56
SS	16,177.16	1,003.00	1,003.00
Unemployment	16,717.99	0.00	0.01
Total:		2,438.95	1,237.57

DEDUCTIONS

Code	Subject To	Employee	Employer
400	16,748.23	837.44	1,207.58
550	0.00	30.24	0.00
551	0.00	100.00	0.00
580	0.00	9.18	0.00
590	0.00	159.39	2,818.93
595	0.00	21.16	0.00
650	0.00	260.28	0.00
Total:		1,417.69	4,026.51

RECAP 2140 - Tax Assessor-Collector

Earnings:	16,748.23	Benefits:	0.00	Deductions:	1,417.69	Taxes:	2,438.95	Net Pay:	12,891.59
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Department: 2150 - County Clerk

Total Direct Deposits: 13,206.01
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	56.00	1,243.96
Hourly	529.00	11,720.33
S	30.50	721.42
SAL	1.00	2,643.87
Vacation	24.50	549.65
Total:	641.00	16,879.23

TAXES

Code	Subject To	Employee	Employer
Federal W/H	15,392.05	918.24	0.00
MC	16,296.01	236.29	236.29
SS	16,296.01	1,010.36	1,010.36
Unemployment	14,181.00	0.00	0.00
Total:		2,164.89	1,246.65

DEDUCTIONS

Code	Subject To	Employee	Employer
400	16,879.23	843.96	1,217.00
520	0.00	60.00	0.00
550	0.00	69.48	0.00
551	0.00	114.99	0.00
580	0.00	7.65	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:		1,508.33	4,430.55

RECAP 2150 - County Clerk

Earnings:	16,879.23	Benefits:	0.00	Deductions:	1,508.33	Taxes:	2,164.89	Net Pay:	13,206.01
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Department: 3000 - County Clerk

				Total Direct Deposits:	1,357.00			
				Total Check Amounts:	0.00			
EARNINGS				TAXES				
Pay Code		Units	Pay Amount	Code	Subject To	Employee	Employer	
112.5 - HOL PRIMARY		8.00	169.23	Federal W/H	1,592.57	107.26	0.00	
Hourly		69.00	1,459.62	MC	1,677.19	24.32	24.32	
S		3.00	63.46	SS	1,677.19	103.99	103.99	
	Total:	80.00	1,692.31	Unemployment	1,677.19	0.00	0.00	
					Total:	235.57	128.31	
DEDUCTIONS								
Code	Subject To	Employee	Employer					
400	1,692.31	84.62	122.02					
550	0.00	15.12	0.00					
590	0.00	0.00	394.62					
	Total:	99.74	516.64					
RECAP 3000 - County Clerk								
Earnings:	1,692.31	Benefits:	0.00	Deductions:	99.74	Taxes:	235.57	Net Pay: 1,357.00

Department: 3200 - District Attorney

			Total Direct Deposits:	37,166.97					
			Total Check Amounts:	31.97					
EARNINGS				TAXES					
Pay Code	Units	Pay Amount	Code	Subject To	Employee	Employer			
112.5 - HOL PRIMARY	120.00	4,184.35	Federal W/H	45,999.46	5,079.24	0.00			
165 Stipend w/RET	0.00	34.62	MC	48,504.13	703.30	703.30			
ADA Supplement	0.00	602.13	SS	48,504.13	3,007.27	3,007.27			
ADA/ETF Stipend	0.00	6,447.82	Unemployment	41,767.98	0.00	0.00			
BEREAVEMENT	4.00	89.04		Total:	8,789.81	3,710.57			
DA Staff Supplement	0.00	1,047.73							
FLOAT	8.00	212.15							
Hourly	366.50	9,118.74							
S	76.50	2,099.30							
SAL	-67.00	24,613.53							
Vacation	60.00	1,526.47							
	Total:	568.00							
		49,975.88							
DEDUCTIONS									
Code	Subject To	Employee	Employer						
400	48,893.53	2,444.67	3,525.25						
520	0.00	60.00	0.00						
550	0.00	75.60	0.00						
551	0.00	188.44	0.00						
580	0.00	10.71	0.00						
590	0.00	924.70	6,075.19						
595	0.00	23.12	0.00						
650	0.00	259.89	0.00						
	Total:	3,987.13	9,600.44						
RECAP 3200 - District Attorney									
Earnings:	49,975.88	Benefits:	0.00	Deductions:	3,987.13	Taxes:	8,789.81	Net Pay:	37,198.94

Department: 3220 - District Clerk

Total Direct Deposits: 9,612.73
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	40.00	969.25
Hourly	337.00	8,177.83
S	19.00	450.06
SAL	1.00	2,644.06
Vacation	4.00	95.28
Total:	401.00	12,336.48

TAXES

Code	Subject To	Employee	Employer
Federal W/H	11,403.05	866.21	0.00
MC	12,019.88	174.29	174.29
SS	12,019.88	745.23	745.23
Unemployment	9,647.06	0.00	0.00
Total:	1,785.73	919.52	

DEDUCTIONS

Code	Subject To	Employee	Employer
400	12,336.48	616.83	889.47
550	0.00	58.98	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	10.57	0.00
650	0.00	120.13	0.00
Total:	938.02	2,467.95	

RECAP 3220 - District Clerk

Earnings: 12,336.48 Benefits: 0.00 Deductions: 938.02 Taxes: 1,785.73 Net Pay: 9,612.73

Department: 3230 - District Judge

Total Direct Deposits: 7,522.12
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	24.00	820.48
Hourly	128.00	3,292.12
SAL	-2.00	5,420.20
Vacation	16.00	389.76
Total:	166.00	9,922.56

TAXES

Code	Subject To	Employee	Employer
Federal W/H	8,668.92	433.45	0.00
MC	9,265.06	134.33	134.33
SS	9,265.06	574.43	574.43
Unemployment	9,638.52	0.00	0.00
Total:	1,142.21	708.76	

DEDUCTIONS

Code	Subject To	Employee	Employer
400	9,922.56	496.14	715.42
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	902.42
595	0.00	4.24	0.00
650	0.00	140.82	0.00
Total:	1,258.23	1,617.84	

RECAP 3230 - District Judge

Earnings: 9,922.56 Benefits: 0.00 Deductions: 1,258.23 Taxes: 1,142.21 Net Pay: 7,522.12

Department: 3240 - County Court Law

			Total Direct Deposits:	11,341.93					
			Total Check Amounts:	0.00					
EARNINGS				TAXES					
Pay Code	Units	Pay Amount		Code	Subject To	Employee	Employer		
112.5 - HOL PRIMARY	16.00	666.82		Federal W/H	14,025.32	1,545.79	0.00		
165 Stipend w/RET	0.00	34.62		MC	14,810.46	214.76	214.76		
Jud Stip	1.00	4,038.46		SS	14,810.46	918.25	918.25		
SAL	-13.00	10,962.95		Unemployment	6,637.65	0.00	0.00		
	Total:	4.00	15,702.85		Total:	2,678.80	1,133.01		
DEDUCTIONS									
Code	Subject To	Employee	Employer						
400	15,702.85	785.14	1,132.18						
550	0.00	45.70	0.00						
551	0.00	46.92	0.00						
580	0.00	4.59	0.00						
590	0.00	722.65	1,325.51						
595	0.00	16.72	0.00						
650	0.00	60.40	0.00						
	Total:	1,682.12	2,457.69						
RECAP 3240 - County Court Law									
Earnings:	15,702.85	Benefits:	0.00	Deductions:	1,682.12	Taxes:	2,678.80	Net Pay:	11,341.93

Department: 3251 - JP Prec. 1

			Total Direct Deposits:	3,874.74					
			Total Check Amounts:	0.00					
EARNINGS				TAXES					
Pay Code	Units	Pay Amount		Code	Subject To	Employee	Employer		
112.5 - HOL PRIMARY	16.00	343.24		Federal W/H	4,620.01	290.08	0.00		
Hourly	131.00	2,812.77		MC	4,929.98	71.48	71.48		
S	13.00	276.35		SS	4,929.98	305.65	305.65		
SAL	1.00	2,367.15		Unemployment	3,432.36	0.00	0.00		
	Total:	161.00	5,799.51		Total:	667.21	377.13		
DEDUCTIONS									
Code	Subject To	Employee	Employer						
400	5,799.51	289.97	418.14						
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	1,687.06						
RECAP 3251 - JP Prec. 1									
Earnings:	5,799.51	Benefits:	0.00	Deductions:	1,257.56	Taxes:	667.21	Net Pay:	3,874.74

Department: 3252 - JP Prec. 2

Total Direct Deposits: 4,519.96
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	16.00	343.24
Hourly	92.00	1,963.47
S	52.00	1,125.65
SAL	1.00	2,367.15
Total:	161.00	5,799.51

TAXES

Code	Subject To	Employee	Employer
Federal W/H	5,424.25	449.06	0.00
MC	5,714.22	82.86	82.86
SS	5,714.22	354.28	354.28
Unemployment	3,401.78	0.00	0.00
Total:	886.20	437.14	

DEDUCTIONS

Code	Subject To	Employee	Employer
400	5,799.51	289.97	418.14
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	1,602.00	

RECAP 3252 - JP Prec. 2

Earnings: 5,799.51 Benefits: 0.00 Deductions: 393.35 Taxes: 886.20 Net Pay: 4,519.96

Department: 3253 - JP Prec. 3

Total Direct Deposits: 4,279.83
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	16.00	343.24
165 Stipend w/RET	0.00	34.62
Hourly	144.00	3,089.11
SAL	1.00	2,367.15
Total:	161.00	5,834.12

TAXES

Code	Subject To	Employee	Employer
Federal W/H	5,244.11	537.74	0.00
MC	5,535.81	80.27	80.27
SS	5,535.81	343.21	343.21
Unemployment	3,402.11	0.00	0.00
Total:	961.22	423.48	

DEDUCTIONS

Code	Subject To	Employee	Employer
400	5,834.12	291.70	420.64
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	1,661.09	

RECAP 3253 - JP Prec. 3

Earnings: 5,834.12 Benefits: 0.00 Deductions: 593.07 Taxes: 961.22 Net Pay: 4,279.83

Department: 3254 - JP Prec. 4

Total Direct Deposits: 4,511.66
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	16.00	335.55
165 Stipend w/RET	0.00	50.77
Hourly	120.00	2,498.28
SAL	1.00	2,367.15
Vacation	24.00	521.61
Total:	161.00	5,773.36

TAXES

Code	Subject To	Employee	Employer
Federal W/H	5,213.13	275.98	0.00
MC	5,501.80	79.78	79.78
SS	5,501.80	341.12	341.12
Unemployment	3,356.47	0.00	0.00
Total:		696.88	420.90

DEDUCTIONS

Code	Subject To	Employee	Employer
400	5,773.36	288.67	416.26
550	0.00	45.70	0.00
580	0.00	4.59	0.00
590	0.00	159.39	1,240.45
595	0.00	6.35	0.00
650	0.00	60.12	0.00
Total:		564.82	1,656.71

RECAP 3254 - JP Prec. 4

Earnings: 5,773.36 Benefits: 0.00 Deductions: 564.82 Taxes: 696.88 Net Pay: 4,511.66

Department: 4300 - County Sheriff

Total Direct Deposits: 95,864.96
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	344.00	10,183.98
165 Stipend w/RET	0.00	639.27
Hourly	2,746.50	77,766.80
LWOP	84.00	0.00
OT	92.00	3,773.30
S	183.00	5,439.49
S.O SB22	0.00	9,116.68
S.O. Soft Pay	0.00	2,630.33
SAL	-50.00	17,458.90
Uniform	0.00	975.00
Vacation	41.00	1,166.32
Total:	3,440.50	129,150.07

TAXES

Code	Subject To	Employee	Employer
Federal W/H	118,843.10	12,156.25	0.00
MC	125,300.63	1,816.89	1,816.89
SS	125,300.63	7,768.64	7,768.64
Unemployment	124,070.97	0.00	0.01
Total:		21,741.78	9,585.54

DEDUCTIONS

Code	Subject To	Employee	Employer
400	129,150.07	6,457.53	9,311.72
530	0.00	1,171.11	0.00
550	0.00	421.14	0.00
551	0.00	573.69	0.00
580	0.00	38.25	0.00
590	0.00	1,912.68	15,674.64
595	0.00	79.83	0.00
610	0.00	27.00	0.00
650	0.00	862.10	0.00
Total:		11,543.33	24,986.36

RECAP 4300 - County Sheriff

Earnings: 129,150.07 Benefits: 0.00 Deductions: 11,543.33 Taxes: 21,741.78 Net Pay: 95,864.96

Department: 4310 - County Jail

Total Direct Deposits: 100,827.78
 Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	400.00	11,275.65
165 Stipend w/RET	0.00	265.36
FLOAT	4.00	84.72
Hourly	3,324.50	91,463.86
Jail Soft Pay	0.00	1,084.57
LWOP	74.76	0.00
LWP	144.00	3,928.30
OT	189.25	7,470.55
S	196.12	5,153.69
SAL	-21.00	8,977.60
Uniform	0.00	1,000.00
Vacation	73.62	1,848.79
Total:	4,385.25	132,553.09

TAXES

Code	Subject To	Employee	Employer
Federal W/H	121,595.97	10,788.91	0.00
MC	128,323.65	1,860.69	1,860.69
SS	128,323.65	7,956.05	7,956.05
Unemployment	132,038.81	0.00	0.01
Total:		20,605.65	9,816.75

DEDUCTIONS

Code	Subject To	Employee	Employer
400	132,553.09	6,627.68	9,557.06
520	0.00	100.00	0.00
530	0.00	115.38	0.00
550	0.00	514.28	0.00
551	0.00	235.76	0.00
580	0.00	33.66	0.00
590	0.00	2,200.05	17,971.90
595	0.00	116.59	0.00
610	0.00	13.50	0.00
650	0.00	1,162.76	0.00
Total:		11,119.66	27,528.96

RECAP 4310 - County Jail

Earnings: 132,553.09 Benefits: 0.00 Deductions: 11,119.66 Taxes: 20,605.65 Net Pay: 100,827.78

Department: 4321 - Constables-Pct. 1

			Total Direct Deposits:	7,548.14			
			Total Check Amounts:	0.00			
EARNINGS				TAXES			
Pay Code	Units	Pay Amount		Code	Subject To	Employee	Employer
112.5 - HOL PRIMARY	16.00	369.24		Federal W/H	8,971.12	699.55	0.00
165 Stipend w/RET	0.00	34.62		MC	9,436.90	136.82	136.82
Hourly	343.50	6,994.87		SS	9,436.90	585.08	585.08
SAL	1.00	1,923.08		Unemployment	9,493.25	0.00	0.00
Uniform	0.00	25.00					
Vacation	8.00	184.62					
					Total:	1,421.45	721.90
	Total:	368.50	9,531.43				
DEDUCTIONS							
Code	Subject To	Employee	Employer				
400	9,315.43	465.78	671.65				
550	0.00	38.18	0.00				
551	0.00	14.42	0.00				
580	0.00	1.53	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:	561.84	1,855.51				
RECAP 4321 - Constables-Pct. 1							
Earnings:	9,531.43	Benefits:	0.00	Deductions:	561.84	Taxes:	1,421.45
					Net Pay:	7,548.14	

Department: 4322 - Constables-Pct. 2

			Total Direct Deposits:	4,269.53					
			Total Check Amounts:	0.00					
EARNINGS				TAXES					
Pay Code	Units	Pay Amount	Code	Subject To	Employee	Employer			
112.5 - HOL PRIMARY	8.00	184.62	Federal W/H	4,872.49	209.52	0.00			
165 Stipend w/RET	0.00	34.62	MC	5,123.00	74.29	74.29			
Hourly	170.00	3,341.05	SS	5,123.00	317.62	317.62			
SAL	1.00	1,923.08	Unemployment	5,508.37	0.00	0.00			
Uniform	0.00	25.00							
	Total:	179.00		Total:	601.43	391.91			
DEDUCTIONS									
Code	Subject To	Employee	Employer						
400	5,010.07	250.51	361.22						
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:	637.41	1,221.29						
RECAP 4322 - Constables-Pct. 2									
Earnings:	5,508.37	Benefits:	0.00	Deductions:	637.41	Taxes:	601.43	Net Pay:	4,269.53

Department: 4323 - Constables-Pct. 3

Total Direct Deposits: 9,372.44
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	24.00	553.86
165 Stipend w/RET	0.00	50.77
Hourly	344.00	8,905.89
OT	10.00	346.15
S	5.00	115.38
SAL	1.00	1,923.08
Uniform	0.00	50.00
Total:	384.00	11,945.13

TAXES

Code	Subject To	Employee	Employer
Federal W/H	10,853.94	600.89	0.00
MC	11,451.21	166.05	166.05
SS	11,451.21	709.97	709.97
Unemployment	5,977.23	0.00	0.00
Total:		1,476.91	876.02

DEDUCTIONS

Code	Subject To	Employee	Employer
400	11,945.13	597.27	861.25
550	0.00	30.58	0.00
551	0.00	126.92	0.00
580	0.00	4.59	0.00
590	0.00	159.39	1,635.07
595	0.00	16.30	0.00
650	0.00	160.73	0.00
Total:		1,095.78	2,496.32

RECAP 4323 - Constables-Pct. 3

Earnings: 11,945.13 Benefits: 0.00 Deductions: 1,095.78 Taxes: 1,476.91 Net Pay: 9,372.44

Department: 4324 - Constables-Pct. 4

Total Direct Deposits: 26,978.66
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	40.00	1,025.83
CSP-OT	355.00	10,650.00
Hourly	725.00	19,728.40
OT	2.00	69.23
SAL	1.00	1,923.08
Total:	1,123.00	33,396.54

TAXES

Code	Subject To	Employee	Employer
Federal W/H	31,307.43	1,801.38	0.00
MC	33,017.26	478.78	478.78
SS	33,017.26	2,047.08	2,047.08
Unemployment	30,302.79	0.00	0.05
Total:		4,327.24	2,525.91

DEDUCTIONS

Code	Subject To	Employee	Employer
400	33,396.54	1,669.83	2,407.90
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	2,029.69
595	0.00	10.35	0.00
650	0.00	99.94	0.00
Total:		2,090.64	4,437.59

RECAP 4324 - Constables-Pct. 4

Earnings: 33,396.54 Benefits: 0.00 Deductions: 2,090.64 Taxes: 4,327.24 Net Pay: 26,978.66

Department: 4325 - Highway Patrol

Total Direct Deposits: 1,224.33
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	8.00	169.23
Hourly	72.00	1,523.08
Total:	80.00	1,692.31

TAXES

Code	Subject To	Employee	Employer
Federal W/H	1,383.66	45.48	0.00
MC	1,468.28	21.29	21.29
SS	1,468.28	91.03	91.03
Unemployment	1,692.31	0.00	0.00
Total:		157.80	112.32

DEDUCTIONS

Code	Subject To	Employee	Employer
400	1,692.31	84.62	122.02
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:		310.18	573.23

RECAP 4325 - Highway Patrol

Earnings:	1,692.31	Benefits:	0.00	Deductions:	310.18	Taxes:	157.80	Net Pay:	1,224.33
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Department: 4330 - Driver's License

Total Direct Deposits: 0.00
Total Check Amounts: 585.64

EARNINGS

Pay Code	Units	Pay Amount
Hourly	46.00	749.80
Total:	46.00	749.80

TAXES

Code	Subject To	Employee	Employer
Federal W/H	712.31	69.31	0.00
MC	749.80	10.87	10.87
SS	749.80	46.49	46.49
Unemployment	749.80	0.00	0.00
Total:		126.67	57.36

DEDUCTIONS

Code	Subject To	Employee	Employer
400	749.80	37.49	54.06
Total:		37.49	54.06

RECAP 4330 - Driver's License

Earnings:	749.80	Benefits:	0.00	Deductions:	37.49	Taxes:	126.67	Net Pay:	585.64
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Department: 5401 - Juvenile Probation

Total Direct Deposits: 19,478.07
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	72.00	2,794.50
165 Stipend w/RET	0.00	182.29
DHS Tech Stipend	0.00	500.00
Hourly	393.00	13,441.79
JP COMP TAKEN	7.75	267.11
S	37.50	1,291.93
SAL	-14.00	7,672.61
Vacation	65.75	2,477.01
Total:	562.00	28,627.24

BENEFITS

Pay Code	Units	Pay Amount
JP COMP EARNED	15.00	573.39
Total:	15.00	573.39

TAXES

Code	Subject To	Employee	Employer
Federal W/H	23,722.90	2,253.20	0.00
MC	25,914.26	375.77	375.77
SS	25,914.26	1,606.68	1,606.68
Unemployment	28,627.24	0.00	0.00
Total:		4,235.65	1,982.45

DEDUCTIONS

Code	Subject To	Employee	Employer
400	28,627.24	1,431.36	2,064.02
520	0.00	760.00	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	1,604.69	3,496.85
595	0.00	10.48	0.00
650	0.00	200.83	0.00
Total:		4,913.52	5,560.87

RECAP 5401 - Juvenile Probation

Earnings: 28,627.24 Benefits: 573.39 Deductions: 4,913.52 Taxes: 4,235.65 Net Pay: 19,478.07

Department: 6520 - Building Maintenance

Total Direct Deposits: 12,377.44
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	72.00	1,556.01
165 Stipend w/RET	0.00	163.82
Hourly	536.00	11,245.30
SAL	-7.00	1,950.94
Vacation	40.00	807.70
Total:	641.00	15,723.77

TAXES

Code	Subject To	Employee	Employer
Federal W/H	14,704.31	848.67	0.00
MC	15,490.52	224.61	224.61
SS	15,490.52	960.42	960.42
Unemployment	14,013.54	0.00	0.01
Total:		2,033.70	1,185.04

DEDUCTIONS

Code	Subject To	Employee	Employer
400	15,723.77	786.21	1,133.67
530	0.00	275.54	0.00
550	0.00	78.70	0.00
580	0.00	10.71	0.00
590	0.00	0.00	3,551.58
595	0.00	14.79	0.00
610	0.00	6.92	0.00
650	0.00	139.76	0.00
Total:		1,312.63	4,685.25

RECAP 6520 - Building Maintenance

Earnings: 15,723.77 Benefits: 0.00 Deductions: 1,312.63 Taxes: 2,033.70 Net Pay: 12,377.44

Department: 6550 - Elections

			Total Direct Deposits:		5,863.20				
			Total Check Amounts:		0.00				
EARNINGS			TAXES						
Pay Code	Units	Pay Amount	Code	Subject To	Employee	Employer			
112.5 - HOL PRIMARY	32.00	744.83	Federal W/H	6,850.92	431.94	0.00			
165 Stipend w/RET	0.00	34.62	MC	7,225.07	104.77	104.77			
Hourly	201.00	4,074.90	SS	7,225.07	447.95	447.95			
S	7.00	137.98	Unemployment	7,452.63	0.00	0.00			
SAL	-7.00	2,332.85		Total:	984.66	552.72			
Vacation	8.00	157.69							
Total:	241.00	7,482.87							
DEDUCTIONS									
Code	Subject To	Employee	Employer						
400	7,482.87	374.15	539.52						
550	0.00	30.24	0.00						
580	0.00	3.06	0.00						
590	0.00	159.39	1,635.07						
595	0.00	8.44	0.00						
650	0.00	59.73	0.00						
Total:		635.01	2,174.59						
RECAP 6550 - Elections									
Earnings:	7,482.87	Benefits:	0.00	Deductions:	635.01	Taxes:	984.66	Net Pay:	5,863.20

Department: 6560 - Commissioners Court

			Total Direct Deposits:	16,175.12					
			Total Check Amounts:	0.00					
EARNINGS				TAXES					
Pay Code	Units	Pay Amount	Code	Subject To	Employee	Employer			
112.5 - HOL PRIMARY	16.00	453.90	Federal W/H	19,172.01	1,436.63	0.00			
165 Stipend w/RET	0.00	228.47	MC	20,335.66	294.86	294.86			
Hourly	72.00	1,903.84	SS	20,335.66	1,260.81	1,260.81			
S	4.00	121.18	Unemployment	6,753.39	0.00	0.00			
SAL	-5.00	18,565.49		Total:	2,992.30	1,555.67			
	Total:	87.00	21,272.88						
DEDUCTIONS									
Code	Subject To	Employee	Employer						
400	21,272.88	1,063.65	1,533.78						
520	0.00	100.00	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:	2,105.46	4,818.16						
RECAP 6560 - Commissioners Court									
Earnings:	21,272.88	Benefits:	0.00	Deductions:	2,105.46	Taxes:	2,992.30	Net Pay:	16,175.12

Department: 6570 - Veteran Service Officer

Total Direct Deposits: 2,630.71
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	8.00	236.88
165 Stipend w/RET	0.00	34.62
Hourly	42.00	793.80
SAL	-7.00	2,131.92
Total:	43.00	3,197.22

TAXES

Code	Subject To	Employee	Employer
Federal W/H	2,984.76	113.48	0.00
MC	3,144.62	45.60	45.60
SS	3,144.62	194.97	194.97
Unemployment	3,166.64	0.00	0.00
Total:	354.05	240.57	

DEDUCTIONS

Code	Subject To	Employee	Employer
400	3,197.22	159.86	230.52
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:	212.46	625.14	

RECAP 6570 - Veteran Service Officer

Earnings:	3,197.22	Benefits:	0.00	Deductions:	212.46	Taxes:	354.05	Net Pay:	2,630.71
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Department: 6580 - Human Resources

Total Direct Deposits: 3,184.50
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	16.00	457.69
165 Stipend w/RET	0.00	50.77
Hourly	72.00	1,973.08
SAL	-11.00	2,026.93
Vacation	4.00	119.23
Total:	81.00	4,627.70

TAXES

Code	Subject To	Employee	Employer
Federal W/H	4,201.29	676.16	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:	1,015.26	339.10	

DEDUCTIONS

Code	Subject To	Employee	Employer
400	4,627.70	231.38	333.66
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	784.87	

RECAP 6580 - Human Resources

Earnings:	4,627.70	Benefits:	0.00	Deductions:	427.94	Taxes:	1,015.26	Net Pay:	3,184.50
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Department: 6590 - Purchasing Department

				Total Direct Deposits:	2,999.20			
				Total Check Amounts:	0.00			
EARNINGS				TAXES				
Pay Code		Units	Pay Amount	Code	Subject To	Employee	Employer	
112.5 - HOL PRIMARY		16.00	363.08	Federal W/H	3,437.99	160.25	0.00	
165 Stipend w/RET		0.00	32.30	MC	3,621.14	52.50	52.50	
Hourly		144.00	3,267.69	SS	3,621.14	224.51	224.51	
	Total:	160.00	3,663.07	Unemployment	3,663.07	0.00	0.00	
					Total:	437.26	277.01	
DEDUCTIONS								
Code	Subject To	Employee	Employer					
400	3,663.07	183.15	264.10					
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:	226.61	1,053.34					
RECAP 6590 - Purchasing Department								
Earnings:	3,663.07	Benefits:	0.00	Deductions:	226.61	Taxes:	437.26	
						Net Pay:	2,999.20	

Department: 6600 - Eng. & Subdivision

				Total Direct Deposits:	4,213.34			
				Total Check Amounts:	0.00			
EARNINGS				TAXES				
Pay Code		Units	Pay Amount	Code	Subject To	Employee	Employer	
112.5 - HOL PRIMARY		16.00	551.25	Federal W/H	4,959.07	343.55	0.00	
165 Stipend w/RET		0.00	50.77	MC	5,237.24	75.94	75.94	
Hourly		72.00	1,871.83	SS	5,237.24	324.71	324.71	
S		1.50	64.36	Unemployment	5,563.27	0.00	0.00	
SAL		-8.50	3,025.06					
	Total:	81.00	5,563.27		Total:	744.20	400.65	
DEDUCTIONS								
Code	Subject To	Employee	Employer					
400	5,563.27	278.17	401.11					
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	852.32					
RECAP 6600 - Eng. & Subdivision								
Earnings:	5,563.27	Benefits:	0.00	Deductions:	605.73	Taxes:	744.20	
						Net Pay:	4,213.34	

Department: 6610 - IT-Technology

Total Direct Deposits: 7,494.11
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	16.00	1,023.07
S	8.00	726.92
SAL	-22.00	8,480.78
Total:	2.00	10,230.77

TAXES

Code	Subject To	Employee	Employer
Federal W/H	9,021.60	796.68	0.00
MC	9,533.14	138.23	138.23
SS	9,533.14	591.05	591.05
Unemployment	10,185.06	0.00	0.00
Total:		1,525.96	729.28

DEDUCTIONS

Code	Subject To	Employee	Employer
400	10,230.77	511.54	737.64
550	0.00	45.71	0.00
580	0.00	1.53	0.00
590	0.00	563.26	874.30
595	0.00	8.35	0.00
650	0.00	80.31	0.00
Total:		1,210.70	1,611.94

RECAP 6610 - IT-Technology

Earnings: 10,230.77 Benefits: 0.00 Deductions: 1,210.70 Taxes: 1,525.96 Net Pay: 7,494.11

Department: 6630 - Grants Department

Total Direct Deposits: 2,552.67
Total Check Amounts: 0.00

EARNINGS

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

TAXES

Code	Subject To	Employee	Employer
Federal W/H	3,049.57	248.26	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:		495.37	247.11

DEDUCTIONS

Code	Subject To	Employee	Employer
400	3,611.68	180.58	260.40
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	711.61

RECAP 6630 - Grants Department

Earnings: 3,611.68 Benefits: 0.00 Deductions: 563.64 Taxes: 495.37 Net Pay: 2,552.67

Department: 6650 - Emerg Mgnt/Homeland Sec

Total Direct Deposits: 3,924.96
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	16.00	505.60
165 Stipend w/RET	0.00	16.15
Hourly	72.00	1,909.84
SAL	-7.00	2,640.60
Total:	81.00	5,072.19

TAXES

Code	Subject To	Employee	Employer
Federal W/H	4,677.98	367.49	0.00
MC	5,019.59	72.78	72.78
SS	5,019.59	311.22	311.22
Unemployment	5,041.61	0.00	0.00
Total:	751.49	384.00	

DEDUCTIONS

Code	Subject To	Employee	Employer
400	5,072.19	253.61	365.70
520	0.00	88.00	0.00
550	0.00	30.58	0.00
580	0.00	1.53	0.00
590	0.00	0.00	394.62
595	0.00	2.11	0.00
650	0.00	19.91	0.00
Total:	395.74	760.32	

RECAP 6650 - Emerg Mgnt/Homeland Sec

Earnings:	5,072.19	Benefits:	0.00	Deductions:	395.74	Taxes:	751.49	Net Pay:	3,924.96
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Department: 7610 - Sanitation Department

Total Direct Deposits: 7,256.46
Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	32.00	905.91
165 Stipend w/RET	0.00	50.77
Hourly	216.00	4,864.68
S	5.00	228.37
SAL	-12.00	3,060.09
Uniform	0.00	25.00
Total:	241.00	9,134.82

TAXES

Code	Subject To	Employee	Employer
Federal W/H	8,479.21	531.51	0.00
MC	8,975.95	130.14	130.14
SS	8,975.95	556.51	556.51
Unemployment	9,058.45	0.00	0.00
Total:	1,218.16	686.65	

DEDUCTIONS

Code	Subject To	Employee	Employer
400	9,134.82	456.74	658.62
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	4.22	0.00
650	0.00	39.82	0.00
Total:	660.20	1,842.48	

RECAP 7610 - Sanitation Department

Earnings:	9,134.82	Benefits:	0.00	Deductions:	660.20	Taxes:	1,218.16	Net Pay:	7,256.46
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Department: 8700 - County Agent

Total Direct Deposits: 3,620.09
 Total Check Amounts: 0.00

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	24.00	482.68
Hourly	72.00	1,535.62
SAL	-14.00	2,808.49
Total:	82.00	4,826.79

TAXES

Code	Subject To	Employee	Employer
Federal W/H	4,641.69	652.35	0.00
MC	4,826.79	69.99	69.99
SS	4,826.79	299.26	299.26
Unemployment	4,826.79	0.00	0.01
Total:		1,021.60	369.26

DEDUCTIONS

Code	Subject To	Employee	Employer
400	3,702.12	185.10	266.92
590	0.00	0.00	394.62
Total:		185.10	661.54

RECAP 8700 - County Agent

Earnings:	4,826.79	Benefits:	0.00	Deductions:	185.10	Taxes:	1,021.60	Net Pay:	3,620.09
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Caldwell County, TX

Detail Register

Payroll Summary

Packet: PYPKT03588 - Payroll 09062026 thru 09192026
Payroll Set: 01 - Payroll Set 01

Pay Period: 09/06/2026 - 09/19/2026

Total Direct Deposits: 534,731.78
Total Check Amounts: 8,020.03

Males Paid: 178
Females Paid: 134
Unknown Paid: 0
Total Employees: 312

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	2,016.00	56,409.21
155 Stipend w/RET	0.00	2,459.99
ADA Supplement	0.00	602.13
ADA/ETF Stipend	0.00	6,447.82
BEREAVEMENT	4.00	89.04
CSP-OT	355.00	10,650.00
DA Staff Supplement	0.00	1,047.73
DHS Tech Stipend	0.00	500.00
FLOAT	28.00	659.58
Hourly	15,306.00	391,379.97
Jail Soft Pay	0.00	1,084.57
JP COMP TAKEN	7.75	267.11
Jud Stip	1.00	4,038.46
LWOP	158.76	0.00
LWP	144.00	3,928.30
OT	299.25	11,876.94
PEO	33.00	747.96
S	854.86	23,283.78
S.O SB22	0.00	11,723.33
S.O. Soft Pay	0.00	3,091.86
SAL	-324.50	168,607.25
Uniform	0.00	2,275.00
Vacation	509.13	13,333.28
VAC-PAYOUT	38.84	869.38
Total:	19,431.09	715,372.69

BENEFITS

Pay Code	Units	Pay Amount
JP COMP EARNED	15.00	573.39
Total:	15.00	573.39

TAXES

Code	Subject To	Employee	Employer
Federal W/H	652,871.27	54,650.11	0.00
MC	689,922.01	10,003.92	10,003.92
SS	689,922.01	42,775.18	42,775.18
Unemployment	648,399.63	0.00	0.10
Total:	107,429.21	52,779.20	

FWH-\$54,650.11
MC-\$20,007.84
SS-\$85,550.36

\$160,208.31

DEDUCTIONS

Code	Subject To	Employee	Employer
400	712,451.37	35,622.74	51,367.77
520	0.00	1,428.00	0.00
530	0.00	1,562.03	0.00
550	0.00	2,438.65	0.00
551	0.00	3,280.34	0.00
552	0.00	192.30	0.00
560	0.00	75.00	0.00
580	0.00	217.26	0.00
590	0.00	13,326.67	98,628.02
595	0.00	543.43	0.00
610	0.00	74.42	0.00
650	0.00	5,669.29	0.00
Bankruptcy	0.00	761.54	0.00
Total:	65,191.67	149,995.79	

RECAP 01 - Payroll Set 01

Earnings: 715,372.69 Benefits: 573.39 Deductions: 65,191.67 Taxes: 107,429.21 Net Pay: 542,751.81

Caldwell County Agenda Item

AGENDA DATE: October 8, 2026

Type of Agenda Item: Recurring Payment

Subject: To approve County Payroll Tax payment in the amount of \$160,208.31 (09/06/2026 thru 09/19/2026).

Costs: \$160,208.31

Agenda Speakers: Judge Haden/Kristianna Ortiz

Backup Materials: Attached

Total # of Pages: 1



Caldwell County, TX

Detail Register

Payroll Summary

Packet: PYPKT03588 - Payroll 09062026 thru 09192026
Payroll Set: 01 - Payroll Set 01

Pay Period: 09/06/2026 - 09/19/2026

Total Direct Deposits: 534,731.78
Total Check Amounts: 8,020.03

Males Paid: 178
Females Paid: 134
Unknown Paid: 0
Total Employees: 312

EARNINGS

Pay Code	Units	Pay Amount
112.5 - HOL PRIMARY	2,016.00	56,409.21
155 Stipend w/RET	0.00	2,459.99
ADA Supplement	0.00	602.13
ADA/ETF Stipend	0.00	6,447.82
BEREAVEMENT	4.00	89.04
CSP-OT	355.00	10,650.00
DA Staff Supplement	0.00	1,047.73
DHS Tech Stipend	0.00	500.00
FLOAT	28.00	659.58
Hourly	15,306.00	391,379.97
Jail Soft Pay	0.00	1,084.57
JP COMP TAKEN	7.75	267.11
Jud Stip	1.00	4,038.46
LWOP	158.76	0.00
LWP	144.00	3,928.30
OT	299.25	11,876.94
PEO	33.00	747.96
S	854.86	23,283.78
S.O SB22	0.00	11,723.33
S.O. Soft Pay	0.00	3,091.86
SAL	-324.50	168,607.25
Uniform	0.00	2,275.00
Vacation	509.13	13,333.28
VAC-PAYOUT	38.84	869.38
Total:	19,431.09	715,372.69

BENEFITS

Pay Code	Units	Pay Amount
JP COMP EARNED	15.00	573.39
Total:	15.00	573.39

TAXES

Code	Subject To	Employee	Employer
Federal W/H	652,871.27	54,650.11	0.00
MC	689,922.01	10,003.92	10,003.92
SS	689,922.01	42,775.18	42,775.18
Unemployment	648,399.63	0.00	0.10
Total:	107,429.21	52,779.20	

FWH-\$54,650.11
MC-\$20,007.84
SS-\$85,550.36

\$160,208.31

DEDUCTIONS

Code	Subject To	Employee	Employer
400	712,451.37	35,622.74	51,367.77
520	0.00	1,428.00	0.00
530	0.00	1,562.03	0.00
550	0.00	2,438.65	0.00
551	0.00	3,280.34	0.00
552	0.00	192.30	0.00
560	0.00	75.00	0.00
580	0.00	217.26	0.00
590	0.00	13,326.67	98,628.02
595	0.00	543.43	0.00
610	0.00	74.42	0.00
650	0.00	5,669.29	0.00
Bankruptcy	0.00	761.54	0.00
Total:		65,191.67	149,995.79

RECAP 01 - Payroll Set 01

Earnings:	715,372.69	Benefits:	573.39	Deductions:	65,191.67	Taxes:	107,429.21	Net Pay:	542,751.81
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Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Ratification
Subject:	To ratify Addendum #1 for RFQ26CCP01Q Caldwell County Master Development Services.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Dominique Esquivel
Backup Materials:	Attached
Total # of Pages:	1

Addendum #1

RFQ26CCP01Q – Caldwell County Master Development Services

Questions/Answers/Clarifications:

1. There is some confusion in reviewing the documents about whether you are looking for a Design Team or a Design Build team. Please clarify if a General Contractor is intended to be a part of the team.

We are looking for a Design Build team. A general contractor is intended to be a part of the team.

2. Can Caldwell County please provide fillable (preferably Word Docx.) version of the Conflict of Interest Questionnaire form that must be signed by proponents as required by the RFQ documentation. Applicant has attempted to convert the PDFs into fillable Word Docx. The transfer in file format loses some details and original formatting. To ensure all forms are filled correctly, can the County please provide a Word File for the required form?

We do not have a Word document to provide you. The Conflict of Interest Questionnaire (Form CIQ) is provided by the Texas Ethics Commission as a PDF. The form loses format when we try to convert to Word as well.

3. Can Caldwell County confirm if the Texas Government Code Verifications form needs to be submitted with the RFQ? At the bottom of the Texas Government Code Verifications form it states "Please ensure this sworn statement is completed and signed and submitted with your bid. Failure to include a properly executed statement may result in disqualification from the bidding process" but it is not listed on page 17 of the RFQ documentation with the Submission Requirements.

Yes, even though it is not listed on page 17, the Texas Government Code Verifications form needs to be properly executed and submitted with the RFQ.

4. Is there a font requirement?

No, there is not a font requirement.

5. Do we submit Form 1295 if we are awarded contract or do we need to submit prior to submittal deadline?

You will submit Form 1295 if you are awarded the contract. You do not need to submit prior to the submittal deadline.

6. Can we only submit electronically, via bidnetdirect.com or do we need to submit a hard copy & electronically?

Yes, you can submit electronically only to BidNet. You do not have to submit both.

7. Do we need to include a front and back cover and a cover letter?

Whether you choose to have a front and back cover or a cover letter is totally up to you. There are no requirements on our end.

8. Is there a page limit for the submittal?

No, there is no page limit.

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Ratification
Subject:	To ratify Addendum #2 for RFQ26CCP01Q Caldwell County Master Development Services.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Dominique Esquivel
Backup Materials:	Attached
Total # of Pages:	1

Addendum #2

RFQ26CCP01Q – Caldwell County Master Development Services

More Questions/Answers/Clarifications:

1. Are we required to submit a Form 1295 with our proposal response?

No.

2. Under Section A, Respondent's Statement of Qualifications and Availability to Undertake the Services, Question 7, what documentation is required to demonstrate that our firm is legally authorized to provide services in Texas? Would our firm's TBAE certificate satisfy this requirement?

Yes. A TBAE certificate would be fine. Other acceptable forms of documentation: An active sam.gov registration or Certificate of Formation or Certificate of Authority.

3. Is previous experience working on Caldwell County projects required to receive points under the category for Availability of Project Manager, task leads, and relevant staff and their previous performance on County projects?

No, it is not required. You would still receive points if you elaborate on the topic and your performance with other comparable entities.

4. What is the preferred order for submitting the proposal? Should all required and signed forms be included at the beginning of the RFQ response, or would you prefer that they be placed toward the end, with only the Certification & Acknowledgement included at the front?

There are no format requirements, just make sure you include everything we are asking for. All signed and required forms can be placed at the end of the RFQ response.

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Ratification
Subject:	To ratify Addendum #3 for RFQ26CCP01Q Caldwell County Master Development Services.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Dominique Esquivel
Backup Materials:	Attached
Total # of Pages:	1

Addendum #3

RFQ26CCP01Q -Caldwell County Master Development Services

More Questions/Answers/Clarifications

1. In Addendum #1, it was indicated that the County desires a “Design Build team.” It is our understanding under the Texas Government Code Chapter 2269 that the design-build method requires a two-part selection process and would include more detail on the project scope, site, budget, etc. Is it the County’s intent to select a design-build team, or does the County desire to have a contractor or other entity included in the response to evaluate and determine construction costs and delivery methods?

The County’s intent is to select a single, comprehensive Master Development entity or team that provides turnkey services across all phases, which explicitly requires a general contractor or construction management entity to be included in the response based on 271.908.

Local government code 271.908 Local Government may select a private development partner based on qualification and experience and enter into a development agreement for improvement of real property.

2. In regard to question 2A.8 "Provide the firm’s organization chart to demonstrate how project personnel will be organized to fulfill requirements under an agreement." from the RFQ documentation. Does the County require the "description and qualifications" be included for subconsultants in addition to the general contract, architects, and engineers?

Yes. The County requires a description and qualifications for **all subconsultants** who will play a role in fulfilling the Master Development Services.

To clarify the submission requirements:

- **Item A.6** requests the **organizational chart** showing how all project personnel (including subconsultants) will be organized.

- **Item A.8** requires a list, description, and qualifications for **all entities** entering into agreements with the Respondent to provide the services. The mentions of the general contractor, architect, and engineers were provided as primary examples, but this requirement applies to any and all specialty subconsultants or subcontractors on your team.

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Ratification
Subject:	To ratify Addendum #4 for RFQ26CCP01Q Caldwell County Master Development Services.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Dominique Esquivel
Backup Materials:	Attached
Total # of Pages:	1

Addendum #4

RFQ26CCP01Q -Caldwell County Master Development Services

Withdrawal of RFQ

Caldwell County is withdrawing the current Request for Qualifications, RFQ No. 26CCP01Q, effective immediately. The County is revising the solicitation to clarify the requested services and proposal requirements. Once those revisions are complete, the County intends to issue a new RFQ. No award will be made under the current solicitation, and vendors should refer to the new RFQ for submission instructions and deadlines.

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Information Only
Subject:	To ratify Addendum #3 to RFB26CCP02B Road Materials, Fuel, Oil and Lubricants.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Stephanie Pleitez
Backup Materials:	Attached
Total # of Pages:	1

Addendum #3

RFB26CCP02B - Caldwell County Road

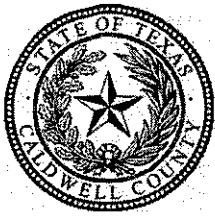
Materials, Fuel,

Oil & Lubricants

Caldwell County is moving the Award Date from 9.24.26 to
Commissioner's Court date 10.08.26.

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Ratification
Subject:	To ratify immediate check payment in the amount of \$806.80 made to Performance Auto for Veterans Vehicle Assistance.
Costs:	\$806.80
Agenda Speakers:	Judge Haden/Danielle Blake
Backup Materials:	Attached
Total # of Pages:	3



Caldwell County, TX

Payable Register

Payable Detail by Vendor Name

Packet: APPKT22694 - 9/24/2026 Performance Auto Immediate
Check

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					

Vendor: PERA&T - PERFORMANCE AUTO & TRANSMISSIONS

Vendor Total: 806.80

T. RALEITH AXLE REPAIR	Invoice	9/24/2026	9/10/2026	9/24/2026	9/10/2026	806.80	0.00	0.00	0.00	806.80
VETERANS ASSISTANCE: VEHICLE REPAIRS	2022 AP BNK - POOLED CASH-OPERATION-202	No								

Payable Address: 1124 N. BLANCO ST
LOCKHART, Texas 78644-

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
VETERANS ASSISTANCE: VEHICLE REPAIR	NA	0.00	0.00	806.80	0.00	0.00	0.00	806.80

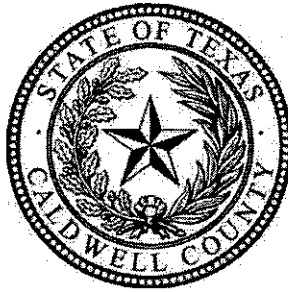
Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
010-6570-0510	TVC GENERAL ASSISTANCE GRANT		806.80	100.00%

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

September 24, 2026

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

Re: Immediate Check Request

Dear Ms. Garcia:

The purpose of this memo is to request a check to be cut outside of the schedule accounts payable process. The check is to be made out to **Performance Auto & Transmissions** totaling **\$806.80**. Following information below:

Vendor Name: Performance Auto & Transmissions

Address: 1124 N. Blanco St, Lockhart TX 78644

Country: United States

Vendor ID: PERA&T

Amount for check: **\$806.80** out of budget line item: **010-6570-0510**.

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

Court Member #1 Signature, Date & Time: Ed Theriot 9-24-26 2:50

Court Member #2 Signature, Date & Time: Dyral Thomas 09/24/26 3:22pm

Auditor Signature, Date & Time: Danie Teltow 9/24/26 @ 1:30pm

Treasurer Signature, Date & Time: Gloria Garcia 9/24/26 3:28pm

47

Performance Auto & Transmissions
Adam 512-409-4906
1124 N Blanco st Lockhart Tx
Full Auto Care

Toyah Balth
4917 Tatorsville Rd
Wed Rock 27-

6190-XLEP-EZE

Town & no key for
191.80

0005 RX330 Lexis
VK-4288

one CV After Right side 190°

CHARGE FOR HAZARDOUS OR OTHER WASTE, SOLID

labor	425.00	total
for M. Asher & Carl Balkman		

mail parts

Sarah Love

GL: 010-6570-0510

TVC General Assistance

Vehicle Repairs

PLEASE READ CAREFULLY CHECK ONE OF THE STATEMENTS BELOW AND SIGN
UNDERSTANDING THAT UNDER STATE LAW I AM ENTITLED TO A WRITEN MAIL
NOTICE OF MY RIGHTS BEFORE ANY INTERVIEW OR BEFORE ANY STATEMENT IS OBTAINED FROM ME

ANY AMENDMENT ORAL OR WRITTEN WILL BE VOID
UNLESS A WRITTEN MAIL THE FIRM BILL MAY NOT EXCEED THIS
EXPIRE WITHOUT MY WRITTEN APPROVAL

I DO NOT REQUEST A WRITTEN ESTIMATE, AS LONG AS THE REPAIR COSTS DO NOT EXCEED \$_____ THE SHOP MAY NOT EXCEED THIS AMOUNT WITHOUT MY WRITTEN APPROVAL.

THE UNIVERSITY OF CHICAGO

11. The amount included is a charge of \$ _____.

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Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Departmental Report
Subject:	To accept the September 2026 Indigent Burial Report.
Costs:	\$0.00
Agenda Speakers:	Judge Haden
Backup Materials:	Attached
Total # of Pages:	1



Caldwell County Indigent Burial Report
Monthly Financial Report

Month: September 2026

Date	City FY 2026	Deceased	Fiscal Budget \$21,000	Amount Paid	Budget Remaining
Luling-OBAFUN					
10.20.25		A. Hughey		\$900.00	
11.5.25		J. Thomas		\$900.00	
06.11.26		J. Clay		\$900.00	
09.24.26		L. Daughtrey		\$900.00	
Lockhart-MCCFUN					
09.10.26		K. Snyder		\$650.00	
09.24.26		J. Gentle		\$650.00	
pending		R. Williams			
Legends - LEGTRI					
06.28.26		B. White		\$795.00	
05.05.25		T. Knight		\$895.00	
03.02.26		A. Rodriguez		\$995.00	
04.28.26		D. Trowbridge		\$995.00	
05.21.26		E. Dotson		\$995.00	
Other					
03.12.26	Thomason	D. Caldwell		\$671.00	
08.27.26	Heart of Texas	B. Hill		\$770.00	
YTD				<u>\$11,016.00</u>	<u>\$9,984.00</u>

Report Submitted by: Judge Haden
10.01.26

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Bond
Subject:	To approve bond for Amber Quinley, Grants Administrator.
Costs:	\$100.00
Agenda Speakers:	Judge Haden/Amber Quinley
Backup Materials:	Attached
Total # of Pages:	1

Premium \$100.00

AMBER QUINLEY
110 S MAIN STREET
LOCKHART, TX 78644**Amount Due** \$100.00**Bond Detail**

Bond #		Obligee	OBLIGEE ADDRESS UNKNOWN
Company	Western Surety Company		
Term Dates	11/17/2026 to 11/17/2027		
Bond Amount	\$5,000.00		
Description	TX P.E. Position Schedule (1)		

Agent InformationRucker-Ohlendorf Insurance
115 S. Main St.
Lockhart, TX 78644-2767
Phone : (512)398-2384**Messages**We show one individual in this business.
To ensure proper coverage, verify the
total number of employees (and owners, if
they are covered) & fax, call or write
us if the number has changed.**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

Amber Quinley

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

Payment Due	11/17/2026	Amount Due	\$100.00
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CNA Surety Direct Bill
P.O. Box 957312
St. Louis, MO 63195-7312

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Texas Local Government Code
Subject:	To accept the Caldwell County Appraisal District Reappraisal Plan.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Shanna Ramzinski
Backup Materials:	Attached
Total # of Pages:	56

CALDWELL COUNTY APPRAISAL DISTRICT

DATE: September 14, 2026

TO: Presiding Officer of Taxing Units
Comptroller, Property Tax Division

RE: Adopted Appraisal District Reappraisal Plan

This shall serve as notice pursuant to section 6.05(i) of the Texas Tax Code that the board of directors of the Caldwell County Appraisal District adopted the Reappraisal Plan on September 8, 2026. Enclosed is a copy of the approved plan.

If you have any questions, please do not hesitate to call me.

Sincerely,

Shanna Ramzinski

Shanna Ramzinski
Chief Appraiser

Encl: 2027-2028 Adopted Reappraisal Plan



211 Bufkin Ln
P.O. Box 900
Lockhart, Texas 78644
United States

PHONE (512) 398-5550
FAX (512) 398-5551
E-MAIL caldwellcad@lockhart.txed.net
WEB SITE <http://www.caldwellcad.org>

Caldwell County Appraisal District

2027/2028 Reappraisal Plan



Prepared under Section 6.05 of the Texas Tax Code "to ensure adherence with generally accepted appraisal practices." This plan is aimed to provide a complete understanding of the responsibilities of the Caldwell County Appraisal District and outline the 2027/2028 appraisal scope and activities.

Amended July 20, 2026

CALDWELL COUNTY APPRAISAL DISTRICT REAPPRAISAL PLAN 2027-2028



Prepared under Section 6.05 of the Texas Tax Code "to ensure adherence with generally accepted appraisal practices." This plan is aimed to provide a complete understanding of the responsibilities of the Caldwell County Appraisal District and outline the 2027/2028 appraisal scope and activities.

Amended July 16, 2026

Caldwell County Appraisal District

Reappraisal Plan for Tax Years 2027 and 2028

INTRODUCTION

Scope of Responsibility

The Caldwell County Appraisal District has prepared and published this reappraisal plan and appraisal report to provide our Board of Directors, citizens and taxpayers with a better understanding of the district's responsibilities and activities. This report has several parts: a general introduction and then, several sections describing the appraisal effort by the appraisal district.

The Caldwell County Appraisal District (CAD) is a political subdivision of the State of Texas created effective January 1, 1980. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirements of the appraisal district. A member Board of Directors, appointed by the taxing units within the boundaries of Caldwell County, constitutes the district's governing body. The chief appraiser, appointed by the Board of Directors, is the chief administrator and chief executive officer of the appraisal district.

The appraisal district is responsible for local property tax appraisal and exemption administration for 40 jurisdictions or taxing units in the county. Each taxing unit, such as the county, city, school district, water district, etc., sets its own tax rate to generate revenue to pay for such things as police and fire protection, public schools, road and street maintenance, courts, water and sewer systems, and other public services. Property appraisals and estimated values by the appraisal district allocate the year's tax burden on the basis of each taxable property's market value. We also determine eligibility for various types of property tax exemptions such as those for homeowners, the elderly, disabled veterans, charitable or religious organizations and agricultural productivity valuation.

Except as otherwise provided by the Property Tax Code, all taxable property is appraised at its "market value" as of January 1st. Under the tax code, "market value" means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- both the seller and the buyer know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use, and;
- both the seller and buyer seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

The Property Tax Code defines special appraisal provisions for the valuation of residential homestead property (Sec. 23.23), productivity (Sec. 23.41), real property inventory (Sec. 23.12), dealer inventory (Sec. 23.121, 23.124, 23.1241 and 23.127), nominal (Sec. 23.18) or restricted use properties (Sec. 23.83) and allocation of interstate property (Sec. 23.03). The owner of real property inventory may elect to have the inventory appraised at its market value as of September 1st of the year preceding the tax year to which the appraisal applies by filing an application with the chief appraiser by July 31st requesting that the inventory be appraised as of September 1st.

The Texas Property Tax Code, under Sec. 25.18, requires each appraisal office to implement a plan to update appraised values for real property at least once every three years. The district's current policy is to conduct a general reappraisal of taxable property every three years (see addendum reappraisal schedule). Appraised values are reviewed annually and are subject to change. Business personal properties, minerals and utility properties are appraised every year.

The appraised value of real estate is calculated using specific information about each property. Using computer-assisted mass appraisal programs, and recognized appraisal methods and techniques, we compare that information with the data for similar properties, and with recent cost and market data. The district follows the standards of the International Association of Assessing Officers (IAAO) regarding its appraisal practices and procedures and subscribes to the standards promulgated by the Appraisal Foundation known as the Uniform Standards of Professional Appraisal Practice (USPAP) to the extent they are applicable.

Personnel Resources

The office of the Chief Appraiser is primarily responsible for overall planning, organizing, staffing, coordinating, and controlling of district operations. The administration department's function is to plan, organize, direct and control the business support functions related to human resources, budget, finance, records management, purchasing, fixed assets, facilities and postal services. The appraisal department is responsible for the valuation of all real and personal property accounts. The property types appraised include commercial, residential, multi-family, business personal, mineral, utilities, and industrial. The district's appraisers are subject to the provisions of the Property Taxation Professional Certification Act and must be duly registered with the Texas Department of Licensing and Regulation. Support functions including records maintenance, information, and assistance to property owners, and hearings are coordinated by personnel in support services.

The appraisal district staff consists of 18 employees with the following classifications:

- 1 -Official/Administrator (executive level administration)
- 3 -Professional (supervisory and management)
- 10 -Technicians (appraisers, program appraisers and network support)
- 4 -Administrative Support (professional, customer service, clerical and other)

Staff Education and Training

All personnel that are performing appraisal work are registered with the Texas Department of Licensing and Regulation and are required to take appraisal courses to achieve the status of Registered Professional Appraiser within five years of employment as an appraiser. After they are awarded their license, they must receive additional training of a minimum of 30 hours of continuing education units every two years. Failure to meet these minimum standards results in the termination of the employee.

Additionally, all appraisal personnel receive extensive training in data gathering processes and statistical analyses of all types of property to ensure equality and uniformity of appraisal of all types of property. On-the-job training is delivered by department managers for new appraisers and managers meet regularly with staff to introduce new procedures and regularly monitor appraisal activity to ensure that standardized appraisal procedures are being followed by all personnel.

Data

The district is responsible for establishing and maintaining approximately 48,373 accounts covering 9547 square miles within Caldwell County. Property characteristic data on new construction is updated through an annual field effort; existing property data is maintained through a field review. Sales are routinely validated during a separate field effort; however, numerous sales are validated as part of the new construction and field inspections. General trends in employment, interest rates, new construction trends, cost and market data are acquired through various sources, including internally generated questionnaires to buyers and sellers, university research centers, and market data centers and vendors.

The district has a geographic information system (GIS) that maintains cadastral maps and various layers of data and aerial photography. The district's website makes a broad range of information available for public access, including information on the appraisal process, property characteristics data, certified values, protests and appeal procedures. Downloadable files of related tax information and district forms, including exemption applications and business personal property renditions are also available.

Information Systems

The Systems Administrator and the computer mapping department manage and maintain the district's data processing facility, software applications, Internet website, and geographical information system. The district operates from a sequel server database. The Mainframe hardware/system software is Dell Power Edge T760 server with virtual servers and Workstation for GIS Mapping. The user base is networked through the mainframe using Windows Server 2025 Standard. Harris Govern provides software services for appraisal and collections applications.

SHARED OR OVERLAPPING APPRAISAL DISTRICT BOUNDARIES

As of January 1, 2008 the rules and laws pertaining to overlapping appraisal districts were changed. The appraisal districts responsibilities for the appraisal of property stops at the boundaries of the county line. This change took place per the repeal of Sec.6.025 of the Property Tax Code by Acts 2007, 80th Legislature, change 648.

INDEPENDENT PERFORMANCE TEST

According to Chapter 5 of the TPTC and Section 403.302 of the Texas Government Code, the State Comptroller's Property Tax Assistance Division (PTAD) conducts an annual property value study (PVS) of each Texas school district and each appraisal district. As part of this annual study, the code requires the Comptroller to: use sales and recognized auditing and sampling techniques; review each appraisal district's appraisal methods, standards and procedures to determine whether the district used recognized standards and practices ((METHODS and ASSISTANCE PROGRAM (MAP) review)); test the validity of school district taxable values in each appraisal district and presume the appraisal roll values are correct when values are valid; and, determine the level and uniformity of property tax appraisal in each appraisal district. The methodology used in the property value study includes stratified samples to improve sample representativeness and techniques or procedures of measuring uniformity. This study utilizes statistical analyses of sold properties (sale ratio studies) and appraisals of unsold properties (appraisal ratio studies) as a basis for assessment ratio reporting. For appraisal districts, the reported measures include median level of appraisal, coefficient of dispersion (COD), the percentage of properties within 10% of the median, the percentage of properties within 25% of the median, and price-related differential (PRD) for properties overall and by state category.

There are 7 independent school districts in Caldwell CAD for which appraisal rolls are annually developed. The preliminary results of this study are released February 1 in the year following the year of appraisal. The final results of this study are certified to the Education Commissioner of the Texas Education Agency (TEA) the following July of each year. This outside (third party) ratio study provides additional assistance to the CAD in determining areas of market activity or changing market conditions.

Appraisal Activities

INTRODUCTION

Appraisal Responsibilities

The field appraisal staff is responsible for collecting and maintaining property characteristic data for classification, valuation, and other purposes. Accurate valuation of real and personal property by any method requires a comprehensive physical description of personal property, and land and building characteristics. This appraisal activity is responsible for administering, planning and coordinating all activities involving data collection and maintenance of all commercial, residential and personal property types located within the boundaries of Caldwell County and the jurisdictions of this appraisal district. The data collection effort involves the field inspection of real and personal property accounts, as well as data entry of all data collected into the existing information system. The appraisal opinion of value for all property located in the district is reviewed and evaluated each year.

Appraisal Resources

- Personnel -The appraisal activities are conducted by 8 appraisers.
- Data -The data used by field appraisers includes the existing property characteristic information contained in CAMA (Computer Assisted Mass Appraisal System) from the district's computer system. The field appraisers will be using a field device (iPad) to download their work assignment area and process changes and updates electronically. The field device will allow the appraiser to edit the appraisal card, see a GIS map, and take photos. All changes will be automatically updated into our CAMA system upon approval. The data may also be printed on a property record card (PRD), or personal property data sheets. Other data used includes maps, sales data, fire and damage reports, building permits, photos and actual cost and market information. Sources of information are gathered using excellent reciprocal relationships with other participants in the real estate market place. The district cultivates sources and gathers information from both buyers and sellers participating in the real estate market.

Appraisal Frequency and Method Summary

- Residential Property-Residential property is physically examined every three years with appraisers noting condition of the improvement and looking for changes that might have occurred to the property since the last on-site check. In some subdivisions where change of condition is frequent, homes are examined annually. Exterior pictures are taken of homes when property is inspected. Every subdivision is statistically analyzed annually to ensure that sales that have occurred in the subdivision during the past 12 months.
- Commercial Property-Commercial and industrial real estate is observed every three years to verify class and condition. Pictures are taken of the improvements when property is inspected. Real estate accounts are analyzed against sales of similar properties in Caldwell CAD as well as similar communities in Central Texas that have similar

economies. The income approach to value is also utilized to appraise larger valued commercial properties such as shopping centers, apartment complexes, office buildings, restaurants, motels and hotels, and other types of property that typically sell based on net operating income.

- Business Personal Property (BPP)-Business personal property is observed annually with appraisers actually going into businesses to develop quality and density observations. Blank renditions and a system-generated letter are mailed annually to existing businesses. A rendition is left for new businesses to complete. Similar businesses to a subject are analyzed annually to determine consistency of appraisal per square foot. Businesses are categorized using SIC codes. Rendition laws provide additional information on which to base values of all BPP accounts.

PRELIMINARY ANALYSIS

Data Collection/Validation

Data collection of real property involves maintaining data characteristics of the property on CAMA (Computer Assisted Mass Appraisal). The information contained in CAMA includes site characteristics, such as land size and topography, and improvement data, such as square foot of living area, year built, quality of construction, and condition. Field appraisers are required to use a property classification system that establishes uniform procedures for the correct listing of real property. All properties are coded according to a classification system. The approaches to value are structured and calibrated based on this coding system and property description and characteristics. The field appraisers use property classification references during their initial training and as a guide in the field inspection of properties. Data collection for personal property involves maintaining information on software designed to record and appraise business personal property. The type of information contained in the BPP file includes personal property such as business inventory, furniture and fixtures, machinery and equipment, with details such as cost and location. The field appraisers conducting on-site inspections use a personal property classification system during their initial training and as a guide to correctly list all personal property that is taxable.

The listing procedure utilized by the field appraisers is available in the district offices. Appraisers periodically update the classification system with input from the valuation group.

Sources of Data

The sources of data collection are through property inspection, new construction field effort, data review/relist field effort, data mailer questionnaires, hearings, sales validation field effort, commercial sales verification and field effort, newspapers and publications, Transunion data and property owner correspondence by mail or via the Internet. A principal source of data comes from building permits received from taxing jurisdictions that require property owners to take out a building permit. Otherwise, paper permits are received and matched manually with the property's tax account number for data entry. Data surveys of property owners requesting market

information and property description information is also valuable data. Soil surveys and agricultural surveys of farming and ranching property owners and industry professionals are helpful for productivity value calibration. Improvement cost information is gathered from local building contractors and Marshall and Swift Valuation Service. Various income and rental surveys are performed by interviewing property managers and operators to determine operating income and expenses for investment and income producing real property.

Data review of entire neighborhoods is generally a good source for data collection. Appraisers inspect entire neighborhoods to review the accuracy of our data and identify properties that have to be relisted. The sales validation effort in real property pertains to the collection of market data for properties that have sold. In residential, the sales validation effort involves on-site inspection by field appraisers to verify the accuracy of the property characteristics and confirmation of the sales price. In commercial, the appraiser is responsible for contacting sales participants to confirm sales prices and to verify pertinent data.

Property owners are one of the best sources for identifying incorrect data that generates a field check. Frequently, the property owner provides reliable data to allow correction of records without having to send an appraiser on-site. As the district has increased the amount of information available on the Internet, property owners have the opportunity to review information on their property and forward corrections via e-mail. For the property owner without access to the Internet, letters are sometimes submitted notifying the district of inaccurate data. Properties identified in this manner are added to a work file and inspected at the earliest opportunity. Accuracy and validity in property descriptions and characteristics data is the highest goal and is stressed throughout the appraisal process from year to year. Appraisal opinion quality and validity relies on data accuracy as its foundation.

Data Collection Procedures

The appraisers are assigned specific areas throughout the district to conduct field inspections. These geographic areas of assignment are maintained for several years to enable the appraiser assigned to that area to become knowledgeable of all the factors that drive values for that specific area. Appraisers of real estate and business personal property conduct field inspections and record information on an iPad field device that holds all data dealing with the property and allows for the entry of corrections and additions that the appraiser may find in his or her field inspection.

The quality of the data used is extremely important in estimating market values of taxable property. While work performance standards are established and upheld for the various field activities, quality of data is emphasized as the goal and responsibility of each appraiser. New appraisers are trained in the specifics of data collection and the classification system set forth and recognized as “rules” to follow. Experienced appraisers are routinely re-trained in listing procedures prior to major field projects such as new construction, sales validation or data review. A quality assurance process exists through supervisory review of the work being performed by the field appraisers. Quality assurance supervision is charged with the responsibility of ensuring that appraisers follow listing procedures, identify training issues and provide uniform training throughout the field appraisal staff.

Data Maintenance

The field appraiser is responsible for ensuring the data on the iPad is correct and accurate before completing the property appraisal. The field appraisers will be using a field device (iPad) to download their work assignment area and process changes and updates electronically. The field device will allow the appraiser to edit the appraisal card, see a GIS map, and take photos. All changes will be automatically updated into our CAMA system upon approval. The data entry staff is responsible for the accurate and complete updating of the computer records for all field review cards turned in by the field appraisers. Data updates and file modification for property descriptions and input accuracy is conducted as the responsibility of the support staff unless the appraiser requests to review the data.

INDIVIDUAL VALUE REVIEW PROCEDURES

Field Review

The date of last inspection and the CAD appraiser responsible are listed on the CAMA record or property card. If a property owner or jurisdiction dispute the district's records concerning this data during a hearing, via a telephone call or other correspondence received, the record may be corrected based on the evidence provided or an on-site inspection may be conducted. Typically, a field inspection is requested to verify this information for the current year's valuation or for the next year's valuation. Every year a field review of real property located in certain areas or neighborhoods in the jurisdiction is done during the data review/re-list field effort. A field review is performed on all personal property accounts, with available situs, each year.

In-Office Field Review

Identification of specific characteristics will be accomplished, but not limited to, review of relevant documents or through inspections. Aerial photography and the integration of the G.I.S. parcel base map with any and all layers of additional information gathered and integrated will prove helpful in identification of tracts that have unique characteristics that can be identified by an aerial observation. Additionally, staff appraisers are able to identify structures on properties with the use of a 360 oblique imagery system. This aerial imagery is update annually. The appraisers are able get a 3" to 6" aerial view from all directions. Characteristics that may be identified and accounted from these observations and integration of technology may be, but not limited to areas of flood plain, road frontages, corner locations, easement access, shape, zoning and the like. If identified, adjustments may be warranted, and shall be validated with notations on the electronic record for the future. The reviewing appraiser will document necessary information and either update the electronic records of the subject property as necessary through a mass update process (if the adjustments impact a number of properties) or submit the changes required to the data entry department in which case personnel within the data entry department

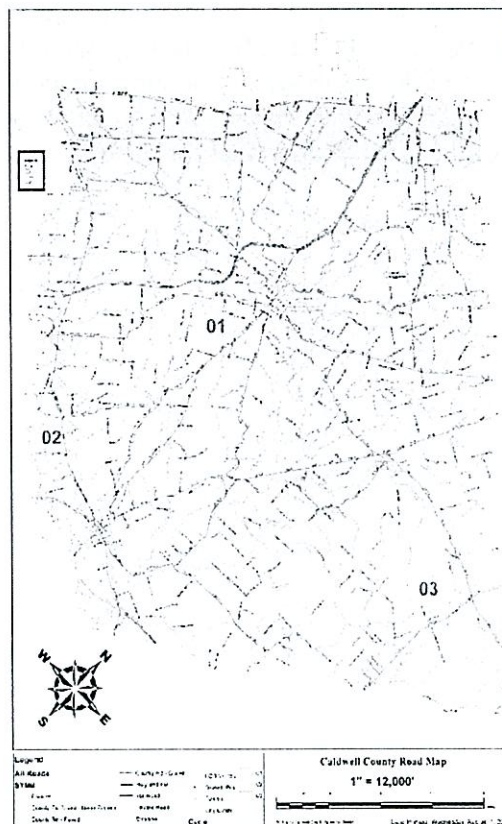
will update the electronic record of the subject property. Upon completion of updating relevant parcel characteristics, administrative quality control procedures are implemented for accuracy of entry of data, as well as for objective and subjective review of the Appraisal component.

Caldwell County Appraisal District Annual Reappraisal Schedule

The county has been broken into three areas for the purpose of completing an inspection on all properties. This process will include a property by property physical inspection by staff appraisers.

This cycle will repeat every three years.

- 2026 - Area 01 = City of Lockhart, including a buffered area
- 2027 - Area 03 = Rural County Areas, less area 01 & 02
- 2028 - Area 02 = City of Luling, including a buffered area
- 2029 - Area 01 = City of Lockhart, including a buffered area



Office Review

Office reviews are completed on properties where update information has been received from the owner of the property and is considered accurate and correct. The personal property department mails property rendition forms in December of each year to assist in the annual review of the property.

PERFORMANCE TEST

The chief appraiser is responsible for conducting ratio studies and comparative analysis. Ratio studies are conducted on property located within certain neighborhoods or districts by the chief appraiser. The sale ratio and comparative analysis of sold property to appraised property forms the basis for determining the level of appraisal and market influences and factors for the neighborhood. This information is the basis for updating property valuation for the entire area of property to be evaluated. Field appraisers, in many cases, may conduct field inspections to insure the accuracy of the property descriptions at the time of sale for this study. This inspection is to insure that the ratios produced are accurate for the property sold and that appraised values utilized in the study are based on accurate property data characteristics observed at the time of sale. Also, property inspections are performed to discover if property characteristics had changed as of the sale date or subsequent to the sale date. Sale ratios should be based on the value of the property as of the date of sale not after a subsequent or substantial change was made to the property after the negotiation and agreement in price was concluded. Properly performed ratio studies are a good reflection of the level of appraisal for the district.

Residential Valuation Process

INTRODUCTION

Scope of Responsibility

The residential appraisers are responsible for estimating equal and uniform market values for residential improved and vacant property. There are approximately 19,500 residential improved single and multiple family parcels and 11,550 vacant residential properties in Caldwell County. Appraisal Resources

- Personnel -The residential appraisal staff consists of 8 appraisers. The following appraisers are responsible for estimating the market value of residential property:
 - Deputy Chief Appraiser
 - Residential & Agricultural
 - Residential & Personal Property Appraiser
 - Residential Appraiser
 - Residential Appraiser
 - Residential Appraiser
 - Residential Appraiser
 - Residential Appraiser

(All appraisers are trained to perform appraisals on residential, commercial, agricultural and business personal property)

- Data -An individualized set of data characteristics for each residential dwelling and multiple family units in this district are collected in the field and data entered to the computer. The property characteristic data drives the application of computer-assisted mass appraisal (CAMA) under the Cost, Market, and Income Approaches to property valuation.

VALUATION APPROACH

Land Analysis

Residential land valuation analysis is conducted prior to neighborhood sales analysis. The value of the land component to the property is estimated based on available market sales for comparable and competing land under similar usage. A comparison and analysis of comparable land sales is conducted based on a comparison of land characteristics found to influence the market price of land located in the neighborhood. A computerized land table file stores the land information required to consistently value individual parcels within neighborhoods given known land characteristics. Specific land influences are considered, where necessary, and depending on neighborhood and individual lot or tract characteristics, to adjust parcels outside the neighborhood norm for such factors as access, view, shape, size, and topography. The appraisers use abstraction and allocation methods to insure that estimated land values best reflect the contributory market value of the land to the overall property value.

Area Analysis

Data on regional economic forces such as demographic patterns, regional locational factors, employment and income patterns, general trends in real property prices and rents, interest rate trends, availability of vacant land, and construction trends and costs are collected from private vendors and public sources and provide the field appraiser a current economic outlook on the real estate market. Information is gleaned from real estate publications and sources such as continuing education in the form of IAAO, TAAO and TAAD classes.

Neighborhood and Market Analysis

Defining market areas in the District

The District uses the market areas of the cities of Lockhart and Luling when setting the market for Categories A, B, C, and F. The District uses a county wide market area for appraising Categories D and E.

Neighborhood analysis involves the examination of how physical, economic, governmental and social forces and other influences affect property values. The effects of these forces are also used to identify, classify, and stratify comparable properties into smaller, manageable subsets of the universe of properties known as neighborhoods. Residential valuation and neighborhood analysis is conducted on various market areas within each of the political entities known as Independent School Districts (ISD). Analysis of comparable market sales forms the basis of estimating market activity and the level of supply and demand affecting market prices for any given market area, neighborhood or district. Market sales indicate the effects of these market forces and are interpreted by the appraiser into an indication of market price ranges and indications of property component change considering a given time period relative to the date of appraisal. Cost and Market Approaches to estimate value are the basic techniques utilized to interpret these sales. For multiple family properties the Income Approach to value is also considered and may be utilized to estimate an opinion of value for investment level residential property.

The first step in neighborhood analysis is the identification of a group of properties that share certain common traits. A "neighborhood" for analysis purposes is defined as the largest geographic grouping of properties where the property's physical, economic, governmental and social forces are generally similar and uniform. Geographic stratification accommodates the local supply and demand factors that vary across a jurisdiction. Once a neighborhood with similar characteristics has been identified, the next step is to define its boundaries. This process is known as "delineation". Some factors used in neighborhood delineation include location, sales price range, lot size, age of dwelling, quality of construction and condition of dwellings, square footage of living area, and story height. Delineation can involve the physical drawing of neighborhood boundary lines on a map, but it can also involve statistical separation or stratification based on attribute analysis. Part of neighborhood analysis is the consideration of discernible patterns of growth that influence a neighborhood's individual market. Few neighborhoods are fixed in character. Each neighborhood may be characterized as being in a stage of growth, stability or decline. The growth period is a time of development and

construction. As new neighborhoods in a community are developed, they compete with existing neighborhoods. An added supply of new homes tends to induce population shift from older homes to newer homes. In the period of stability, or equilibrium, the forces of supply and demand are about equal. Generally, in the stage of equilibrium, older neighborhoods can be more desirable due to their stability of residential character and proximity to the workplace and other community facilities. The period of decline reflects diminishing demand or desirability. During decline, general property use may change from residential to a mix of residential and commercial uses. Declining neighborhoods may also experience renewal, reorganization, rebuilding, or restoration, which promotes increased demand and economic desirability.

Neighborhood identification and delineation is the cornerstone of the residential valuation system at the district. All the residential analysis work done in association with the residential valuation process is neighborhood specific. Neighborhoods are inspected and delineated based on observable in the field with aspects of homogeneity. Neighborhood delineation is periodically reviewed to determine if further neighborhood delineation is warranted. Whereas neighborhoods involve similar properties in the same location, a neighborhood group is simply defined as similar neighborhoods in similar locations. Each residential neighborhood is assigned to a neighborhood group based on observable aspects of homogeneity between neighborhoods. Neighborhood grouping is highly beneficial in cost-derived areas of limited or no sales, or use in direct sales comparison analysis. Neighborhood groups, or clustered neighborhoods, increase the available market data by linking comparable properties outside a given neighborhood. Sales ratio analysis, discussed below, is performed on a neighborhood basis, and in soft sale areas on a neighborhood group basis.

Highest and Best Use Analysis

The highest and best use of property is the reasonable and probable use that supports the highest present value as of the date of the appraisal. The highest and best use must be physically possible, legal, financially feasible, and productive to its maximum. The highest and best use of residential property is normally its current use. This is due in part to the fact that residential development, in many areas, through use of deed restrictions and zoning, precludes other land uses. Residential valuation undertakes reassessment of highest and best use in transition areas and areas of mixed residential and commercial use. In transition areas with ongoing gentrification, the appraiser reviews the existing residential property use and makes a determination regarding highest and best use. Once the conclusion is made that the highest and best use remains residential, further highest and best use analysis is done to decide the type of residential use on a neighborhood basis. As an example, it may be determined in a transition area that older, non-remodeled homes are economic outliers, and the highest and best use of such property is the construction of new dwellings. In areas of mixed residential and commercial use, the appraiser reviews properties in these areas on a periodic basis to determine if changes in the real estate market require reassessment of the highest and best use of a select population of properties.

VALUATION AND STATISTICAL ANALYSIS (Model Calibration)

Cost Schedules

All residential parcels in the district are valued with a replacement cost estimated from identical cost schedules based on the improvement classification system using a comparative unit method. The district's residential cost schedules are estimated from Marshall and Swift, a nationally recognized cost estimator service. These cost estimates are compared with sales of new improvements and evaluated from year to year and indexed to reflect the local residential building and labor market. Costs may also be indexed for neighborhood factors and influences that affect the total replacement cost of the improvements in a smaller market area based on evidence taken from a sample of market sales.

A review of the residential cost schedule is performed annually. As part of this review and evaluation process of the estimated replacement cost, newly constructed sold properties representing various levels of quality of construction in district are considered. The property data characteristics of these properties are verified and photographs are taken of the samples. CAD replacement costs are compared against Marshall & Swift, a nationally recognized cost estimator, and the indicated replacement cost abstracted from these market sales of comparably improved structures. The results of this comparison are analyzed using statistical measures, including stratification by quality and reviewing of estimated building costs plus land to sales prices. As a result of this analysis, a new regional multiplier or economic index factor and indications of neighborhood economic factors are developed for use in the district's cost process. This new economic indexes estimated and used to adjust the district's cost schedule to be in compliance with local building costs as reflected by the local market.

Sales Information

A sales file for the storage of "snapshot" sales data at the time of sale is maintained for real property. Residential vacant land sales, along with commercial improved and vacant land sales are maintained in a sales information system. Residential improved and vacant sales are collected from a variety of sources, including: district questionnaires sent to buyer and seller, field discovery, protest hearings, various sale vendors, builders, and realtors. A system of type, source, validity and verification codes has been established to define salient facts related to a property's purchase or transfer and to help determine relevant market sale prices. The effect of time as an influence on price was considered by paired comparison and applied in the ratio study to the sales as indicated within each neighborhood area. Neighborhood sales reports are generated as an analysis tool for the appraiser in the development and estimation of market price ranges and property component value estimates. Abstraction and allocation of property components based on sales of similar property is an important analysis tool to interpret market sales under the cost and market approaches to value. These analysis tools help determine and estimate the effects of change, with regard to price, as indicated by sale prices for similar property within the current market.

Sales of the same property were considered and analyzed for any indication of price change attributed to a time change or influence. Property characteristics, financing, and conditions of

sale were compared for each property sold in the pairing of property to isolate only the time factor as an influence on price.

Statistical Analysis

The residential valuation appraisers perform statistical analysis annually to evaluate whether estimated values are equitable and consistent with the market. Ratio studies are conducted on each of the residential valuation neighborhoods in the district to judge the two primary aspects of mass appraisal accuracy--level and uniformity of value. Appraisal statistics of central tendency generated from sales ratios are evaluated and analyzed for each neighborhood. The level of appraised values is determined by the weighted mean ratio for sales of individual properties within a neighborhood, and a comparison of neighborhood weighted means reflect the general level of appraised value between comparable neighborhoods.

The appraiser, through the sales ratio analysis process, reviews every neighborhood annually. The first phase involves neighborhood ratio studies that compare the recent sales prices of neighborhood properties to the appraised values of these sold properties. This set of ratio studies affords the appraiser an excellent means of judging the present level of appraised value and uniformity of the sales. The appraiser, based on the sales ratio statistics and designated parameters for valuation update, makes a preliminary decision as to whether the value level in a neighborhood needs to be updated or whether the level of market value in a neighborhood is at an acceptable level.

Market and Cost Reconciliation and Valuation

Neighborhood analysis of market sales to achieve an acceptable sale ratio or level of appraisal is also the reconciliation of the market and cost approaches to valuation. Market factors are developed from appraisal statistics provided from market analyses and ratio studies and are used to ensure that estimated values are consistent with the market and to reconcile cost indicators. The district's primary approach to the valuation of residential properties uses a hybrid cost-sales comparison approach. This type of approach accounts for neighborhood market influences not particularly specified in a purely cost model.

The following equation denotes the hybrid model used:

$$MV = LV + (RCN - AD)$$

Whereas, in accordance with the cost approach, the estimated market value (MV) of the property equals the land value (LV) plus the replacement cost new of property improvements (RCN) less accrued depreciation (AD). As the cost approach separately estimates both land and building contributory values and uses depreciated replacement costs, which reflect only the supply side of the market, it is expected that adjustments to the cost values may be needed to bring the level of appraisal to an acceptable standard as indicated by market sales. Thus, demand side economic factors and influences may be observed and considered. These market, or location adjustments, may be abstracted and applied uniformly within neighborhoods to account for locational

variances between market areas or across a jurisdiction. Whereas, in accordance with the Market Approach, the estimated market value (MV) of the property equals the basic unit of property, under comparison, times the market price range per unit for sales of comparable property. For residential property, the unit of comparison is typically the price per square foot of living area or the price indicated for the improvement contribution. This analysis for the hybrid model is based on both the cost and market approaches as a correlation of indications of property valuation. A significant unknown for these two indications of value is determined to be the rate of change for the improvement contribution to total property value. The measure of change for this property component can best be reflected and based in the annualized accrued depreciation rate. This cost related factor is most appropriately measured by sales of similar property. The market approach, when improvements are abstracted from the sale price, indicates the depreciated value of the improvement component, in effect, measuring changes in accrued depreciation, a cost factor. The level of improvement contribution to the property is measured by abstraction of comparable market sales, which is the property sale price less land value. The primary unknown for the cost approach is to accurately measure accrued depreciation affecting the amount of loss attributed to the improvements as age increases and condition changes. This evaluation of cost results in the depreciated value of the improvement component based on age and condition. The evaluation of this market and cost information is the basis of reconciliation and indication of property valuation under this hybrid model.

When the appraiser reviews a neighborhood, the appraiser reviews and evaluates a ratio study that compares recent sales prices of properties, appropriately adjusted for the effects of time, within a delineated neighborhood, with the value of the properties' based on the estimated depreciated replacement cost of improvements plus land value. The calculated ratio derived from the sum of the sold properties' estimated value divided by the sum of the time adjusted sales prices indicates the neighborhood level of appraisal based on sold properties. This ratio is compared to the acceptable appraisal ratio, 96% to 100%, to determine the level of appraisal for each neighborhood. If the level of appraisal for the neighborhood is outside the acceptable range of ratios, adjustments to the neighborhood are made.

If reappraisal of the neighborhood is indicated, the appraiser analyzes available market sales, appropriately adjusted for the apparent effects of time, by market abstraction of property components. This abstraction of property components allows the appraiser to focus on the rate of change for the improvement contribution to the property by providing a basis for calculating accrued depreciation attributed to the improvement component. This impact on value is usually the most significant factor affecting property value and the most important unknown to determine by market analysis. Abstraction of the improvement component from the adjusted sale price for a property indicates the effect of overall market suggested influences and factors on the price of improvements that were a part of this property, recently sold. Comparing this indicated price or value allocation for the improvement with the estimated replacement cost new of the improvement indicates any loss in value due to accrued forms of physical, functional, or economic obsolescence. This is a market driven measure of accrued depreciation and results in a true and relevant measure of improvement marketability, particularly when based on multiple sales that indicate the trending of this rate of change over certain classes of improvements within certain neighborhoods. Based on this market analysis, the appraiser estimates the annual rate of depreciation for given improvement descriptions considering age and observed condition. Once

estimated, the appraiser recalculates the improvement value of all property within the sale sample to consider and review the effects on the neighborhood sale ratio. After an acceptable level of appraisal is achieved within the sale sample, the entire neighborhood of property is recalculated utilizing the indicated depreciation rates taken from market sales. This depreciation factor is the basis for trending all improvement values and when combined with any other site improvements and land value, brings the estimated property value through the cost approach closer to actual market prices as evidenced by recent sale prices available within a given neighborhood. Therefore, based on analysis of recent sales located within a given neighborhood, estimated property values will reflect the market influences and conditions only for the specified neighborhood, thus producing more representative and supportable values. The estimated property values calculated for each update neighborhood are based on market indicated factors applied uniformly to all properties within a neighborhood. Finally, with all the market-trend factors applied, a final ratio study is generated that compares recent sale prices with the proposed appraised values for these sold properties. From this set of ratio studies, the appraiser judges the appraisal level and uniformity in both update and non-update neighborhoods and verifies appraised values against overall trends as exhibited by the local market, and finally, for the school district as a whole.

TREATMENT OF RESIDENCE HOMESTEADS

Beginning in 1998, the State of Texas implemented a constitutional classification scheme concerning the appraisal of residential property that receives a residence homestead exemption. Under that law, beginning in the second year a property receives a homestead exemption, increases in the assessed value of that property are "capped." The value for tax purposes (assessed value) of a qualified residence homestead will be the LESSER of:

- the market value; or
- the preceding year's appraised value;
 - PLUS 10 percent for each year since the property was re-appraised;
 - PLUS the value of any improvements added since the last re-appraisal.

Assessed values of capped properties must be recomputed annually. If a capped property sells, the cap automatically expires as of January 1st of the year following sale of the property and the property is appraised at its market value. January 2022 the State of Texas passed a bill that the homestead exemption can be prorated. An analogous provision applies to new homes. While a developer owns them, unoccupied residences may be partially complete and appraised as part of an inventory. This valuation is estimated using the district's land value and the percentage of completion for the improvement contribution that usually is similar to the developer's construction costs as a basis of completion on the valuation date. However, in the year following changes in completion, occupancy, or sale, they are appraised at market value.

CIRCUIT BREAKER LIMITATION

Beginning in 2024, real property valued at \$5 million or less will benefit from a 20 percent limitation on the net appraised value of the property used to calculate property taxes. These properties will also have a net appraised value that will be the lesser amount of:

- last year's net appraised value PLUS 20 percent of that value PLUS the market value of all new improvements on the property OR
- this year's market value

You must own the property for at least one full calendar year (January through December) before you are eligible for a 20 percent limitation. The Texas Legislature has currently only authorized the circuit breaker limitation for the 2024, 2025, and 2026 tax years. This limitation expires December 2026.

INDIVIDUAL VALUE REVIEW PROCEDURES

Field Review

The appraiser identifies individual properties in critical need of field review through sales ratio analysis. Sold properties are field reviewed on a monthly and periodic basis to check for accuracy of data characteristics.

Office Review

Once field review is completed, the appraiser conducts a routine valuation review of all properties as outlined in the discussion of ratio studies and market analysis. Valuation reports comparing previous values against proposed and final values are generated for all residential improved and vacant properties. The percentage of value differences are noted for each property within a delineated neighborhood allowing the appraiser to identify, research and resolve value anomalies before final appraised values are released. Previous values resulting from a hearing protest are individually reviewed to determine if the value remains appropriate for the current year.

Once the appraiser is satisfied with the level and uniformity of value for each neighborhood within his area of responsibility, the estimates of value go to notice.

PERFORMANCE TESTS

Sales Ratio Studies

The primary analytical tool used by the appraisers to measure and improve performance is the ratio study. The district ensures that the appraised values that it produces meet the standards of accuracy in several ways. Overall sales ratios are generated for each neighborhood to allow the

appraiser to review general market trends within their area of responsibility and provide an indication of market appreciation over a specified period of time. The in-house computer ratio studies are designed to emulate the findings of the state comptroller's annual property value study for category 'A' property.

Management Review Process

Once the proposed value estimates are finalized, the appraiser reviews the sales ratios by neighborhood and presents pertinent valuation data, such as weighted sales ratio and pricing trends, to the appraisal supervisors and the Chief Appraiser for final review and approval. This review includes comparison of level of value between related neighborhoods within and across jurisdiction lines. The primary objective of this review is to ensure that the proposed values have met preset appraisal guidelines appropriate for the tax year in question.

Commercial and Industrial Property Valuation Process

INTRODUCTION

Appraisal Responsibility

This mass appraisal assignment includes all of the commercially described real property, which falls within the responsibility of the commercial valuation appraiser of the Caldwell County Appraisal District and is located within the boundaries of this taxing jurisdiction. Caldwell County Appraisal District has contracted with Eagle Property Tax Appraisal & Consulting, Inc. to appraise all of the commercially described real property within our jurisdiction. Eagle Property Tax Appraisal & Consulting, Inc. will work with the chief appraiser in monitoring the commercial and income schedules and will make modifications as warranted to reflect current market value trends. Commercial appraisers appraise the fee simple interest of properties according to statute and court decisions. However, the effect of easements, restrictions, encumbrances, leases, contracts or special assessments are considered on an individual basis, as is the appraisal of any non-exempt taxable fractional interests in real property (i.e. certain multi-family housing projects). Fractional interests or partial holdings of real property are appraised in fee simple for the whole property and divided programmatically based on their prorated interests.

Appraisal Resources

- Personnel -The improved real property appraisal responsibilities are categorized according to major property types of multi-family or apartment, office, retail, warehouse and special use (i.e. hotels, hospitals and nursing homes).
- Data -The data used by the commercial appraisers includes verified sales of vacant land and improved properties and the pertinent data obtained from each (sales price levels, capitalization rates, income multipliers, equity dividend rates, marketing period, etc.). Other data used by the appraisers includes actual income and expense data (typically obtained through the hearings process), actual contract rental data, leasing information (commissions, tenant finish, length of terms, etc.), and actual construction cost data. In addition to the actual data obtained from specific properties, market data publications are also reviewed to provide additional support for market trends.

PRELIMINARY ANALYSIS

Market Study

Market studies are utilized to test new or existing procedures or valuation modifications in a limited sample of properties located in the district and are also considered and become the basis of updating whenever substantial changes in valuation are made. These studies target certain types of improved property to evaluate current market prices for rents and for sales of commercial and industrial real property. These comparable sale studies and ratio studies reveal whether the valuation system is producing accurate and reliable value estimates or whether

procedural and economic modifications are required. The appraiser implements this methodology when developing cost approach, market approach, and income approach models.

Caldwell CAD coordinates its discovery and valuation activities with adjoining appraisal districts. Numerous field trips, interviews and data exchanges with adjacent appraisal districts have been conducted to ensure compliance with state statutes. In addition, Caldwell CAD administration and personnel interact with other assessment officials through professional trade organizations including the International Association of Assessing Officers, Texas Association of Appraisal Districts and the Texas Association of Assessing Officers. District staff strive to maintain appraisal skills and professionalism by continuing education in the form of courses that are offered by several professional associations such as International Association of Assessing Officers (IAAO), Texas Association of Assessing Officers (TAAO), and Texas Association of Appraisal Districts (TAAD) courses.

VALUATION APPROACH

Land Value

Commercial land is analyzed annually to compare appraised values with recent sales of land in the market area. If appraised values differ from sales prices being paid, adjustments are made to all land in that region. Generally, commercial property is appraised on a price per square foot basis. Factors are placed on individual properties based on corner influence, depth of site, shape of site, easements across site, and other factors that may influence value. The land is valued as though vacant at the highest and best use.

Area Analysis

Area data on regional economic forces such as demographic patterns, regional locational factors, employment and income patterns, general trends in real property prices and rents, interest rate trends, availability of vacant land, and construction trends and costs are collected from private vendors and public sources.

Neighborhood Analysis

The neighborhood and market areas are comprised of the land area and commercially classed properties located within the boundaries of this appraisal jurisdiction. These areas consist of a wide variety of property types including multiple-family residential, commercial and industrial. Neighborhood and area analysis involves the examination of how physical, economic, governmental and social forces and other influences may affect property values within subgroups of property locations. The effects of these forces are also used to identify, classify, and organize comparable properties into smaller, manageable subsets of the universe of properties known as neighborhoods. In the mass appraisal of commercial and industrial properties these subsets of a universe of properties are generally referred to as market areas, neighborhoods, or economic areas.

Economic areas are defined by each of the improved property use types (apartment, office, retail, warehouse and special use) based upon an analysis of similar economic or market forces. These include but are not limited to similarities of rental rates, classification of projects (known as building class by area commercial market experts), date of construction, overall market activity or other pertinent influences. Economic area identification and delineation by each major property use type is the benchmark of the commercial valuation system. All income model valuation (income approach to value estimates) is economic area specific. Economic areas are periodically reviewed to determine if re-delineation is required. The geographic boundaries as well as income, occupancy and expense levels and capitalization rates by age within each economic area for all commercial use types and its corresponding income model have been estimated for these properties.

Highest and Best Use Analysis

The highest and best use is the most reasonable and probable use that generates the highest net to land and present value of the real estate as of the date of valuation. The highest and best use of any given property must be physically possible, legally permissible, financially feasible, and maximally productive. For improved properties, highest and best use is evaluated as improved and as if the site were still vacant. This perspective assists in determining if the existing improvements have a transitional use, interim use, nonconforming use, multiple uses, speculative use, is excess land, or a different optimum use if the site were vacant. For vacant tracts of land within this jurisdiction, the highest and best use is considered speculative based on the surrounding land uses. Improved properties reflect a wide variety of highest and best uses which include, but are not limited to: office, retail, apartment, warehouse, light industrial, special purpose, or interim uses. In many instances, the property's current use is the same as its highest and best use. This analysis insures that an accurate estimate of market value (sometimes referred to as value in exchange) is derived.

On the other hand, value in use represents the value of a property to a specific user for a specific purpose. This perspective for value may be significantly different than market value, which approximates market price under the following assumptions: (i) no coercion of undue influence over the buyer or seller in an attempt to force the purchase or sale, (ii) well-informed buyers and sellers acting in their own best interests, (iii) a reasonable time for the transaction to take place, and (iv) payment in cash or its equivalent.

Market Analysis

A market analysis relates directly to examining market forces affecting supply and demand. This study involves the relationships between social, economic, environmental, governmental, and site conditions. Current market activity including sales of commercial properties, new construction, new leases, lease rates, absorption rates, vacancies, allowable expenses (inclusive of replacement reserves), expense ratio trends, capitalization rate studies are analyzed to determine market ranges in price, operating costs and investment return expectations.

DATA COLLECTION / VALIDATION

Data Collection Manuals

Data collection and documentation for Commercial/Industrial property is continually updated, providing a uniform system of itemizing the multitude of components comprising improved properties. All properties located in Caldwell CAD's inventory are coded according to a specific classification system and the approaches to value are structured and calibrated based on this coding system.

Annually, after the sales of property have been researched, verified, keyed into the database, and quality control has been completed, the sales data is summarized and produced into list form. The confirmed sales reports, known as the Commercial Improved and Vacant Land sales listings, categorize the sales by property and use type, and sort the data by location and chronological order. Many of these sales are available to the public for use during protest hearings and are also used by the Caldwell CAD appraisers during the hearings process.

Sources of Data

In terms of commercial sales data, Caldwell CAD receives a copy of the deeds recorded in Caldwell County and adjoining counties that convey commercially classed properties. These deeds involving a change in commercial ownership are entered into the sales information system and researched in an attempt to obtain the pertinent sale information. Other sources of sale data include the protest hearings process and local, regional and national real estate and financial publications.

For those properties involved in a transfer of commercial ownership, a sale file is produced which begins the research and verification process. The initial step in sales verification involves a computer-generated questionnaire, which is mailed to both parties in the transaction (Grantor and Grantee). If a questionnaire is answered and returned, the documented responses are recorded into the computerized sales database system. If no information is provided, verification of many transactions is then attempted via phone calls to parties thought to be knowledgeable of the specifics of the sale. Other sources contacted are the brokers involved in the sale, property managers or commercial vendors. In other instances, sales verification is obtained from local appraisers or others that may have the desired information. Finally, closing statements are often provided during the hearings process. The actual closing statement is the most reliable and preferred method of sales verification.

VALUATION ANALYSIS

Model calibration involves the process of periodically adjusting the mass appraisal formulae, tables and schedules to reflect current local market conditions. Once the models have undergone the specification process, adjustments can be made to reflect new construction procedures, materials and/or costs, which can vary from year to year. The basic structure of a mass appraisal model can be valid over an extended period of time, with trending factors utilized for updating the data to the current market conditions. However, at some point, if the adjustment process

becomes too involved, the model calibration technique can mandate new model specifications or a revised model structure.

Cost Schedules

The cost approach to value is applied to improved real property utilizing the comparative unit method. This methodology involves the utilization of national cost data reporting services as well as actual cost information on local comparable properties whenever possible. Cost models are typically developed based on the Marshall Valuation Service which indicates estimated hard or direct costs of various improvement types. Cost models include the derivation of replacement cost new (RCN) of all improvements represented within the district. These include comparative base rates, per unit adjustments and lump sum adjustments for variations in property description, design, and types of improvement construction. This approach and analysis also employ the sales comparison approach in the evaluation of soft or indirect costs of construction. Evaluating market sales of newly developed improved property is an important part of understanding total replacement cost of improvements. What total costs may be involved in the development of the property, as well as any portion of cost attributed to entrepreneurial profit can only be revealed by market analysis of pricing acceptance levels. In addition, market related land valuation for the underlying land value is important in understanding and analyzing improved sales for all development costs and for the abstraction of improvement costs for construction and development. Time and location modifiers are necessary to adjust cost data to reflect conditions in a specific market and changes in costs over a period of time. Because a national cost service is used as a basis for the cost models, locational modifiers and estimates of soft cost factors are necessary to adjust these base costs specifically for various types of improvements located in Caldwell County. Thusly, local modifiers are additional cost factors applied to replacement cost estimated by the national cost service. Estimated replacement cost new will reflect all costs of construction and development for various improvements located in Caldwell CAD as of the date of appraisal.

Accrued depreciation is the sum of all forms of loss affecting the contributory value of the improvements. It is the measured loss against replacement cost new taken from all forms of physical deterioration, functional and economic obsolescence. Accrued depreciation is estimated and developed based on losses typical for each property type at that specific age. Depreciation estimates have been implemented for what is typical of each major class of commercial property by economic life categories. Estimates of accrued depreciation have been calculated for improvements with a range of variable years expected life based on observed condition considering actual age. These estimates are continually tested to ensure they are reflective of current market conditions. The actual and effective ages of improvements are noted in CAMA. Effective age estimates are based on the utility of the improvements relative to where the improvement lies on the scale of its total economic life and its competitive position in the marketplace. Effective age estimates are considered and reflected based on five levels or rankings of observed condition, given actual age.

Additional forms of depreciation such as external and/or functional obsolescence can be applied if observed. A depreciation calculation override can be used if the condition or effective age of a property varies from the norm by appropriately noting the physical condition and functional utility ratings on the property data characteristics. These adjustments are typically applied to a

specific condition adequacy or deficiency, property type or location and can be developed via ratio studies or other market analyses.

The result of estimating accrued depreciation and deducting that from the estimated replacement cost new of improvements indicates the estimated contributory value of the improvements. Adding the estimated land value, as if vacant, to the contributory value of the improvements indicates a property value by the cost approach. Given relevant cost estimates and market related measures of accrued depreciation, the indicated value of the property by the cost approach becomes a very reliable valuation technique.

Income Models

The income approach to value is applied to those real properties which are typically viewed by market participants as “income producing”, and for which the income methodology is considered a leading value indicator. The first step in the income approach pertains to the estimation of market rent on a per unit basis. This is derived primarily from actual rent data furnished by property owners and from local market surveys conducted by the district and by information from area rent study reviews. This per unit rental rate multiplied by the number of units results in the estimate of potential gross rent.

A vacancy and collection loss allowance is the next item to consider in the income approach. The projected vacancy and collection loss allowance is established from actual data furnished by property owners and local market survey trends. This allowance accounts for periodic fluctuations in occupancy, both above and below an estimated stabilized level. This feature may also provide for a reasonable lease-up period for multi-tenant properties, where applicable. The market derived stabilized vacancy and collection loss allowance is subtracted from the potential gross rent estimate to yield an indication of estimated annual effective gross rent to the property.

Next, a secondary income or service income is considered and, if applicable, calculated as a percentage of stabilized effective gross rent. Secondary income represents parking income, escalations, reimbursements, and other miscellaneous income generated by the operations of real property. The secondary income estimate is derived from actual data collected and available market information. The secondary income estimate is then added to effective gross rent to arrive at an effective gross income, when applicable.

Allowable expenses and expense ratio estimates are based on a study of the local market, with the assumption of prudent management. An allowance for non-recoverable expenses such as leasing costs and tenant improvements may be included in the expenses. A non-recoverable expense represents costs that the owner pays to lease rental space. Relevant expense ratios are developed for different types of commercial property based on use and market experience. For instance, retail properties are most frequently leased on a triple-net basis, whereby the tenant is responsible for all operating expenses, such as Ad valorem taxes, insurance, and common area and property maintenance. In comparison, a general office building is most often leased on a base year expense stop. This lease type stipulates that the owner is responsible for all expenses incurred during the first year of the lease. As a result, expense ratios are implemented and

estimated based on observed market experience in operating various types of commercial property.

Another form of allowable expense is the replacement of short-lived items (such as roof or floor coverings, air conditioning or major mechanical equipment or appliances) requiring expenditures of lump sum costs. When these capital expenditures are analyzed for consistency and adjusted, they may be applied on an annualized basis as stabilized expenses. When performed according to local market practices by commercial property type, these expenses when annualized are known as replacement reserves. For some types of property, typical management does not reflect expensing reserves and is dependent on local and industry practices.

Subtracting the allowable expenses (inclusive of non-recoverable expenses and replacement reserves when applicable) from the annual effective gross income yields an estimate of annual net operating income to the property.

Return rates and income multipliers are used to convert operating income expectations into an estimate of market value for the property under the income approach. These include income multipliers, overall capitalization rates, and discount rates. Each of these multipliers or return rates are considered and used in specific applications. Rates and multipliers may vary between property types, as well as by location, quality, condition, design, age, and other factors.

Therefore, application of the various rates and multipliers must be based on a thorough analysis of the market for individual income property types and uses. These procedures are supported and documented based on analysis of market sales for these property types.

Capitalization analysis is used in the income approach models to form an indication of value. This methodology involves the direct capitalization of net operating income as an indication of market value for a specific property. Capitalization rates applicable for direct capitalization method and yield rates for estimating terminal cap rates for discounted cash flow analysis are derived from the market. Sales of improved properties from which actual income and expense data are obtained provide a very good indication of property return expectations a specific market participant is requiring from an investment at a specific point in time. In addition, overall capitalization rates can be derived and estimated from the built-up method (band-of-investment). This method relates to satisfying estimated market return requirements of both the debt and equity positions in a real estate investment. This information is obtained from available sales of property, local lending sources, and from real estate and financial publications.

Rent loss concessions are estimated for specific properties with vacancy problems. A rent loss concession accounts for the impact of lost rental income while the building is moving toward stabilized occupancy. The rent loss is calculated by multiplying the rental rate by the percent difference of the property's stabilized occupancy and its actual occupancy. Build out allowances (for first generation space or retrofit/second generation space as appropriate) and leasing expenses are added to the rent loss estimate. The total adjusted loss from these real property operations is discounted using an acceptable risk rate. The discounted value (inclusive of rent loss due to extraordinary vacancy, build out allowances and leasing commissions) becomes the rent loss concession and is deducted from the value indication of the property at stabilized

occupancy. A variation of this technique allows a rent loss deduction to be estimated for every year that the property's actual occupancy is less than stabilized occupancy.

The Caldwell CAD will review the income approach method when requested by the property owner.

Sales Comparison (Market) Approach

Although all three of the approaches to value are based on market data, the Sales Comparison Approach is most frequently referred to as the Market Approach. This approach is utilized not only for estimating land value but also in comparing sales of similarly improved properties to parcels on the appraisal roll. As previously discussed in the Data Collection / Validation section of this report, pertinent data from actual sales of properties, both vacant and improved, is pursued throughout the year in order to obtain relevant information which can be used in all aspects of valuation. Sales of similarly improved properties can provide a basis for the depreciation schedules in the Cost Approach, rates and multipliers used in the Income Approach, and as a direct comparison in the Sales Comparison Approach. Improved sales are also used in ratio studies, which provide the appraiser an excellent means of judging the present level and uniformity of the appraised values.

Final Valuation Schedules

Based on the market data analysis and review discussed previously in the cost, income and sales approaches, the cost and income models are calibrated and finalized. The calibration results are keyed to the schedules and models in the CAMA system for utilization on all commercial properties in the district. Market factors reflected within the cost and income approaches are evaluated and confirmed based on market sales of commercial and industrial properties. The appraisers review the cost, income, and sales comparison approaches to value for each of the types of properties with available sales information. The final valuation of a property is estimated based on reconciling these indications of value considering the weight of the market information available for evaluation and analysis in these approaches to value.

Statistical and Capitalization Analysis

Statistical analysis of final values is an essential component of quality control. This methodology represents a comparison of the final value against the standard and provides a concise measurement of the appraisal performance. Statistical comparisons of many different standards are used including sales of similar properties, the previous year's appraised value, audit trails, value change analysis and sales ratio analysis.

Appraisal statistics of central tendency and dispersion generated from sales ratios are calculated for each property type with available sales data. These summary statistics including, but not limited to, the weighted mean, provide the appraisers an analytical tool by which to determine both the level and uniformity of appraised value of a particular property type. The level of appraised values can be determined by the weighted mean for individual properties within a

specific type, and a comparison of weighted means can reflect the general level of appraised value.

The appraisers review every commercial property type annually through the sales ratio analysis process. The first phase involves ratio studies that compare the recent sales prices of properties to the appraised values of the sold properties. This set of ratio studies affords the appraiser an excellent means of judging the present level of appraised value and uniformity of the appraised values. The appraiser, based on the sales ratio statistics and designated parameters for valuation update, makes a preliminary decision as to whether the value level of a particular property type needs to be updated in an upcoming reappraisal, or whether the level of market value is at an acceptable level.

Potential gross rent estimates, occupancy levels, secondary income, allowable expenses (inclusive of non-recoverable and replacement reserves), net operating income and capitalization rate and multipliers are continuously reviewed. Income model estimates and conclusions are compared to actual information obtained on individual commercial and industrial income properties during the protest hearings process, as well as with information from published sources and area property managers and owners.

INDIVIDUAL VALUE REVIEW PROCEDURES

Field Review

The date of last inspection, extent of that inspection, and the Caldwell County CAD appraiser responsible are listed in the CAMA system. If a property owner disputes the District's records concerning this data in a protest hearing, CAMA may be altered based on the credibility of the evidence provided. Normally, a new field check is then requested to verify this information for the current year's valuation or for the next year's valuation. In addition, if a building permit is filed for a particular property indicating a change in characteristics, that property is added to a work file for review.

Commercial appraisers are somewhat limited in the time available to field review all commercial properties of a specific use type. However, a major effort is made by appraisers to field review as many properties as possible or economic areas experiencing large numbers of remodels, renovations, or retrofits, changes in occupancy levels or rental rates, new leasing activity, new construction, or wide variations in sale prices. Additionally, the appraisers frequently field review subjective data items such as building class, quality of construction (known as cost modifiers), condition, and physical, functional and economic obsolescence factors contributing significantly to the market value of the property. In some cases field reviews are warranted when sharp changes in occupancy or rental rate levels occur between building classes or between economic areas. With preliminary estimates of value in these targeted areas, the appraisers test computer assisted values against their own appraisal judgment. While in the field, the appraisers physically inspect sold and unsold properties for comparability and consistency of values.

Office Review

Office reviews are completed on properties subject to field inspections and are performed in compliance with the guidelines required by the existing classification system. Office reviews are typically limited by the available market data presented for final value analysis. These reviews summarize the pertinent data of each property as well as comparing the previous value to the proposed value conclusions of the various approaches to value. These evaluations and reviews show proposed value changes, income model attributes or overrides, economic factor (cost overrides) and special factors affecting the property valuation such as new construction status, and a three years sales history (USPAP property history requirement for non-residential property). The appraiser may review methodology for appropriateness to ascertain that it was completed in accordance with USPAP or more stringent statutory and district policies. This review is performed after preliminary ratio statistics have been applied. If the ratio statistics are generally acceptable overall the review process is focused primarily on locating skewed results on an individual basis. Previous values resulting from protest hearings are individually reviewed to determine if the value remains appropriate for the current year based on market conditions. Each appraiser's review is limited to properties in their area of responsibility by property type (improved) or geographic area (commercial vacant land).

Once the appraiser is satisfied with the level and uniformity of value for each commercial property within their area of responsibility, the estimates of value go to noticing. Each parcel is subjected to the value parameters appropriate for its use type.

PERFORMANCE TESTS

The primary tool used to measure mass appraisal performance is the ratio study. A ratio study compares appraised values to market prices. In a ratio study, market values (value in exchange) are typically represented with the range of sale prices, i.e. a sales ratio study. Independent, expert appraisals may also be used to represent market values in a ratio study, i.e. an appraisal ratio study. If there are not enough examples of market price to provide necessary representativeness, independent appraisals can be used as indicators for market value. This can be particularly useful for commercial or industrial real property for which sales are limited. In addition, appraisal ratio studies can be used for properties statutorily not appraised at market value, but reflect the use-value requirement. An example of this are multi-family housing projects subject to subsidized rent provisions or other governmental guarantees as provided by legislative statutes (affordable housing) or agricultural lands to be appraised on the basis of productivity or use value.

Caldwell CAD has adopted the policies of the IAAO STANDARD ON RATIO STUDIES, circa July 1999 regarding its ratio study standards and practices. Ratio studies generally have six basic steps: (1) determination of the purpose and objectives, (2) data collection and preparation, (3) comparing appraisal and market data, (4) stratification, (5) statistical analysis, and (6) evaluation and application of the results.

Sales Ratio Studies

Sales ratio studies are an integral part of estimating equitable and accurate market values, and ultimately property assessments for these taxing jurisdictions. The primary uses of sale ratio studies include the determination of a need for general reappraisal; prioritizing selected groups of property types for reappraisal; identification of potential problems with appraisal procedures; assist in market analyses; and, to calibrate models used to estimate appraised values during valuation or reappraisal cycles. However, these studies cannot be used to judge the accuracy of an individual property appraised value. The Caldwell County Appraisal Review Board may make individual value adjustments based on unequal appraisal (ratio) protest evidence submitted on a case-by-case basis during the hearing process.

Overall sales ratios are generated by use type semi-annually (or more often in specific areas) to allow appraisers to review general market trends in their area of responsibility and for the Property Value Study from the Property Tax Division of the Comptroller's Office. In many cases, field checks may be conducted to insure the ratios produced are accurate and the appraised values utilized are based on accurate property data characteristics. These ratio studies aid the appraisers by providing an indication of market activity by economic area or changing market conditions (appreciation or depreciation).

Comparative Appraisal Analysis

The commercial appraiser performs an average unit value comparison in addition to a traditional ratio study. These studies are performed on commercially classed properties by property use type (such as apartment, office, retail and warehouse usage or special use). The objective to this evaluation is to determine appraisal performance of sold and unsold properties. Appraiser's average unit prices of sales and average unit appraised values of the same parcels and the comparison of average value changes of sold and unsold properties. These studies are conducted on substrata such as building class and on properties located within various economic areas. In this way, overall appraisal performance is evaluated geographically, by specific property type to discern whether sold parcels have been selectively appraised. When sold parcels and unsold parcels are appraised equally, the average unit values are similar. These sales and equity studies are performed prior to final appraisal and to annual noticing.

Business Personal Property Valuation Process

INTRODUCTION

Appraisal Responsibility

There are four different personal property types appraised by Eagle Property Tax Appraisal and Consulting personal property section: Business Personal Property accounts; leased assets; vehicles and aircraft; and multi-location assets.

- Personnel -The personal property staff consists of 1 appraiser and no support staff. There are 2 backup appraisers that help during the busy portion of the year when renditions are being submitted
- Data -A common set of data characteristics for each personal property account in Caldwell CAD is collected in the field. The personal property appraisers collect the field data and maintain electronic property files making updates and changes gathered from field inspections, newspapers, property renditions, sales tax permit listing and interviews with property owners.

VALUATION APPROACH

SIC Code Analysis

Business personal property is classified and utilizes a three-digit numeric codes, called Standard Industrial Classification (SIC) codes that were developed by the federal government to describe property. These classifications are used by Caldwell CAD to classify personal property by business type.

SIC code identification and delineation is the cornerstone of the personal property valuation system at the district. All the personal property analysis work done in association with the personal property valuation process is SIC code specific. SIC codes are delineated based on observable aspects of homogeneity and business use.

Highest and Best Use Analysis

The highest and best use of property is the reasonable and probable use that supports the greatest income and the highest present value as of the date of the appraisal. The highest and best use must be physically possible, legal, financially feasible, and productive to its maximum. The highest and best use of personal property is normally its current use.

DATA COLLECTION/VALIDATION

Data Collection Procedures

Personal property data collection procedures are published and distributed to all appraisers involved in the appraisal and valuation of personal property. The appraisal procedures are reviewed and revised to meet the changing requirements of field data collection.

Sources of Data

- Business Personal Property
 - The district's property characteristic data was collected through a massive field data collection effort coordinated by the district over the recent past and from property owner renditions. From year to year, reevaluation activities permit district appraisers to collect new data via an annual field inspection. This project results in the discovery of new businesses, changes in ownership, relocation of businesses, and closures of businesses not revealed through other sources. Tax assessors, city and local newspapers, and the public often provide the district information regarding new personal property and other useful facts related to property valuation.
- Vehicles
 - An outside vendor provides Caldwell CAD with a listing of vehicles within the jurisdiction. The vendor develops this listing from the Texas Department of Transportation (TxDOT) Title and Registration Division records. Other sources of data include property owner renditions and field inspections.
- Leased and Multi-Location Assets
 - The primary source of leased and multi-location assets is property owner renditions of property. Other sources of data include field inspections.

VALUATION AND STATISTICAL ANALYSIS (model calibration)

Cost Schedules

Cost schedules are developed based on the Property Tax Division of the Comptroller's Office and by district personal property valuation appraisers. The cost schedules are developed by analyzing cost data from property owner renditions, hearings, state schedules, and published cost guides. The cost schedules are reviewed as necessary to conform to changing market conditions. The schedules are typically in a price per square foot format, but some exception SIC's are in an alternate price per unit format, such as per room for hotels.

Statistical Analysis

Summary statistics including, but not limited to, the median, weighted mean, and standard deviation provide the appraisers with an analytical tool by which to determine both the level and uniformity of appraised value by SIC code. Review of the standard deviation can discern appraisal uniformity within SIC codes.

Depreciation Schedule and Trending Factors:

- Business Personal Property
 - Caldwell CAD's primary approach to the valuation of business personal property is the cost approach. The replacement cost new (RCN) is either developed from property owner reported historical cost or from CAD developed valuation models. The trending factors used by the CAD to develop RCN are based on published valuation guides. The percent good depreciation factors used by Caldwell CAD are also based on published valuation guides. The index factors and percent good depreciation factors are used to develop present value factors (PVF), by year of acquisition, as follows:

$$\text{PVF} = \text{INDEX FACTOR} \times \text{PERCENT GOOD FACTOR}$$

The PVF is used as an "express" calculation in the cost approach. The PVF is applied to reported historical cost as follows:

$$\text{MARKET VALUE ESTIMATE} = \text{PVF} \times \text{HISTORICAL COST}$$

This mass appraisal PVF schedule is used to ensure that estimated values are uniform and consistent within the market and reflect current economic pressures of supply and demand.

- Vehicles
 - Value estimates for vehicles are provided by an outside vendor and are based on Blue Book published values, and there are also considerations available for high mileage. Vehicles that are not valued by the vendor are valued by an appraiser using PVF schedules or published guides.
- Leased and Multi Location Assets
 - Leased and multi-location assets are valued using the PVF schedules mentioned above. If the asset to be valued in this category is a vehicle, then we use a list provided by a vendor named 'Just Texas', which provides a vehicle listing with values that are used. Assets that are not valued by the vendor are valued by an appraiser using PVF schedules or published guides.

INDIVIDUAL VALUE REVIEW PROCEDURES

Office Review

Business Personal Property

A district valuation computer program exists in a mainframe environment that identifies accounts in need of review based on a variety of conditions. Property owner renditions, accounts with field or other data changes, accounts with prior hearings, new accounts, and SIC cost table changes are all considered. The accounts are processed by the valuation program and pass or fail preset tolerance parameters by comparing appraised values to prior year and model values. The appraisers review accounts that fail the tolerance parameters.

PERFORMANCE TESTS

Ratio Studies

Each year the Property Tax Division of the state comptroller's office conducts a property value study (PVS). The PVS is a ratio study used to gauge appraisal district performance. Results from the PVS play a part in school funding. Rather than a sales ratio study, the personal property PVS is a ratio study using state cost and depreciation schedules to develop comparative personal property values. These values are then compared to Caldwell CAD's personal property values and ratios are indicated.

Industrial Real Property Valuation Process

The Caldwell CAD has contracted with Capitol Appraisal Group, Inc. to provide appraisal services, see the attached Summary Revaluation Program Report provided by them.
See "Document 3A" attached

Industrial Personal Property Valuation Process

The Caldwell CAD has contracted with Capitol Appraisal Group, Inc. to provide appraisal services, see the attached Summary Revaluation Program Report provided by them.
See "Document 3B" attached

Utility Property Valuation Process

The Caldwell CAD has contracted with Capitol Appraisal Group, Inc. to provide appraisal services, see the attached Summary Revaluation Program Report provided by them.
See "Document 3C" attached

Minerals (Oil and Gas Reserves) Valuation Process

The Caldwell CAD has contracted with Capitol Appraisal Group, Inc. to provide appraisal services, see the attached Summary Revaluation Program Report provided by them.
See "Document 3D" attached

LIMITING CONDITIONS

The appraised value estimates provided by the district are subject to the following conditions:

1. The appraisals were prepared exclusively for ad valorem tax purposes.
2. The property characteristic data upon which the appraisals are based is assumed to be correct. Exterior inspections of the property appraised were performed as staff resources and time allowed. Some interior inspections of property appraised were performed at the request of the property owner and required by the district for clarification purposes and to correct property descriptions.
3. Validation of sales transactions was attempted through questionnaires to buyer and seller, telephone survey and field review. In the absence of such confirmation, residential sales data obtained from vendors was considered reliable.

Insert Pages from Capitol Appraisal group starting here.

MASS APPRAISAL REPORT

OIL AND GAS RESERVES

APPRAISED BY CAPITOL APPRAISAL GROUP

2027-2028

Overview

Capitol Appraisal Group, LLC. (CAGI) contracts with Appraisal Districts and other governmental entities to appraise all oil & gas subsurface, producing, mineral interests within the purview of the entity. The contractual purpose is to estimate market value as defined in Section 1.04 of the Texas Property Tax Code as of January 1 of each year and report these values to the entity. The results of our work are used as part of the tax base upon which property taxes are levied. Each mineral interest is listed on the appraisal roll separately from other interests in the minerals-in-place in conformance with the Texas Property Tax Code Sec. 25.12. Subsurface mineral rights are not susceptible to physical inspection. This condition creates the need to invoke the **Departure Provision** as Requested by the 2003 edition of the Uniform Standards of Professional Appraisal Practice Standards Rule 6-7 (f). However, the inability to physically examine the subsurface mineral rights does not appreciably affect the appraisal process or the quality of the results.

Assumptions and Limiting Factors

All appraisals are subject to the following:

1. Title to the property is assumed to be good and marketable and the ownership interest and legal description is assumed to be correct.
2. No responsibility for legal matters is assumed. Properties are appraised as if free and clear of any encumbrance and operated under responsible ownership and competent management.
3. Not every property is inspected every year.
4. All information in the appraisal documents has been obtained by Capitol Appraisal Group's employees or through other reliable sources.
5. The appraisals were prepared exclusively for ad valorem tax purposes

Data Collection

Data on the properties appraised are collected from regulatory agencies, such as the Texas Railroad Commission and the Texas Comptroller of Public Accounts, from submissions by the property operator or owner(s), or from other sources. **Submitted data from operators, taxpayers and/or their agents on the appraised properties are considered "rendition statements" and, as such, are confidential data, subject to Sec. 22.27 of the Texas Property Tax Code.** Additional data are obtained through published sources, regulatory reports, public investment reports, licensed data services, service for fee organizations and through comparable properties, if any. The state of Texas is a non-disclosure state and thus many forms of information, pertinent to the value of the properties, are not available to the appraiser.

Valuation and Analysis

The Income Method of Appraisal, as described in Section 23.012 of the Texas Property Tax Code, is the principal appraisal method used. The Market Data Comparison Method of Appraisal (section 23.013) and the Cost Method of Appraisal (section 23.011) are considered. Industry averages of reserve replacement cost and acquisition cost are used for comparative purposes. The non-disclosure nature of the laws of Texas makes market data comparison unreliable. However, if within the scope of Capitol's work assignment market sales disclosures on interests are available, then those data is considered. The nearly exclusive reliance on the income approach, using the discounted cash flow (DCF) technique adjusted for specific property risk and market conditions, is typical of the oil and gas industry. Fee for service organizations are used for survey data with respect to price expectations and discount rates, and licensed data services are used for industry indicators detailing costs, income, acquisitions costs in dollars per barrel of oil equivalent (\$/BOE), finding and development costs (\$/BOE) and reserve replacement costs (\$/BOE) for over 100 E&P companies.

Due to the demands of Section 23.175 of the Texas Property Tax Code and the Texas Constitution, Capitol Appraisal Group, Inc. takes great care to not appraise properties in excess of their fair market value. We analyze a segment of the Petroleum Producing E&P market, determining the impact on their stock and debt value of the pricing requirements of Sec. 23.175 and also the pricing that could be reasonably anticipated from the market. Capitol Appraisal Group Inc.'s opinion of oil and gas prices is guided by the market's anticipation of those prices through the futures market, oil and gas stock prices and oil and gas industry indexes. A base discount rate is developed using the Securities and Exchange Commission (SEC) 10k Standard Measure of Value, Before Federal Income Tax (BFIT), for a grouping of 20 Exploration and Production (E&P) companies, and then matching their 10k Standard Measure of Value (BFIT), reserves and costs, through a discounted cash flow (DCF) technique. This reserve and cost match is used with Capitol's developed pricing scenario and Section 23.175 pricing directives to determine a discount rate necessary to equal the stock and debt value of the companies, as of January 1 for a given tax year.

The Weighted Average Cost of Capital (WACC) technique is also performed for a subset of these companies grouped according to the Petroleum Producing Industry Exploration and Production companies used in the *The Valueline Investment Survey*. These separate pricing scenarios and the resulting discount rates derived from using the aforementioned stock and debt techniques are applied to the universe of oil and gas properties we appraise. In seeking to avoid appraising any oil and gas property **above** its fair cash market value, Capitol Appraisal employs a market adjustment factor (MAF) to its base discount rate in order to apply property specific risk(s). These factors, which create a wide range of discount rates for the properties that Capitol appraises, are necessary to equitably evaluate disparate leases with respect to remaining reserves, price and costs. By performing two DCF income approach appraisals on each property, Capitol Appraisal provides clients with our opinion of market value, while always endeavoring to guard against appraising a mineral lease at greater than its fair cash market value. [A **jurisdictional exception** to the Discounted Cash Flow technique, as this process is described in the Statement on Appraisal Standards #2, 2003 edition of the Uniform Standards of Professional Appraisal Practice, must be taken. Section 23.175(a) of the Texas Property Tax Code both specifies the directives concerning oil and gas pricing that appraisal districts in Texas must follow and also that each appraisal district must adhere to procedure and methodology contained in manuals developed by the Property Tax Division (PTD) of the Texas Comptroller of Public Accounts. Because adherence to this Property Tax Code directive, without discretion, can result in values greater than fair cash market value, we must express caution.]

The resulting oil and gas lease value is then allocated to each owner on the lease based upon his fractional mineral ownership interest. Royalty and working interests have different impacts on their respective values, since only working interests bear the costs of lease operation. Therefore royalty mineral interest owner's values are allocated from 100% of the appraised royalty value of

the lease, according to their fractional royalty interest, while the working interest owner's value(s) are allocated from 100% of the determined working interest value of the lease, according to their fractional working interest.

Review and Testing

Each year we review the estimated market value for each mineral property appraised according to its year-to-year value change and also to industry expected payouts and income indicators. We also examine income projected to be received with the previous year's income and test that income against the lease's appraised value. Market value for income producing properties is a multiple of its monthly or annual income. Our experience through the years indicates that values typically vary within in a range of 2-5 times income, provided all appropriate income factors have been appropriately identified. Periodic reassignment of properties among appraisers and review of appraisals by a more experienced appraiser also contribute to the review process.

Application of appraisal-to-sales ratios is another method for measuring performance. However, single property sales or sales of interest(s) within a property remain difficult to obtain due Texas' disclosure laws. Furthermore many market transactions are normally for multiple properties in multiple areas and include both real and personal property, tangible and intangible. We access licensed databases providing statistical data for company and property sales to compare our efforts. We also measure our performance through comparison of valid single-property market transactions, if any, that are submitted for staff review. Lastly, Capitol Appraisal's mineral appraisal values are subject to review each year in the Property Value Study conducted by the Property Tax Division of the Texas Comptroller of Public Accounts. The Property Tax Division's review as well as comparisons to industry transactions and to single-property market value sales (when available), indicate the validity of the models, techniques and assumptions used.

MASS APPRAISAL REPORT
UTILITY, RAILROAD, AND PIPELINE PROPERTIES

APPRAISED BY CAPITOL APPRAISAL GROUP, INC.

2027-2028

Overview

This type of property consists of operating property, excluding land, owned by utility, railroad, and pipeline companies, and related personal property and improvements. Capitol Appraisal Group, Inc. is contracted to reappraise this type of property according to the scope of work in the normal course of business of the client consistent with the Uniform Standards of Professional Appraisal Practice guidelines. The completed appraisals are all retrospective in nature. The purpose of the appraisals is to estimate market value as of January 1 in accordance with the definition of market value established in the Texas Property Tax Code (Sec. 1.04). "Market value" means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- A. exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- B. both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and
- C. both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

The effective date of the appraisals is January 1 of the year for which this report is submitted unless the property owner or agent has applied for and been granted September 1 inventory valuation as allowed by Section 23.12(f) of the Texas Property Tax Code. The date of this report is April 20 of the tax year for which it is submitted.

The client for the mass appraisal is the Texas appraisal district named on the last page of this report. The intended users of this report are the client and the property owners of the client appraisal district

The appraisal results will be used as the tax base upon which a property tax will be levied. The properties are appraised in fee simple in conformance with the Texas Property Tax Code Sec. 25.06. This is a jurisdictional exception to Standards Rule 6-5 (c) comment of the Uniform Standards of Professional Appraisal Practice 2008. A listing of the utility, railroad, and pipeline properties appraised by Capitol Appraisal Group, Inc. for the appraisal district is available at the appraisal district office. Such utility, railroad, and pipeline properties that are susceptible to inspection (e.g. compressor stations, pump stations, buildings, and power plants) are normally re-inspected at least every three years.

Capitol's utility, railroad, and pipeline appraisal staff includes licensed engineers as well as experienced appraisers who are knowledgeable in all three approaches to value. The appraisal staff stays abreast of current trends affecting utility, railroad, and pipeline properties through review of published materials, attendance at conferences, course work, and continuing education. All appraisers are registered with the Texas Board of Tax Professional Examiners.

Assumptions and Limiting Conditions

All appraisals are subject to the following assumptions and limiting conditions:

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All existing liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. The appraisers developing these appraisals are not Requested to give testimony or attendance in court by reason of the appraisals, unless directed by, employed by, and provided legal counsel by the Appraisal District.
4. The appraisers do not necessarily inspect every property every year.
5. All sketches on the appraisal documents are intended to be visual aids and should not be construed as surveys or engineering reports unless otherwise specified.
6. All information in the appraisal documents has been obtained by members of Capitol Appraisal Group's staff or by other reliable sources.
7. The appraisals were prepared exclusively for ad valorem tax purposes.
8. The appraisers have inspected as far as possible, by observation, the improvements being appraised, however, it is not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Therefore no representations are made as to these matters unless specifically considered in an individual appraisal.

Data Collection and Validation

Data on the subject properties is collected as part of the inspection process and through later submissions by the property owner. Submitted data may be on a rendition form or in other modes which require confidentiality. Subject property data is verified through previously existing records and through published reports. Additional data are obtained and verified through published sources, regulatory reports, and through analysis of comparable properties. Due to the varied nature of utility, railroad, and pipeline properties there is no standard data collection form or manual.

Valuation Approach and Analysis

For all pipelines a value is calculated using a Replacement Cost New Less Depreciation (RCNLD) model. This involves first calculating the cost of building a new pipeline of equal utility using current prices. The Replacement Cost New (RCN) is a function of location, length, diameter, and composition. Depreciation is then subtracted from RCN to produce the final value estimate. Depreciation is defined as the loss of value resulting from any cause. The three common forms of depreciation are physical, functional, and economic. Physical depreciation is accounted for on the basis of the age of the subject pipeline. Functional and economic obsolescence (depreciation) can be estimated through the use of survivor curves or other normative techniques. Specific calculations to estimate abnormal functional and/or economic obsolescence can be made on the basis of the typical utilization of the subject pipeline.

After deductions from RCN have been made for all three forms of depreciation the remainder is the RCNLD or cost approach model indicator of value.

In addition to the RCNLD indicator, a unit value model may also be used for those pipelines for which appropriate income statements and balance sheets are also available. Generally, this model is used for those pipelines that by regulation are considered to be common carriers. The unit value model must be calculated for the entire pipeline system.

The unit value model typically involves an income approach to value and a rate base cost approach. The income approach is based on a projection of expected future typical net operating income (NOI). The projected NOI is discounted to a present worth using a current cost of capital that is both typical of the industry and reflective of the risks inherent in the subject property. The unit value model cost approach is typically an estimation of the current rate base of the subject pipeline (total investment less book depreciation allowed under the current form of regulation). An additional calculation is made to detect and estimate economic obsolescence. Any economic obsolescence is deducted from the rate base cost less book depreciation to achieve a final cost indicator. The unit value model may also include a stock and debt approach in lieu of a market data approach. The stock and debt approach involves finding the total value of the owner's liabilities (equity and debt) and assuming that they are equal to the value of the assets. The two (or three, if the stock and debt approach is included) unit value indicators are then reconciled into a final unit appraisal model indicator of value. The unit value must then be reconciled with the RCNLD model indicator of value for the entire pipeline system being appraised. The final correlated value of the system can then be allocated among the various components of the system to determine the tax roll value for each pipeline segment.

Utility and railroad properties are appraised in a manner similar to pipeline except the RCNLD model is not used. For all three types of property (utility, railroad, and pipeline) the appraiser must first form an opinion of highest and best use. If the highest and best use of the operating property is the current use under current regulation, the unit value model is considered highly appropriate. If the highest and best use is something different, then the RCNLD model may be more appropriate.

Compressor stations, pump stations, improvements, and related facilities are appraised using a replacement cost new less depreciation model.

Model calibration in the RCNLD model involves the selection of the appropriate service life for each type or class of property. Further calibration can occur through the use of utilization or through-put data provided by the owner or agent. Model calibration in the unit value cost approach involves the selection of the appropriate items to include in the rate base calculation and selection of the best measure of obsolescence, if any. Income approach calibration involves the selection of the cost of capital or discount rate appropriate to the type of property being appraised as well as adjusting the projected income stream to reflect the individual characteristics of the subject property. Model calibration in the stock and debt approach involves allocating sales prices of debt and equity to reflect the contribution to value of the operating property of the subject company.

The mathematical form of each model is described below.

RCNLD Approach

$$\begin{aligned} & \text{RCN} \\ & -\text{PD} \\ & -\text{FO} \\ & -\text{EO} \\ & =\text{RCNLD Indicator of Value} \end{aligned}$$

Where:

RCN = Replacement or Reproduction Cost New
 PD = Physical Depreciation
 FO = Functional Obsolescence
 EO = Economic Obsolescence

Unit Cost Approach

$$\begin{array}{r} \text{OC} \\ -\text{AD} \\ \hline -\text{EO} \\ \hline \end{array} = \text{Unit Cost Approach Indicator of Value}$$

Where:

OC = Original Cost

AD = Allowed Depreciation

EO = Economic Obsolescence

Unit Income Approach

$$\begin{array}{r} \text{PGR} \\ -\text{VCL} \\ -\text{FE} \\ \hline -\text{VE} \\ \hline \end{array} \text{NOI}$$

$$\text{NOI/R} = \text{Income Indicator of Value}$$

Where:

PGR = Potential Gross Rent

VCL = Vacancy and Collection Loss

FE = Fixed Expenses

VE = Variable Expenses

R = Discount Rate or Cost of Capital

A variation of the income model is:

NOI for year 1 x DF for year 1 = PW of year 1 NOI

NOI for year n x DF for year n = PW of year n NOI

Net Reversion x DF for year n = PW of Reversion

Sum of PW's for all years 1 - n = Income Indicator of Value

Where:

NOI = Net Operating Income

DF = Discount Factor

PW = Present Worth

n = Last year of holding period

Stock and Debt Approach

$$\begin{array}{r} \text{MVE} \\ +\text{MVD} \\ \hline \end{array} = \text{Market Value of Assets}$$

Where:

MVE = Market value of Equity

MVD = Market value of Debt

In reconciling multiple model results for a property the appraiser considers the model results that best address the individual characteristics of the subject property while maintaining equalization among like properties. Final results for each property may be found on the appraisal district's appraisal roll.

Land valuation for utility and pipeline properties is the responsibility of appraisal district staff as is the highest and best use analysis of the site. Sites are analyzed for highest and best use as though they were vacant. Highest and best use analysis of the improvements is based on the likelihood of the continued use of the improvements in their current and/or intended use. Railroad corridor land is included in the appraisal of the operating property. The highest and best use of railroad corridor land is presumed to be as operating property. An appraiser's identification of a property's highest and best use is always a statement of opinion, never a statement of fact.

The rate-base cost approach, stock and debt approach, and income approach models must be reduced by the value of the land in order to arrive at a value of improvements, personal property, and other operating property.

Review and Testing

Field review of appraisals is performed through the regular inspection of subject properties. The periodic reassignment of properties among appraisers or the review of appraisals by an experienced appraiser also contributes to the review process. A computer-assisted statistical review of property value changes is also conducted.

Appraisal to sales ratios are the preferred method for measuring performance, however sales are very infrequent. Furthermore, market transactions normally occur for multiple sites and include both real and personal property, tangible and intangible, making analysis difficult and subjective. Performance is also measured through comparison with valid single-property appraisals submitted for staff review. Appraisal results are tested annually by the Property Tax Division of the Texas Comptroller's Office. The Comptroller's review as well as comparisons with single-property appraisals indicate the validity of the models as well as the calibration techniques employed.

MASS APPRAISAL REPORT
INDUSTRIAL PROPERTY
APPRAISED BY CAPITOL APPRAISAL GROUP
2027-2028

Overview

This type of property consists of processing facilities and related personal property. Capitol Appraisal Group, Inc. is contracted to reappraise this type of property according to the scope of work in the normal course of business of the client consistent with the Uniform Standards of Professional Appraisal Practice guidelines. The completed appraisals are all retrospective in nature. The purpose of the appraisals is to estimate market value as of January 1 in accordance with the definition of market value established in the Texas Property Tax Code (Sec. 1.04). "Market value" means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- A. exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- B. both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and
- C. both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

The effective date of the appraisals is January 1 of the year for which this report is submitted unless the property owner or agent has applied for and been granted September 1 inventory valuation as allowed by Section 23.12(f) of the Texas Property Tax Code. The date of this report is April 20 of the tax year for which it is submitted.

The client for the mass appraisal is the Texas appraisal district named on the last page of this report. The intended users of this report are the client and the property owners of the client appraisal district.

The appraisal results will be used as the tax base upon which a property tax will be levied. The properties are appraised in fee simple in conformance with the Texas Property Tax Code Sec. 25.06. This is a jurisdictional exception to the Standards Rule 6-5 © Comment of the Uniform Standards of Professional Appraisal Practice 2008. A listing of the industrial properties appraised by Capitol Appraisal Group, Inc. for the appraisal district is available at the appraisal district office. Industrial properties are normally re-inspected annually.

Documents relevant to an understanding of these appraisals include the confidential rendition, if any, filed with the appraisal district by the owner or agent of the property; other reports described in the Texas Property Tax Code; asset lists and other confidential data supplied by the owner or agent; the General Appraisal Manual adopted by the Texas Comptroller of Public Accounts; Property Assessment Valuation published by the International Association of Assessing Officers and adopted by the Texas Comptroller of Public Accounts; and Engineering Valuation and Depreciation by Marston, Winfrey, and Hempstead; and the Texas Property Tax Code.

Capitol's industrial appraisal staff includes licensed engineers as well as experienced appraisers who are knowledgeable in all three approaches to value. Industrial appraisal staff stays abreast

of current trends affecting industrial properties through review of published materials, attendance at conferences, course work, and continuing education. All industrial appraisers are registered with the Texas Board of Tax Professional Examiners.

Assumptions and Limiting Conditions

All appraisals are subject to the following assumptions and limiting conditions:

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All existing liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. The appraisers developing these appraisals are not requested to give testimony or attendance in court by reason of the appraisals, unless directed by, employed by, and provided legal counsel by the Appraisal District.
4. The appraisers do not necessarily inspect every property every year.
5. All sketches on the appraisal documents are intended to be visual aids and should not be construed as surveys or engineering reports unless otherwise specified.
6. All information in the appraisal documents has been obtained by members of Capitol Appraisal Group's staff or by other reliable sources.
7. The appraisals were prepared exclusively for ad valorem tax purposes.
8. The appraisers have inspected as far as possible, by observation, the improvements being appraised, however, it is not possible to personally observe conditions beneath the soil or hidden structural components within the improvements. Therefore no representations are made as to these matters unless specifically considered in an individual appraisal.

Data Collection and Validation

Data on the subject properties is collected as part of the inspection process and through later submissions by the property owner. Submitted data may be on a rendition form or in other modes which require confidentiality. Subject property data is verified through previously existing records and through published reports. Additional data are obtained and verified through published sources, regulatory reports, and through analysis of comparable properties, if any. Due to the unique nature of many industrial properties there is no standard data collection form or manual.

Valuation Approach and Analysis

Industrial properties are appraised using replacement/reproduction cost new less depreciation models. Replacement costs are estimated from published sources, other publicly available information, and comparable properties. Reproduction costs are based on actual investment in the subject or comparable properties adjusted for typical changes in cost over time. Depreciation is calculated on the age/life method using typical economic lives and depreciation rates based on published sources, market evidence, and the experience of knowledgeable appraisers. Adjustments for functional and economic obsolescence may be made if utilization and income data for the subject property justify such. Income Approach models (direct capitalization and discounted cash flow) are also used when economic and/or subject property income information is available. Capitalization and discount rates are based on published capital costs for the industry of the subject property. A market data model based on typical selling prices per unit of capacity is also used when appropriate market sales information is available.

Because cost information is the most readily available type of data, the cost approach model is always considered and used. If sufficient data is available either of both of the other two models may also be considered and used. The market data and income approach models may need to

be reduced by the value of the land in order to arrive at a value of improvements and personal property.

Model calibration in the cost approach involves the selection of the appropriate service life for each type or class of property. Further calibration can occur through the use of utilization or through-put data provided by the owner or agent. Income approach calibration involves the selection of the cost of capital or discount rate appropriate to the type of property being appraised as well as adjusting the projected income stream to reflect the individual characteristics of the subject property. Model calibration in the market data approach involves adjusting sales prices of comparable properties to reflect the individual characteristics of the subject property.

The mathematical form of each model is described below.

Cost Approach

$$\begin{aligned} & \text{RCN} \\ & -\text{PD} \\ & -\text{FO} \\ & -\text{EO} \\ & = \text{Cost Indicator of Value} \end{aligned}$$

Where:

RCN = Replacement or Reproduction Cost New

PD = Physical Depreciation

FO = Functional Obsolescence

EO = Economic Obsolescence

Income Approach

$$\begin{aligned} & \text{PGR} \\ & -\text{VCL} \\ & -\text{FE} \\ & -\text{VE} \\ & \text{NOI} \end{aligned}$$

$$\text{NOI}/R = \text{Income Indicator of Value}$$

Where:

NOI = Net Operating Income

PGR = Potential Gross Rent

VCL = Vacancy and Collection Loss

FE = Fixed Expenses

VE = Variable Expenses

R = Discount Rate or Cost of Capital

A variation of the income model is:

NOI for year 1 x DF for year 1 = PW of year 1 NOI

NOI for year n x DF for year n = PW of year n NOI

Net Reversion x DF for year n = PW of Reversion

Sum of PW's for all years 1 - n = Income Indicator of Value

Where:

DF = Discount Factor

PW = Present Worth

n = Last year of holding period

Market Data Approach

$$\text{ASPCP}/\text{U} = \text{PU}$$

$$\text{PU} \times \text{SU} = \text{Market Data Indicator of Value}$$

Where:

ASPCP = Adjusted Sales Price of Comparable Property

U = Unit of comparison

PU = Price per Unit of comparison

ASPU = Adjusted Sales Price per Unit of comparison

SU = Subject Property's number of Units of comparison

In reconciling multiple model results for a property the appraiser considers the model results that best address the individual characteristics of the subject property and that are based on the most reliable data while maintaining equalization among like properties. Final results for each property may be found on the appraisal district's appraisal roll.

Land valuation for industrial properties is the responsibility of appraisal district staff as is the highest and best use analysis of the site. Sites are analyzed for highest and best use as though they were vacant. Highest and best use analysis of the improvements is based on the likelihood of the continued use of the improvements in their current and/or intended use. An appraiser's identification of a property's highest and best use is always a statement of opinion, never a statement of fact.

Review and Testing

Field review of appraisals is performed through the regular inspection of subject properties. The periodic reassignment of properties among appraisers or the review of appraisals by an experienced appraiser also contributes to the review process. A computer-assisted statistical review of property value changes is also conducted.

Appraisal-to-sales ratios are the preferred method for measuring performance, however sales are very infrequent. Furthermore, market transactions normally occur for multiple sites and include both real and personal property, tangible and intangible, making analysis difficult and subjective. Performance is also measured through comparison with valid single-property appraisals submitted for staff review. Lastly, Capitol Appraisal Group's industrial appraisal methods and procedures are subject to review by the Property Tax Division of the Texas Comptroller's office. The Comptroller's review as well as comparisons with single-property appraisals indicate the validity of the models and the calibration techniques employed.

MASS APPRAISAL REPORT
BUSINESS PERSONAL PROPERTY
APPRAISED BY CAPITOL APPRAISAL GROUP
2027-2028

Overview

This type of property consists of tangible personal property owned by a business or individual for the purpose of producing an income. The Uniform Standards of Professional Appraisal practice define personal property as "identifiable portable and tangible objects which are considered by the general public as being "personal," e.g. furnishings, artwork, antiques, gems and jewelry, collectibles, machinery and equipment; all property that is not classified as real estate.". The Texas Property Tax Code (Sec. 1.04(5)) defines tangible personal property as "...personal property that can be seen, weighed, measured, felt, or otherwise perceived by the senses but does not include a document or other perceptible object that constitutes evidence of a valuable interest, claim, or right and has negligible or no intrinsic value." The Texas Property Tax Code (Sec. 1.04(4)) defines personal property as "...property that is not real property."

Capitol Appraisal Group, Inc. is contracted to reappraise this type of property according to the scope of work in the normal course of business of the client consistent with the Uniform Standards of Professional Appraisal Practice guidelines. The completed appraisals are all retrospective in nature. The purpose of the appraisals is to estimate market value as of January 1 in accordance with the definition of market value established in the Texas Property Tax Code (Sec. 1.04). "Market value" means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- A. exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- B. both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use; and
- C. both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

A separate definition of the value of inventory is found in the Texas Property Tax Code (Sec. 23.12(a)), "...the market value of an inventory is the price for which it would sell as a unit to a purchaser who would continue the business." Additionally, some inventories may qualify for appraisal as of September 1 in accordance with the provisions of Texas Property Tax Code Section 23.12(f).

The effective date of the appraisals is January 1 of the year for which this report is submitted unless the property owner or agent has applied for and been granted September 1 inventory valuation as allowed by Section 23.12(f) of the Texas Property Tax Code. The date of this report is April 20 of the tax year for which it is submitted.

The client for the mass appraisal is the Texas appraisal district named on the last page of this report. The intended users of this report are the client and the property owners of the client appraisal district.

The appraisal results will be used as the tax base upon which a property tax will be levied. A listing of the personal property appraised by Capitol Appraisal Group, Inc. for the appraisal district is available at the appraisal district office. Personal property is normally re-inspected annually.

Documents relevant to an understanding of these appraisals include the confidential rendition, if any, filed with the appraisal district by the owner or agent of the property; other reports described in the Texas Property tax Code; asset lists and other confidential data supplied by the owner or agent; Property Assessment Valuation published by the International Association of Assessing Officers and adopted by the Texas Comptroller of Public Accounts; and Engineering Valuation and Depreciation by Marston, Winfrey, and Hempstead; and the Texas Property Tax Code.

Capitol's personal property appraisal staff includes licensed engineers as well as experienced appraisers who are knowledgeable in all three approaches to value. Personal property appraisal staff stays abreast of current trends affecting personal property through review of published materials, attendance at conferences, course work, and continuing education. All personal property appraisers are registered with the Texas Board of Tax Professional Examiners.

Assumptions and Limiting Conditions

All appraisals are subject to the following assumptions and limiting conditions:

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All existing liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. The appraisers developing these appraisals are not Requested to give testimony or attendance in court by reason of the appraisals, unless directed by, employed by, and provided legal counsel by the Appraisal District.
4. The appraisers do not necessarily inspect every property every year.
5. All sketches on the appraisal documents are intended to be visual aids and should not be construed as surveys or engineering reports unless otherwise specified.
6. All information in the appraisal documents has been obtained by members of Capitol Appraisal Group's staff or by other reliable sources.
7. The appraisals were prepared exclusively for ad valorem tax purposes.

Data Collection and Validation

Data on the subject properties are collected as part of the inspection process and through later submissions by the property owner. Submitted data may be on a rendition form or in other modes which require confidentiality. Subject property data is verified through previously existing records and through published reports. Additional data are obtained and verified through published sources, regulatory reports, and through analysis of comparable properties. Due to the multitude of personal property types there is no standard data collection form or manual.

Valuation Approach and Analysis

Personal property is appraised using replacement/reproduction cost new less depreciation models. Replacement costs are estimated from published sources, other publicly available information, and comparable properties. Reproduction costs are based on actual investment in the subject or comparable properties. Depreciation is calculated on the age/life method using typical economic lives and depreciation rates based on published sources, market evidence, and the experience of knowledgeable appraisers. Adjustments for functional and economic obsolescence may be made if utilization and income data for the subject property justify such. Income Approach models (direct capitalization and discounted cash flow) are also used when economic and/or subject property income information is available. Capitalization and discount rates are based on published capital costs for the industry of the subject property. A value

estimate derived from an income approach model in which the operating income of a business was capitalized must be reduced by the value of any real property in order to arrive at the value of the operating personal property. A market data model based on typical selling prices per item or unit of capacity is also used when appropriate market sales information is available. In the case of some personal property types, such as licensed vehicles, market data from published pricing guides is used to construct a market value model. In other cases, models are based on sales information available through published sources or through private sources.

Because cost information is the most readily available type of data, the cost approach model is always considered and used. If sufficient data is available either of both of the other two models may also be considered and used. The market data and income approach models may need to be reduced by the value of the land in order to arrive at a value of improvements and personal property.

Model calibration in the cost approach involves the selection of the appropriate service life for each type or class of property. Further calibration can occur through the use of utilization or through-put data provided by the owner or agent. Income approach calibration involves the selection of the cost of capital or discount rate appropriate to the type of property being appraised as well as adjusting the projected income stream to reflect the individual characteristics of the subject property. Model calibration in the market data approach involves adjusting sales prices of comparable properties to reflect the individual characteristics of the subject property.

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Where:

RCN = Replacement or Reproduction Cost New

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FO = Functional Obsolescence

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Income Approach

$$\begin{aligned} & \text{PGR} \\ & -\text{VCL} \\ & -\text{FE} \\ & -\text{VE} \\ & \text{NOI} \end{aligned}$$

NOI/R = Income Indicator of Value

Where:

PGR = Potential Gross Rent

VCL = Vacancy and Collection Loss

FE = Fixed Expenses

VE = Variable Expenses

R = Discount Rate or Cost of Capital

A variation of the income model is:

$\text{NOI for year 1} \times \text{DF for year 1} = \text{PW of year 1 NOI}$
 $\text{NOI for year n} \times \text{DF for year n} = \text{PW of year n NOI}$
 $\text{Net Reversion} \times \text{DF for year n} = \text{PW of Reversion}$
 $\text{Sum of PW's for all years 1 - n} = \text{Income Indicator of Value}$

Where:

NOI = Net Operating Income
 DF = Discount Factor
 PW = Present Worth
 n = Last year of holding period

Market Data Approach

$\text{ASPCP/U} = \text{PU}$
 $\text{PU} \times \text{SU} = \text{Market Data Indicator of Value}$

Where:

ASPCP = Adjusted Sales Price of Comparable Property
 U = Unit of comparison
 ASPU = Adjusted Sales Price per Unit of comparison
 SU = Subject Property's number of Units of comparison

In reconciling multiple model results for a property the appraiser considers the model results that best address the individual characteristics of the subject property and that are based on the most reliable data while maintaining equalization among like properties. Final results for each property may be found on the appraisal district's appraisal roll.

Highest and best use analysis of personal property is based on the likelihood of the continued use of the personal property in its current and/or intended use. An appraiser's identification of a property's highest and best use is always a statement of opinion, never a statement of fact.

Review and Testing

Field review of appraisals is performed through the regular inspection of subject properties. The periodic reassignment of properties among appraisers or the review of appraisals by an experienced appraiser also contributes to the review process. A computer-assisted statistical review of property value changes is also conducted.

Appraisal-to-sales ratios are the preferred method for measuring performance and are used when possible. However sales for some types of personal property are very infrequent. Furthermore, many market transactions occur for multiple sites and include both real and personal property, tangible and intangible, making analysis difficult and subjective. Performance is also measured through comparison with valid single-property appraisals submitted for staff review. Lastly, Capitol Appraisal Group's industrial appraisal methods and procedures for real and personal property are subject to review by the Property Tax Division of the Texas Comptroller's office. The Comptroller's review as well as appraisal-to-sale ratios and comparisons with single-property appraisals indicate the validity of the models and the calibration techniques employed. Commercial personal property appraised by Capitol Appraisal Group, Inc. is not subject to a methods and procedures review however it is included in the Property Tax Division's annual ratio study with satisfactory results.

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Information Only
Subject:	To accept Continuing Education Hours for Gloria Garcia, Treasurer.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Gloria Garcia
Backup Materials:	Attached
Total # of Pages:	1

COUNTY TREASURERS' ASSOCIATION OF TEXAS | CERTIFICATION FOR CONTINUING EDUCATION
 78TH ANNUAL COUNTY TREASURERS' ASSOCIATION OF TEXAS CONFERENCE
 SEPTEMBER 21-24, 2026 | HYATT REGENCY CONROE | CONROE
 Educational Co-Sponsor: V.G. Young Institute of County Government

I, GLORIA GARCIA, do hereby certify that I attended the below listed program and was present at the courses of instruction. I represent and declare all of the above statements are true and correct.

SESSION TITLE	TIME	HOURS OFFERED	HOURS CLAIMED
Tuesday, September 22, 2026			
The Value in Being a Public Servant	8:50-9:50 a.m.	1	1
Legislative Update	10:15-11:05 a.m.	1	1
Be Your Best Media Advocate	11:05 a.m.-12:05 p.m.	1	1
\$\$\$ From PFIA to Policy: Turning Statutory Requirements into an effective County Investment Program	1:30-2:20 p.m.	1	1
\$\$\$ Broker Dealer and Investment Adviser Relationships for Dummies	2:40-3:30 p.m.	1	1
Preparing for What's Next: Federal Reporting Updates for County Treasurers	3:30-4:20 p.m.	1	1
Wednesday, September 23, 2026			
The 6 Types of Working Genius: Unlocking Your Team's Natural Strengths	8:30-10:10 a.m.	2	2
How To Be A Boss Leader	10:30-11:20 a.m.	1	1
If You Are Happy, They Will Know It	12:50-1:40 p.m.	1	1
Speed Dating: Everything You Ever Wanted To Ask in 3 Minutes	2:10-3 p.m.	1	1
Thursday, September 24, 2026			
\$\$\$ What's Driving the Economy and Why It Matters to Texas Counties	8:30-9:20 a.m.	1	1
\$\$\$ PFIA Best Practices: How Much Cash Is Too Much Cash?	9:20-10:10 a.m.	1	1
What Can We Learn From an Auditor?	10:30-11:20 a.m.	1	1
TOTAL CONTINUING EDUCATION HOURS		14	14

Please check and fill out the office and continuing education hours that apply to you:

- ☒ County Treasurer & Staff (max of 14 hours): 14
☒ \$\$\$ County Investment Academy Member (max of 4 hours): 4
☒ \$\$\$ PFIA (max of 4 hours): 4

Name (print): GLORIA GARCIA

County: Caldwell Title: Treasurer

Signature: Gloria Garcia Date: 9/24/2026

This form serves as your proof of attendance. Please keep a copy of the form for your records. Certificates will not be issued after the conference.

Caldwell County Agenda Item

AGENDA DATE: October 8, 2026

Type of Agenda Item: Subdivision

Subject: Regarding consideration for the Replat of Cotton Gateway, Phase One, Lot 106R and Lot 107R on approximately 68.11 acres located on William Pettus Road off State Highway 21

Costs:

Agenda Speakers:

Backup Materials: Attached

Total # of Pages:

PUBLIC NOTICES

PUBLIC NOTICES

CITATION BY PUBLICATION

THE STATE OF TEXAS CITATION BY PUBLICATION CAUSE NO. 26PR-00557 IN THE ESTATE OF MARY LOUISE PATE CAGLE (ALSO KNOWN AS MARY LOUISE CAGLE), DECEASED TO: AMANDA PAULINE CAGLE HANSON SUSAN LOUISE CAGLE REYNOLDS AND MARY KATHLEEN TEAGUE VAN ELLS, filed in the CALDWELL COUNTY JUSTICE CENTER OF CALDWELL County, Texas, on May 19, 2026 an APPLICATION FOR PROBATE OF WILL AS MUNIMENT OF TITLE AFTER FOUR YEARS in Cause No. 26PR-00557, styled IN THE ESTATE OF MARY LOUISE PATE CAGLE (ALSO KNOWN AS MARY LOUISE CAGLE), DECEASED, which is now pending on the probate docket of said Court. Said application and any opposition will be heard and acted upon by said Court after 10 o'clock A.M. on the first Monday next after the expiration of ten (10) days from date of publication of this citation, at the CALDWELL COUNTY JUSTICE CENTER, 1703 S. COLORADO, LOCKHART, TEXAS 78644 CALDWELL County, Texas. You are hereby cited to appear before said Honorable Court by filing a written contest or answer to the Application before the above stated time and date should you desire to do so. To ensure its consideration, any objection must be filed with the Clerk of the Court.

tue of a certain Order of Sale In Tax Suit in Cause No. DCCV-24-126 issued out of the Honorable 421st District Court of Caldwell County, Texas, on the 5th day of August, 2026 and styled Panacea Fund I LLC vs. Miguel R. Barrios, ET AL whereas on the 27th day of August 2025 recovered a tax foreclosure judgment with Panacea Fund I, LLC as Plaintiff, and Caldwell County Appraisal District and Luling Independent School District, as Intervenor, against Miguel R. Barrios, Defendant, for the sum of Thirty-Six Thousand Forty-Seven Dollars, and Seventy-One Cents (\$36,347.71) together with the costs of suit and sale, under Judgment in favor of Plaintiff and Intervenor, and placed in my hands for service on 5th day of August, 2026, Mike Lane, as Sheriff of Caldwell County, Texas, did on the 6th day of August, 2026, did levy pursuant to the Order of Sale on a judgment on certain Real Property, situated in Caldwell County, Texas, described as follows, to-wit: ACCT. NO. 24521; BEING LOT NO. THIRTY ONE (31) OF THE MILAM HEIGHTS ADDITION TO THE CITY OF LULING, CALDWELL COUNTY, TEXAS, AS SHOWN BY PLAT OF RECORD IN THE DEED RECORDS OF CALDWELL COUNTY, TEXAS. And on the first Tuesday in the month of October 2026 the same being the 6th day of said month at the Caldwell County Justice Center 1703

BENDS DORF IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, COUNTY OF STANISLAUS Case No. CV-25-007476 DAVID BAGHDASARIAN, Plaintiff, v. STALEY'S CLUB, JUSTIN IAN LILLEY, ALICE EVELYN REBENS DORF, MICHAEL DAVID REBENS DORF, and DOES 1 TO 50, inclusive, Defendants. AND ALICE EVELYN REBENS DORF and MICHAEL DAVID REBENS DORF, Cross-Complainants, v. JUSTIN IAN LILLEY and ROES 1 TO 5, Cross-Defendants. NOTICE TO JUSTIN IAN LILLEY: A Cross-Complaint has been filed against you in the Superior Court of California, County of Stanislaus, Case No. CV-25-007476. The Cross-Complaint was filed on January 14, 2026, by Alice Evelyn Rebensdorf and Michael David Rebensdorf. The Cross-Complaint alleges causes of action for: 1. Implied Indemnity; 2. Equitable Indemnity; 3. Comparative Fault; and 4. Declaratory Relief. YOU ARE HEREBY SUMMONED to respond to the Cross-Complaint as required by law. If you fail to respond within the time required by law, the Court may enter a judgment against you. A copy of the Cross-Complaint and related court documents may be obtained from the Superior Court of California, County of Stanislaus, 801 10th Street, Modesto, California 95354, or from the attorney for the Cross-Complainants:

tion submissions for an RFQ for Redevelopment Advisory and Professional Consulting Services, until 12 NOON on September 28, 2026. Submissions shall be addressed and delivered to: Holly Malish, Executive Director of the Lockhart EDC, EDC/Tourism Office, 215 East Market Street Lockhart, Texas 78644. Submissions will be evaluated per the criteria in the RFQ after the closing time. Any submission received after the stated closing time will be returned. The City of Lockhart reserves the right to reject any and all submissions. A copy of the RFQ can be found online at <https://www.cityoflockhart.gov/bids.aspx> RFQ # REDVLP-2

PUBLIC HEARING NOTICE

A public hearing will be held in the Caldwell County Commissioners Court located at 110 South Main Street, 2nd Floor in Lockhart, Texas 78644, on October 8th, 2026, at 9:30am for consideration for the Replat of Cotton Gateway, Phase One, Lot 106 and Lot 107.

PUBLIC HEARING NOTICE

A public hearing will be held in the Caldwell County Commissioners Court located at 110 South Main Street, 2nd Floor in Lockhart, Texas 78644, on October 8th, 2026, at 9:30am for consideration for the Austin Skyline Subdivision, Section Three Replat of Lot 54.

AMENDED NOTICE

and other features of the site and may be reviewed in the Planning Department office.

All interested persons owning property within 200 feet of these properties wishing to state their support or opposition may do so at this Public Hearing; or they may submit a written statement to the Planning Director or his designee for presentation to the Planning and Zoning Commission at or before the time the Public Hearing begins. The City of Lockhart City Council will hold a Public Hearing on Thursday, October 8, 2026, at 7:30 P.M. in the City Council Chamber, third floor of the Clark Library-Masonic Building, 217 South Main Street, Lockhart, Texas, to consider this zoning change request, the recommendation of the Planning and Zoning Commission, and valid protests if any. One or more letters or petitions of protest submitted no later than two working days prior to the posted beginning of the City Council public hearing and containing the name, signature, and address of owners of collectively 20 percent or more of either the area of the land included in the proposed change or the area of land within 200 feet surrounding the land included in the proposed change, shall require the proposed change to receive the affirmative vote of at least three-fourths of all members of the City Council in order to take effect. Such letters or petitions submitted at least five calendar days prior to the

City Council of the city of Lockhart, Texas levying maintenance and operations property taxes for the use and support of the City of Lockhart, Texas and interest and sinking property taxes for the debt service obligations of the City of Lockhart for fiscal year 2026-2027, beginning October 1, 2026 and ending September 30, 2027, and appropriating each part thereof for the specific purposes, providing for severability; providing for repealer; and establishing an effective date. The complete ordinance(s) may be viewed at the City Secretary's Office, 308 West San Antonio Street, Lockhart, Texas, during normal business hours of 8:00 a.m. until 5:00 p.m., Monday through Friday.

CITATION BY PUBLICATION

To Shelby Malm and Jamarco White, Respondents, STATE OF TEXAS You have been sued. You may employ an attorney. If you or your attorney do (does) not file a written answer with the clerk who issued this citation by 10 a.m. on the Monday next following the expiration of 20 days after you were served this citation and petition, a default judgment may be taken against you. The petition of Texas Department of Family and Protective Services, Petitioner, was filed in the Court of Caldwell County, Texas, on the 29th day of July, 2026, against Shelby Malm and Jamarco White, Re-

PUBLIC NOTICES

PUBLIC NOTICES

CITATION BY PUBLICATION

THE STATE OF TEXAS CITATION BY PUBLICATION IN CAUSE NO. 20PR-00057 IN THE ESTATE OF MARY LOUISE PATTE CAGLE (AKA KNOWN AS MARY LOUISE CAGLE), DECEASED, TO: AMANDA PAULINE CAGLE HANSON, SUSAN LOUISE REYNOLDS AND MARY KATHLEEN TEAGUE VAN ELLS, Plaintiffs, and the CALDWELL COUNTY JUSTICE CENTER OF CALDWELL COUNTY, TEXAS, on May 19, 2020, an APPLICATION FOR PROBATE OF WILL AS MURMUR OF THE TITLE AFTER FOUR YEARS in Cause No. 20PR-00057, STATED IN THE ESTATE OF MARY LOUISE PATTE CAGLE (AKA KNOWN AS MARY LOUISE CAGLE), DECEASED, which is now pending on the probate docket of said Court. Said application and any opposition will be heard and acted upon by said Court after 10 o'clock A.M. on the first Monday next after the expiration of ten (10) days from date of publication of this citation at the CALDWELL COUNTY JUSTICE CENTER 1703 S. COLORADO, LOCKHART, TEXAS 78644. CALDWELL COUNTY, Texas. You are hereby cited to appear before said Honorable Court by filing a written contest or answer to the Application before the above stated time and date should you desire to do so. To ensure its consideration, any objection, intervention, or response must be filed in writing with the County Clerk of Caldwell County, Texas, on or before the above-noted date and time. Given under my hand and the seal of said Court at office in Lockhart, Texas, on August 18, 2020. TERESA RODRIGUEZ, COUNTY CLERK, CALDWELL COUNTY, TEXAS, 1703 S. COLORADO ST., LOCKHART, TEXAS 78644. By: Lynne Alexander, Deputy, Plaintiff. MELIZABETH RAXTER, 705 STATE PARK ROAD, LOCKHART, TEXAS 78644, 512-398-6696

REQUEST FOR BIDS

RFQ06CPO10 Master Development Services. See bid specifications at <https://www.caldwelltx.gov/page/requests-or-conflict-domestic-equity-caldwell-county-purchasing-assistant-at-domestic-equity-caldwell-tx-us>

NOTICE OF SALE

Caldwell County Sheriff's Office THE STATE OF TEXAS, COUNTY OF CALDWELL, NOTICE IS HEREBY GIVEN that by virtue of a certain Order of Sale in Tax Suit in Cause No. DCCV-24-126 issued out of

PUBLIC NOTICES

closure judgment with Frances Felt, LLC as Plaintiff, and Caldwell County Appraisal District and Luling Independent School District, as Defendants, against Miguel R. Barrios, Defendant, for the sum of Thirty-Six Thousand Three Hundred Forty-Seven Dollars and Seventy-One Cents (\$36,347.71) together with the costs of suit and sale, under Judgment in favor of Plaintiff and Intervenor, and placed in my hands for services on 6th day of August, 2020, Mike Lane, as Sheriff of Caldwell County, Texas, did on the 6th day of August, 2020, did file pursuant to the Order of Sale on a judgment on certain Real Estate, situated in Caldwell County, Texas, as described as follows: to-wit: ACCT. NO. 24521, BEING LOT 10, 10.00 ACRES, OF THE MILAM HEIGHTS ADDITION TO THE CITY OF LULING, CALDWELL COUNTY, TEXAS, AS SHOWN BY PLAT 157447, LAY OUT OF RECORDS OF CALDWELL COUNTY, TEXAS, AND on the first Tuesday in the month of October 2020 the same being the 6th day of said month at 10:00 a.m. and 4:00 p.m. by virtue of said Order of Sale, I will sell to satisfy the judgments for the delinquent property taxes and accrued penalties and interest due and for all costs of court and sale, said above real estate at public venue, for cash, to the highest bidder as the property of Defendants in such suit, as provided for by the Texas Property Tax Code, and in compliance with the law, I give this notice of publication in the English language once a week for three (3) consecutive weeks immediately preceding said day of sale, in the Lockhart Post Register, a Newspaper a Publication in Caldwell County, Texas. Witness my hand on the 18th day of August, 2020, MIKE LANE, Sheriff of Caldwell County, Sheriff of Caldwell County, Texas, at Lockhart, Texas. C. Verastegui, Deputy

PUBLIC NOTICE

NOTICE TO JUSTIN AN LILLEY, SUMMONS YOU ARE BEING SUED BY THE FOLLOWING CROSS-COMPLAINANTS: ALICE EVELYN REBENSORF AND MICHAEL DAVID REBENSORF IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF STANISLAUS Case No. CV-20-00747 DAVID BAGHAGHOSIAN Plaintiff, v. STANISLAUS CLUB, JUSTIN AN LILLEY, ALICE EVELYN REBENSORF, MICHAEL DAVID REBENSORF, and DOES 1 TO 50, inclusive. Defendants.

Cross-Complaint has been filed against you in the Superior Court of California, County of Stanislaus, Case No. CV-20-00747. The Cross-Complaint was filed on January 14, 2020, by Alice Evelyn Rebensorf and Michael David Rebensorf. The Cross-Complaint alleges causes of action for: 2. Equitable Indemnity; 3. Comparative Fault; and 4. Declaratory Relief. YOU ARE HEREBY SUMMONED to respond to the Cross-Complaint as required by law. If you fail to respond within the time required by law, the Court may enter a judgment against you. A copy of the Cross-Complaint and related court documents may be obtained from the Superior Court of California, County of Stanislaus, 801 N. Street, Modesto, California 95354, or from the attorney for the Cross-Complainants, LAWRENCE T. NIERMEYER, ESQ., 518-633-4737. You may contact Mr. Lawrence T. Niermeyer at 1420 F Street, Second Floor, Modesto, CA 95354. Telephone: (209) 574-9447 Fax: (209) 633-4737. E-mail: lniermeyer@aol.com or lawt@nicoln@gmail.com

NOTICE IS FURTHER GIVEN that the Superior Court of California, County of Stanislaus, has entered an Order for Publication authorizing service of the Summons upon Justin An Lilley by publication in the LOCKHART POST REGISTER, a newspaper published in Caldwell County, Texas. Publication shall be made once a week for four consecutive weeks pursuant to Government Code section 6084. Superior Court of California, County of Stanislaus Case No. CV-20-00747 DATED: August 26, 2020. LAWRENCE T. NIERMEYER, ESQ., Attorney for Cross-Complainants, ALICE EVELYN REBENSORF and MICHAEL DAVID REBENSORF

PUBLIC HEARING NOTICE

A public hearing will be held in the Caldwell County Commissioners' Court located at 110 South Main Street, 2nd Floor in Lockhart, Texas 78644, on October 28th, 2020, at 9:30am for consideration of the Request of Cotton Gateway, Phase One, Lot 108 and Lot 107.

NOTICE OF PUBLIC HEARING

A public hearing will be held in the Caldwell County Commissioners' Court located at 110 South Main Street, 2nd Floor in Lockhart, Texas 78644, on October 28th, 2020, at 9:30am for consideration of the Austin Pipeline Subdivision, Section Three Partial of Lot 54.

new (do) not file a written answer with the clerk who issued this citation by 10 a.m. on the Monday next following the expiration of 20 days after you were served this citation and petition, a default judgment may be taken against you. The petition of Texas Domestic Affairs and Protective Services, Petitioner, was filed in the Court of Caldwell County, Texas, on the 29th day of July, 2020, against Shelby Malm and Jamaricus Dion White, Respondents, numbered 20-213FLA, and entered "in the interest of Jamaricus Dion White, Malika Keith White and Phoenix Rae White, children." The suit requests termination of the parent-child relationship, the date and place of birth of the children who are the subject of this suit: Jamaricus Dion White, (Born November 17, 2020) in an unknown location; Malika Keith White, (Born February 26, 2018) in an unknown location; and Jamaricus Dion White, (Born August 10, 2015) in an unknown location. The court has authority in this suit to render an order in the children's interest that the court seal the suit, including the termination of the parent-child relationship, the destruction of paternity, and the appointment of a conservator with authority to take the child to the children's adoption, issued and given under my hand and seal of the Court at Lockhart, Caldwell County, Texas, this 3rd day of September, 2020. Juana Allen, Clerk of the District Court of Caldwell County, Texas.

NOTICE OF PUBLIC SALE

To satisfy Landlord's Lien at Centex Station, 1414 S. Centex Station, Lockhart, Texas 78644, on Wednesday, October 14th, 2020, at 10:00am. Property includes contents of 1) David Robinson; 2) Mike Recliner; 3) Greenhouse; 4) Acacia; 5) Book; 6) Tool box, furniture, Misc. 3) Paul Anderson; 4) Furniture; 5) Justin J. Driscoll; 6) Tools; 7) Misc. 8) Frank Sosa; 9) Tool box, coffee table; 10) Portable AC; 11) Alexandra Gauss; Baby Items

NOTICE OF PUBLIC SALE

Pursuant to Chapter 59 of the Texas Property Code, Lockhart Climate Storage listed below will hold a public auction of property being sold to satisfy a landlord's lien. The sale will begin on or about the time indicated at www.lockhartclimate.com. Property may be sold to the highest bidder for cash. Deposit for removal and cleanup may be temporarily required. Seller reserves the right to reject any bid and to withdraw

pm Lockhart Self Storage 1900 Borchert Dr., Lockhart, TX 78644 www.storageauctions.com, Blynn Campos: Misc. Items, Lesley Wilson: Misc. Items, Misc. Branch: Misc. Items, Audrey Revuelta: Misc. Items

PUBLIC NOTICE

Pursuant to Chapter 59 of the Texas Property Code, Lockhart Climate Storage listed below will hold a public auction of property being sold to satisfy a landlord's lien. Auction will begin at 10am on Oct. 2nd, 2020 at www.storageauctions.com, property will be sold to the highest bidder. Seller reserves the right to reject any bid and to withdraw property from sale. Online auction begins at 10am on Sep. 11th, 2020 and ends at 10am on Oct. 2nd, 2020. Online auction site: www.storageauctions.com. Goods to be sold: Tenants: Curtis Gonzalez: Table, Chair, Desmond McCain: Couch, Fishing gear, Totes, Hanger, Amazon: Welding equipment, Saw, Helena Teague: Sports memorabilia, Totes, Karl Haynes: Totes, Boxes, Lon Martinez: Desk, Painting, Boxes, Mattias Munoz: Boxes, Toys, Melissa Bolado: Lawn equipment, Totes, Boxes, Paula Crist: Clothes, Antiques, Rachael Mendez: Piano, Travis Haddock: Welding equipment, Totes, Markisha Simmons: Desk, Computer, Totes, Bags, RC Car

BID NOTICE

Lockhart ISD is seeking proposals for equipment and labor to replace two air-cooled chillers at Bluebonnet Elementary School. The Contractor should plan to replace Chiller-1 in its entirety. After startup and commissioning, Chiller-1 will be placed into service. The existing temporary chiller will be disconnected and Chiller-2 will be replaced while Chiller-1 conditions the building. For a proposal package for these services, please contact Tanya Hornman at 512-398-0052 or fax 512-398-0025. The proposals are due Thursday, October 8, 2020 at 2 PM CST at Attn: Tanya Hornman, Lockhart ISD, 419 Bois D'Anc St., Lockhart, TX 78644. There will be a pre-bid meeting on September 29, 2020 at 10am at Bluebonnet Elementary, 2111 Attn: Tanya Hornman, Lockhart, TX 78644. No faxed proposals will be accepted. Lockhart ISD reserves the right to reject any or all proposals.

CITATION BY PUBLICATION

The State of Texas, County of Caldwell

been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 o'clock a.m. on the first Monday after the expiration of 42 days from the date this citation was issued, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file our answer with the clerk. Find out more at www.caldwelltx.gov. You are hereby cited to appear before said Honorable Court by filing a written answer to the Plaintiff's Petition at or before the first Monday after the expiration of 42 days from the date of this citation of this citation, the same being, Monday, OCTOBER 26, 2020, before the Honorable Court of Caldwell County, Texas, located at the Caldwell Co. Justice Center, 1703 S. Colorado St., Lockhart, Texas. Said Plaintiff's Petition was filed in said court on the 18th day of June, 2020, in the case styled WILLIAM GREGORY BRAWLEY v. ALICE EVELYN REBENSORF, ANNETTE BRAWLEY VS. ALL PERSONS CLAIMING ANY TITLE OR INTEREST IN LAND BY AND THROUGH HESTER BRAWLEY. A brief statement of the nature of the suit follows, to wit: Suit involving land located at 1213 48th St., Lockhart, Texas 78644. Being all of a Lot No. Eleven (17) in Block No. One (1) of E & S Addition to the City of Lockhart, Texas, according to the map or plan thereof recorded in Volume 251 at Page 484 of the Caldwell County Deed Records in Caldwell County, Texas, as is more fully shown by Plaintiff's Petition on file in this suit. Attorney for Plaintiff is MELIZABETH RAXTER, whose address is 705 State Park Road, Lockhart, TX 78644. The officer executing this return shall promptly serve the same according to the requirements of the laws and the mandates hereof and make due return as the law directs and given under my hand and seal of the District Court at Lockhart, Texas, this 11th day of SEPTEMBER, 2020. Juana Allen, District Clerk, S. Mockingbird Lane, Austin District Courts, Caldwell County, Texas, at 1703 S. Colorado St., Box 100, Lockhart, Texas 78644 CAUSE NO. 20-175CVB

PUBLIC NOTICE

The Caldwell County Sheriff's Office has recently announced the

Caldwell County Agenda Item

AGENDA DATE: October 8, 2026

Type of Agenda Item: Subdivision

Subject: Regarding consideration for the Austin Skyline Subdivision,
Section Three Replat of Lot 54 on approximately 16.098 acres
located on Avis Road

Costs:

Agenda Speakers:

Backup Materials: Attached

Total # of Pages:

PUBLIC NOTICES

PUBLIC NOTICES

CITATION BY PUBLICATION

THE STATE OF TEXAS CITATION BY PUBLICATION CAUSE NO. 26PR-00557 IN THE ESTATE OF MARY LOUISE PATE CAGLE (ALSO KNOWN AS MARY LOUISE CAGLE), DECEASED TO: AMANDA PAULINE CAGLE HANSON SUSAN LOUISE CAGLE REYNOLDS AND MARY KATHLEEN TEAGUE VAN ELLS, filed in the CALDWELL COUNTY JUSTICE CENTER OF CALDWELL County, Texas, on May 19, 2026 an APPLICATION FOR PROBATE OF WILL AS MUNIMENT OF TITLE AFTER FOUR YEARS in Cause No. 26PR-00557, styled IN THE ESTATE OF MARY LOUISE PATE CAGLE (ALSO KNOWN AS MARY LOUISE CAGLE), DECEASED, which is now pending on the probate docket of said Court. Said application and any opposition will be heard and acted upon by said Court after 10 o'clock A.M. on the first Monday next after the expiration of ten (10) days from date of publication of this citation, at the CALDWELL COUNTY JUSTICE CENTER, 1703 S. COLORADO, LOCKHART, TEXAS 78644 CALDWELL County, Texas. You are hereby cited to appear before said Honorable Court by filing a written contest or answer to the Application before the above stated time and date should you desire to do so. To ensure its consideration, any objection must be filed with the Clerk of the Court.

tue of a certain Order of Sale In Tax Suit in Cause No. DCCV-24-126 issued out of the Honorable 421st District Court of Caldwell County, Texas, on the 5th day of August, 2026 and styled Panacea Fund I LLC vs. Miguel R. Barrios, ET AL whereas on the 27th day of August 2025 recovered a tax foreclosure judgment with Panacea Fund I, LLC as Plaintiff, and Caldwell County Appraisal District and Luling Independent School District, as Intervenor, against Miguel R. Barrios, Defendant, for the sum of Thirty-Six Thousand Four Hundred Forty-Seven Dollars, and Seventy-One Cents (\$36,347.71) together with the costs of suit and sale, under Judgment in favor of Plaintiff and Intervenor, and placed in my hands for service on 5th day of August, 2026, Mike Lane, as Sheriff of Caldwell County, Texas, did on the 6th day of August, 2026, did levy pursuant to the Order of Sale on a judgment on certain Real Property, situated in Caldwell County, Texas, described as follows, to-wit: ACCT. NO. 24521; BEING LOT NO. THIRTY ONE (31) OF THE MILAM HEIGHTS ADDITION TO THE CITY OF LULING, CALDWELL COUNTY, TEXAS, AS SHOWN BY PLAT OF RECORD IN THE DEED RECORDS OF CALDWELL COUNTY, TEXAS. And on the first Tuesday in the month of October 2026 the same being the 6th day of said month at the Caldwell County Justice Center 1703

BENDS DORF IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA, COUNTY OF STANISLAUS Case No. CV-25-007476 DAVID BAGHDASARIAN, Plaintiff, v. STALEY'S CLUB, JUSTIN IAN LILLEY, ALICE EVELYN REBENS DORF, MICHAEL DAVID REBENS DORF, and DOES 1 TO 50, inclusive, Defendants. AND ALICE EVELYN REBENS DORF and MICHAEL DAVID REBENS DORF, Cross-Complainants, v. JUSTIN IAN LILLEY and ROES 1 TO 5, Cross-Defendants. NOTICE TO JUSTIN IAN LILLEY: A Cross-Complaint has been filed against you in the Superior Court of California, County of Stanislaus, Case No. CV-25-007476. The Cross-Complaint was filed on January 14, 2026, by Alice Evelyn Rebensdorf and Michael David Rebensdorf. The Cross-Complaint alleges causes of action for: 1. Implied Indemnity; 2. Equitable Indemnity; 3. Comparative Fault; and 4. Declaratory Relief. YOU ARE HEREBY SUMMONED to respond to the Cross-Complaint as required by law. If you fail to respond within the time required by law, the Court may enter a judgment against you. A copy of the Cross-Complaint and related court documents may be obtained from the Superior Court of California, County of Stanislaus, 801 10th Street, Modesto, California 95354, or from the attorney for the Cross-Complainants:

tion submissions for an RFQ for Redevelopment Advisory and Professional Consulting Services, until 12 NOON on September 28, 2026. Submissions shall be addressed and delivered to: Holly Malish, Executive Director of the Lockhart EDC, EDC/Tourism Office, 215 East Market Street Lockhart, Texas 78644. Submissions will be evaluated per the criteria in the RFQ after the closing time. Any submission received after the stated closing time will be returned. The City of Lockhart reserves the right to reject any and all submissions. A copy of the RFQ can be found online at <https://www.cityoflockhart.gov/bids.aspx> RFQ # REDVLP-2

PUBLIC HEARING NOTICE

A public hearing will be held in the Caldwell County Commissioners Court located at 110 South Main Street, 2nd Floor in Lockhart, Texas 78644, on October 8th, 2026, at 9:30am for consideration for the Replat of Cotton Gateway, Phase One, Lot 106 and Lot 107.

PUBLIC HEARING NOTICE

A public hearing will be held in the Caldwell County Commissioners Court located at 110 South Main Street, 2nd Floor in Lockhart, Texas 78644, on October 8th, 2026, at 9:30am for consideration for the Austin Skyline Subdivision, Section Three Replat of Lot 54.

AMENDED NOTICE

and other features of the site and may be reviewed in the Planning Department office.

All interested persons owning property within 200 feet of these properties wishing to state their support or opposition may do so at this Public Hearing; or they may submit a written statement to the Planning Director or his designee for presentation to the Planning and Zoning Commission at or before the time the Public Hearing begins. The City of Lockhart City Council will hold a Public Hearing on Thursday, October 8, 2026, at 7:30 P.M. in the City Council Chamber, third floor of the Clark Library-Masonic Building, 217 South Main Street, Lockhart, Texas, to consider this zoning change request, the recommendation of the Planning and Zoning Commission, and valid protests if any. One or more letters or petitions of protest submitted no later than two working days prior to the posted beginning of the City Council public hearing and containing the name, signature, and address of owners of collectively 20 percent or more of either the area of the land included in the proposed change or the area of land within 200 feet surrounding the land included in the proposed change, shall require the proposed change to receive the affirmative vote of at least three-fourths of all members of the City Council in order to take effect. Such letters or petitions submitted at least five calendar days prior to the

City Council of the city of Lockhart, Texas levying maintenance and operations property taxes for the use and support of the City of Lockhart, Texas and interest and sinking property taxes for the debt service obligations of the City of Lockhart for fiscal year 2026-2027, beginning October 1, 2026 and ending September 30, 2027, and appropriating each part thereof for the specific purposes, providing for severability; providing for repealer; and establishing an effective date. The complete ordinance(s) may be viewed at the City Secretary's Office, 308 West San Antonio Street, Lockhart, Texas, during normal business hours of 8:00 a.m. until 5:00 p.m., Monday through Friday.

CITATION BY PUBLICATION

To Shelby Malm and Jamarco White, Respondents, STATE OF TEXAS You have been sued. You may employ an attorney. If you or your attorney do (does) not file a written answer with the clerk who issued this citation by 10 a.m. on the Monday next following the expiration of 20 days after you were served this citation and petition, a default judgment may be taken against you. The petition of Texas Department of Family and Protective Services, Petitioner, was filed in the Court of Caldwell County, Texas, on the 29th day of July, 2026, against Shelby Malm and Jamarco White, Re-

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Information Only
Subject:	To discuss and take possible action regarding the approval of the Minutes for the September 24, 2026.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Teresa Rodriguez
Backup Materials:	Attached
Total # of Pages:	15

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, September 24, 2026 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 - Pastor Lora Hardway, Resurrection Life Church

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: <https://www.co.caldwell.tx.us/page/CommissionersCourtForm>

F. CONSENT AGENDA:

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

F.1 To approve County Invoices and Purchase Orders in the amount of \$1,164,676.10.

F.2 To approve County Payroll payment in the amount of \$538,157.17 (08/23/2026 thru 09/05/2026).

F.3 To approve County Payroll Tax payment in the amount of \$158,055.32 (08/23/2026 thru 09/05/2026).

F.4 To ratify Addendum #2 to RFB26CCP02B Road Materials, Fuel, Oil and Lubricants.

F.5 To accept August 2026 Tax Collection Report from the Caldwell County Appraisal District.

F.6 To approve bond for Robbin Contreras, Deputy Clerk, Tax Assessor-Collector.

F.7 To approve bond for Jeannie Espinoza, Deputy Clerk, Tax Assessor-Collector.

F.8 To approve bond for Bertha Parra, Deputy Clerk, Tax Assessor-Collector.

F.9 To approve bond for Barbara Williams, Deputy Clerk, Tax Assessor-Collector.

F.10 To accept The Caldwell County Constable PCT. 1 August 2026 Report.

F.11 To accept Election Services Contracts/Joint Elections Agreement.

G. PRESENTATION:

- G.1 Goodwill Retail Location & Workforce Partnership - Jaime Castleberry, Director of Community Impact, Goodwill Industries of Central Texas

H. DISCUSSION/ACTION ITEMS:

- H.1 To discuss and take possible action regarding the approval of the Minutes for the September 10, 2026, regular meeting. Speaker: Judge Haden/Teresa Rodriguez; Backup: 15; Cost: \$0.00
- H.2 To discuss and take possible action regarding public improvements in Cool Waters Subdivision for permanent County maintenance and release the two-year maintenance bond in the amount of \$229,947.73 back to D2 Excavating, Inc. Speaker: Judge Haden/Commissioner Horne/Donald Leclerc; Backup: 3; Cost: \$0.00
- H.3 To discuss and take possible action regarding the Final Plat for Seawillow Farms, consisting of three lots on approximately 12.66 acres, located on Seawillow Road - reapproval to correct the September 10, 2026, motion, contingent upon receipt of utility easement rather than GIS coordinates. Speaker: Commissioner Horne/Nicole Stephens; Backup: 2; Cost: \$0.00
- H.4 To discuss and take possible action regarding the Final Plat for Seawillow Ranchettes (formerly Estates at Seawillow), consisting of three lots on approximately 14.42 acres, located on Seawillow Road - reapproval to correct the September 10, 2026, motion, which corrects the name from "Estates of Seawillow" since there is similarly named subdivision titled Seawillow Estates. Additionally, it was contingent upon GIS coordinates rather than the utility easement. Speaker: Commissioner Horne/Nicole Stephens; Backup: 2; Cost: \$0.00
- H.5 To discuss and take possible action regarding the Final Plat for Carpol Subdivision consisting of seven residential lots on 8.456 acres located off Political Road and State Park Road. Speaker: Commissioner Theriot/Kasi Miles; Backup: 3; Cost: \$0.00
- H.6 To discuss and take possible action regarding the Final Plat for Aubrey Acres, consisting of four lots on approximately 40.03 acres, located on Political Road. Speaker: Commissioner Theriot/Nicole Stephens; Backup: 5; Cost: \$0.00
- H.7 To discuss and take possible action regarding a variance request concerning a single lot split of one-acre out of 51.77 acres located off FM 1854 in the City of Mustang Ridge's ETJ. Speaker: Commissioner Theriot/Kasi Miles/Linda Hinkle; Backup: 9; Cost: \$0.00
- H.8 To discuss and take possible action to authorize the execution of Contract Amendment No. 1 for the Polonia Road at Plum Creek (Bridge Replacement) project. The amendment adds Raba Kistner, Inc. as a subconsultant to the Professional Services Agreement for engineering services between Caldwell County and Seiler Lankes Group, LLC. Speaker: Judge Haden/Commissioner Westmoreland/Commissioner Theriot/ Maria Castanon; Backup: 13; Cost: TBD
- H.9 To discuss and take possible action to authorize the execution of Contract Amendment No. 2 to allow for the execution of Work Authorization No. 4 for Creekside Drive at Plum Creek and Work Authorization No. 5 for Seawillow (CR 205) at Sixmile Branch and Wattsville (CR 140) at Copperas Creek between Caldwell County and Pape-Dawson Engineers. The Contract Amendment increases the compensation cap by \$625,000.00 from \$3,100,000.00 to \$3,725,000.00. Speaker: Judge Haden/Commissioner Horne/Maria Castanon; Backup: 50; Cost: \$625,000.00
- H.10 To discuss and take possible action regarding a professional services contract between the County and Kleinfelder F.K.A. Doucet & Associates, for the provision of subdivision engineering services. Speaker: Judge Haden/Dominique Esquivel; Backup: 8; Cost: TBD

- H.11 To discuss and take possible action regarding a Letter Amendment to the EWEAC Personal Service Agreement (Appendix B rates and TRZ analysis scope, \$75,000.00 lump sum) and authorize County Judge to execute. Speaker: Judge Haden/Danie Teltow/Will Conley; Backup: 15; Cost: TBD
- H.12 To discuss and take possible action regarding a Proclamation for National 4-H Week (Oct. 4 - 10, 2026). Speaker: Judge Haden/Elsie Lacy; Backup: 1; Cost: \$0.00
- H.13 To discuss and take possible action regarding a Proclamation for Texas Extension Education Association Week (Oct. 4 -10, 2026). Speaker: Judge Haden/Elsie Lacy; Backup: 1; Cost: \$0.00
- H.14 To discuss and take possible action regarding a Proclamation recognizing the historic educational legacy of the community of Prairie Lea and Prairie Lea Independent School District. Speaker: Commissioner Horne; Backup: 2; Cost: \$0.00
- H.15 To discuss and take possible action to reappoint Rusty Horne as Caldwell County's representative to the Capital Area Council of Governments Executive Committee for the 2027 term. Speaker: Judge Haden; Backup: 8; Cost: \$0.00
- H.16 To discuss and take possible action regarding designating a day of the week on which the Court shall convene in regular term each month during the next fiscal year, pursuant to Section 81.005 Texas Local Government Code. Two regular meeting dates are proposed to shift due to holiday conflicts in November and December 2026. Speaker: Judge Haden; Backup: 14; Cost: \$0.00
- H.17 To discuss and take possible action regarding the Caldwell County Employee Holiday Schedule for Calendar Year 2027. Speaker: Judge Haden/Kristianna Ortiz; Backup: 1; Cost: \$0.00
- H.18 To discuss and take possible action on Order 10-2026 regarding the appointment of Elections Day Judges for a one or two-year term, Early Voting Ballot Board Judges, and Central Counting Station Workers. Speaker: Judge Haden/Devante Coe; Backup: 10; Cost: \$0.00
- H.19 To discuss and take possible action regarding a License Agreement between the Caldwell County Tax Assessor-Collector and HEB Grocery Company, LP as a Limited-Service Deputy, to include the Luling location addition to the previously approved Lockhart location. Speaker: Judge Haden/Debbie Sanders; Backup: 10; Cost: \$0.00
- H.20 To discuss and take possible action regarding a Caldwell County Burn Ban. Speaker: Judge Haden/Hector Rangel; Backup: 2; Cost: \$0.00
- H.21 To discuss and take possible action on modifying Spectrum services to include television service and fiber installation at of 2947 N Magnolia, Luling TX (Community and Evacuation Center) and enterprise internet at 2990 FM 1185, Lockhart, TX (JP Office, PCT. 4), as well as increase bandwidth for county internet. Speaker: Judge Haden/Chris Cunningham; Backup: 7; Cost: TBD
- H.22 To discuss and take possible action regarding Order 12-2026, exempting from competitive bidding requirements and approving an agreement between Caldwell County and Air Methods, LLC. Speaker: Judge Haden/Ann Rolfe/Spencer Gunn; Backup: 13; Cost: TBD
- H.23 To discuss and take possible action regarding Resolution 36-2026 authorizing appointment of deputy and reserve constables. Speaker: Judge Haden/Commissioner Westmoreland; Backup: 1; Cost: \$0.00
- H.24 To discuss and take possible action regarding an Interlocal Cooperation Contract between Caldwell County and Texas State University for Tobacco Enforcement Program FY 2026-2027. Speaker: Judge Haden/Steve Kenney; Backup: 7; Cost: \$0.00

- H.25 To discuss and take possible action regarding Resolution 37-2026 approving a general policy for the disposition of County surplus items by the Purchasing Department. Speaker: Judge Haden/Dominique Esquivel; Backup: 3; Cost: \$0.00
- H.26 To discuss and take possible action regarding a Request for Proposals for Fire Marshal Services for Caldwell County, in connection with the County's recent adoption of the fire code. Speaker: Judge Haden/Danie Teltow/Dominique Esquivel; Backup: 18; Cost: \$0.00
- H.27 To discuss and take possible action on accepting an award from the Texas Indigent Defense Commission for the FY26 Indigent Defense Formula Grant in the amount of \$37,624.00. Speaker: Judge Haden/Amber Quinley; Backup: 2; Cost: \$0.00
- H.28 To discuss and take possible action regarding updates on Project Hercules economic development negotiations. Commissioners Court may provide further instruction or take necessary action as appropriate. Speaker: Judge Haden; Backup: 0; Cost: TBD
- H.29 To discuss and take possible action regarding updates on Project Lumiere economic development negotiations. Commissioners Court may provide further instruction or take necessary action as appropriate. Speaker: Judge Haden; Backup: 0; Cost: TBD
- H.30 To discuss and take possible action regarding updates on Project Cowgirl economic development negotiations. Commissioners Court may provide further instruction or take necessary action as appropriate. Speaker: Judge Haden; Backup: 0; Cost: TBD

I. EXECUTIVE SESSION:

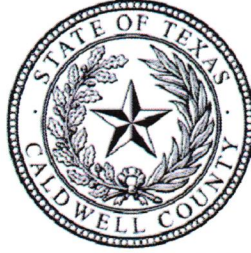
- I.1 Pursuant to Texas Government Code Section 551.087, the discussion of deliberation regarding economic development negotiations associated with Project Hercules. Possible action may follow in open court.
- I.2 Pursuant to Texas Government Code Section 551.087, the discussion of deliberation regarding economic development negotiations associated with Project Lumiere. Possible action may follow in open court.
- I.3 Pursuant to Texas Government Code Section 551.087, the discussion of deliberation regarding economic development negotiations associated with Project Cowgirl. 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 September 24, 2026, 9:00 AM



Hoppy Haden
Teresa Rodriguez

County Judge
County Clerk

B.J. Westmoreland
Rusty Horne
Ed Theriot
Dyral Thomas

Commissioner, Pct. 1
Commissioner, Pct. 2
Commissioner, Pct. 3
Commissioner, Pct. 4

A. CALL MEETING TO ORDER

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

B. INVOCATION - Pastor Lora Hardway, Resurrection Life Church

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 leads all present in the Pledge of Allegiance to the United States and Texas Flag.

D. ANNOUNCEMENTS:

Items or comments from Court members or staff.

Commissioner Westmoreland informed the Court that a Free Dump Day event will be held on Saturday, October 10, from 8:00 a.m. to 1:00 p.m., or until capacity is reached, at the Unit Road Office located at 1700 FM 2720. The event is free to all County residents with valid identification and proof of residency. Appliances will also be accepted.

Commissioner Theriot stated that a Tire Drop-Off Event will be held on Saturday, October 24, from 8:00 a.m. to noon, or until capacity is reached. The event will be held at two locations: the Maxwell Constable Precinct 3 Office and the Precinct 4 Office on 1185. There will be a limit of 10 tires per person, with or without rims.

Tax Assessor-Collector Debbie Sanders introduced her new Chief Deputy, Jacqueline Bartsch, to the Court.

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: <https://www.co.caldwell.tx.us/page/CommissionersCourtForm>

James Green, Local Base Manager for PHI Air Medical in Bastrop County, provided information regarding

data, performance metrics, and transport response times.

Richard Von Aday, Senior Lead Field Sales Manager for PHI Care, provided an update on the air medical flight program and related data.

Andrea Villescay, owner of Lonestar Social in Maxwell, expressed concerns regarding the time it has taken to approve her TABC license.

F. CONSENT AGENDA:

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

Judge Haden announced a correction on Consent Item F11. The backup materials indicated that Proposed CCSD #6 would appear on the ballot, however, it will be removed because the required paperwork was not filed. The backup has been amended to reflect this correction.

Commissioner Westmoreland makes motion to approve with corrected amendment.

F.1.To approve County Invoices and Purchase Orders in the amount of \$1,164,676.10.

F.2.To approve County Payroll payment in the amount of \$538,157.17 (08/23/2026 thru 09/05/2026).

F.3.To approve County Payroll Tax payment in the amount of \$158,055.32 (08/23/2026 thru 09/05/2026).

F.4.To ratify Addendum #2 to RFB26CCP02B Road Materials, Fuel, Oil and Lubricants.

F.5.To accept August 2026 Tax Collection Report from the Caldwell County Appraisal District.

F.6.To approve bond for Robbin Contreras, Deputy Clerk, Tax Assessor-Collector.

F.7.To approve bond for Jeannie Espinoza, Deputy Clerk, Tax Assessor-Collector.

F.8.To approve bond for Bertha Parra, Deputy Clerk, Tax Assessor-Collector.

F.9.To approve bond for Barbara Williams, Deputy Clerk, Tax Assessor-Collector.

F.10.To. accept The Caldwell County Constable PCT. 1 August 2026 Report.

F.11To. accept Election Services Contracts/Joint Elections Agreement.

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

MOTION APPROVED.

F.1 To approve County Invoices and Purchase Orders in the amount of \$1,164,676.10.

Expense Approval Register 9 24 2026.pdf

9 24 2026 AP payment register.pdf

F.2 To approve County Payroll payment in the amount of \$538,157.17 (08/23/2026 thru 09/05/2026). Payroll 08232026 thru 09052026.pdf

F.3 To approve County Payroll Tax payment in the amount of \$158,055.32 (08/23/2026 thru 09/05/2026).

Payroll Tax 08232026 thru 09052026.pdf

F.4 To ratify Addendum #2 to RFB26CCP02B Road Materials, Fuel, Oil and Lubricants.

RFB26CCP02B Addendum #2 Q&A.pdf

F.5 To accept August 2026 Tax Collection Report from the Caldwell County Appraisal District. CCAD August 2026 Report.pdf

F.6 To approve bond for Robbin Contreras, Deputy Clerk, Tax Assessor-Collector.

R. Contreras_Bond.pdf

F.7 To approve bond for Jeannie Espinoza, Deputy Clerk, Tax Assessor-Collector.

J. Espinoza_Bond.pdf

F.8 To approve bond for Bertha Parra, Deputy Clerk, Tax Assessor-Collector.
B. Parra_Bond.pdf

F.9 To approve bond for Barbara Williams, Deputy Clerk, Tax Assessor-Collector.
B. Williams_Bond.pdf

F.10 To accept The Caldwell County Constable PCT. 1 August 2026 Report.
Constable PCT. 1 August 2026 Report.pdf

F.11 To accept Election Services Contracts/Joint Elections Agreement.
County Nov2026 Contract Attach with Signature Sheets.pdf

H.10 To discuss and take possible action regarding a professional services contract between the County and Kleinfelder F.K.A. Doucet & Associates, for the provision of subdivision engineering services. Speaker: Judge Haden/Dominique Esquivel; Backup: 8; Cost: TBD

Judge Haden stated that Mark Kennedy, Commissioner Court Civil Attorney, added a conflict-of-interest clause to address the applicable statutes and clarify the requirements for Kleinfelder to proceed.

Danie Teltow, County Auditor, stated there is a 2-year renewal with no changes to the contract. Caldwell-Kleinfelder-PSA.pdf

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

MOTION APPROVED.

H.26 To discuss and take possible action regarding a Request for Proposals for Fire Marshal Services for Caldwell County, in connection with the County's recent adoption of the fire code. Speaker: Judge Haden/Danie Teltow/Dominique Esquivel; Backup: 18; Cost: \$0.00

Danie Teltow, County Auditor, clarified this item is not to create a new Fire Marshall position, but rather to solicit proposals.

RFP26CCP02P - Fire Marshal and Fire Code Administration Services.pdf

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

MOTION APPROVED.

G. PRESENTATION:

G.1 Goodwill Retail Location & Workforce Partnership - Jaime Castleberry, Director of Community Impact, Goodwill Industries of Central Texas

Sarah Ruddy, Senior Director of Business and Community Engagement for Goodwill Central Texas, and Jaime Castleberry provided a slideshow presentation highlighting education and opportunities designed to empower individuals and support career advancement. They also announced that a Goodwill location in Lockhart is expected to open in the fall.
2026 Goodwill CTX_For Lockhart (002).pdf

H. DISCUSSION/ACTION ITEMS:

H.1 To discuss and take possible action regarding the approval of the Minutes for September 10, 2026, regular meeting. Speaker: Judge Haden/Teresa Rodriguez; Backup: 15; Cost: \$0.00
9.10.26 Agenda.pdf
9.10.26 Minutes.pdf

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

MOTION APPROVED.

- H.2 To discuss and take possible action regarding public improvements in Cool Waters Subdivision for permanent County maintenance and release the two-year maintenance bond in the amount of \$229,947.73 back to D2 Excavating, Inc. Speaker: Judge Haden/Commissioner Horne/Donald Leclerc; Backup: 3; Cost: \$0.00
Bond No. HSHNSU0858190.pdf

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

MOTION APPROVED.

- H.3 To discuss and take possible action regarding the Final Plat for Seawillow Farms, consisting of three lots on approximately 12.66 acres, located on Seawillow Road - reapproval to correct the September 10, 2026, motion, contingent upon receipt of utility easement rather than GIS coordinates. Speaker: Commissioner Horne/Nicole Stephens; Backup: 2; Cost: \$0.00

Commissioner Horne made a motion to table item H.3 until next Commissioners Court meeting.

22-50210_12 AC_SEAWILLOW FARMS_FINAL_PLAT-REV4_VERSION2.pdf
Approval Final SFP Letter-009-2026-134484-Seawillow Farms-Version_2.pdf

Motion made by Commissioner Horne, seconded by Commissioner Westmoreland to Postpone. All voting "Aye."

MOTION APPROVED.

- H.4 To discuss and take possible action regarding the Final Plat for Seawillow Ranchettes (formerly Estates at Seawillow), consisting of three lots on approximately 14.42 acres, located on Seawillow Road - reapproval to correct the September 10, 2026, motion, which corrects the name from "Estates of Seawillow" since there is similarly named subdivision titled Seawillow Estates. Additionally, it was contingent upon GIS coordinates rather than the utility easement. Speaker: Commissioner Horne/Nicole Stephens; Backup: 2; Cost: \$0.00

Commissioner Horne made a motion to table item H.4 until next Commissioners Court meeting.

22-50210_14 AC_SEAWILLOW RANCHETTES_FINAL_PLAT_VERSION3.pdf Approval
Final SFP Letter-0010-2026-134485-2-Seawillow Ranchettes-Previously Estates at Seawillow.pdf

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

MOTION APPROVED.

- H.5 To discuss and take possible action regarding the Final Plat for Carpol Subdivision consisting of seven residential lots on 8.456 acres located off Political Road and State Park Road. Speaker: Commissioner Theriot/Kasi Miles; Backup: 3; Cost: \$0.00
Carpol Subdivision- Final Plat.pdf

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

MOTION APPROVED.

- H.6 To discuss and take possible action regarding the Final Plat for Aubrey Acres, consisting of four lots on approximately 40.03 acres, located on Political Road. Speaker: Commissioner Theriot/Nicole Stephens; Backup: 5; Cost: \$0.00
Approval Final SFP Letter-0011-2026-10734-Aubrey Acres.pdf Aubrey Acres Final Plat.pdf
Pegg Road Agreement-Revised-2026.pdf

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

MOTION APPROVED.

- H.7 To discuss and take possible action regarding a variance request concerning a single lot split of one-acre out of 51.77 acres located off FM 1854 in the City of Mustang Ridge's ETJ. Speaker: Commissioner Theriot/Kasi Miles/Linda Hinkle; Backup: 9; Cost: \$0.00
Variance request_12763 FM 1854.pdf

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

MOTION APPROVED.

- H.8 To discuss and take possible action to authorize the execution of Contract Amendment No. 1 for the Polonia Road at Plum Creek (Bridge Replacement) project. The amendment adds Raba Kistner, Inc. as a subconsultant to the Professional Services Agreement for engineering services between Caldwell County and Seiler Lankes Group, LLC. Speaker: Judge Haden/Commissioner Westmoreland/Commissioner Theriot/ Maria Castanon; Backup: 13; Cost: TBD
20260831-PoloniaRdPlumCreekBridgeReplacement-SLG-PSA-AmendmentNo.1.pdf

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

MOTION APPROVED.

- H.9 To discuss and take possible action to authorize the execution of Contract Amendment No. 2 to allow for the execution of Work Authorization No. 4 for Creekside Drive at Plum Creek and Work Authorization No. 5 for Seawillow (CR 205) at Sixmile Branch and Wattsville (CR 140) at Copperas Creek between Caldwell County and Pape-Dawson Engineers. The Contract Amendment increases the compensation cap by \$625,000.00 from \$3,100,000.00 to \$3,725,000.00. Speaker: Judge Haden/Commissioner Horne/Maria Castanon; Backup: 50; Cost: \$625,000.00

Caldwell-ContractAmendment 2 - Pape Dawson.pdf
20260909-CreeksideDratPlumCreekBridgePSE-PD-WA04.pdf
20260909-SeawillowSixmileBranchWattsvilleCopperasCreekPSE-PD-WA05.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 a Letter Amendment to the EWEAC Personal Service Agreement (Appendix B rates and TRZ analysis scope, \$75,000.00 lump sum) and authorize County Judge to execute. Speaker: Judge Haden/Danie Teltow/Will Conley; Backup: 15; Cost: TBD
Danie Teltow, County Auditor, stated that a correction is needed to reflect that no lump-sum payment will be made.

Will Conley, Consultant with EWEAC LLC, discussed transportation plans throughout the County, including evaluating potential zones and developing a comprehensive plan to support future infrastructure development.

Commissioner Theriot asks about reinvestment zones around the County.

Commissioner Thomas asks about safety and working with the state.
3.11.25 EWEAC Contract - Executed.pdf

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

MOTION APPROVED.

H.12 To discuss and take possible action regarding a Proclamation for National 4-H Week (Oct. 4 - 10, 2026). Speaker: Judge Haden/Elsie Lacy; Backup: 1; Cost: \$0.00

Elsie Lacy, County Extension Agent, announced that 4H Week will be observed October 4th through October 10th. In support of 4- H Week, a one -day animal supply drive will be held for the Lockhart Animal Shelter. Ms. Lacy also expressed her appreciation to the Court for its continued support.

Proclamation for National 4-H Week is read.

National_4-H_Week_Proclamation_2026.pdf

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

MOTION APPROVED.

H.13 To discuss and take possible action regarding a Proclamation for Texas Extension Education Association Week (Oct. 4 -10, 2026). Speaker: Judge Haden/Elsie Lacy; Backup: 1; Cost: \$0.00 Proclamation for Texas Extension Education Week is read.

2026 teea-proclamation.pdf

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

MOTION APPROVED.

H.14 To discuss and take possible action regarding a Proclamation recognizing the historic educational legacy of the community of Prairie Lea and Prairie Lea Independent School District. Speaker: Commissioner Horne; Backup: 2; Cost: \$0.00

Commissioner Horne read a proclamation recognizing the historic educational legacy of the Prairie Lea community and Prairie Lea Independent School District (PLISD).

9.26 Proclamation - Recognizing the Historical Educational Legacy of Prairie Lea.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 to reappoint Rusty Horne as Caldwell County's representative to the Capital Area Council of Governments Executive Committee for the 2027 term. Speaker: Judge Haden; Backup: 8; Cost: \$0.00

Commissioner Westmoreland is not present.
CAPCOG Nomination - Executive Committee.pdf

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

MOTION APPROVED.

H.16 To discuss and take possible action regarding designating a day of the week on which the Court shall convene in regular term each month during the next fiscal year, pursuant to Section 81.005 Texas Local Government Code. Two regular meeting dates are proposed to shift due to holiday conflicts in November and December 2026. Speaker: Judge Haden; Backup: 14; Cost: \$0.00 Commissioner Horne made a motion to approve the Fiscal Year 2026-2027 Commissioners Court meeting schedule, as proposed, including the schedule adjustments necessary to accommodate holiday conflicts.

9.24.26 Proposed FY2026-2027 Commissioners Court Meeting Schedule.pdf

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

MOTION APPROVED.

H.17 To discuss and take possible action regarding the Caldwell County Employee Holiday Schedule for Calendar Year 2027. Speaker: Judge Haden/Kristianna Ortiz; Backup: 1; Cost: \$0.00
2027 Employee Holiday Calendar.pdf

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

MOTION APPROVED.

H.18 To discuss and take possible action on Order 10-2026 regarding the appointment of Elections Day Judges for a one or two-year term, Early Voting Ballot Board Judges, and Central Counting Station Workers. Speaker: Judge Haden/Devante Coe; Backup: 10; Cost: \$0.00

Elections Administrator Devonte Coe recommended a one-year term for Election Day Judges.

Commissioner Westmoreland makes motion to approve the list with a one-year term.

UPDATED2_Order_10-2026_Appointing_Presiding_and_Alternate_Election_Judges.pdf

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

MOTION APPROVED.

H.19 To discuss and take possible action regarding a License Agreement between the Caldwell County Tax Assessor-Collector and HEB Grocery Company, LP as a Limited-Service Deputy, to include the Luling location in addition to the previously approved Lockhart location. Speaker: Judge Haden/Debbie Sanders; Backup: 10; Cost: \$0.00

Tax Assessor-Collector Debbie Sanders requested that the Luling H-E-B location be added to the contract rather than addressed through a future amendment. Caldwell County License Agreement 8.25.26.pdf

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

MOTION APPROVED.

H.20 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, recommended keeping the burn ban on.
Burn Ban Order 9.24.26.pdf

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

MOTION APPROVED.

H.21 To discuss and take possible action on modifying Spectrum services to include television service and fiber installation at of 2947 N Magnolia, Luling TX (Community and Evacuation Center) and enterprise internet at 2990 FM 1185, Lockhart, TX (JP Office, PCT. 4), as well as increase bandwidth for county internet. Speaker: Judge Haden/Chris Cunningham; Backup: 7; Cost: TBD

CALDWELL COUNTY(MASTER ACCOUNT) - Service Order - 08_25_2026 (3).pdf

CALDWELL COUNTY(MASTER ACCOUNT) - Service Order - 09_02_2026 (1) (3).pdf

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

MOTION APPROVED.

H.22 To discuss and take possible action regarding Order 12-2026, exempting from competitive bidding requirements and approving an agreement between Caldwell County and Air Methods,

LLC. Speaker: Judge Haden/Ann Rolfe/Spencer Gunn; Backup: 13; Cost: TBD

Air_Methods_Community_Partnerships_Slide_Deck.pdf

9.24.26 Order 12-2026 Exempting from Bidding Requirements - Air Methods.pdf

9.24.26 Air_Methods_Agreement_CLEAN.pdf

Motion made by Commissioner Thomas, seconded by Commissioner Westmoreland to Approve.

All voting "Aye."

MOTION APPROVED.

H.23 To discuss and take possible action regarding Resolution 36-2026 authorizing appointment of deputy and reserve constables. Speaker: Judge Haden/Commissioner Westmoreland; Backup: 1; Cost: \$0.00

Danie Teltow, County Auditor, addressed the Court regarding the blanket bond for all deputy constables and reserve constables. An increase in bond coverage from 50 to 63 due to the school program and continued county growth.

Resolution_36-2026_Constable_School_Patrol_Program.pdf

Motion made by Commissioner Westmoreland, seconded by Commissioner Theriot to Approve.

All voting "Aye."

MOTION APPROVED.

H.24 To discuss and take possible action regarding an Interlocal Cooperation Contract between Caldwell County and Texas State University for Tobacco Enforcement Program FY 2026-2027.

Speaker: Judge Haden/Steve Kenney; Backup: 7; Cost: \$0.00

Steve Kenney requested the Court's for approval to enter into the contract for the seventh year to continue the successful program.

Caldwell Co PCT. 3 TEP FY27 Contract.pdf

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

MOTION APPROVED.

H.25 To discuss and take possible action regarding Resolution 37-2026 approving a general policy for the disposition of County surplus items by the Purchasing Department. Speaker: Judge

Haden/Dominique Esquivel; Backup: 3; Cost: \$0.00

Resolution 37-2026 - Disposal of County Surplus.pdf

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

MOTION APPROVED.

H.27 To discuss and take possible action on accepting an award from the Texas Indigent Defense Commission for the FY26 Indigent Defense Formula Grant in the amount of \$37,624.00.
Speaker: Judge Haden/Amber Quinley; Backup: 2; Cost: \$0.00
2026.08.25 TIDC FY26 Formula Grant Award Letter.pdf

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

MOTION APPROVED.

I. EXECUTIVE SESSION:

Executive Session opens at 10:18 a.m. and closes at 11:05 a.m.

I.1 Pursuant to Texas Government Code Section 551.087, the discussion of deliberation regarding economic development negotiations associated with Project Hercules. Possible action may follow in open court.
No action will follow in open court.

I.2 Pursuant to Texas Government Code Section 551.087, the discussion of deliberation regarding economic development negotiations associated with Project Lumiere. Possible action may follow in open court.
No action will follow in open court.

I.3 Pursuant to Texas Government Code Section 551.087, the discussion of deliberation regarding economic development negotiations associated with Project Cowgirl. Possible action may follow in open court.
No action will follow in open court.

H.28 To discuss and take possible action regarding updates on Project Hercules economic development negotiations. Commissioners Court may provide further instruction or take necessary action as appropriate. Speaker: Judge Haden; Backup: 0; Cost: TBD

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

MOTION APPROVED.

H.29 To discuss and take possible action regarding updates on Project Lumiere economic development negotiations. Commissioners Court may provide further instruction or take necessary action as appropriate. Speaker: Judge Haden; Backup: 0; Cost: TBD

Motion made by Commissioner Westmoreland, seconded by Commissioner Horne to Postpone. All voting "Aye."

MOTION APPROVED.

H.30 To discuss and take possible action regarding updates on Project Cowgirl economic development negotiations. Commissioners Court may provide further instruction or take necessary action as appropriate. Speaker: Judge Haden; Backup: 0; Cost: TBD

Motion made by Commissioner Westmoreland, seconded by Commissioner Thomas to Postpone.
All voting "Aye."

MOTION APPROVED.

J. ADJOURNMENT:

Court adjourns at 11:06 a.m.

Motion made by Commissioner Theriot, seconded by Commissioner Horne 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 September 24, 2026.

TERESA RODRIGUEZ, COUNTY CLERK AND EX-OFFICIO CLERK OF THE COMMISSIONERS' COURT OF CALDWELL COUNTY, TEXAS.

Caldwell County Agenda Item

AGENDA DATE: October 8, 2026

Type of Agenda Item: Subdivision

Subject: To discuss and take possible action regarding a variance request to allow one flag lot for the Austin Skyline, Section Three Replat of Lot 54 on approximately 16.098 acres located off Avis Road. This location is in the Mustang Ridge ETJ.

Costs: \$0.00

Agenda Speakers: Commissioner Theriot/Kasi Miles/Linda Hinkle

Backup Materials: Attached

Total # of Pages: 5

A Replat of Lot 54 of Austin Skyline Subdivision Section Three according to the map or plat recorded in Volume 328 Page 147-149 of the Deed Records of Caldwell County, Texas and being a part of the James Montgomery Survey A-185 in Caldwell County, Texas.



Caldwell County TEXAS

Variance Application

Application Type	Date Submitted
☐ Subdivision Exemption ☐ Commerical Exemption Other	Date Submitted: 9/22/2026 Precinct #: ☐ 1 ☐ 2 ☒ 3 ☐ 4

Owner's Information and Certification	
Property Owner Name/Entity: Jesusita Rizo	Property Owner Address: 1322 Avis Rd Dale TX 78616
Property Owner/Entity Phone: Francisco Guerra 512-361-9444	Property Owner Signature: <i>QR By Linda Hinkle</i>
Property Owner/Entity Email: francisco@borepro.com	I hereby certify that I have given permission for the below listed Applicant* to submit this Application and to represent me in all matters affecting this Application.

Applicant's Information	
* Applicant is the main point of communication to the County. All County correspondence will be sent to person listed below.*	
Applicant* Name: Linda Hinkle @Hinkle Surveyors	Applicant* Address: 1109 S Main St
Applicant* Phone: 512-398-2000 (Firm Reg No: 100866-00)	Lockhart TX 78644
Applicant* Email: contact@hinklesurveyors.com	

Application Questionnaire	
Property Address (or approximate location) 1322 Avis Rd Dale Tx 78616	Parcel Tax ID Number 12584
Total Acreage of Subject Property 16.098 are tract	Total Acreage Proposed 16.098 being Lot 54-A 15.097 ac & Lot 54-B 1.001 ac.
Reason for Variance Request Had to re-plat to give a family member with existing home what will be Lot 54-B and keeping what will be Lot 54-A. This lot is in the ETJ of the City of Mustang Ridge, the powers to be and engineer for Mustang Ridge do not have an issue with the flag lot and we were asked to ask Caldwell County Commissioners Court to approve the Flag Lot. This is in Pct 3, Commissioner Ed Theriot. Please consider this request to have a variance for a flag lot, we cannot do a family land grant in a platted subdivision is must be re-platted.	

Subdivision / Commercial Variance Checklist			
☒ Variance Application / Application Fee	☒ Exhibit depicting undue hardship	☐ Variance Request Letter	☒ Copy of Tax Certificate and Deed

4/7/2025

The undersigned Jesusita Rizo (print name(s) of Owner(s)) ("Grantor"), for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey unto BLUEBONNET ELECTRIC COOPERATIVE, INC. ("Grantee"), whose post office address is P.O. Box 729 Bastrop, Texas 78602, and its legal representatives, successors and assigns, a non-exclusive, permanent and perpetual easement and right of way (the "Easement") in, upon, below or above Grantor's lands, situated in the County of Caldwell, State of Texas, and described as follows (the "Property"):

A tract of land consisting of approximately 16.11 acres in the Austin Skyline Sec 3 Lot 5, or described in a deed or other instrument recorded in Volume _____, Page _____, Real Property Records of Caldwell County, Texas.

The area of the Easement for Overhead Electric Facilities shall be 15 feet on each side of the centerline of the initial line(s) as constructed by Grantee (the "Easement Area"), and the area of the Easement for Underground Electric Facilities shall be 10 feet either side of the initial line(s) as constructed by Grantee (the "Easement Area"). In addition, Grantee shall have the right to install guy and anchor arrangements inside and/or outside the Easement Area when and where Grantee deems necessary; any area in which such guy and anchor arrangements are installed outside the Easement Area as defined above shall, while such items are in place, be included within the definition of the Easement Area.

The purpose and scope of this Easement is to place, construct, re-construct, re-phase, operate, maintain, relocate, replace and remove in, upon, below or above the Easement Area an electric distribution line or system, telecommunications systems and equipment, or other services and systems, and its related appurtenances and equipment, and to cut, trim, chemically treat, and/or remove any or all trees, brush, shrubbery or other obstructions within or outside the Easement Area to the extent necessary to keep the Easement Area clear, or which might otherwise endanger or interfere with the efficiency of the lines, including the removal of any dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling even if same are located outside the Easement Area. Non-use of the Easement shall not be deemed an abandonment; the Easement shall only be terminated by written instrument executed by Grantee and recorded in the real property records of the county or counties in which the Easement Area is located. The purpose and scope of this Easement may not be changed, and Easement Area may not be relocated, without Grantee's written consent.

Grantee shall have the right of pedestrian, vehicular, and equipment ingress and egress over the Property, or any other of Grantor's adjacent lands, to and from the Easement Area for the purpose of placing, constructing, re-constructing, re-phasing, operating, maintaining, relocating, replacing and removing said lines and appurtenances, and may make use of such Property or other lands outside the Easement Area as is reasonably necessary for such activities, including the temporary placement and storage of vehicles and equipment.

To have and to hold unto Grantee, its legal representatives, successors and assigns, forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, legal representatives, successors and assigns to warrant and forever defend all and singular the rights herein to Grantee, its legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof. This is an easement appurtenant and is a covenant running with the land.

Grantor may not construct or place any structures, devices, or obstructions in or on the Easement Area that may in Grantee's opinion constitute a hazard to the safe and reliable operation of the lines and appurtenances installed in the Easement Area or in the opinion of Grantee, a danger to Grantor or the general public.

Grantor warrants that Grantor is the legal owner of the Property and the undersigned has authority to grant this Easement and that the Property is free and clear of encumbrances and liens of whatsoever character except those held by the following:

Grantor authorizes any employee, agent or other representative of Grantee to complete any blank spaces pertaining to the Property description above after this Easement has been executed by Grantor.

This written Easement represents the only agreement pertaining to said Easement.

The undersigned has executed this Easement to be effective as of the 29 day of September, 2017

Jesuita Rizo

(Grantor's Printed Name)

X Jesuita Rizo

(Signature of Grantor or Grantor's Authorized Representative)

Francisco Guerrero

(Grantor's Printed Name)

(Signature of Grantor or Grantor's Authorized Representative)

STATE OF TEXAS

COUNTY OF Caldwell

§
§
§

This instrument was acknowledged before me on September 29, 2017 by Jesuita Rizo

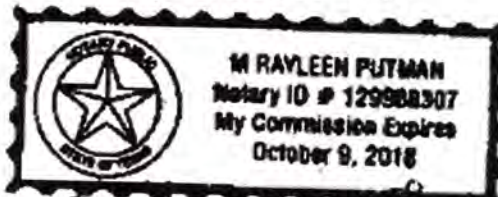
(Grantor's Printed Name)

M Rayleen Putman
Notary Public, State Of Texas

STATE OF TEXAS

COUNTY OF Caldwell

§
§
§

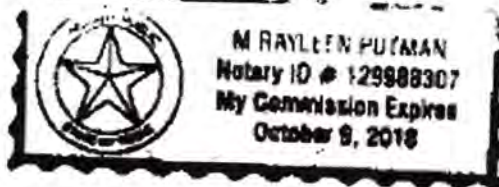


This instrument was acknowledged before me on September, 2017 by Francisco Guerrero

(Grantor's Printed Name)

M Rayleen Putman
Notary Public, State Of Texas

After recording, please return to:
Bluebonnet Electric Cooperative, Inc.
3198 East Austin Street
Giddings, Texas 78942



Issued By:

Caldwell County Appraisal District
211 Bufkin Ln.
P.O. Box 900
Lockhart, TX 78644

Property Information

Property ID: 12584 Geo ID: 0100800-000-054-00
Legal Acres: 16.1100
Legal Desc: AUSTIN SKYLINE SEC. 3, LOT 54, ACRES 16.11
Situs: 13922 AVIS RD DALE, TX 78616
DBA:
Exemptions: HS, OV65

Owner ID: 138823 100.00%
RIZO JESUSITA
13922 AVIS RD
DALE, TX 78616-3030

For Entities

ACC College
Caldwell County
Caldwell County ESD #5
Caldwell-Hays ESD 1
Farm to Market Road
Lockhart ISD

Value Information

Improvement HS: 115,290
Improvement NHS: 337,870
Land HS: 34,230
Land NHS: 34,230
Productivity Market: 466,490
Productivity Use: 590
Assessed Value 497,552

Property is receiving Ag Use

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 09/16/2026

Total Due if paid by: 09/30/2026 0.00



Tax Certificate Issued for:

	Taxes Paid in 2025
Lockhart ISD	3,501.79
Farm to Market Road	0.44
Caldwell County	2,109.96
Caldwell-Hays ESD 1	497.55
ACC College	431.75
Caldwell County ESD #5	497.55

POSSIBLE ROLLBACK

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

[Signature]

Signature of Authorized Officer of Collecting Office

Date of Issue: 09/16/2026
Requested By: HINKLE SURVEYING
Fee Amount: 10.00
Reference #:

Page: 1

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Bond
Subject:	To discuss and take possible action to authorize the execution of Work Authorization No. 3 for the North Hackberry Avenue (Alternate Truck Route) project between Caldwell County and Rodriguez Transportation Group, Inc. as part of their RFQ25CCP01Q Road Bond Contract executed November 13, 2025.
Costs:	\$413,489.90
Agenda Speakers:	Judge Haden/Commissioner Horne/Maria Castanon
Backup Materials:	Attached
Total # of Pages:	21

EXHIBIT C

WORK AUTHORIZATION

WORK AUTHORIZATION NO. 03

PROJECT: North Hackberry Avenue (Alternate Truck Route)

This Work Authorization is made pursuant to the terms and conditions of the Caldwell County Contract for Engineering Services, being dated November 13, 2025 and entered into by and between Caldwell County, Texas, a political subdivision of the State of Texas, (the "County") and Rodriguez Transportation Group, Inc. (the "Engineer").

Part 1. The Engineer will provide the following Engineering Services set forth in Attachment "B" of this Work Authorization.

Part 2. The maximum amount payable for services under this Work Authorization without modification is \$413,489.90.

Part 3. Payment to the Engineer for the services established under this Work Authorization shall be made in accordance with the Contract.

Part 4. This Work Authorization shall become effective on the date of final acceptance and full execution of the parties hereto and shall terminate on October 5, 2027. The Engineering Services set forth in Attachment "B" of this Work Authorization shall be fully completed on or before said date unless extended by a Supplemental Work Authorization.

Part 5. This Work Authorization does not waive the parties' responsibilities and obligations provided under the Contract.

Part 6. County believes it has sufficient funds currently available and authorized for expenditure to finance the costs of this Work Authorization. Engineer understands and agrees that County's payment of amounts under this Work Authorization is contingent on the County receiving appropriations or other expenditure authority sufficient to allow the County, in the exercise of reasonable administrative discretion, to continue to make payments under this Contract. It is further understood and agreed by Engineer that County shall have the right to terminate this Contract at the end of any County fiscal year if the governing body of County does not appropriate sufficient funds as determined by County's budget for the fiscal year in question. County may effect such termination by giving written notice of termination to Engineer.

Part 7. This Work Authorization is hereby accepted and acknowledged below.

ENGINEER:

[Rodriguez Transportation Group, Inc.]

By: Steve F. Davidson
Signature

Steve F. Davidson
Printed Name

Client Executive
Title

9/15/2026
Date

COUNTY:

Caldwell County, Texas

By: _____
Signature

Hoppy Haden
Printed Name

Caldwell County Judge
Title

Date

LIST OF ATTACHMENTS

Attachment A - Services to be Provided by County

Attachment B - Services to be Provided by Engineer

Attachment C - Work Schedule

Attachment D - Fee Schedule

APPROVED

By Maria Castanon at 9:37 am, Sep 28, 2026

ATTACHMENT A
SERVICES TO BE PROVIDED BY THE COUNTY
FOR NORTH HACKBERRY AVENUE (ALTERNATE TRUCK ROUTE)
(PLANS, SPECIFICATION AND ESTIMATE)

In general, Caldwell County and its representatives to their best efforts will render services as follows:

1. Name, business address and phone number of County's project manager.
2. Assistance to the Engineer, as necessary, with obtaining data and information from other local, regional, State and Federal agencies required for this project.
3. Obtain Rights of Entry from landowners that are unwilling to grant access to the Engineer.
4. Provide available appropriate County data on file, plans and specifications that are deemed pertinent to the completion of the work required by the scope of services (including previous hydraulic studies, models, previous reports and studies, available existing traffic counts, and design year traffic projections).
5. Provide available criteria and full information as to the client's requirements for the project. Provide examples of acceptable format for the required deliverables.
6. Provide information on any meetings/discussions held with adjoining property owners that may impact the project.
7. Provide timely reviews and decisions necessary for the Engineer to maintain the project work schedule. Review recommendations offered by the Engineer, progress of work, and final acceptance of all documents.
8. Submittal of documentation and permits to regulatory agencies for review and comment, when specified.
9. Support project development efforts with stakeholders, coordinate meetings and interface with stakeholders, as needed.
10. Provide a summary of prior communications with impacted landowners, related to this project.
11. Post and maintain project information for public consumption on the County website.

12. Assist with Coordination between the Engineer and the County's other Consultants.
13. Negotiate with all utility companies for any agreements and/or relocations required.
14. Provide an agent as necessary to secure proposed ROW/easements and relocate/remove improvements on proposed ROW.
15. Provide utility information (ex. water line relocation plans) to the Engineer for incorporation into the design files.
16. Review Engineer's progress, submittals, and plan changes.

ATTACHMENT B
SERVICES TO BE PROVIDED BY THE ENGINEER
FOR NORTH HACKBERRY AVENUE (ALTERNATE TRUCK ROUTE)
(PLANS, SPECIFICATIONS AND ESTIMATE)

PROJECT DESCRIPTION

Project Limits

SH 80 to East Pierce Street (0.20 Miles)

Existing Facility

North Hackberry Avenue is an existing 2 lane undivided, asphalt paved roadway connecting to SH 80 with a stop sign at one end and connecting to East Pierce Street on the other end with stop signs at a 4-way intersection. The street has curb and gutter drainage and on-street parking available with approximately 50 ft existing ROW. Special features for this street include an existing Union Pacific Railroad crossing and several private driveways connecting to the street through Luling's downtown district.

Proposed Facility

This project proposes a reconstruction of the existing roadway for an alternate truck route. The project also proposes reconstruction of the existing Union Pacific Railroad crossing. The proposed roadway will have asphalt and/or concrete pavement and include curb and gutter drainage with standard shoulder width and the addition of sidewalks as illustrated in the approved Schematic Layout.

Design Criteria

The proposed design criteria for the project will be developed from TxDOT design criteria manuals in association with Caldwell County Development Ordinances for Roadway and Drainage unless otherwise approved.

1. PROJECT MANAGEMENT

- a. Shall designate one Licensed Professional Engineer (Texas) to be responsible for the project management, and all communications with the County and its representatives.
- b. MONTHLY PROGRESS REPORTS, INVOICES, AND BILLINGS (12 months assumed):

- Submit monthly progress status reports to the GEC. Progress reports will include: deliverable table, tasks completed, tasks/objectives that are planned for the upcoming periods, lists or descriptions of items or decisions needed from the County and its representatives. Subconsultant progress will be incorporated into the monthly progress report. A copy of the monthly progress report will be uploaded to the County's ProjectWise System.
 - Prepare correspondence, invoices, and progress reports on a monthly basis in accordance with current County requirements.
- c. QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC) PLAN:
- Prepare a project specific QA/QC plan and submit to the GEC within thirty (30) days of notice to proceed.
 - For each deliverable, provide evidence of their internal review and mark-up of that deliverable as preparation for submittal and in accordance with submitted project specific QA/QC plan.
 - Provide continuous QA/QC throughout the duration of the scheduled services included herein to appraise both technical and business performance and provide direction for project activities.
- d. PROJECT COORDINATION & ADMINISTRATION:
- Prepare and maintain routine project record keeping including records of meetings and minutes.
 - Correspondence and coordination will be handled through & with the concurrence of the GEC.
 - Manage Project activities (including documenting emails, phone and conference calls, maintain project files for the length of the project, meeting agendas, meeting minutes, and schedule meetings), direct Engineer's team/staff, coordinate and review sub-consultant work, correspond with the County and its representatives, and assist the County and its representatives in preparing responses to Project-related inquiries.
 - The Engineer shall utilize the County's document control system, ProjectWise, to assure the appropriate control of documentation and reporting. The Engineer shall maintain and upload complete and accurate records of design documents in County's File System, ProjectWise. This library will contain all

pertinent Project documentation and will include, but is not limited to, copies of the following:

- Agreements
 - Permits
 - Reports
 - Design Submittals
 - Correspondence
 - Exhibits
 - Native Files
 - Meetings Minutes
 - Agendas
- All contract documents, including native files, shall be turned over to the County at each milestone and at the completion of the project or as requested. Documents shall be posted to the County's ProjectWise document control system.
- e. PROGRESS/COORDINATION MEETINGS (20 biweekly meetings assumed, 1 external meetings assumed):
- Attend a kickoff meeting with the County and its representatives and stakeholders, as necessary to communicate development of the project and design issues.
 - Attend a biweekly meeting and coordination/progress meeting with the County and GEC, as necessary to communicate development of the project and design issues. Updates shall include activities completed, upcoming action items, activities required by next meeting, issues encountered, information or items required from other agencies/consultants, late activities, solutions for unresolved and/or anticipated problems with resolution timeframes, and any outstanding items needed to complete required deliverables.
 - Prepare agenda and sign-in sheets for external coordination/progress meetings.
 - Prepare meeting minutes for review via email within three (3) business days of the external coordination/progress meeting.

- Conduct internal coordination meetings as required to advance the development of the project.

f. PROJECT SCHEDULE:

- Baseline Schedule – Submit a CPM Baseline Schedule in calendar day (CD) format to the GEC for approval, using Microsoft Project in both pdf and native formats within 14 calendar days of the Work Authorization execution. This schedule should detail all work activities, including those by the County affecting the critical path. It shall outline the execution strategy, critical path, milestones, deliverables, and for each activity, its predecessors, successors, start and end dates, and float. Changes to schedule activities, durations, and dates require County consent, except for adjustments due to approved supplements or County-sanctioned project duration changes.
- Progress Schedule – Submit an updated Progress Schedule with each significant milestone and/or deliverable identified by the County, detailing actual work completion percentages, and incorporating all approved supplements. If the schedule deviates from the baseline, a recovery schedule approved by the County is required.

g. DELIVERABLES:

- Monthly Invoices and Progress Reports
- Project Specific QA/QC Plan
- QA/QC Documentation with Deliverables
- Project Files
- Meeting Minutes, Sign-In Sheets, and Agendas
- Baseline and Progress Schedules

2. UTILITY SUPPORT

- a. INCORPORATE UTILITY INFORMATION INTO ENGINEERING DRAWINGS
- Incorporate utility information provided by others into design files.
 - Add utility notes to plans and exhibits as necessary.

- Consider and incorporate utility work into traffic control phasing plans as necessary for joint bid utility relocations.

b. UTILITY MEETINGS (5 meetings assumed):

- Meet with utility coordinator and review utility impacts and potential relocations to identify appropriate approach to reducing/mitigating impacts.
- Attend meetings with utility companies as requested.

c. DELIVERABLES:

- Utility information incorporated into plans and design files.

3. GEOTECHNICAL SERVICES

- BORINGS (Four) roadway borings, spaced approximately 300 feet:
- The minimum spacing and depth of borings for pavement design shall be per the latest TxDOT Geotechnical Manual. Minimum depth Borings are to be performed for pavement design. Groundwater elevations shall be taken 15 minutes after initial encounter with groundwater. Additional groundwater elevations shall be taken where clay soils are encountered to obtain a static water level. Field testing shall consist of the Standard Penetration Test (SPT) at a minimum of 5-foot intervals. In between the SPT interval obtain Shelby Tube samples and bag samples appropriate for laboratory testing. Pavement boring spacing shall be 300 feet per the TxDOT Pavement Design Manual and should be to a depth of 15 feet.
- The Engineer shall be responsible for Soil Core Hole Drilling required for pavement borings. The Engineer shall follow the procedures in the TxDOT Geotechnical Manual and will contact the appropriate utility location services to have underground utilities located prior to drilling in an area.
- The soil borings will be properly backfilled with bentonite chips and a single lift of cold patch asphalt where applicable. The soil samples will be obtained using Shelby tubes and split-spoon sampler. Field-testing of soil samples will include pocket penetrometer in the cohesive soils and Standard Penetration Test (SPT) in the cohesionless soils.
- The Geotechnical Engineer shall obtain a copy of the approved schematic to be used in authoring the Pavement Report. The purpose is to provide

accurate recommendations and to include the recommendations in the project plans.

- f. Perform appropriate laboratory tests on soil samples recovered from the borings. Laboratory testing will include, if applicable, but not limited to: moisture content, liquid limit, plastic limit, unconfined compression, PI based Texas Triaxial classification, resilient modulus, free swell, sulfate content, particle size analysis, visual classification, dry density, California Bearing Ratio (CBR) and lime series analyses.
- g. Provide a Pavement Design Report for the project evaluated, signed and sealed by a professional geotechnical engineer Licensed in the State of Texas. The following items will be included in the report: soil boring locations, boring logs, and plan of borings, subsurface exploration procedures, encountered subsurface conditions, field and laboratory test results, description of surface and subsurface conditions, groundwater conditions/readings, analysis and recommendations for swell potential evaluations, and pavement design recommendations.
- h. The pavement design will include consideration of traffic loads to be estimated by the Engineer. Pavement design shall follow the latest TxDOT Pavement Design Manual. The traffic data required includes current and projected traffic counts and truck percentages. The Engineer will prepare two (2) flexible pavement design alternatives and one (1) rigid pavement design alternative. Flexible pavement design alternatives shall include: one (1) with subgrade stabilization (utilizing lime or cement) and flexible base layer; and (1) full depth asphalt section. If lime is not recommended, an explanation shall be provided for approval by the County Engineer. Rigid design alternative shall include flexible base, HMAC bond breaker, and continuous reinforced concrete pavement. Geogrid reinforcement will also be considered in these designs. Identify areas of possible sulfates in subgrade. Pavement thickness options using latest version of TxDOT FPS-21.
- i. DELIVERABLES:
 - Draft & Final Pavement Design Report

4. PLAN PREPARATION

- a. The approved Schematic Layout, plus any refinements, shall be used as the basis for plan sheet development. Plans shall be prepared per Caldwell County criteria including applicable submittal requirements per PS&E Development Plan Submittal Checklist including: cost estimate, checklists, hardcopies, CAD files, comment responses, design waivers/exceptions, general notes, quantities, updated design schedule, construction time determination.
- b. GENERAL
 - Refine proposed typical sections and cross sections to include the proposed pavement structure. Cross sections should be created at 50-foot intervals and at cross drainage structures.
 - Prepare project layout sheets that identify the project area and limits of work.
 - Prepare the following sheets: title, index of sheets, quantity and estimate, typical sections (existing and proposed) and summary sheets.
- c. ROADWAY:
 - **Refine** horizontal and vertical alignment of the roadway and cross streets.
 - Prepare Survey Data Sheets that clearly indicate benchmark locations and associated control information.
 - Prepare the following sheets: plan and profile, removal layout, concrete intersection joint layout, driveway plan and profile and miscellaneous roadway details.
- d. DRAINAGE:
 - Develop drainage area maps delineating drainage area boundaries based on USGS topographic maps, local contour maps, and/or field survey data, and inclusion in the plans.
 - Prepare hydrologic and hydraulic calculations for the design of drainage structures on the project, and inclusion in the plans.
 - Design and detail storm sewer system, drainage outfalls, and cross drainage structures on the project, and inclusion in the plans.

- Design and detail erosion and sedimentation control on the project, and inclusion in the plans.
- e. SIGNING, MARKINGS, & SIGNALIZATION:
- Prepare signing and marking layout per current version of Texas Manual of Uniform Traffic Control Devices (TMUTCD). Detail all non-standard signs or marking details as required for the project.
- f. TRAFFIC CONTROL:
- Prepare traffic control plan sequence of construction narrative and detour layout as needed to direct traffic around construction activities per Texas Manual of Uniform Traffic Control Devices (TMUTCD).
- g. WATER QUALITY:
- Prepare Stormwater Pollution Prevention Plan (SWPPP) and EPIC Sheet.
- h. RAILROAD:
- Coordinate with the railroad to determine submittal requirements, processing schedules and exhibit formats.
 - Update and prepare draft and final railroad agreements, exhibits and layouts sheets in accordance with the requirements of the railroad.
 - Conduct Traffic Signal Warrant Analysis at the N. Hackberry Ave / E. Pierce St. intersection if required by the UPRR.
- i. DELIVERABLES:
- Design Summary Report, Typical Sections, and Geometric Layout
 - 90% PS&E Submittal
 - 100% PS&E Submittal
 - Final PS&E Submittal
 - Draft & Final Drainage Models
 - Draft & Final Railroad Agreements, Exhibits and Layouts

5. BIDDING PHASE SERVICES

a. BIDDING PHASE SERVICES:

- Prepare all applicable construction documents for bidding including final signed and sealed plans with any joint bid utility plans incorporated; final general notes, specification list, special specifications, and signed & sealed cover for project construction manual. Final construction time determination which also includes any joint bid utilities.
- Attend the pre-bid meeting. Respond to bidder's questions during the bid period. Prepare project addenda during bid period. Analyze contractor bids, prepare bid tabulation, and make recommendation for award to the apparent low bidder.

b. DELIVERABLES:

- Signed and sealed final bid documents
- Addenda as necessary
- Bid analysis and recommendation for award

6. DELIVERABLES

a. DOCUMENTS:

- All contract documents, including hard copies and electronic files, shall be turned over to the County at each milestone and at the completion of the project. Documents shall be posted to the County's project management database as requested.

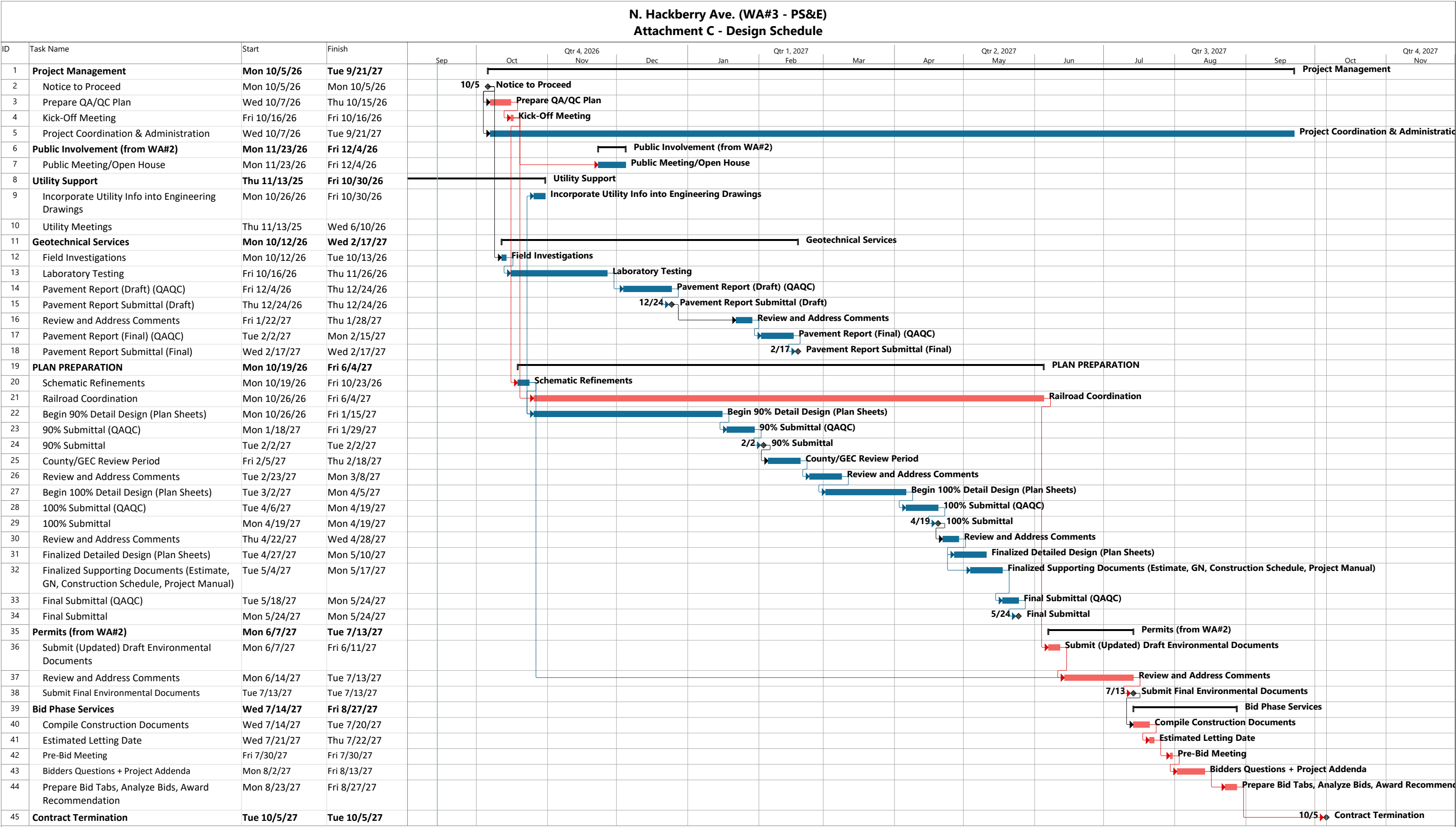
7. EXCLUSIONS

a. TDLR COORDINATION:

- The County and its representatives will coordinate with a Licensed Texas Registered Accessibility Specialist to secure accessibility review needs required by the TDLR. Coordination requirements will include preparing the necessary forms, paying applicable fee and plan submittal. The plans will be provided by the Engineer.

b. UTILITY/RAILROAD COORDINATION:

- The County and its representatives will coordinate utility relocations and obtaining SUE information.
- If the results of the Traffic Signal Warrant Analysis, at the N. Hackberry / E. Pierce St. intersection indicate a signal is warranted, the signal design and revisions to the UPRR Exhibit A will be considered additional services.
- Designer services during construction will be under a separate Work Authorization.



ATTACHMENT D - FEE SCHEDULE

Prime Provider: RODRIGUEZ TRANSPORTATION GROUP, Inc. (RTG)

Estimate of Engineering Services Budget

Project: N. Hackberry Ave. (Alt. Truck Route), SH 80 to E. Pierce St.

Method of Pay: Specified Rate

SUMMARY

TASK	DESCRIPTION	RTG	FORESIGHT	TOTAL
1	PROJECT MANAGEMENT	\$61,614.20	\$8,796.00	\$70,410.20
2	UTILITY SUPPORT	\$8,771.19	\$0.00	\$8,771.19
3	GEOTECHNICAL SERVICES	\$12,294.52	\$20,834.00	\$33,128.52
4	PLAN PREPARATION	\$250,984.21	\$0.00	\$250,984.21
5	BIDDING PHASE SERVICES	\$28,254.08	\$0.00	\$28,254.08
LABOR SUBTOTALS		\$ 361,918.20	\$ 29,630.00	\$ 391,548.20
OTHER DIRECT EXPENSES SUBTOTALS		\$ 1,900.00	\$ 20,041.70	\$ 21,941.70
PROVIDER SUBTOTALS		\$ 363,818.20	\$ 49,671.70	\$ 413,489.90
Percentage		88.0%	12.0%	

ATTACHMENT D - FEE SCHEDULE

PRIME PROVIDER: RODRIGUEZ TRANSPORTATION GROUP, Inc.
Estimate of Engineering Services Budget
Project: N. Hackberry Ave. (Alt. Truck Route), SH 80 to E. Pierce St.
Method of Pay: Specified Rate

Rodriguez Transportation Group, Inc.	Project Manager	Quality Manager	Senior Engineer	Project Engineer	Design Engineer	EIT	Senior Engineer Specialist	Senior Engineer Tech	Engineer Tech	Junior Engineer Tech	Senior Environmental Specialist	Admin/Clerical	TOTAL HOURS	TOTAL LABOR COST
CONTRACT RATE PER HOUR	\$311.36	\$289.99	\$274.73	\$225.86	\$192.31	\$144.23	\$198.41	\$173.08	\$118.59	\$102.56	\$206.04	\$103.79		
TASK 1 - PROJECT MANAGEMENT														
b. Monthly Progress Report, Invoices, Billings (12 Mo.)	12											12	24	\$4,981.80
c. QA/QC Plan / Internal Reviews (3 Review Periods)	3	12			12			12			3		42	\$9,416.76
d. Project Coordination & Admin	48			16									64	\$18,559.04
e. Progress/ Coordination Meetings (20 biweekly, 1 external)	45			20	20						20		105	\$26,495.40
f. Project Schedule	2				8								10	\$2,161.20
HOURS SUB-TOTAL	110	12	0	36	40	0	0	12	0	0	23	12	245	
CONTRACT RATE PER HOUR	\$311.36	\$289.99	\$274.73	\$225.86	\$192.31	\$144.23	\$198.41	\$173.08	\$118.59	\$102.56	\$206.04	\$103.79		
TOTAL LABOR COSTS	\$34,249.60	\$3,479.88	\$0.00	\$8,130.96	\$7,692.40	\$0.00	\$0.00	\$2,076.96	\$0.00	\$0.00	\$4,738.92	\$1,245.48		\$61,614.20
% DISTRIBUTION OF STAFF HOURS	44.9%	4.9%	0.0%	14.7%	16.3%	0.0%	0.0%	4.9%	0.0%	0.0%	9.4%	4.9%		
TASK 1 SUBTOTAL	\$34,249.60	\$3,479.88	\$0.00	\$8,130.96	\$7,692.40	\$0.00	\$0.00	\$2,076.96	\$0.00	\$0.00	\$4,738.92	\$1,245.48		\$61,614.20
TASK 2 - UTILITY SUPPORT														
a. Incorporate Utility Information into Engineering Drawings	4				8			8					20	\$4,168.56
b. Utility Meetings (Assume: 5 meetings)	5				5								10	\$2,518.35
c. Deliverables	2				4			4					10	\$2,084.28
HOURS SUB-TOTAL	11	0	0	0	17	0	0	12	0	0	0	0	40	
CONTRACT RATE PER HOUR	\$311.36	\$289.99	\$274.73	\$225.86	\$192.31	\$144.23	\$198.41	\$173.08	\$118.59	\$102.56	\$206.04	\$103.79		
TOTAL LABOR COSTS	\$3,424.96	\$0.00	\$0.00	\$0.00	\$3,269.27	\$0.00	\$0.00	\$2,076.96	\$0.00	\$0.00	\$0.00	\$0.00		\$8,771.19
% DISTRIBUTION OF STAFF HOURS	27.5%	0.0%	0.0%	0.0%	42.5%	0.0%	0.0%	30.0%	0.0%	0.0%	0.0%	0.0%		
TASK 2 SUBTOTAL	\$3,424.96	\$0.00	\$0.00	\$0.00	\$3,269.27	\$0.00	\$0.00	\$2,076.96	\$0.00	\$0.00	\$0.00	\$0.00		\$8,771.19
TASK 3 - GEOTECHNICAL SERVICES														
a. Borings (4 total)													0	\$0.00
b. Field Testing													0	\$0.00
c. Soil Core Hole Drilling (utility locate coordination)													0	\$0.00
d. Soil Boring Backfilled + Field Testing													0	\$0.00
e. Obtain Copy of Approved Schematic													0	\$0.00
f. Laboratory Test													0	\$0.00
g. Pavement Design Report (Draft and Final)(Support Only)	4				4								8	\$2,014.68
h. Pavement Design Alternatives (2 - Flexible and 1 - Rigid)(Traffic Data)	4			40									44	\$10,279.84
i. Deliverables													0	\$0.00
HOURS SUB-TOTAL	8	0	0	40	4	0	0	0	0	0	0	0	52	
CONTRACT RATE PER HOUR	\$311.36	\$289.99	\$274.73	\$225.86	\$192.31	\$144.23	\$198.41	\$173.08	\$118.59	\$102.56	\$206.04	\$103.79		
TOTAL LABOR COSTS	\$2,490.88	\$0.00	\$0.00	\$9,034.40	\$769.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$12,294.52
% DISTRIBUTION OF STAFF HOURS	15.4%	0.0%	0.0%	76.9%	7.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
TASK 3 SUBTOTAL	\$2,490.88	\$0.00	\$0.00	\$9,034.40	\$769.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$12,294.52

ATTACHMENT D - FEE SCHEDULE

PRIME PROVIDER: RODRIGUEZ TRANSPORTATION GROUP, Inc.
Estimate of Engineering Services Budget
Project: N. Hackberry Ave. (Alt. Truck Route), SH 80 to E. Pierce St.
Method of Pay: Specified Rate

Rodriguez Transportation Group, Inc.	Project Manager	Quality Manager	Senior Engineer	Project Engineer	Design Engineer	EIT	Senior Engineer Specialist	Senior Engineer Tech	Engineer Tech	Junior Engineer Tech	Senior Environmental Specialist	Admin/Clerical	TOTAL HOURS	TOTAL LABOR COST
TASK 4 - PLAN PREPARATION														
a. Compliance with Plan Submittal Checklist (90%, 100% and Final)													0	\$0.00
Cost Estimates (90%, 100% and Final)	3				6								9	\$2,087.94
Comment Response (90% and 100%)	4				12								16	\$3,553.16
General Notes (90%, 100% and Final)	3				6		6						15	\$3,278.40
Construction Time Determination (90%, 100% and Final)	4				8								12	\$2,783.92
Miscellaneous (Checklist, design waivers/exceptions, etc.)	4				12								16	\$3,553.16
b. General													0	\$0.00
Update Cross Sections (90%, 100% and Final)	2				10								12	\$2,545.82
Title, Index, Project Layout, Quantity, Typical Sections and Summary Sheets (7 Assumed Sheets)	7				34			40					81	\$15,641.26
Standard Sheets (All Disciplines) (50 Sheets Assumed)								25					25	\$4,327.00
c. Roadway													0	\$0.00
Refine Horiz. and Vert. alignments (HAL and Curve Date)(2 Assumed Sheet)	2				12								14	\$2,930.44
Survey Data Sheet (1 Assumed Sheet)	1				4			4					9	\$1,772.92
P&P, Rdwy Details, Removal, Conc Intersection Joint Layout, Driveway P&P and Misc. Detail (19 Assumed Sheet)	20				180			180					380	\$71,997.40
d. Drainage													0	\$0.00
Drainage Area Maps (2 Assumed Sheets)	2				24								26	\$6,043.36
Hydrologic and Hydraulic Sheets (2 Assumed Sheet)	2				32								34	\$7,850.24
Storm Sewer System Detail (2 Assumed Sheet)	1				40								41	\$9,345.76
Erosion and Sediment Control Sheets (3 Assumed Sheet)	3				32								35	\$8,161.60
e. Signing and Pavement Markings (4 Assumed Sheets)	2				25			25					52	\$9,757.47
f. Traffic Control (Narrative, Adv. Sign + Detour Layout) (3 Assumed Sheets)	3				20			20					43	\$8,241.88
g. Water Quality (SW3P and EPIC) (2 Assumed Sheets)	2				10								12	\$2,545.82
h. Railroad	80												80	\$24,908.80
Railroad Coordination and Exhibit B (Draft & Final) (10 Assumed Sheets)	50				110						20		180	\$40,842.90
Traffic Signal Warrant Analysis (if required)	2	8		32									42	\$10,170.16
i. Deliverables (60%, 90%, 100% and Final)	8				32								40	\$8,644.80
HOURS SUB-TOTAL	205	8	0	160	481	0	6	294	0	0	20	0	1174	
CONTRACT RATE PER HOUR	\$311.36	\$289.99	\$274.73	\$225.86	\$192.31	\$144.23	\$198.41	\$173.08	\$118.59	\$102.56	\$206.04	\$103.79		
TOTAL LABOR COSTS	\$63,828.80	\$2,319.92	\$0.00	\$36,137.60	\$92,501.11	\$0.00	\$1,190.46	\$50,885.52	\$0.00	\$0.00	\$4,120.80	\$0.00		\$250,984.21
% DISTRIBUTION OF STAFF HOURS	17.5%	0.7%	0.0%	13.6%	41.0%	0.0%	0.5%	25.0%	0.0%	0.0%	1.7%	0.0%		
TASK 5 SUBTOTAL	\$63,828.80	\$2,319.92	\$0.00	\$36,137.60	\$92,501.11	\$0.00	\$1,190.46	\$50,885.52	\$0.00	\$0.00	\$4,120.80	\$0.00		\$250,984.21

ATTACHMENT D - FEE SCHEDULE

PRIME PROVIDER: RODRIGUEZ TRANSPORTATION GROUP, Inc.
Estimate of Engineering Services Budget
Project: N. Hackberry Ave. (Alt. Truck Route), SH 80 to E. Pierce St.
Method of Pay: Specified Rate

Rodriguez Transportation Group, Inc.	Project Manager	Quality Manager	Senior Engineer	Project Engineer	Design Engineer	EIT	Senior Engineer Specialist	Senior Engineer Tech	Engineer Tech	Junior Engineer Tech	Senior Environmental Specialist	Admin/Clerical	TOTAL HOURS	TOTAL LABOR COST
TASK 5 - BIDDING PHASE SERVICES														
a. Bidding Phase Services														
Compile Construction Documents for Project Construction Manual	8				30		30						68	\$14,212.48
Pre-Bid Meeting, Respond to Bidder's Questions, Project Addenda, Analyze Bids, Prepare Bid Tab and Make Recommendation for Award	20				20		20						60	\$14,041.60
b. Deliverables													0	\$0.00
HOURS SUB-TOTAL	28	0	0	0	50	0	50	0	0	0	0	0	128	
CONTRACT RATE PER HOUR	\$311.36	\$289.99	\$274.73	\$225.86	\$192.31	\$144.23	\$198.41	\$173.08	\$118.59	\$102.56	\$206.04	\$103.79		
TOTAL LABOR COSTS	\$8,718.08	\$0.00	\$0.00	\$0.00	\$9,615.50	\$0.00	\$9,920.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$28,254.08
% DISTRIBUTION OF STAFF HOURS	21.9%	0.0%	0.0%	0.0%	39.1%	0.0%	39.1%	0.0%	0.0%	0.0%	0.0%	0.0%		
TASK 7 SUBTOTAL	\$8,718.08	\$0.00	\$0.00	\$0.00	\$9,615.50	\$0.00	\$9,920.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$28,254.08
TOTAL LABOR HOURS	362	20	0	236	592	0	56	318	0	0	43	12	1639	
TOTAL % DISTRIBUTION OF STAFF HOURS	22.1%	1.2%	0.0%	14.4%	36.1%	0.0%	3.4%	19.4%	0.0%	0.0%	2.6%	0.7%		
TOTAL LABOR COST	\$112,712.32	\$5,799.80	\$0.00	\$53,302.96	\$113,847.52	\$0.00	\$11,110.96	\$55,039.44	\$0.00	\$0.00	\$8,859.72	\$1,245.48		\$361,918.20
OTHER DIRECT EXPENSES														
						QTY	UNIT COST	UNIT						Total
Mileage (per mile)						2500	\$0.76	Mile						\$1,900.00
Postage							\$0.78	Each						\$0.00
Overnight Mail - letter size							\$11.00	Each						\$0.00
Overnight Mail - oversized box							\$29.95	Each						\$0.00
Outsourced Printing							\$80.00	Each						\$0.00
Courier Services							\$45.00	Each						\$0.00
Parking Fees							\$30.00	day						\$0.00
Highway Toll Charges							\$50.00	day						\$0.00
OTHER DIRECT EXPENSES SUBTOTAL														\$1,900.00
GRAND TOTAL (RTG)														\$363,818.20

ATTACHMENT D - FEE SCHEDULE PRIME PROVIDER: RODRIGUEZ TRANSPORTATION GROUP, Inc. Estimate of Engineering Services Budget Project: N. Hackberry Ave. (Alt. Truck Route), SH 80 to E. Pierce St. Method of Pay: Specified Rate														
Foresight Planning & Engineering Services, LLC	Project Manager	Senior Engineer	Project Engineer	Design Engineer	EIT	Senior Engineer Tech	Engineer Tech	Admin/Clerical					TOTAL HOURS	TOTAL LABOR COST
CONTRACT RATE PER HOUR	\$264.00	\$249.00	\$210.00	\$165.00	\$109.00	\$133.00	\$104.00	\$95.00						
TASK 1 - PROJECT MANAGEMENT														
b. Monthly Progress Report, Invoices, Billings (9 Mo.)	6												6	\$1,584.00
c. QA/QC Plan / Internal Reviews	2	4	8										14	\$3,204.00
d. Project Coordination & Admin	6		4										10	\$2,424.00
e. Progress/ Coordination Meetings (5 internal, 1 external)	6												6	\$1,584.00
f. Project Schedule													0	\$0.00
HOURS SUB-TOTAL	20	4	12	0	0	0	0	0	0	0	0	0	36	
CONTRACT RATE PER HOUR	\$264.00	\$249.00	\$210.00	\$165.00	\$109.00	\$133.00	\$104.00	\$95.00	\$0.00	\$0.00	\$0.00	\$0.00		
TOTAL LABOR COSTS	\$5,280.00	\$996.00	\$2,520.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$8,796.00
% DISTRIBUTION OF STAFF HOURS	55.6%	11.1%	33.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
TASK 1 SUBTOTAL	\$5,280.00	\$996.00	\$2,520.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$8,796.00

ATTACHMENT D - FEE SCHEDULE PRIME PROVIDER: RODRIGUEZ TRANSPORTATION GROUP, Inc. Estimate of Engineering Services Budget Project: N. Hackberry Ave. (Alt. Truck Route), SH 80 to E. Pierce St. Method of Pay: Specified Rate														
Foresight Planning & Engineering Services, LLC	Project Manager	Senior Engineer	Project Engineer	Design Engineer	EIT	Senior Engineer Tech	Engineer Tech	Admin/Clerical					TOTAL HOURS	TOTAL LABOR COST
TASK 3 - GEOTECHNICAL SERVICES														
a. Borings (4 total)		2	4		14		14						34	\$4,320.00
b. Field Testing		1	2		6		6						15	\$1,947.00
c. Soil Core Hole Drilling (utility locate coordination)			1		2		2						5	\$636.00
d. Soil Boring Backfilled + Field Testing													0	\$0.00
e. Obtain Copy of Approved Schematic													0	\$0.00
f. Laboratory Test		1	2		4		4						11	\$1,521.00
g. Pavement Design Report (Draft and Final)		6	8		24								38	\$5,790.00
h. Pavement Design Alternatives (2 - Flexible and 1 - Rigid)		2	4		12								18	\$2,646.00
i. Deliverables	2	2	6		12			4					26	\$3,974.00
HOURS SUB-TOTAL	2	14	27	0	74	0	26	4	0	0	0	0	147	
CONTRACT RATE PER HOUR	\$264.00	\$249.00	\$210.00	\$165.00	\$109.00	\$133.00	\$104.00	\$95.00	\$0.00	\$0.00	\$0.00	\$0.00		
TOTAL LABOR COSTS	\$528.00	\$3,486.00	\$5,670.00	\$0.00	\$8,066.00	\$0.00	\$2,704.00	\$380.00	\$0.00	\$0.00	\$0.00	\$0.00		\$20,834.00
% DISTRIBUTION OF STAFF HOURS	1.4%	9.5%	18.4%	0.0%	50.3%	0.0%	17.7%	2.7%	0.0%	0.0%	0.0%	0.0%		
TASK 4 SUBTOTAL	\$528.00	\$3,486.00	\$5,670.00	\$0.00	\$8,066.00	\$0.00	\$2,704.00	\$380.00	\$0.00	\$0.00	\$0.00	\$0.00		\$20,834.00
TOTAL LABOR HOURS	22	18	39	0	74	0	26	4	0	0	0	0	183	
TOTAL % DISTRIBUTION OF STAFF HOURS	12.0%	9.8%	21.3%	0.0%	40.4%	0.0%	14.2%	2.2%	0.0%	0.0%	0.0%	0.0%		
TOTAL LABOR COST	\$5,808.00	\$4,482.00	\$8,190.00	\$0.00	\$8,066.00	\$0.00	\$2,704.00	\$380.00	\$0.00	\$0.00	\$0.00	\$0.00		\$29,630.00
OTHER DIRECT EXPENSES														
Mileage (per mile)					QTY	UNIT COST	UNIT							Total
					250	\$0.76	Mile							\$190.00
Construction Truck					2	\$125.00	Day							\$250.00
Standby of Drilling Equipment					2	\$350.00	Hour							\$700.00
Mobilization of Drilling Rig (Trips within 100 miles from office to site)					1	\$600.00	Trip							\$600.00
Mobilization of coring equipment used to drill flexible and rigid pavement (less than 100 miles from office to site)					1	\$600.00	Trip							\$600.00
Traffic Control Services w/ Attenuator Truck					1	\$1,600.00	Day							\$1,600.00
Soil/Rock boring with SPT Drilling and Geotech Sampling <60ft					60	\$54.00	If							\$3,240.00
Borehole Grouting - Bentonite Chips					60	\$14.70	If							\$882.00
Concrete/AC Patch					4	\$107.00	each							\$428.00
Dynamic Cone Penetrometer in Shallow Pavement Applications					4	\$330.00	each							\$1,320.00
Determining Moisture Content of Soils					24	\$32.00	each							\$768.00
Determining Liquid Limit of Soils					14	\$60.00	each							\$840.00
Determining Plastic Soil Limits					14	\$55.65	each							\$779.10
Calculating Plasticity Index of Soils					14	\$60.00	each							\$840.00
Particle Size Analysis of Soils					4	\$168.00	each							\$672.00
Determining the Amount of Material in Soils Finer than the No. 200 sieve					10	\$79.00	each							\$790.00
Unconfined Compressive Strength (Soil)					4	\$89.25	each							\$357.00
Soil-Lime Testing Part 3					2	\$450.00	each							\$900.00
Determining Soil pH					4	\$67.20	each							\$268.80
Determining Sulfate Content in Soils - Calorimetric Method					4	\$151.20	each							\$604.80
Potential Vertical Rise of Natural Subgrade Soils					4	\$158.00	each							\$632.00
CBR of Laboratory-Compacted Soils (Single Sample without MD Curve)					2	\$450.00	each							\$900.00
One Dimensional Swell or Collapse of Soils, Methods A & B					4	\$315.00	each							\$1,260.00
Laboratory Compaction Characteristics of Soil Using Standard Effort					2	\$310.00	each							\$620.00
														\$0.00
														\$0.00
OTHER DIRECT EXPENSES SUBTOTAL														\$20,041.70
GRAND TOTAL (Foresight)														\$49,671.70

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Bond
Subject:	To discuss and take possible action to authorize the execution of Work Authorization No. 2 for the Bridle Path (US 183 to FM 2984) project between Caldwell County and Kleinfelder, Inc. as part of their RFQ25CCP01Q 2024 Road Bond Contract executed November 13, 2025.
Costs:	\$832,374.35
Agenda Speakers:	Judge Haden/Commissioner Horne/Maria Castanon
Backup Materials:	Attached
Total # of Pages:	19

WORK AUTHORIZATION

WORK AUTHORIZATION NO. 2

PROJECT: Bridle Path (US 183 to FM 2984) PS&E

This Work Authorization is made pursuant to the terms and conditions of the Caldwell County Contract for Engineering Services, being dated _____, 20____ and entered into by and between Caldwell County, Texas, a political subdivision of the State of Texas, (the "County") and Kleinfelder, Inc. (the "Engineer").

Part 1. The Engineer will provide the following Engineering Services set forth in Attachment "B" of this Work Authorization.

Part 2. The maximum amount payable for services under this Work Authorization without modification is \$832,374.35.

Part 3. Payment to the Engineer for the services established under this Work Authorization shall be made in accordance with the Contract.

Part 4. This Work Authorization shall become effective on the date of final acceptance and full execution of the parties hereto and shall terminate on January 31, 2028. The Engineering Services set forth in Attachment "B" of this Work Authorization shall be fully completed on or before said date unless extended by a Supplemental Work Authorization.

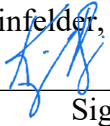
Part 5. This Work Authorization does not waive the parties' responsibilities and obligations provided under the Contract.

Part 6. County believes it has sufficient funds currently available and authorized for expenditure to finance the costs of this Work Authorization. Engineer understands and agrees that County's payment of amounts under this Work Authorization is contingent on the County receiving appropriations or other expenditure authority sufficient to allow the County, in the exercise of reasonable administrative discretion, to continue to make payments under this Contract. It is further understood and agreed by Engineer that County shall have the right to terminate this Contract at the end of any County fiscal year if the governing body of County does not appropriate sufficient funds as determined by County's budget for the fiscal year in question. County may effect such termination by giving written notice of termination to Engineer.

Part 7. This Work Authorization is hereby accepted and acknowledged below.

ENGINEER:

Kleinfelder, Inc.

By: 

Signature

Kimberly High, PG, PMP

Printed Name

Vice President, Red River Area Manager

Title

September 22, 2026

Date

COUNTY:

Caldwell County, Texas

By: _____

Signature

Hoppy Haden

Printed Name

Caldwell County Judge

Title

Date

LIST OF ATTACHMENTS

Attachment A - Services to be Provided by County

Attachment B - Services to be Provided by Engineer

Attachment C - Work Schedule

Attachment D - Fee Schedule

APPROVED

By Maria Castanon at 3:47 pm, Sep 24, 2026

ATTACHMENT A
SERVICES TO BE PROVIDED BY THE COUNTY
FOR BRIDLE PATH (PS&E)

In general, Caldwell County and its representatives to their best efforts will render services as follows:

1. Name, business address and phone number of County's project manager.
2. Assistance to the Engineer, as necessary, with obtaining data and information from other local, regional, State and Federal agencies required for this project.
3. Obtain Rights of Entry from landowners that are unwilling to grant access to the Engineer.
4. Provide available appropriate County data on file, plans and specifications that are deemed pertinent to the completion of the work required by the scope of services (including previous hydraulic studies, models, previous reports and studies, available existing traffic counts, and design year traffic projections).
5. Provide available criteria and full information as to the client's requirements for the project. Provide examples of acceptable format for the required deliverables.
6. Provide information on any meetings/discussions held with adjoining property owners that may impact the project.
7. Provide timely reviews and decisions necessary for the Engineer to maintain the project work schedule. Review recommendations offered by the Engineer, progress of work, and final acceptance of all documents.
8. Submittal of documentation and permits to regulatory agencies for review and comment, when specified.
9. Support project development efforts with stakeholders, coordinate meetings and interface with stakeholders, as needed.
10. Provide a summary of prior communications with impacted landowners, related to this project.
11. Post and maintain project information for public consumption on the County website.
12. Assist with Coordination between the Engineer and the County's other Consultants.

13. Negotiate with all utility companies for any agreements and/or relocations required.
14. Provide an agent as necessary to secure proposed ROW/easements and relocate/remove improvements on proposed ROW.
15. Provide construction observation and review contractor pay applications and progress.
16. Provide Engineer with Contractor submittals, Requests for Information (RFI's), shop drawings, and correspondence.
17. Review Engineer's progress, submittals, and plan changes.

ATTACHMENT B
SERVICES TO BE PROVIDED BY THE ENGINEER
FOR BRIDLE PATH (PS&E)

PROJECT DESCRIPTION

Project Type and Limits

PS&E – US 183 to FM 2984 (0.85 miles)

Existing Facility

Bridle Path is an existing 2 lane undivided, asphalt paved roadway connecting to US 183 at an angle with a stop sign at one end and connecting to FM 2984 on the other end at an angle with a stop sign. The roadway has drainage ditches and no shoulders with approximate existing ROW ranging from 50 – 70 ft. There are several private driveways that tie into Bridle Path and the roadway acts as a collector street for several developed and undeveloped tracts.

Proposed Facility

The project proposes reconstruction of the 2-lane roadway with added turn lanes at the US 183 and FM 2984 intersections. The proposed roadway will have asphalt pavement and include curb and gutter drainage with shoulders. The project will require ROW acquisition in select areas to have a consistent street section. Additional improvements planned for this facility include the extension of Ladera St between Bridle Path and US 183.

Design Criteria

The proposed design criteria for the project will be developed from TxDOT design criteria manuals in association with Caldwell County Development Ordinances for Roadway and Drainage.

1. PROJECT MANAGEMENT

- a. Shall designate one Licensed Professional Engineer (Texas) to be responsible for the project management, and all communications with the County and its representatives.
- b. MONTHLY PROGRESS REPORTS, INVOICES, AND BILLINGS ([16] months assumed):

- Submit monthly progress status reports to the GEC. Progress reports will include: deliverable table, tasks completed, tasks/objectives that are planned for the upcoming periods, lists or descriptions of items or decisions needed from the County and its representatives. Subconsultant progress will be incorporated into the monthly progress report. A copy of the monthly progress report will be uploaded to the County's ProjectWise System.
 - Prepare correspondence, invoices, and progress reports on a monthly basis in accordance with current County requirements.
- c. QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC) PLAN:
- Prepare a project specific QA/QC plan and submit to the GEC within thirty (30) days of notice to proceed.
 - For each deliverable, provide evidence of their internal review and mark-up of that deliverable as preparation for submittal and in accordance with submitted project specific QA/QC plan.
 - Provide continuous QA/QC throughout the duration of the scheduled services included herein to appraise both technical and business performance and provide direction for project activities.
- d. PROJECT COORDINATION & ADMINISTRATION:
- Prepare and maintain routine project record keeping including records of meetings and minutes.
 - Correspondence and coordination will be handled through & with the concurrence of the GEC.
 - Manage Project activities (including documenting emails, phone and conference calls, maintain project files for the length of the project, meeting agendas, meeting minutes, and schedule meetings), direct Engineer's team/staff, coordinate and review sub-consultant work, correspond with the County and its representatives, and assist the County and its representatives in preparing responses to Project-related inquiries.
 - The Engineer shall utilize the County's document control system, ProjectWise, to assure the appropriate control of documentation and reporting. The Engineer shall maintain and upload complete and accurate records of design documents in County's File System, ProjectWise. This library will contain all

pertinent Project documentation and will include, but is not limited to, copies of the following:

- Agreements
 - Permits
 - Reports
 - Design Submittals
 - Correspondence
 - Exhibits
 - Native Files
 - Meetings Minutes
 - Agendas
- All contract documents, including native files, shall be turned over to the County at each milestone and at the completion of the project or as requested. Documents shall be posted to the County's ProjectWise document control system.
- e. PROGRESS/COORDINATION MEETINGS ([25] biweekly meetings assumed, [5] external meetings assumed):
- Attend a kickoff meeting with the County and its representatives and stakeholders, as necessary to communicate development of the project and design issues.
 - Attend a biweekly meeting and coordination/progress meeting with the County and GEC, as necessary to communicate development of the project and design issues. Updates shall include activities completed, upcoming action items, activities required by next meeting, issues encountered, information or items required from other agencies/consultants, late activities, solutions for unresolved and/or anticipated problems with resolution timeframes, and any outstanding items needed to complete required deliverables.
 - Prepare agenda and sign-in sheets for external coordination/progress meetings.
 - Prepare meeting minutes for review via email within three (3) business days of the external coordination/progress meeting.

- Conduct internal coordination meetings as required to advance the development of the project.

f. PROJECT SCHEDULE:

- Baseline Schedule – Submit a CPM Baseline Schedule in calendar day (CD) format to the GEC for approval, using Microsoft Project in both pdf and native formats within 14 calendar days of the Work Authorization execution. This schedule should detail all work activities, including those by the County affecting the critical path. It shall outline the execution strategy, critical path, milestones, deliverables, and for each activity, its predecessors, successors, start and end dates, and float. Changes to schedule activities, durations, and dates require County consent, except for adjustments due to approved supplements or County-sanctioned project duration changes.
- Progress Schedule – Submit an updated Progress Schedule with each significant milestone and/or deliverable identified by the County, detailing actual work completion percentages, and incorporating all approved supplements. If the schedule deviates from the baseline, a recovery schedule approved by the County is required.

g. DELIVERABLES:

- Monthly Invoices and Progress Reports
- Project Specific QA/QC Plan
- QA/QC Documentation with Deliverables
- Project Files
- Meeting Minutes, Sign-In Sheets, and Agendas
- Baseline and Progress Schedules

2. PUBLIC INVOLVEMENT

- a. Coordinate with GEC on information needs for handout materials, exhibit and presentations.
- b. STAKEHOLDER COORDINATION ([3] meetings assumed):
 - Coordinate with GEC on information needs for handout materials, exhibit and presentations.

- One (1) person will attend meetings as requested.

3. RIGHT OF WAY (ROW) SUPPORT

a. PARCEL ACQUISITION DOCUMENTS ([2] parcel documents assumed, [2] staking assumed):

- Prepare parcel sketches and field note documents for right of way parcel and easement acquisition. Note any improvements requiring removal or relocation on parcel sketches.
- Set appropriate monumentation in accordance with County requirements. Prepare signed and sealed documents for right of way parcel and easement acquisition.

b. ROW STAKING (Limited [5] field days):

- Stake proposed right of way with suitable markers as requested on a parcel-by-parcel basis for the purposes of fence construction, utility installation, or property owner requests.

c. CONDEMNATION HEARING EXHIBITS ([2] parcels/hearings assumed):

- Prepare preliminary and final condemnation hearing exhibits for acquisition parcels. Exhibits should include aerial imagery including the following information:
 - A vicinity map with an overall project layout and limits (beginning and end)
 - Existing and proposed typical road sections
 - Parent tract (including area)
 - Right-of-way acquisition (including parcel acquisition and remainder areas)
 - Proposed improvements adjacent to the property.

d. CONDEMNATION HEARINGS ([2] parcels/hearings assumed):

- Engineer will attend meetings with the attorney to prepare for the hearings.
- Engineer will attend condemnation hearings in-person and testify as an expert witness on the Project to discuss matters related to drainage, grading,

environmental compliance, basic hydrologic, hydraulic, and geotechnical information.

e. DELIVERABLES:

- Draft Parcel Acquisition Documents (pdf)
- Final Parcel Acquisition Documents (pdf)
- Preliminary and Final Condemnation Hearing Exhibits (pdf)

4. UTILITY SUPPORT

a. INCORPORATE UTILITY INFORMATION INTO ENGINEERING DRAWINGS

- Incorporate utility information provided by others into design files.
- Add utility notes to plans and exhibits as necessary.
- Consider and incorporate utility work into traffic control phasing plans as necessary for joint bid utility relocations.

b. UTILITY MEETINGS ([2] meetings assumed):

- Meet with utility coordinator and review utility impacts and potential relocations to identify appropriate approach to reducing/mitigating impacts.
- Attend meetings with utility companies as requested.

c. DELIVERABLES:

- Utility information incorporated into plans and design files.

5. SURVEYING

a. FIELD SURVEYING:

- Provide supplemental topographic survey as needed to support design services.

b. DELIVERABLES:

- Mapping in 2-D and 3-D MicroStation Files (Surface)
- Pdf of Surveyor Project Notebook
- DTM of Proposed Corridor

6. GEOTECHNICAL

a. BORINGS ([9] roadway borings assumed, spaced at **variable** feet; [0] culvert borings; [0] bridge borings; [0] retaining wall borings):

- Groundwater elevations shall be taken if encountered to obtain a static water level. Field testing shall consist of the Standard Penetration Test (SPT) at a minimum of 5-foot intervals. In between the SPT interval obtain Shelby Tube samples and bag samples appropriate for laboratory testing. Pavement boring spacing shall be performed at intervals per the TxDOT Pavement Design Manual and should be to a depth of 15 feet.
- The Engineer shall be responsible for Soil Core Hole Drilling required for pavement borings. The Engineer shall follow the procedures in the [TxDOT] Geotechnical Manual and will contact the appropriate utility location services to have underground utilities located prior to drilling in an area.
- The soil borings will be properly backfilled with bentonite chips and a single lift of cold patch asphalt where applicable. The soil samples will be obtained using Shelby tubes and/or split-spoon samplers. Field-testing of soil samples will include pocket penetrometer in the cohesive soils and Standard Penetration Test (SPT) in the cohesionless soils.
- The Geotechnical Engineer shall obtain a copy of the plans to be used in authoring the Geotechnical and Pavement Report. The purpose is to provide accurate plan information in these reports.

b. GEOTECHNICAL REPORT:

- Perform appropriate laboratory tests on soil samples recovered from the borings. Laboratory testing will include but not limited to: moisture content, liquid limit, plastic limit, unconfined compression, Texas Triaxial, resilient modulus, and free swell, and particle size analysis tests, visual classification, dry density, California Bearing Ratio (CBR) tests, sulfate content tests, lime series analyses.
- Provide a Geotechnical Investigation for the project evaluated, signed and sealed by a professional geotechnical engineer Licensed in the State of Texas. The following items will be included in the geotechnical report: soil boring locations, boring logs, and plan of borings, subsurface exploration procedures, encountered subsurface conditions, field and laboratory test results, description of surface and subsurface conditions, groundwater conditions/readings,

analysis and recommendations for settlement and slope stability of the earthen embankments; and culvert bedding, analysis and recommendations for wingwalls, headwalls, and retaining walls, general earthwork recommendations, wall backfill limits, swell potential evaluations, Pavement thickness design alternatives with subgrade stabilization, potential vertical rise calculations.

- Provide geotechnical analysis needed for pavement design, foundation design, and slope stability, as required. For retaining walls, Engineer will provide calculations including global stability, sliding, bearing capacity, and overturning and recommendations for minimum footing depth. Where retaining walls will be inundated due to water, a drawdown analysis is required. In addition, retaining wall backfill type shall be specified. A sketch is required showing the backfill type and limits. Show the limits of the foundation material, aggregate backfill material and retained fill.
- The pavement design will include consideration of traffic loads to be estimated by the Engineer. Pavement design shall follow the latest TxDOT Pavement Design Manual. The traffic data required includes current and projected traffic counts and truck percentages. The Engineer will prepare four (4) flexible pavement design alternatives and one (1) rigid pavement design alternative. Flexible pavement design alternatives shall include: subgrade stabilization (utilizing lime or cement) and flexible base layer; full depth asphalt section; driveway section; temporary full depth asphalt pavement section. If lime is not recommended, an explanation shall be provided for approval by the County Engineer. Rigid design alternative shall include flexible base, HMAC bond breaker, and continuous reinforced concrete pavement. Geogrid reinforcement will also be considered in these designs. Identify areas of possible sulfates in subgrade. Pavement thickness options using latest version of TxDOT FPS-21.

c. DELIVERABLES:

- Draft & Final Pavement Design Report

7. PLAN PREPARATION

- a. Plans shall be prepared per [TxDOT] criteria including applicable submittal requirements per PS&E Development Plan Submittal Checklist including: cost estimate, checklists, hardcopies, CAD files, comment responses, design waivers/exceptions, general notes, quantities, updated design schedule, construction time determination.

b. ROADWAY:

- Refine horizontal and vertical alignment of the roadway and cross streets, existing and proposed typical sections, cross sections created at increments and at cross drainage structures.
- Prepare project layout sheets that identify the project area and limits of work.
- Prepare Survey Data Sheets that clearly indicate benchmark locations and associated control information.

c. DRAINAGE:

- Refine hydraulic calculations for the design of drainage structures on the project and inclusion in the plans.
- Design and detail storm sewer system, drainage outfalls, cross drainage structures, culverts, channels, roadside ditches, minimum side slopes, and erosion and sedimentation control.

d. SIGNING, MARKINGS, & SIGNALIZATION:

- Intersection Safety Scoring Tool. The Engineer shall prepare an analysis for all existing and proposed intersections within the limits of the project. (Required for On-System and State or Federally funded projects.) The Engineer shall use the Intersection Scoring Tool Spreadsheet developed by TxDOT. The Engineer shall obtain the data needed to complete the analysis, including Annual Average Daily Traffic Volumes (AADT) and crash data, using the links contained in the Intersection Scoring Tool Spreadsheet. The Engineer shall submit an electronic file of the Safety Scoring Tool spreadsheet and a printout that includes the safety score, and summary of Intersection Safety Score Analysis required for On-System and State or Federally Funded Projects.
- Prepare signing and marking layout per current version of Texas Manual of Uniform Traffic Control Devices (TMUTCD). Detail all non-standard signs or marking details as required for the project.

e. TRAFFIC CONTROL:

- Prepare traffic control plan sequence of construction narrative, phase layout sheets, and detour layout as needed to direct traffic around construction activities per Texas Manual of Uniform Traffic Control Devices (TMUTCD).

f. WATER QUALITY:

- Prepare Stormwater Pollution Prevention Plan (SWPPP) and EPIC Sheet.

g. DELIVERABLES:

- 30% PS&E Submittal
- 60% PS&E Submittal
- 90% PS&E Submittal
- 100% PS&E Submittal
- Final PS&E Submittal
- Safety Scoring Tool Spreadsheet and printout for each intersection

8. PERMITS- N/A

9. BIDDING PHASE SERVICES

a. BIDDING PHASE SERVICES:

- Prepare all applicable construction documents for bidding including final signed and sealed plans with any joint bid utility plans incorporated; final general notes, specification list, special specifications, and signed & sealed cover for project construction manual. Final construction time determination which also includes any joint bid utilities.
- Attend the pre-bid meeting. Respond to bidder's questions during the bid period. Prepare project addenda during bid period. Analyze contractor bids, prepare bid tabulation, and make recommendation for award to the apparent low bidder.

b. DELIVERABLES:

- Signed and sealed final bid documents
- Addenda as necessary
- Bid analysis and recommendation for award

10. DELIVERABLES

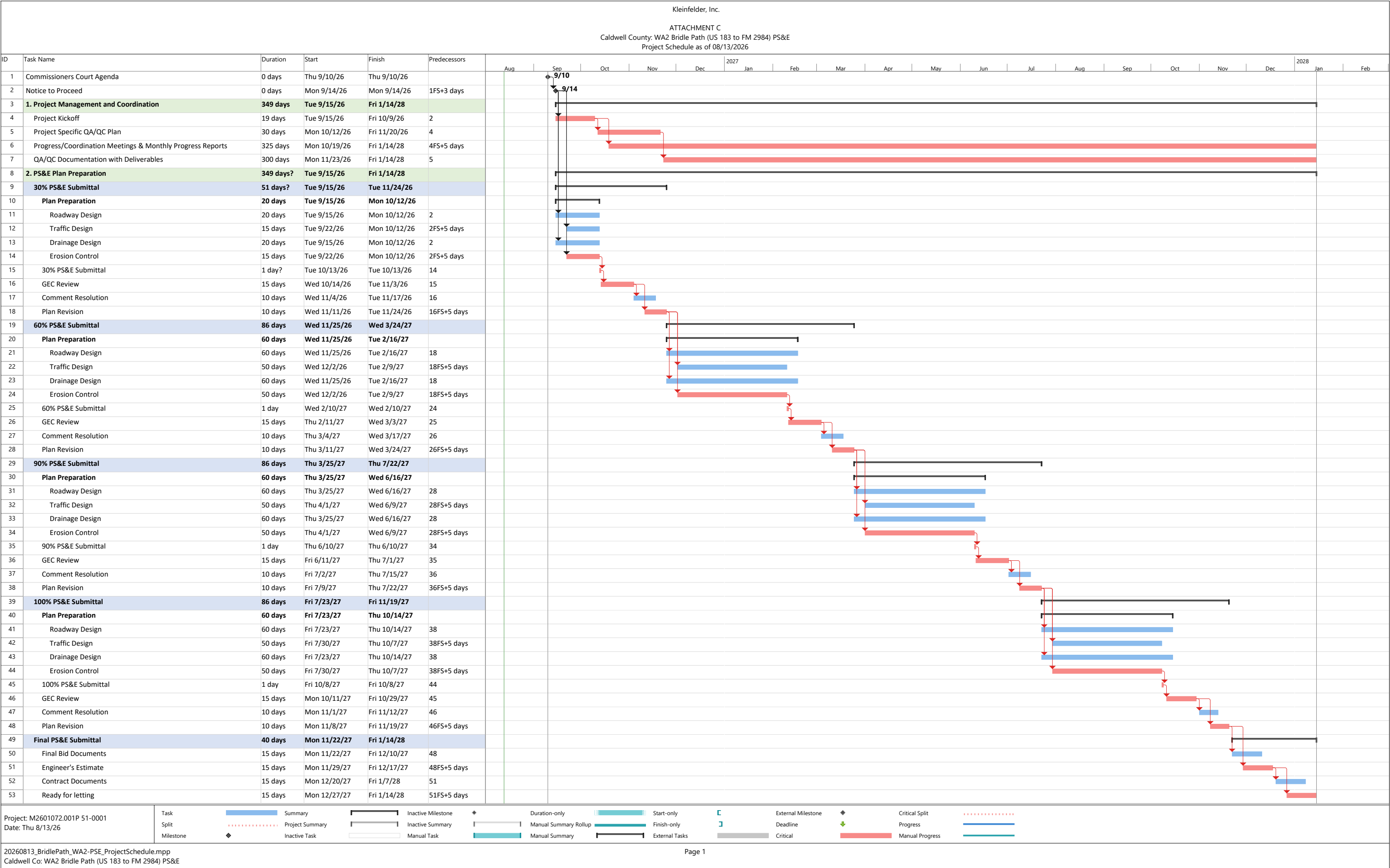
a. DOCUMENTS:

- All contract documents, including hard copies and electronic files, shall be turned over to the County at each milestone and at the completion of the project. Documents shall be posted to the County's project management database as requested.

11. EXCLUSIONS

a. CONSTRUCTION PHASE SERVICES

- Construction Phase Services (CPS) during construction will be under a separate Work Authorization.



20260813_BridlePath_WA2-PSE_ProjectSchedule.mpp
Caldwell Co: WA2 Bridle Path (US 183 to FM 2984) PS&E

Page 1

ATTACHMENT D: Fee Schedule
CALDWELL COUNTY
Kleinfelder, Inc.
PS&E Services
BRIDLE PATH

0.9	\$305.00	\$300.00	\$290.00	\$245.00	\$230.00	\$220.00	\$200.00	\$170.00	\$155.00	\$135.00	\$170.00	\$245.00	\$135.00	\$220.00	\$170.00	\$125.00	\$290.00	\$140.00	\$320.00	\$250.00	\$155.00	\$135.00	\$160.00	\$130.00	\$115.00	\$190.00		
Task	Senior Principal Professional	Senior Project Manager	Principal Professional	Project Manager III (PE)	Senior Professional (PE)	Project Manager II	Project Manager I	Project Professional	Staff Professional II	Staff Professional I	Senior CADD Designer	Project Manager III	Staff Professional I	Project Manager II	Project Professional	Administrator	Principal Professional	Project Administrator	Senior Program Manager	Program Manager	Staff Professional II	Staff Professional I	Survey Technician III	Survey Technician II	Survey Technician I	2 Person Crew	Total Hours	Total Labor
Rates	\$305.00	\$300.00	\$290.00	\$245.00	\$230.00	\$220.00	\$200.00	\$170.00	\$155.00	\$135.00	\$170.00	\$245.00	\$135.00	\$220.00	\$170.00	\$125.00	\$290.00	\$140.00	\$320.00	\$250.00	\$155.00	\$135.00	\$160.00	\$130.00	\$115.00	\$190.00		
1. Project Management and Coordination																												
a. PM coordination and communication with GEC/County		130																									603	\$ 159,562.40
b. Monthly Progress Reports, Invoices , Including Deliverable Table (Assume 16 months)		16										16						13		3							48	\$ 11,344.40
c. Project Specific QA/QC Plan & Documentation with Deliverables	12	12	22				5	4			2							2									58	\$ 15,808.00
d. Project Internal Meetings and Administration		108	29				29	29			18							7									220	\$ 55,476.00
e. Progress/Coordination Meetings (25 biweekly meetings assumed) (5 external meetings assumed)		60	27				14	7			4							11									123	\$ 32,126.00
f. Project Schedule and Updates		16																7									23	\$ 5,808.00
2. GENERAL											7																260	\$ 47,621.93
a. Cover Sheet		1					2	7	2		7																19	\$ 3,359.10
b. Index of Sheets		1					2	7	2		7																19	\$ 3,359.10
c. Project Layout		1					2	7	2		14																26	\$ 4,583.10
d. Typical Sections & PAVEMENT DETAILS		1	2				4	14	3		2																26	\$ 4,798.20
e. General Notes		1					7	29	6		4																47	\$ 8,252.40
f. SUMMARY OF TRAFFIC CONTROL & REMOVAL ITEMS		1					2	7	2		4																15	\$ 2,747.10
g. SUMMARY OF ROADWAY QUANTITIES	2	1	2				3	11	2		4																24	\$ 4,735.63
h. SUMMARY OF DRAINAGE QUANTITIES	2	1	2				3	11	2		4																24	\$ 4,735.63
i. SUMMARY OF EROSION CONTROL QUANTITIES		1					2	7	2		4																15	\$ 2,747.10
j. SUMMARY OF SIGNING & PAVEMENT MARKINGS		1					2	7	2		4																15	\$ 2,747.10
k. SUMMARY OF SMALL SIGNS (SOSS)		1					1	5	1		4																13	\$ 2,288.33
m. SUMMARY OF OF DRIVEWAYS		1	2				2	7	2		4																17	\$ 3,269.10
3. Public Involvement																											12	\$ 3,600.00
a. Stakeholder Coordination		4																									4	\$ 1,200.00
b. Public meeting attendance		8																									8	\$ 2,400.00
4. Roadway																											659	\$ 124,510.53
a. REMOVAL PLAN (7 Sheets DB)		1	2			5		11			25																45	\$ 8,300.40
b. SURVEY AND CONTROL DATA		1	1			2		5			5																15	\$ 2,987.72
c. HORIZONTAL AND VERTICAL ALIGNMENT DATA	7	1	3			7		5			7																31	\$ 7,161.60
d. Bridle Path PAVING PLAN & PROFILE (8 Sheets)	7	1	10			23		52			115																209	\$ 39,069.26
e. Bridle Path/Ladera Intersection Layout		1	2			4		10			22																39	\$ 7,157.49
f. Ladera PAVING PLAN & PROFILE Sheet		1	2			4		10			22																39	\$ 7,157.49
g. US 183 PAVING PLAN & PROFILE (4 Sheets)	4	1	5			12		26			58																105	\$ 19,684.63
h. US 183/Bridle Path Intersection Layout		1	1			3		6			14																26	\$ 4,871.66
i. US 183/Ladera Intersection Layout		1	1			3		6			14																26	\$ 4,871.66
j. FM 2984 PAVING PLAN & PROFILE (2 Sheets)	2	1	3			6		13			29																53	\$ 9,992.32
k. FM 2984/Bridle Path Intersection Layout		1	1			3		6			14																26	\$ 4,871.66
l. DRIVEWAY PLAN & Tables		1	1			3		6			14																26	\$ 4,871.66
m. SOIL BORING LOGS		1	1			1		5			11																19	\$ 3,513.00
5. Traffic Control Plan and Detour																											469	\$ 89,302.50
a. TRAFFIC CONTROL PLAN NARRATIVE	1	1	2			4		7			4																18	\$ 3,724.50
b. Bridle Path TRAFFIC CONTROL Detour		1	2			4		7			7																21	\$ 4,062.00
c. Bridle Path TRAFFIC CONTROL TYPICAL SECTIONS		1	2			4		7			11																24	\$ 4,674.00
d. Bridle Path TRAFFIC CONTROL PLAN PHASE 1		1	2			4		7			22																35	\$ 6,510.00
e. Bridle Path TRAFFIC CONTROL PLAN PHASE 2		1	2			4		7			18																32	\$ 5,898.00
f. Bridle Path TRAFFIC CONTROL PLAN PHASE 3		1	2			4		7			14																28	\$ 5,286.00
g. US 183/Bridle Path Intersection PHASE 1 (2 Sheets)		1	2			4		7			22																35	\$ 6,510.00
h. US 183/Bridle Path Intersection PHASE 2 (2 Sheets)		1	2			4		7			18																32	\$ 5,898.00
i. US 183 TRAFFIC CONTROL TYPICAL SECTIONS		1	2			4		7			11																24	\$ 4,674.00
j. US 183 TRAFFIC CONTROL PLAN PHASE 1		1	2			4		7			11																24	\$ 4,674.00
k. US 183 TRAFFIC CONTROL PLAN PHASE 2		1	2			4		7			11																24	\$ 4,674.00
l. US 183 TRAFFIC CONTROL PLAN PHASE 3		1	2			4		7			11																24	\$ 4,674.00
m. US 183 TRAFFIC CONTROL TYPICAL SECTIONS		1	2			4		7			11																24	\$ 4,674.00
n. FM 2984 TRAFFIC CONTROL PLAN PHASE 1		1	2			4		7			11																24	\$ 4,674.00
o. FM 2984 TRAFFIC CONTROL PLAN PHASE 2		1	2			4		7			11																24	\$ 4,674.00
p. FM 2984 TRAFFIC CONTROL PLAN PHASE 3		1	2			4		7			11																24	\$ 4,674.00
q. FM 2984/Bridle Path Intersection PHASE 1		1	2			4		7			11																24	\$ 4,674.00
r. FM 2984/Bridle Path Intersection PHASE 2		1	2			4		7			11																24	\$ 4,674.00
6. RIGHT OF WAY																											134	\$ 23,590.00
a. Parcel Acquisition (2 Parcel documents assumed)																	1			2	7		16			10	36	\$ 6,185.00
b. Parcel Condemnation Hearing (2 Parcels)																				2	7		16				25	\$ 4,145.00
c. Right of Way Staking (limited 5 field days)																				1	2		20			50	73	\$ 13,260.00
7. SURVEYING																											124	\$ 20,692.00
a. US 183-Additional Topo Survey Area																		1		1	4		18	18		36	78	\$ 13,056.00
b. FM 2984-Additional Topo Survey Area																		1		1	4		8	12		20	46	\$ 7,636.00
8. Drainage																											714	\$ 143,686.17
a. EXISTING DRAINAGE AREA MAP (1 Sheets)		1	4					3	3		7																18	\$ 3,529.20
b. PROPOSED DRAINAGE AREA MAP (3 Sheets)		1	5					2	5		11																24	\$ 4,827.09
c. DRAINAGE CALCULATIONS (1 Sheets)	5	1	25					1	3		7																43	\$ 11,229.06
d. DRAINAGE PLAN & PROFILE DITCH NO. N BRIDLE PATH (8 Sheets)		1	14					14	22		36																87	\$ 16,392.00
e. DRAINAGE PLAN & PROFILE DITCH NO. S BRIDLE PATH (8 Sheets)		1	14					14	22		36																87	\$ 16,392.00
f. DRAINAGE PLAN & PROFILE DITCH NO. N US 183 (4 Sheets)		1	11					4	10		22																47	\$ 9,354.18
g. DRAINAGE PLAN & PROFILE DITCH NO. S US 183 (4 Sheets)		1	11					4	10		22																47	\$ 9,354.18
h. DRAINAGE PLAN & PROFILE DITCH NO. W FM 2984 (2 Sheets)		1	7					3	6		14																32	\$ 6,336.12
i. DRAINAGE PLAN & PROFILE DITCH NO. E FM 2984 (2 Sheets)		1	7					3	7		14																33	\$ 6,502.80
j. CULVERT PLAN & PROFILE BRIDLE PATH (8 Sheets)		1	14					14																				

[illegible]

ATTACHMENT D: ESTIMATED FEE SUMMARY

Caldwell County

Caldwell County - Bridle Path

Other Direct Expenses (Kleinfelder)

Direct Expenses	Rate	Unit	Quantity	Cost
Photocopies B/W (8.5x11)	\$ 0.15	Each	250	\$ 37.50
Photocopies B/W (11x17)	\$ 0.60	Each	250	\$ 150.00
Color Copies (8.5x11)	\$ 0.49	Each	150	\$ 73.50
Color Copies (11x17)	\$ 1.00	Each	100	\$ 100.00
Highway Toll Charges	Actual Cost	Each	20	\$ 200.00
Mileage	\$ 0.725	Miles	1280	\$ 928.00
			SUB TOTAL	\$ 1,489.00
GEOTECHNICAL EXPENSES				
Mileage	\$ 0.725	Miles	450	\$ 326.25
Highway Toll Charges	Actual Cost	Each	26	\$ 260.00
Photocopies B/W (8.5x11)	\$ 0.15	Each	30	\$ 4.50
Photocopies B/W (11x17)	\$ 0.60	Each	26	\$ 15.60
WATER CONTENT	\$ 30.00	Test	30	\$ 900.00
ATTERBERG LIMITS, ONE-POINT METHOD	\$ 145.00	Test	18	\$ 2,610.00
SIEVE ANALYSIS, % FINER THAN 200 SIEVE	\$ 110.00	Test	9	\$ 990.00
SIEVE ANALYSIS, COARSE	\$ 155.00	Test	1	\$ 155.00
UNCONFINED COMPRESSIVE STRENGTH	\$ 170.00	Test	9	\$ 1,530.00
DENVER SWELL TEST	\$ 210.00	Test	2	\$ 420.00
CALIFORNIA BEARING RATIO, 3 POINTS	\$ 780.00	Test	2	\$ 1,560.00
EADES AND GRIM TEST (OPT. LIME CONTENT)	\$ 235.00	Test	0	\$ -
SULFATE CONTENT	\$ 70.00	Test	1	\$ 70.00
CHLORIDE CONTENT	\$ 85.00	Test	1	\$ 85.00
SOIL PH	\$ 70.00	Test	1	\$ 70.00
SOIL RESISTIVITY	\$ 190.00	Test	1	\$ 190.00
STANDARD PROCTOR, 4" MOLD	\$ 290.00	Test	2	\$ 580.00
HYDROMETER ANALYSIS	\$ 185.00	Test	0	\$ -
ROCK UCS-C	\$ 300.00	Test	0	\$ -
TRIAXIAL TEST, TEX 117E PART II	\$ 2,250.00	Test	1	\$ 2,250.00
			SUB TOTAL	\$ 12,016.35
SURVEY EXPENSES				
Mileage	\$ 0.725	Miles	1195	\$ 866.38
Highway Toll Charges	Actual Cost	Each	30	\$ 260.00
Photocopies B/W (8.5x11)	\$ 0.15	Each	30	\$ 4.50
Photocopies B/W (11x17)	\$ 0.60	Each	26	\$ 15.60
			SUB TOTAL	\$ 1,146.48
TOTAL				\$ 14,651.83

Caldwell County Agenda Item

AGENDA DATE: October 8, 2026

Type of Agenda Item: Bond

Subject: To discuss and take possible action to authorize the execution of an Advance Funding Agreement (AFA) and associated Resolution by and between Caldwell County and the State of Texas, acting by and through the Texas Department of Transportation (TxDOT), for US 183 Intersection with Bridle Path (CSJ 0152-03-071) and FM 2984 Intersection with Bridle Path (CSJ 3006-01-009).

Costs: \$1,207,925

Agenda Speakers: Judge Haden/Commissioner Horne/Maria Castanon

Backup Materials: Attached

Total # of Pages: 34

CCSJ #	0152-03-071, 3006-01-009		
AFA CSJs	0152-03-071, 3006-01-009		
District #	14	AFA ID	Z00013485
Code Chart 64 #	50028		
Project Name	US 183 South of Bridle Path, FM 2984 North of Bridle Path		

STATE OF TEXAS §

COUNTY OF TRAVIS §

**ADVANCE FUNDING AGREEMENT
For
Locally Funded Intersection Improvement Project
On-System**

THIS AGREEMENT (Agreement) is made by and between the State of Texas, acting by and through the **Texas Department of Transportation** called the “State”, and the **County of Caldwell**, acting by and through its duly authorized officials, called the “Local Government”. The State and Local Government shall be collectively referred to as “the parties” hereinafter.

WITNESSETH

WHEREAS, the Texas Transportation Code, Section 201.103 establishes that the State shall design, construct and operate a system of highways in cooperation with local governments, and Section 222.052 authorizes the Texas Transportation Commission to accept contributions from political subdivisions for development and construction of public roads and the state highway system within the political subdivision, and

WHEREAS, federal and state laws require local governments to meet certain contract standards relating to the management and administration of State and federal funds, and

WHEREAS, the Texas Transportation Commission has codified 43 TAC, Rules 15.50-15.56 that describe federal, state, and local responsibilities for cost participation in highway improvement and other transportation projects, and

WHEREAS, the State and Local Government do not anticipate that federal funds will be used for the Project governed by this Agreement; and

WHEREAS, the Texas Transportation Commission passed Minute Order Number **116997** authorizing the State to undertake and complete a highway improvement or other transportation project generally described as **intersection improvements with right and/or left turn lanes**. The portion of the project work covered by this Agreement is identified in the Agreement, Article 3, Scope of Work (Project), and

WHEREAS, the Governing Body of the Local Government has approved entering into this Agreement by resolution, ordinance, or commissioners court order dated **{Enter Date of Resolution}**, which is attached to and made a part of this Agreement as Attachment C, Resolution, Ordinance, or Commissioners Court Order. A map showing the Project location appears in Attachment A, Location Map Showing Project, (Attachment A) which is attached to and made a part of this Agreement.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties, to be by them respectively kept and performed as set forth in this Agreement, it is agreed as follows

CCSJ #		0152-03-071, 3006-01-009	
AFA CSJs		0152-03-071, 3006-01-009	
District #	14	AFA ID	Z00013485
Code Chart 64 #		50028	
Project Name		US 183 South of Bridle Path, FM 2984 North of Bridle Path	

AGREEMENT

1. Responsible Parties:

For the Project covered by this Agreement, the parties shall be responsible for the following work as stated in the article of the Agreement referenced in the table below:

1.	Local Government	Utilities	Article 8
2.	Local Government	Environmental Assessment and Mitigation	Article 9
3.	Local Government	Architectural and Engineering Services	Article 12
4.	Local Government	Construction Responsibilities	Article 13
5.	Local Government	Right of Way and Real Property	Article 15

An asterisk next to the party responsible for specific work in the above table indicates that the associated specific work is not anticipated as part of the Project and is therefore not included in the budget; however, the party indicated will be responsible for that specific work if that work is not the subject of another agreement and the State determines that the specific work has become necessary to successful completion of the Project.

2. Period of the Agreement

This Agreement becomes effective when signed by the last party whose signing makes the Agreement fully executed. This Agreement shall remain in effect until the Project is completed or unless terminated as provided below.

3. Scope of Work

The scope of work for this Project consists of CSJ 0152-03-071 widen and reconstruct the roadway to include shoulders and turn lane at the intersection of US 183 with Bridle Path as part of the Bridle Path Rd reconstruction on US 183 from 0.390 mile South of Bridle Path to 0.095 mile North of Bridle Path as shown on Attachment A.

The scope of work for the Project consists of CSJ 3006-01-009 widen and reconstruct the roadway to include shoulders and turn lane at the intersection of FM 2984 with Bridle Path as part of the Bridle Path Rd reconstruction on FM 2984 from 0.132 mile North of Bridle Path to 0.115 mile South of Bridle Path as shown on Attachment A.

4. Project Sources and Uses of Funds

The total estimated cost of the Project is shown in Attachment B, Project Budget, (Attachment B) which is attached to and made a part of this Agreement.

- A. If the Local Government will perform any work under this Agreement for which reimbursement will be provided by or through the State, the Local Government must complete training. Training is complete when at least one individual who is working actively and directly on the Project successfully completes and receives a certificate for the course entitled "Local Government Project Procedures and Qualification for the Texas Department of Transportation" and retains qualification in accordance with applicable TxDOT procedures. Upon request, the Local Government shall provide the certificate of qualification to the State. The individual who receives the training certificate may be an employee of the Local Government or an employee of a firm that has been contracted by the Local Government to perform oversight of the Project.

CCSJ #		0152-03-071, 3006-01-009	
AFA CSJs		0152-03-071, 3006-01-009	
District #	14	AFA ID	Z00013485
Code Chart 64 #		50028	
Project Name		US 183 South of Bridle Path, FM 2984 North of Bridle Path	

- The State in its discretion may deny reimbursement if the Local Government has not continuously designated in writing a qualified individual to work actively on or to directly oversee the Project.
- B. The expected cash contributions from the State, the Local Government, or other parties are shown in Attachment B. The State will pay for only those Project costs that have been approved by the Texas Transportation Commission.
 - C. Attachment B shows, by major cost categories, the cost estimates and the party responsible for performing the work for each category. These categories may include but are not limited to: (1) costs of real property; (2) costs of utility work; (3) costs of environmental assessment and remediation; (4) cost of preliminary engineering and design; (5) cost of construction and construction management; and (6) any other local project costs.
 - D. The State will be responsible for securing the State share of the funding required for the development and construction of the local Project. If the Local Government is due funds for expenses incurred, these funds will be reimbursed to the Local Government on a cost basis.
 - E. The Local Government will be responsible for all non-State participation costs associated with the Project, unless otherwise provided for in this Agreement or approved otherwise in an amendment to this Agreement. For items of work subject to specified percentage funding, the Local Government shall only in those instances be responsible for all Project costs that are greater than the maximum State participation specified in Attachment B and for overruns in excess of the amount specified in Attachment B to be paid by the Local Government.
 - F. The budget in Attachment B will clearly state all items subject to fixed price funding, specified percentage funding or the periodic payment schedule, when periodic payments have been approved by the State.
 - G. When the Local Government bears the responsibility for paying cost overruns, the Local Government shall make payment to the State within thirty (30) days from the receipt of the State's written notification of additional funds being due.
 - H. When fixed price funding is used, the Local Government is responsible for the fixed price amount specified in Attachment B. Fixed prices are not subject to adjustment unless (1) differing site conditions are encountered; (2) further definition of the Local Government's requested scope of work identifies greatly differing costs from those estimated; (3) work requested by the Local Government is determined to be ineligible for federal participation; or (4) the adjustment is mutually agreed to by the State and the Local Government.
 - I. Prior to the performance of any engineering review work by the State, the Local Government will pay to the State the amount specified in Attachment B. At a minimum, this amount shall equal the Local Government's funding share for the estimated cost of preliminary engineering performed or reviewed by the State for the Project. At least sixty (60) days prior to the date set for receipt of the construction bids, the Local Government shall remit its remaining financial share for the State's estimated construction oversight and construction cost.
 - J. The State will not execute the contract for the construction of the Project until the required funding has been made available by the Local Government in accordance with this Agreement.
 - K. Whenever funds are paid by the Local Government to the State under this Agreement, the Local Government shall remit a check or warrant made payable to the "Texas Department of Transportation" or may use the State's Automated Clearing House (ACH) system for electronic transfer of funds in accordance with instructions provided by TxDOT's Finance Division. The funds shall be deposited and managed by the State and may only be applied by the State to the Project.
 - L. The State will not pay interest on any funds provided by the Local Government.

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- M. If a waiver for the collection of indirect costs for a service project has been granted under 43 TAC §15.56, the State will not charge the Local Government for the indirect costs the State incurs on the local Project, unless this Agreement is terminated at the request of the Local Government prior to completion of the Project.
- N. If the Local Government is an Economically Disadvantaged County (EDC) and if the State has approved adjustments to the standard financing arrangement, this Agreement reflects those adjustments.
- O. Where the Local Government is authorized to perform services under this Agreement and be reimbursed by the State, the Local Government is authorized to submit requests for reimbursement by submitting the original of an itemized invoice, in a form and containing all items required by the State, no more frequently than monthly and no later than ninety (90) days after costs are incurred. If the Local Government submits invoices more than ninety (90) days after the costs are incurred the State may refuse to reimburse the Local Government for those costs.
- P. Upon completion of the Project, the State will perform a final accounting of the Project costs for all items of work with specified percentage funding. Any funds due by the Local Government or the State for these work items will be promptly paid by the owing party.
- Q. The state auditor may conduct an audit or investigation of any entity receiving funds from the State directly under this Agreement or indirectly through a subcontract under this Agreement. Acceptance of funds directly under this Agreement or indirectly through a subcontract under this Agreement acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.
- R. Payment under this Agreement beyond the end of the current fiscal biennium is subject to availability of appropriated funds. If funds are not appropriated, this Agreement shall be terminated immediately with no liability to either party.

5. Termination of this Agreement

This Agreement shall remain in effect until the Project is completed and accepted by all parties, unless:

- A. The Agreement is terminated in writing with the mutual consent of the parties;
- B. The Agreement is terminated by one party because of a breach, in which case any cost incurred because of the breach shall be paid by the breaching party;
- C. The Local Government elects not to provide funding after the completion of preliminary engineering, specifications, and estimates (PS&E) and the Project does not proceed because of insufficient funds, in which case the Local Government agrees to reimburse the State for its reasonable actual costs incurred during the Project; or
- D. The Agreement is terminated by the State because the parties are not able to execute a mutually agreeable amendment when the costs for Local Government requested items increase significantly due to differing site conditions, determination that Local government requested work is ineligible for federal or state cost participation, or more thorough definition of the Local Government's proposed work scope identifies greatly differing costs from those estimated. The State will reimburse Local Government remaining funds to the Local Government within ninety (90) days of termination; or
- E. The Project is inactive for thirty-six (36) months or longer and no expenditures have been charged against state funds, in which case the State may in its discretion terminate this Agreement.

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6. Amendments

Amendments to this Agreement due to changes in the character of the work, terms of the Agreement, or responsibilities of the parties relating to the Project may be enacted through a mutually agreed upon, written amendment.

7. Remedies

This Agreement shall not be considered as specifying the exclusive remedy for any Agreement default, but all remedies existing at law and in equity may be availed of by either party to this Agreement and shall be cumulative.

8. Utilities

The party named in article 1, Responsible Parties, under AGREEMENT shall be responsible for the adjustment, removal, or relocation of utility facilities in accordance with applicable state laws, regulations, rules, policies, and procedures, including any cost to the State of a delay resulting from the Local Government's failure to ensure that utility facilities are adjusted, removed, or relocated before the scheduled beginning of construction. The Local Government will not be reimbursed with State funds for the cost of required utility work. The Local Government must obtain advance approval for any variance from established procedures. Before a construction contract is let, the Local Government shall provide, at the State's request, a certification stating that the Local Government has completed the adjustment of all utilities that must be adjusted before construction is commenced.

9. Environmental Assessment and Mitigation

Development of a transportation project must comply with applicable environmental laws. The party named in article 1, Responsible Parties, under AGREEMENT is responsible for the following:

- A. The identification and assessment of any environmental problems associated with the development of a local project governed by this Agreement.
- B. The cost of any environmental problem's mitigation and remediation.
- C. Providing any public meetings or public hearings required for the environmental assessment process. Public hearings will not be held prior to the approval of Project schematic.
- D. The preparation of the NEPA documents required for the environmental clearance of this Project.

If the Local Government is responsible for the environmental assessment and mitigation, before the advertisement for bids, the Local Government shall provide to the State written documentation from the appropriate regulatory agency or agencies that all environmental clearances have been obtained.

10. Compliance with Accessibility Standards

All parties to this Agreement shall ensure that the plans for and the construction of all projects subject to this Agreement are in compliance with standards issued or approved by the Texas Department of Licensing and Regulation (TDLR) as meeting or consistent with minimum accessibility requirements of the Americans with Disabilities Act (P.L. 101-336) (ADA).

11. Procurement Standards

For projects being managed by the Local Government and on the State highway system or that include state funding, the Local Government must obtain approval from the State for its proposed procurement procedure for the selection of a professional services provider, a contractor for a construction or maintenance project, or a materials provider.

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12. Architectural and Engineering Services

The party named in Article 1, Responsible Parties, under AGREEMENT has responsibility for the performance of architectural and engineering services. The engineering plans shall be developed in accordance with the applicable *State's Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges* and the special specifications and special provisions related to it. For projects on the state highway system, the design shall, at a minimum conform to applicable State manuals. For projects not on the state highway system, the design shall, at a minimum, conform to applicable American Association of State Highway and Transportation Officials (AASHTO) design standards.

In procuring professional services, the parties to this Agreement must comply with Texas Government Code 2254, Subchapter A. If the Local Government is the responsible party, the Local Government shall submit its procurement selection process for prior approval by the State. All professional service contracts must be reviewed and approved by the State prior to execution by the Local Government.

13. Construction Responsibilities

The party named in Article 1, Responsible Parties, under AGREEMENT is responsible for the following:

- A. Advertise for construction bids, issue bid proposals, receive and tabulate the bids, and award and administer the contract for construction of the Project. Administration of the contract includes the responsibility for construction engineering and for issuance of any change orders, supplemental agreements, amendments, or additional work orders that may become necessary subsequent to the award of the construction contract. Projects must be authorized by the State prior to advertising for construction.
- B. If the State is the responsible party, the State will use its approved contract letting and award procedures to let and award the construction contract.
- C. If the Local Government is the responsible party, the Local Government shall submit its contract letting and award procedures to the State for review and approval prior to letting.
- D. If the Local Government is the responsible party, the State must concur with the low bidder selection before the Local Government can enter into a contract with the vendor.
- E. If the Local Government is the responsible party, the State must review and approve change orders.
- F. Upon completion of the Project, the party responsible for constructing the Project will issue and sign a "Notification of Completion" acknowledging the Project's construction completion and submit certification(s) sealed by a professional engineer(s) licensed in the State of Texas.
- G. Upon completion of the Project, the party constructing the Project will issue and sign a "Notification of Completion" acknowledging the Project's construction completion.

14. Project Maintenance

The Local Government shall be responsible for maintenance of locally owned roads and locally owned facilities after completion of the work. The State shall be responsible for maintenance of the state highway system after completion of the work if the work was on the state highway system, unless otherwise provided for in existing maintenance agreements with the Local Government.

15. Right of Way and Real Property

The party named in Article 1, Responsible Parties, under AGREEMENT is responsible for the provision and acquisition of any needed right of way or real property.

The Local Government shall be responsible for the following:

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- A. Right of way and real property acquisition shall be the responsibility of the Local Government. Title to right of way and other related real property must be acceptable to the State before funds may be expended for the improvement of the right of way or real property.
- B. If the Local Government is the owner of any part of the Project site under this Agreement, the Local Government shall permit the State or its authorized representative access to occupy the site to perform all activities required to execute the work.
- C. All parties to this Agreement will comply with and assume the costs for compliance with all the requirements of Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Title 42 U.S.C.A. Section 4601 et seq., including those provisions relating to incidental expenses incurred by the property owners in conveying the real property to the Local Government and benefits applicable to the relocation of any displaced person as defined in 49 CFR Section 24.2(g). Documentation to support such compliance must be maintained and made available to the State and its representatives for review and inspection.
- D. The Local Government shall assume all costs and perform necessary requirements to provide any necessary evidence of title or right of use in the name of the Local Government to the real property required for development of the Project. The evidence of title or rights shall be acceptable to the State, and be free and clear of all encroachments. The Local Government shall secure and provide easements and any needed rights of entry over any other land needed to develop the Project according to the approved Project plans. The Local Government shall be responsible for securing any additional real property required for completion of the Project.
- E. In the event real property is donated to the Local Government after the date of the State's authorization, the Local Government will provide all documentation to the State regarding fair market value of the acquired property. The State will review the Local Government's appraisal, determine the fair market value and credit that amount towards the Local Government's financial share. If donated property is to be used as a funding match, it may not be provided by the Local Government. The State will not reimburse the Local Government for any real property acquired before execution of this Agreement and the obligation of federal spending authority.
- F. The Local Government shall prepare real property maps, property descriptions, and other data as needed to properly describe the real property and submit them to the State for approval prior to the Local Government acquiring the real property. Tracings of the maps shall be retained by the Local Government for a permanent record.
- G. The Local Government agrees to make a determination of property values for each real property parcel by methods acceptable to the State and to submit to the State a tabulation of the values so determined, signed by the appropriate Local Government representative. The tabulations shall list the parcel numbers, ownership, acreage and recommended compensation. Compensation shall be shown in the component parts of land acquired, itemization of improvements acquired, damages (if any) and the amounts by which the total compensation will be reduced if the owner retains improvements. This tabulation shall be accompanied by an explanation to support the determined values, together with a copy of information or reports used in calculating all determined values. Expenses incurred by the Local Government in performing this work may be eligible for reimbursement after the Local Government has received written authorization by the State to proceed with determination of real property values. The State will review the data submitted and may base its reimbursement for parcel acquisitions on these values.
- H. Reimbursement for real property costs will be made to the Local Government for real property purchased in an amount not to exceed eighty percent (80%) of the cost of the real property purchased in accordance with the terms and provisions of this Agreement. Reimbursement will

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be in an amount not to exceed eighty percent (80%) of the State's predetermined value of each parcel, or the net cost of the parcel, whichever is less. In addition, reimbursement will be made to the Local Government for necessary payments to appraisers, expenses incurred in order to assure good title, and costs associated with the relocation of displaced persons and personal property as well as incidental expenses.

- I. If the Project requires the use of real property to which the Local Government will not hold title, a separate agreement between the owners of the real property and the Local Government must be executed prior to execution of this Agreement. The separate agreement must establish that the Project will be dedicated for public use for a period of not less than 10 (ten) years after completion. The separate agreement must define the responsibilities of the parties as to the use of the real property and operation and maintenance of the Project after completion. The separate agreement must be approved by the State prior to its execution. A copy of the executed agreement shall be provided to the State.

16. Insurance

If this Agreement authorizes the Local Government or its contractor to perform any work on State right of way, before beginning work the entity performing the work shall provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on State right of way. This coverage shall be maintained until all work on the State right of way is complete. If coverage is not maintained, all work on State right of way shall cease immediately, and the State may recover damages and all costs of completing the work.

17. Notices

All notices to either party shall be delivered personally or sent by certified or U.S. mail, postage prepaid, addressed to that party at the following address:

Local Government:	State:
County of Caldwell ATTN: County Judge 110 S. Main Street Lockhart, TX 78644	Texas Department of Transportation ATTN: Director of Contract Services 125 E. 11 th Street Austin, TX 78701

All notices shall be deemed given on the date delivered in person or deposited in the mail, unless otherwise provided by this Agreement. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that notices shall be delivered personally or by certified U.S. mail, and that request shall be carried out by the other party.

18. Legal Construction

If one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions and this Agreement shall be construed as if it did not contain the invalid, illegal, or unenforceable provision.

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19. Responsibilities of the Parties

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party, and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

20. Ownership of Documents

Upon completion or termination of this Agreement, all documents prepared by the State shall remain the property of the State. All data and information prepared under this Agreement shall be made available to the State without restriction or limitation on their further use. All documents produced or approved or otherwise created by the Local Government shall be transmitted to the State, in the format directed by the State, of photocopy reproduction on a monthly basis or as required by the State. The originals shall remain the property of the Local Government.

21. Compliance with Laws

The parties shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this Agreement. When required, the Local Government shall furnish the State with satisfactory proof of this compliance.

22. Sole Agreement

This Agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings or written or oral agreements respecting the Agreement's subject matter.

23. Procurement and Property Management Standards

The parties to this Agreement shall adhere to the procurement and property management standards established in the Texas Uniform Grant Management Standards.

24. Inspection of Books and Records

The parties to this Agreement shall maintain all books, documents, papers, accounting records, and other documentation relating to costs incurred under this Agreement and shall make such materials available to the State and the Local Government, or their duly authorized representatives for review and inspection at its office during the Agreement period and for seven (7) years from the date of completion of work defined under this Agreement or until any impending litigation, or claims are resolved. Additionally, the State and the Local Government and their duly authorized representatives shall have access to all the governmental records that are directly applicable to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

25. Audit

Pursuant to Texas Government Code § 2262.154, the state auditor may conduct an audit or investigation of any entity receiving funds from the state directly under the contract or indirectly through a subcontract under the contract. Acceptance of funds directly under the contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

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26. Historically Underutilized Business (HUB) and Small Business Enterprise (SBE) Requirements

For projects with State funds and no federal funds, the Local Government will be required to follow the provisions of Texas Transportation Code §201.702 and 43 TAC §§9.354-9.355 (HUB) and §§9.314-9.315 (SBE). The Local Government must incorporate project goals approved by TxDOT into project documents before advertising for receipt of bids. Contractors must select HUBs and SBEs from TxDOT-approved or maintained sources. The Local Government will provide monthly updates of HUB/SBE (as appropriate) participation and report final accomplishments to TxDOT for credit to overall program goals.

For projects with no state or federal funds that are not on the state or federal highway systems, the Local Government should follow its own local or specific ordinances and procedures. Local Governments are encouraged to use HUBs and SBEs from TxDOT-approved or maintained sources. The Local Government must also report final HUB accomplishments to TxDOT for credit to overall program goals.

27. Debarment Certifications

If state funds are used, the parties are prohibited from making any award to any party that is debarred under the Texas Administrative Code, Title 34, Part 1, Chapter 20, Subchapter G, Rule §20.585 and the Texas Administrative Code, Title 43, Part 1, Chapter 9, Subchapter G.

28. Pertinent Non-Discrimination Authorities

During the performance of this Agreement, the Local Government, for itself, its assignees, and successors in interest agree to comply with the following nondiscrimination statutes and authorities; including but not limited to:

- A. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- B. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects).
- C. Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), as amended, (prohibits discrimination on the basis of sex).
- D. Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.) as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27.
- E. The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age).
- F. Airport and Airway Improvement Act of 1982, (49 U.S.C. Chapter 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex).
- G. The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not).
- H. Titles II and III of the Americans with Disabilities Act, which prohibits discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38.

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- I. The Federal Aviation Administration's Nondiscrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex).
- J. Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations.
- K. Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, the parties must take reasonable steps to ensure that LEP persons have meaningful access to the programs (70 Fed. Reg. at 74087 to 74100).
- L. Title IX of the Education Amendments of 1972, as amended, which prohibits the parties from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq.).

29. Signatory Warranty

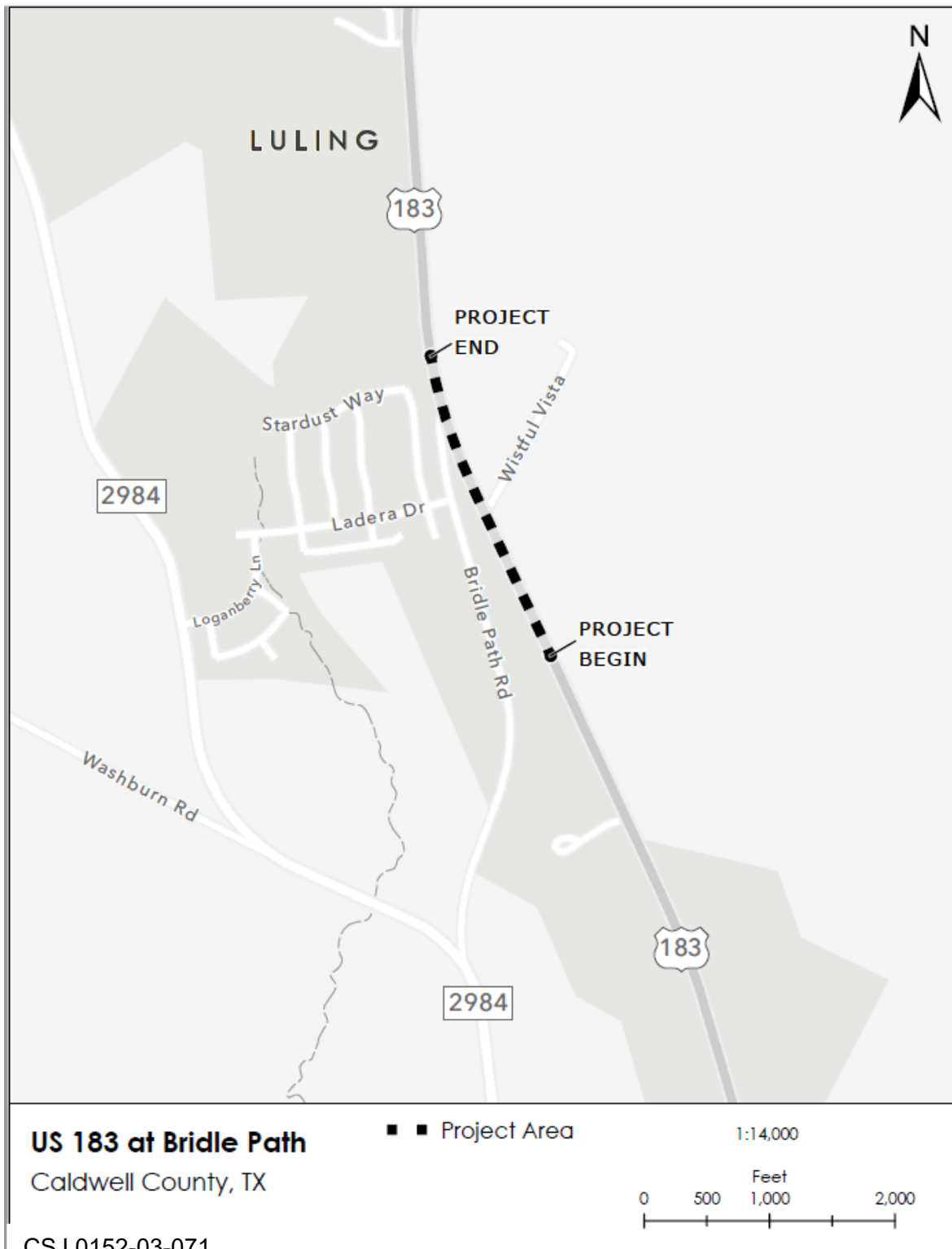
Each signatory warrants that the signatory has necessary authority to execute this Agreement on behalf of the entity represented.

Each party is signing this agreement on the date stated under that party's signature.

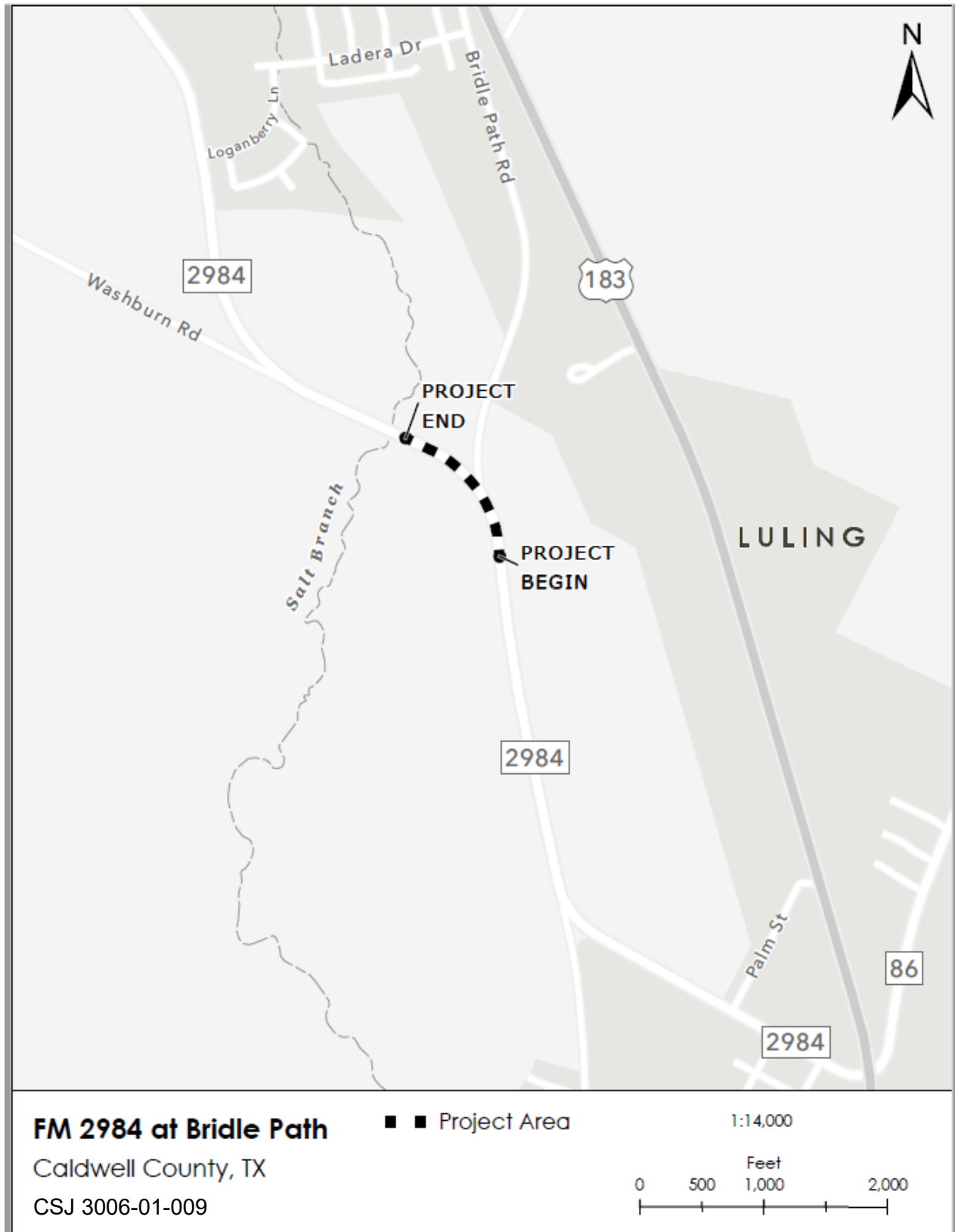
THE STATE OF TEXAS	THE LOCAL GOVERNMENT
_____ Signature	_____ Signature
_____ Typed or Printed Name	_____ Typed or Printed Name
_____ Typed or Printed Title	_____ Typed or Printed Title
_____ Date	_____ Date

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ATTACHMENT A LOCATION MAP SHOWING PROJECT



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ATTACHMENT B PROJECT BUDGET

Costs will be allocated based on 100% Local Government funding. The Local Government is responsible for 100% of the cost overruns.

Description CSJ 0152-03-071	Total Estimated Cost	State Participation		Local Participation	
		%	Cost	%	Cost
Environmental (by Local Government)	\$36,675	0%	\$0	100%	\$36,675
Engineering (by Local Government)	\$136,920	0%	\$0	100%	\$136,920
Right of Way (by Local Government)	\$26,000	0%	\$0	100%	\$26,000
Utilities (by Local Government)	\$30,000	0%	\$0	100%	\$30,000
Construction (by Local Government)	\$489,000	0%	\$0	100%	\$489,000
Subtotal	\$718,595		\$0		\$718,595
Environmental Direct State Costs	\$3,593	100%	\$3,593	0%	\$0
ROW Direct State Costs	\$898	100%	\$898	0%	\$0
Engineering Direct State Costs	\$5,389	100%	\$5,389	0%	\$0
Utility Direct State Costs	\$898	100%	\$898	0%	\$0
Construction Direct State Costs	\$25,151	100%	\$25,151	0%	\$0
Subtotal	\$35,929		\$35,929		\$0
Indirect State Costs; (5.51%)	\$1,980	100%	\$1,980	0%	\$0
TOTAL	\$756,504		\$37,909		\$718,595

Initial payment by the Local Government to the State: \$0.

Payment by the Local Government to the State before construction: \$0.

Estimated total payment by the Local Government to the State \$0.

This is an estimate. The final amount of Local Government participation will be based on actual costs.

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Costs will be allocated based on 100% Local Government funding. The Local Government is responsible for 100% of the cost overruns.

Description CSJ 3006-01-009	Total Estimated Cost	State Participation		Local Participation	
		%	Cost	%	Cost
Environmental (by Local Government)	\$24,450	0%	\$0	100%	\$24,450
Engineering (by Local Government)	\$91,280	0%	\$0	100%	\$91,280
Right of Way (by Local Government)	\$15,000	0%	\$0	100%	\$15,000
Utilities (by Local Government)	\$32,600	0%	\$0	100%	\$32,600
Construction (by Local Government)	\$326,000	0%	\$0	100%	\$326,000
Subtotal	\$489,330		\$0		\$489,330
Environmental Direct State Costs	\$2,447	100%	\$2,447	0%	\$0
ROW Direct State Costs	\$612	100%	\$612	0%	\$0
Engineering Direct State Costs	\$3,670	100%	\$3,670	0%	\$0
Utility Direct State Costs	\$612	100%	\$612	0%	\$0
Construction Direct State Costs	\$17,127	100%	\$17,127	0%	\$0
Subtotal	\$24,468		\$24,468		\$0
Indirect State Costs; (5.51%)	\$1,348	100%	\$1,348	0%	\$0
TOTAL	\$515,146		\$25,816		\$489,330
GRAND TOTAL	\$1,271,650		\$63,725		\$1,207,925

Initial payment by the Local Government to the State: \$0.

Payment by the Local Government to the State before construction: \$0.

Estimated total payment by the Local Government to the State \$0.

This is an estimate. The final amount of Local Government participation will be based on actual costs.

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ATTACHMENT C

RESOLUTION, ORDINANCE, OR COMMISSIONERS COURT ORDER



RESOLUTION OF CALDWELL COUNTY, TEXAS, AUTHORIZING THE EXECUTION OF AN ADVANCE FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR ROADWAY IMPROVEMENT PROJECTS ON U.S. HIGHWAY 183 AND FARM TO MARKET 2984 IN CALDWELL COUNTY

RESOLUTION NO. [XXXX]

WHEREAS, the Texas Transportation Commission, by Minute Order No. 116997, authorized the advancement of roadway improvement projects in Caldwell County consisting of: (1) intersection of US 183 and County Road 309 (Bridle Path); and (2) intersection of FM 2984 and County Road 309 (Bridle Path), (collectively, the "Project"); and

WHEREAS, the County of Caldwell commits to provide the match. The local match is comprised of cash or 2024 Road Bond Program Funds; and

WHEREAS, the County of Caldwell is responsible for all ~~nonreimbursable~~ costs and 100% of overruns, if any; and

WHEREAS, the Governing Body of the County of Caldwell desires to reaffirm its support of the Project, approve and authorize the execution of an Advance Funding Agreement (AFA) with TxDOT for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF CALDWELL COUNTY THAT:

The Judge of Caldwell County or his designee is hereby authorized to enter into an Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) for the development of a detailed plan set, environmental clearance, potential right-of-way acquisition and utility relocation; and construction for the following on-system roadways located in Caldwell County, Texas:

CSJ 0152-03-071 – Intersection of US 183 and CR 309 (Bridle Path)
CSJ 3006-01-009 – Intersection of FM 2984 and CR 309 (Bridle Path)

PASSED AND APPROVED on the day of , 2026.

Hoppy Haden
Caldwell County Judge

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B.J. Westmoreland
Precinct 1 Commissioner

Rusty Horne
Precinct 2 Commissioner

Edward Theriot
Precinct 3 Commissioner

Dyral Thomas
Precinct 4 Commissioner

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STATE OF TEXAS §

COUNTY OF TRAVIS §

**ADVANCE FUNDING AGREEMENT
For
Locally Funded Intersection Improvement Project
On-System**

THIS AGREEMENT (Agreement) is made by and between the State of Texas, acting by and through the **Texas Department of Transportation** called the “State”, and the **County of Caldwell**, acting by and through its duly authorized officials, called the “Local Government”. The State and Local Government shall be collectively referred to as “the parties” hereinafter.

WITNESSETH

WHEREAS, the Texas Transportation Code, Section 201.103 establishes that the State shall design, construct and operate a system of highways in cooperation with local governments, and Section 222.052 authorizes the Texas Transportation Commission to accept contributions from political subdivisions for development and construction of public roads and the state highway system within the political subdivision, and

WHEREAS, federal and state laws require local governments to meet certain contract standards relating to the management and administration of State and federal funds, and

WHEREAS, the Texas Transportation Commission has codified 43 TAC, Rules 15.50-15.56 that describe federal, state, and local responsibilities for cost participation in highway improvement and other transportation projects, and

WHEREAS, the State and Local Government do not anticipate that federal funds will be used for the Project governed by this Agreement; and

WHEREAS, the Texas Transportation Commission passed Minute Order Number **116997** authorizing the State to undertake and complete a highway improvement or other transportation project generally described as **intersection improvements with right and/or left turn lanes**. The portion of the project work covered by this Agreement is identified in the Agreement, Article 3, Scope of Work (Project), and

WHEREAS, the Governing Body of the Local Government has approved entering into this Agreement by resolution, ordinance, or commissioners court order dated **10/08/2026**, which is attached to and made a part of this Agreement as Attachment C, Resolution, Ordinance, or Commissioners Court Order. A map showing the Project location appears in Attachment A, Location Map Showing Project, (Attachment A) which is attached to and made a part of this Agreement.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties, to be by them respectively kept and performed as set forth in this Agreement, it is agreed as follows

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AGREEMENT

1. Responsible Parties:

For the Project covered by this Agreement, the parties shall be responsible for the following work as stated in the article of the Agreement referenced in the table below:

1.	Local Government	Utilities	Article 8
2.	Local Government	Environmental Assessment and Mitigation	Article 9
3.	Local Government	Architectural and Engineering Services	Article 12
4.	Local Government	Construction Responsibilities	Article 13
5.	Local Government	Right of Way and Real Property	Article 15

An asterisk next to the party responsible for specific work in the above table indicates that the associated specific work is not anticipated as part of the Project and is therefore not included in the budget; however, the party indicated will be responsible for that specific work if that work is not the subject of another agreement and the State determines that the specific work has become necessary to successful completion of the Project.

2. Period of the Agreement

This Agreement becomes effective when signed by the last party whose signing makes the Agreement fully executed. This Agreement shall remain in effect until the Project is completed or unless terminated as provided below.

3. Scope of Work

The scope of work for this Project consists of CSJ 0152-03-071 widen and reconstruct the roadway to include shoulders and turn lane at the intersection of US 183 with Bridle Path as part of the Bridle Path Rd reconstruction on US 183 from 0.390 mile South of Bridle Path to 0.095 mile North of Bridle Path as shown on Attachment A.

The scope of work for the Project consists of CSJ 3006-01-009 widen and reconstruct the roadway to include shoulders and turn lane at the intersection of FM 2984 with Bridle Path as part of the Bridle Path Rd reconstruction on FM 2984 from 0.132 mile North of Bridle Path to 0.115 mile South of Bridle Path as shown on Attachment A.

4. Project Sources and Uses of Funds

The total estimated cost of the Project is shown in Attachment B, Project Budget, (Attachment B) which is attached to and made a part of this Agreement.

- A. If the Local Government will perform any work under this Agreement for which reimbursement will be provided by or through the State, the Local Government must complete training. Training is complete when at least one individual who is working actively and directly on the Project successfully completes and receives a certificate for the course entitled "Local Government Project Procedures and Qualification for the Texas Department of Transportation" and retains qualification in accordance with applicable TxDOT procedures. Upon request, the Local Government shall provide the certificate of qualification to the State. The individual who receives the training certificate may be an employee of the Local Government or an employee of a firm that has been contracted by the Local Government to perform oversight of the Project.

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- The State in its discretion may deny reimbursement if the Local Government has not continuously designated in writing a qualified individual to work actively on or to directly oversee the Project.
- B. The expected cash contributions from the State, the Local Government, or other parties are shown in Attachment B. The State will pay for only those Project costs that have been approved by the Texas Transportation Commission.
 - C. Attachment B shows, by major cost categories, the cost estimates and the party responsible for performing the work for each category. These categories may include but are not limited to: (1) costs of real property; (2) costs of utility work; (3) costs of environmental assessment and remediation; (4) cost of preliminary engineering and design; (5) cost of construction and construction management; and (6) any other local project costs.
 - D. The State will be responsible for securing the State share of the funding required for the development and construction of the local Project. If the Local Government is due funds for expenses incurred, these funds will be reimbursed to the Local Government on a cost basis.
 - E. The Local Government will be responsible for all non-State participation costs associated with the Project, unless otherwise provided for in this Agreement or approved otherwise in an amendment to this Agreement. For items of work subject to specified percentage funding, the Local Government shall only in those instances be responsible for all Project costs that are greater than the maximum State participation specified in Attachment B and for overruns in excess of the amount specified in Attachment B to be paid by the Local Government.
 - F. The budget in Attachment B will clearly state all items subject to fixed price funding, specified percentage funding or the periodic payment schedule, when periodic payments have been approved by the State.
 - G. When the Local Government bears the responsibility for paying cost overruns, the Local Government shall make payment to the State within thirty (30) days from the receipt of the State's written notification of additional funds being due.
 - H. When fixed price funding is used, the Local Government is responsible for the fixed price amount specified in Attachment B. Fixed prices are not subject to adjustment unless (1) differing site conditions are encountered; (2) further definition of the Local Government's requested scope of work identifies greatly differing costs from those estimated; (3) work requested by the Local Government is determined to be ineligible for federal participation; or (4) the adjustment is mutually agreed to by the State and the Local Government.
 - I. Prior to the performance of any engineering review work by the State, the Local Government will pay to the State the amount specified in Attachment B. At a minimum, this amount shall equal the Local Government's funding share for the estimated cost of preliminary engineering performed or reviewed by the State for the Project. At least sixty (60) days prior to the date set for receipt of the construction bids, the Local Government shall remit its remaining financial share for the State's estimated construction oversight and construction cost.
 - J. The State will not execute the contract for the construction of the Project until the required funding has been made available by the Local Government in accordance with this Agreement.
 - K. Whenever funds are paid by the Local Government to the State under this Agreement, the Local Government shall remit a check or warrant made payable to the "Texas Department of Transportation" or may use the State's Automated Clearing House (ACH) system for electronic transfer of funds in accordance with instructions provided by TxDOT's Finance Division. The funds shall be deposited and managed by the State and may only be applied by the State to the Project.
 - L. The State will not pay interest on any funds provided by the Local Government.

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- M. If a waiver for the collection of indirect costs for a service project has been granted under 43 TAC §15.56, the State will not charge the Local Government for the indirect costs the State incurs on the local Project, unless this Agreement is terminated at the request of the Local Government prior to completion of the Project.
- N. If the Local Government is an Economically Disadvantaged County (EDC) and if the State has approved adjustments to the standard financing arrangement, this Agreement reflects those adjustments.
- O. Where the Local Government is authorized to perform services under this Agreement and be reimbursed by the State, the Local Government is authorized to submit requests for reimbursement by submitting the original of an itemized invoice, in a form and containing all items required by the State, no more frequently than monthly and no later than ninety (90) days after costs are incurred. If the Local Government submits invoices more than ninety (90) days after the costs are incurred the State may refuse to reimburse the Local Government for those costs.
- P. Upon completion of the Project, the State will perform a final accounting of the Project costs for all items of work with specified percentage funding. Any funds due by the Local Government or the State for these work items will be promptly paid by the owing party.
- Q. The state auditor may conduct an audit or investigation of any entity receiving funds from the State directly under this Agreement or indirectly through a subcontract under this Agreement. Acceptance of funds directly under this Agreement or indirectly through a subcontract under this Agreement acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.
- R. Payment under this Agreement beyond the end of the current fiscal biennium is subject to availability of appropriated funds. If funds are not appropriated, this Agreement shall be terminated immediately with no liability to either party.

5. Termination of this Agreement

This Agreement shall remain in effect until the Project is completed and accepted by all parties, unless:

- A. The Agreement is terminated in writing with the mutual consent of the parties;
- B. The Agreement is terminated by one party because of a breach, in which case any cost incurred because of the breach shall be paid by the breaching party;
- C. The Local Government elects not to provide funding after the completion of preliminary engineering, specifications, and estimates (PS&E) and the Project does not proceed because of insufficient funds, in which case the Local Government agrees to reimburse the State for its reasonable actual costs incurred during the Project; or
- D. The Agreement is terminated by the State because the parties are not able to execute a mutually agreeable amendment when the costs for Local Government requested items increase significantly due to differing site conditions, determination that Local government requested work is ineligible for federal or state cost participation, or more thorough definition of the Local Government's proposed work scope identifies greatly differing costs from those estimated. The State will reimburse Local Government remaining funds to the Local Government within ninety (90) days of termination; or
- E. The Project is inactive for thirty-six (36) months or longer and no expenditures have been charged against state funds, in which case the State may in its discretion terminate this Agreement.

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6. Amendments

Amendments to this Agreement due to changes in the character of the work, terms of the Agreement, or responsibilities of the parties relating to the Project may be enacted through a mutually agreed upon, written amendment.

7. Remedies

This Agreement shall not be considered as specifying the exclusive remedy for any Agreement default, but all remedies existing at law and in equity may be availed of by either party to this Agreement and shall be cumulative.

8. Utilities

The party named in article 1, Responsible Parties, under AGREEMENT shall be responsible for the adjustment, removal, or relocation of utility facilities in accordance with applicable state laws, regulations, rules, policies, and procedures, including any cost to the State of a delay resulting from the Local Government's failure to ensure that utility facilities are adjusted, removed, or relocated before the scheduled beginning of construction. The Local Government will not be reimbursed with State funds for the cost of required utility work. The Local Government must obtain advance approval for any variance from established procedures. Before a construction contract is let, the Local Government shall provide, at the State's request, a certification stating that the Local Government has completed the adjustment of all utilities that must be adjusted before construction is commenced.

9. Environmental Assessment and Mitigation

Development of a transportation project must comply with applicable environmental laws. The party named in article 1, Responsible Parties, under AGREEMENT is responsible for the following:

- A. The identification and assessment of any environmental problems associated with the development of a local project governed by this Agreement.
- B. The cost of any environmental problem's mitigation and remediation.
- C. Providing any public meetings or public hearings required for the environmental assessment process. Public hearings will not be held prior to the approval of Project schematic.
- D. The preparation of the NEPA documents required for the environmental clearance of this Project.

If the Local Government is responsible for the environmental assessment and mitigation, before the advertisement for bids, the Local Government shall provide to the State written documentation from the appropriate regulatory agency or agencies that all environmental clearances have been obtained.

10. Compliance with Accessibility Standards

All parties to this Agreement shall ensure that the plans for and the construction of all projects subject to this Agreement are in compliance with standards issued or approved by the Texas Department of Licensing and Regulation (TDLR) as meeting or consistent with minimum accessibility requirements of the Americans with Disabilities Act (P.L. 101-336) (ADA).

11. Procurement Standards

For projects being managed by the Local Government and on the State highway system or that include state funding, the Local Government must obtain approval from the State for its proposed procurement procedure for the selection of a professional services provider, a contractor for a construction or maintenance project, or a materials provider.

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12. Architectural and Engineering Services

The party named in Article 1, Responsible Parties, under AGREEMENT has responsibility for the performance of architectural and engineering services. The engineering plans shall be developed in accordance with the applicable *State's Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges* and the special specifications and special provisions related to it. For projects on the state highway system, the design shall, at a minimum conform to applicable State manuals. For projects not on the state highway system, the design shall, at a minimum, conform to applicable American Association of State Highway and Transportation Officials (AASHTO) design standards.

In procuring professional services, the parties to this Agreement must comply with Texas Government Code 2254, Subchapter A. If the Local Government is the responsible party, the Local Government shall submit its procurement selection process for prior approval by the State. All professional service contracts must be reviewed and approved by the State prior to execution by the Local Government.

13. Construction Responsibilities

The party named in Article 1, Responsible Parties, under AGREEMENT is responsible for the following:

- A. Advertise for construction bids, issue bid proposals, receive and tabulate the bids, and award and administer the contract for construction of the Project. Administration of the contract includes the responsibility for construction engineering and for issuance of any change orders, supplemental agreements, amendments, or additional work orders that may become necessary subsequent to the award of the construction contract. Projects must be authorized by the State prior to advertising for construction.
- B. If the State is the responsible party, the State will use its approved contract letting and award procedures to let and award the construction contract.
- C. If the Local Government is the responsible party, the Local Government shall submit its contract letting and award procedures to the State for review and approval prior to letting.
- D. If the Local Government is the responsible party, the State must concur with the low bidder selection before the Local Government can enter into a contract with the vendor.
- E. If the Local Government is the responsible party, the State must review and approve change orders.
- F. Upon completion of the Project, the party responsible for constructing the Project will issue and sign a "Notification of Completion" acknowledging the Project's construction completion and submit certification(s) sealed by a professional engineer(s) licensed in the State of Texas.
- G. Upon completion of the Project, the party constructing the Project will issue and sign a "Notification of Completion" acknowledging the Project's construction completion.

14. Project Maintenance

The Local Government shall be responsible for maintenance of locally owned roads and locally owned facilities after completion of the work. The State shall be responsible for maintenance of the state highway system after completion of the work if the work was on the state highway system, unless otherwise provided for in existing maintenance agreements with the Local Government.

15. Right of Way and Real Property

The party named in Article 1, Responsible Parties, under AGREEMENT is responsible for the provision and acquisition of any needed right of way or real property.

The Local Government shall be responsible for the following:

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- A. Right of way and real property acquisition shall be the responsibility of the Local Government. Title to right of way and other related real property must be acceptable to the State before funds may be expended for the improvement of the right of way or real property.
- B. If the Local Government is the owner of any part of the Project site under this Agreement, the Local Government shall permit the State or its authorized representative access to occupy the site to perform all activities required to execute the work.
- C. All parties to this Agreement will comply with and assume the costs for compliance with all the requirements of Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Title 42 U.S.C.A. Section 4601 et seq., including those provisions relating to incidental expenses incurred by the property owners in conveying the real property to the Local Government and benefits applicable to the relocation of any displaced person as defined in 49 CFR Section 24.2(g). Documentation to support such compliance must be maintained and made available to the State and its representatives for review and inspection.
- D. The Local Government shall assume all costs and perform necessary requirements to provide any necessary evidence of title or right of use in the name of the Local Government to the real property required for development of the Project. The evidence of title or rights shall be acceptable to the State, and be free and clear of all encroachments. The Local Government shall secure and provide easements and any needed rights of entry over any other land needed to develop the Project according to the approved Project plans. The Local Government shall be responsible for securing any additional real property required for completion of the Project.
- E. In the event real property is donated to the Local Government after the date of the State's authorization, the Local Government will provide all documentation to the State regarding fair market value of the acquired property. The State will review the Local Government's appraisal, determine the fair market value and credit that amount towards the Local Government's financial share. If donated property is to be used as a funding match, it may not be provided by the Local Government. The State will not reimburse the Local Government for any real property acquired before execution of this Agreement and the obligation of federal spending authority.
- F. The Local Government shall prepare real property maps, property descriptions, and other data as needed to properly describe the real property and submit them to the State for approval prior to the Local Government acquiring the real property. Tracings of the maps shall be retained by the Local Government for a permanent record.
- G. The Local Government agrees to make a determination of property values for each real property parcel by methods acceptable to the State and to submit to the State a tabulation of the values so determined, signed by the appropriate Local Government representative. The tabulations shall list the parcel numbers, ownership, acreage and recommended compensation. Compensation shall be shown in the component parts of land acquired, itemization of improvements acquired, damages (if any) and the amounts by which the total compensation will be reduced if the owner retains improvements. This tabulation shall be accompanied by an explanation to support the determined values, together with a copy of information or reports used in calculating all determined values. Expenses incurred by the Local Government in performing this work may be eligible for reimbursement after the Local Government has received written authorization by the State to proceed with determination of real property values. The State will review the data submitted and may base its reimbursement for parcel acquisitions on these values.
- H. Reimbursement for real property costs will be made to the Local Government for real property purchased in an amount not to exceed eighty percent (80%) of the cost of the real property purchased in accordance with the terms and provisions of this Agreement. Reimbursement will

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be in an amount not to exceed eighty percent (80%) of the State's predetermined value of each parcel, or the net cost of the parcel, whichever is less. In addition, reimbursement will be made to the Local Government for necessary payments to appraisers, expenses incurred in order to assure good title, and costs associated with the relocation of displaced persons and personal property as well as incidental expenses.

- I. If the Project requires the use of real property to which the Local Government will not hold title, a separate agreement between the owners of the real property and the Local Government must be executed prior to execution of this Agreement. The separate agreement must establish that the Project will be dedicated for public use for a period of not less than 10 (ten) years after completion. The separate agreement must define the responsibilities of the parties as to the use of the real property and operation and maintenance of the Project after completion. The separate agreement must be approved by the State prior to its execution. A copy of the executed agreement shall be provided to the State.

16. Insurance

If this Agreement authorizes the Local Government or its contractor to perform any work on State right of way, before beginning work the entity performing the work shall provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on State right of way. This coverage shall be maintained until all work on the State right of way is complete. If coverage is not maintained, all work on State right of way shall cease immediately, and the State may recover damages and all costs of completing the work.

17. Notices

All notices to either party shall be delivered personally or sent by certified or U.S. mail, postage prepaid, addressed to that party at the following address:

Local Government:	State:
County of Caldwell ATTN: County Judge 110 S. Main Street Lockhart, TX 78644	Texas Department of Transportation ATTN: Director of Contract Services 125 E. 11 th Street Austin, TX 78701

All notices shall be deemed given on the date delivered in person or deposited in the mail, unless otherwise provided by this Agreement. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that notices shall be delivered personally or by certified U.S. mail, and that request shall be carried out by the other party.

18. Legal Construction

If one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions and this Agreement shall be construed as if it did not contain the invalid, illegal, or unenforceable provision.

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19. Responsibilities of the Parties

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party, and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

20. Ownership of Documents

Upon completion or termination of this Agreement, all documents prepared by the State shall remain the property of the State. All data and information prepared under this Agreement shall be made available to the State without restriction or limitation on their further use. All documents produced or approved or otherwise created by the Local Government shall be transmitted to the State, in the format directed by the State, of photocopy reproduction on a monthly basis or as required by the State. The originals shall remain the property of the Local Government.

21. Compliance with Laws

The parties shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this Agreement. When required, the Local Government shall furnish the State with satisfactory proof of this compliance.

22. Sole Agreement

This Agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings or written or oral agreements respecting the Agreement's subject matter.

23. Procurement and Property Management Standards

The parties to this Agreement shall adhere to the procurement and property management standards established in the Texas Uniform Grant Management Standards.

24. Inspection of Books and Records

The parties to this Agreement shall maintain all books, documents, papers, accounting records, and other documentation relating to costs incurred under this Agreement and shall make such materials available to the State and the Local Government, or their duly authorized representatives for review and inspection at its office during the Agreement period and for seven (7) years from the date of completion of work defined under this Agreement or until any impending litigation, or claims are resolved. Additionally, the State and the Local Government and their duly authorized representatives shall have access to all the governmental records that are directly applicable to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

25. Audit

Pursuant to Texas Government Code § 2262.154, the state auditor may conduct an audit or investigation of any entity receiving funds from the state directly under the contract or indirectly through a subcontract under the contract. Acceptance of funds directly under the contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

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26. Historically Underutilized Business (HUB) and Small Business Enterprise (SBE) Requirements

For projects with State funds and no federal funds, the Local Government will be required to follow the provisions of Texas Transportation Code §201.702 and 43 TAC §§9.354-9.355 (HUB) and §§9.314-9.315 (SBE). The Local Government must incorporate project goals approved by TxDOT into project documents before advertising for receipt of bids. Contractors must select HUBs and SBEs from TxDOT-approved or maintained sources. The Local Government will provide monthly updates of HUB/SBE (as appropriate) participation and report final accomplishments to TxDOT for credit to overall program goals.

For projects with no state or federal funds that are not on the state or federal highway systems, the Local Government should follow its own local or specific ordinances and procedures. Local Governments are encouraged to use HUBs and SBEs from TxDOT-approved or maintained sources. The Local Government must also report final HUB accomplishments to TxDOT for credit to overall program goals.

27. Debarment Certifications

If state funds are used, the parties are prohibited from making any award to any party that is debarred under the Texas Administrative Code, Title 34, Part 1, Chapter 20, Subchapter G, Rule §20.585 and the Texas Administrative Code, Title 43, Part 1, Chapter 9, Subchapter G.

28. Pertinent Non-Discrimination Authorities

During the performance of this Agreement, the Local Government, for itself, its assignees, and successors in interest agree to comply with the following nondiscrimination statutes and authorities; including but not limited to:

- A. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- B. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects).
- C. Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), as amended, (prohibits discrimination on the basis of sex).
- D. Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.) as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27.
- E. The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age).
- F. Airport and Airway Improvement Act of 1982, (49 U.S.C. Chapter 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex).
- G. The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not).
- H. Titles II and III of the Americans with Disabilities Act, which prohibits discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38.

CCSJ #		0152-03-071, 3006-01-009	
AFA CSJs		0152-03-071, 3006-01-009	
District #	14	AFA ID	Z00013485
Code Chart 64 #		50028	
Project Name		US 183 South of Bridle Path, FM 2984 North of Bridle Path	

- I. The Federal Aviation Administration's Nondiscrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex).
- J. Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures nondiscrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations.
- K. Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, the parties must take reasonable steps to ensure that LEP persons have meaningful access to the programs (70 Fed. Reg. at 74087 to 74100).
- L. Title IX of the Education Amendments of 1972, as amended, which prohibits the parties from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq.).

29. Signatory Warranty

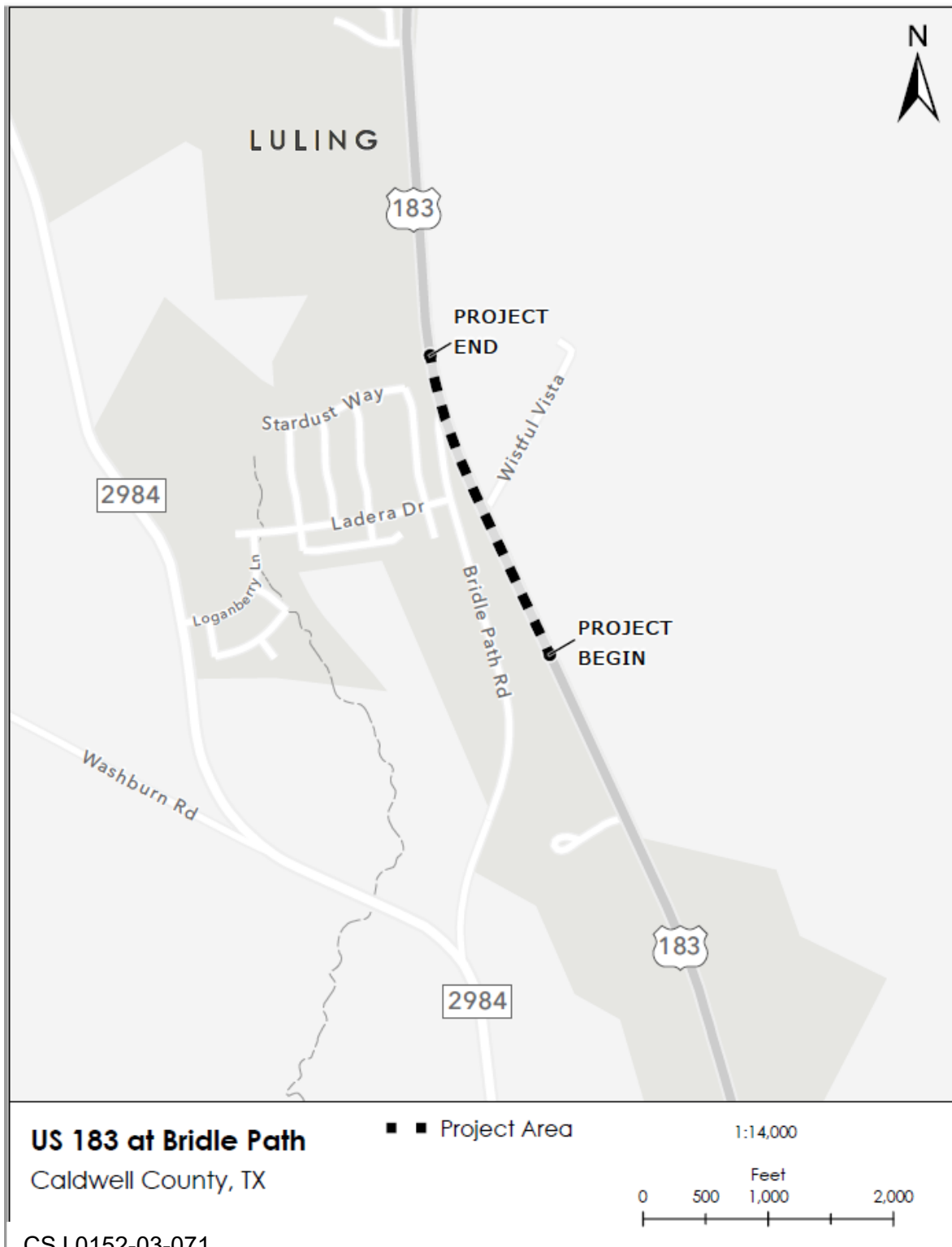
Each signatory warrants that the signatory has necessary authority to execute this Agreement on behalf of the entity represented.

Each party is signing this agreement on the date stated under that party's signature.

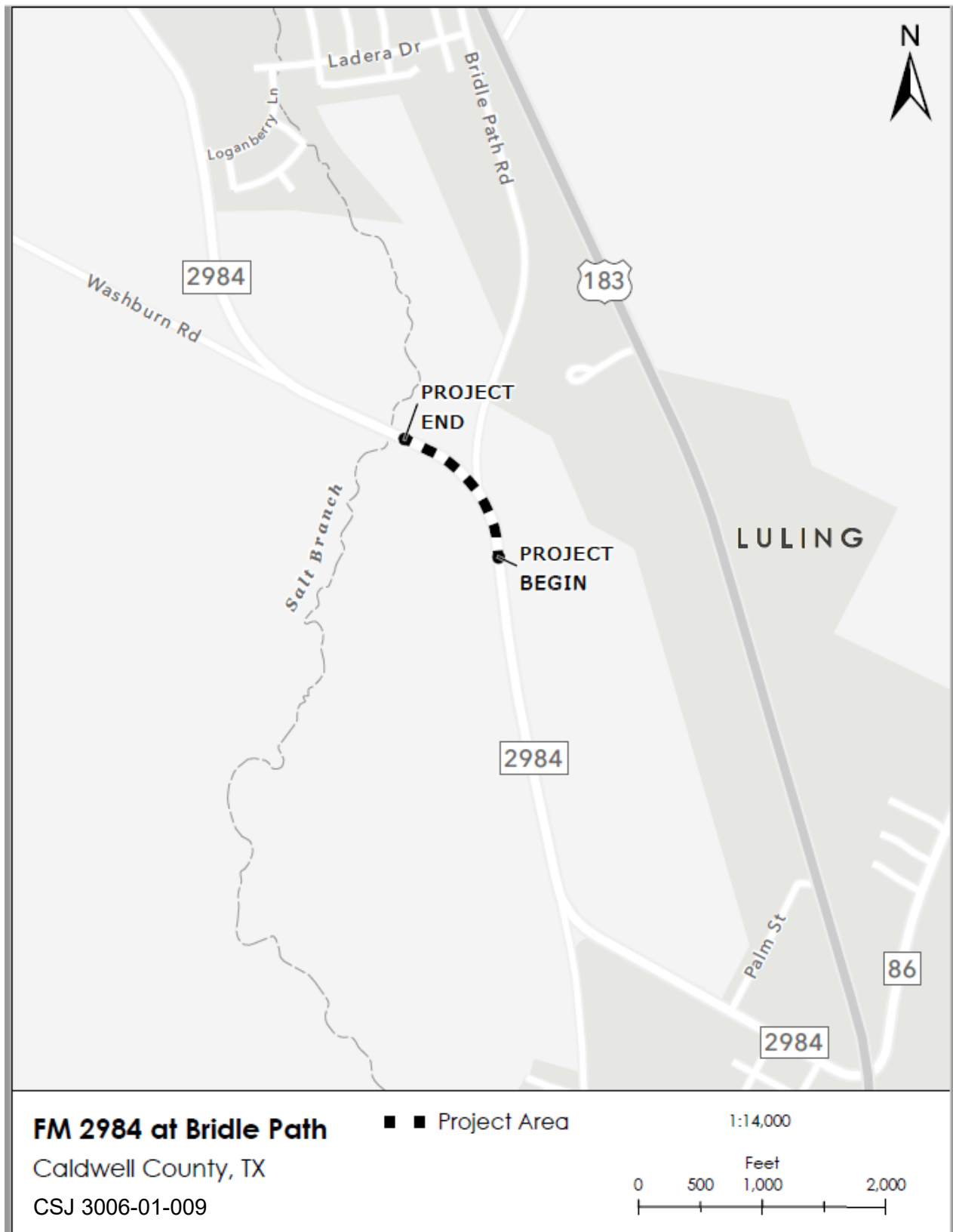
THE STATE OF TEXAS	THE LOCAL GOVERNMENT
_____ Signature	_____ Signature
_____ Typed or Printed Name	_____ Typed or Printed Name
_____ Typed or Printed Title	_____ Typed or Printed Title
_____ Date	_____ Date

CCSJ #		0152-03-071, 3006-01-009	
AFA CSJs		0152-03-071, 3006-01-009	
District #	14	AFA ID	Z00013485
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ATTACHMENT A LOCATION MAP SHOWING PROJECT



CCSJ #		0152-03-071, 3006-01-009	
AFA CSJs		0152-03-071, 3006-01-009	
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CCSJ #	0152-03-071, 3006-01-009		
AFA CSJs	0152-03-071, 3006-01-009		
District #	14	AFA ID	Z00013485
Code Chart 64 #	50028		
Project Name	US 183 South of Bridle Path, FM 2984 North of Bridle Path		

ATTACHMENT B PROJECT BUDGET

Costs will be allocated based on 100% Local Government funding. The Local Government is responsible for 100% of the cost overruns.

Description CSJ 0152-03-071	Total Estimated Cost	State Participation		Local Participation	
		%	Cost	%	Cost
Environmental (by Local Government)	\$36,675	0%	\$0	100%	\$36,675
Engineering (by Local Government)	\$136,920	0%	\$0	100%	\$136,920
Right of Way (by Local Government)	\$26,000	0%	\$0	100%	\$26,000
Utilities (by Local Government)	\$30,000	0%	\$0	100%	\$30,000
Construction (by Local Government)	\$489,000	0%	\$0	100%	\$489,000
Subtotal	\$718,595		\$0		\$718,595
Environmental Direct State Costs	\$3,593	100%	\$3,593	0%	\$0
ROW Direct State Costs	\$898	100%	\$898	0%	\$0
Engineering Direct State Costs	\$5,389	100%	\$5,389	0%	\$0
Utility Direct State Costs	\$898	100%	\$898	0%	\$0
Construction Direct State Costs	\$25,151	100%	\$25,151	0%	\$0
Subtotal	\$35,929		\$35,929		\$0
Indirect State Costs; (5.51%)	\$1,980	100%	\$1,980	0%	\$0
TOTAL	\$756,504		\$37,909		\$718,595

Initial payment by the Local Government to the State: \$0.

Payment by the Local Government to the State before construction: \$0.

Estimated total payment by the Local Government to the State \$0.

This is an estimate. The final amount of Local Government participation will be based on actual costs.

CCSJ #		0152-03-071, 3006-01-009	
AFA CSJs		0152-03-071, 3006-01-009	
District #	14	AFA ID	Z00013485
Code Chart 64 #		50028	
Project Name		US 183 South of Bridle Path, FM 2984 North of Bridle Path	

Costs will be allocated based on 100% Local Government funding. The Local Government is responsible for 100% of the cost overruns.

Description CSJ 3006-01-009	Total Estimated Cost	State Participation		Local Participation	
		%	Cost	%	Cost
Environmental (by Local Government)	\$24,450	0%	\$0	100%	\$24,450
Engineering (by Local Government)	\$91,280	0%	\$0	100%	\$91,280
Right of Way (by Local Government)	\$15,000	0%	\$0	100%	\$15,000
Utilities (by Local Government)	\$32,600	0%	\$0	100%	\$32,600
Construction (by Local Government)	\$326,000	0%	\$0	100%	\$326,000
Subtotal	\$489,330		\$0		\$489,330
Environmental Direct State Costs	\$2,447	100%	\$2,447	0%	\$0
ROW Direct State Costs	\$612	100%	\$612	0%	\$0
Engineering Direct State Costs	\$3,670	100%	\$3,670	0%	\$0
Utility Direct State Costs	\$612	100%	\$612	0%	\$0
Construction Direct State Costs	\$17,127	100%	\$17,127	0%	\$0
Subtotal	\$24,468		\$24,468		\$0
Indirect State Costs; (5.51%)	\$1,348	100%	\$1,348	0%	\$0
TOTAL	\$515,146		\$25,816		\$489,330
GRAND TOTAL	\$1,271,650		\$63,725		\$1,207,925

Initial payment by the Local Government to the State: \$0.

Payment by the Local Government to the State before construction: \$0.

Estimated total payment by the Local Government to the State \$0.

This is an estimate. The final amount of Local Government participation will be based on actual costs.

CCSJ #	0152-03-071, 3006-01-009		
AFA CSJs	0152-03-071, 3006-01-009		
District #	14	AFA ID	Z00013485
Code Chart 64 #	50028		
Project Name	US 183 South of Bridle Path, FM 2984 North of Bridle Path		

ATTACHMENT C

RESOLUTION, ORDINANCE, OR COMMISSIONERS COURT ORDER



RESOLUTION OF CALDWELL COUNTY, TEXAS, AUTHORIZING THE EXECUTION OF AN ADVANCE FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR ROADWAY IMPROVEMENT PROJECTS ON U.S. HIGHWAY 183 AND FARM TO MARKET 2984 IN CALDWELL COUNTY

RESOLUTION NO. [XXXX]

WHEREAS, the Texas Transportation Commission, by Minute Order No. 116997, authorized the advancement of roadway improvement projects in Caldwell County consisting of: (1) intersection of US 183 and County Road 309 (Bridle Path); and (2) intersection of FM 2984 and County Road 309 (Bridle Path), (collectively, the "Project"); and

WHEREAS, the County of Caldwell commits to provide the match. The local match is comprised of cash or 2024 Road Bond Program Funds; and

WHEREAS, the County of Caldwell is responsible for all ~~nonreimbursable~~ costs and 100% of overruns, if any; and

WHEREAS, the Governing Body of the County of Caldwell desires to reaffirm its support of the Project, approve and authorize the execution of an Advance Funding Agreement (AFA) with TxDOT for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF CALDWELL COUNTY THAT:

The Judge of Caldwell County or his designee is hereby authorized to enter into an Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) for the development of a detailed plan set, environmental clearance, potential right-of-way acquisition and utility relocation; and construction for the following on-system roadways located in Caldwell County, Texas:

CSJ 0152-03-071 – Intersection of US 183 and CR 309 (Bridle Path)
CSJ 3006-01-009 – Intersection of FM 2984 and CR 309 (Bridle Path)

PASSED AND APPROVED on the day of , 2026.

Hoppy Haden
Caldwell County Judge

CCSJ #		0152-03-071, 3006-01-009	
AFA CSJs		0152-03-071, 3006-01-009	
District #	14	AFA ID	Z00013485
Code Chart 64 #		50028	
Project Name		US 183 South of Bridle Path, FM 2984 North of Bridle Path	



B.J. Westmoreland
Precinct 1 Commissioner

Rusty Horne
Precinct 2 Commissioner

Edward Theriot
Precinct 3 Commissioner

Dyral Thomas
Precinct 4 Commissioner

Caldwell County Agenda Item

AGENDA DATE: October 8, 2026

Type of Agenda Item: Bond

Subject: To discuss and take possible action to authorize the execution of Work Authorization No. 2 for the Polonia Road at Plum Creek Bridge project between Caldwell County and Seiler Lankes Group, LLC. as part of their RFQ25CCP01Q Road Bond Contract executed November 25, 2025.

Costs: \$602,630.66

Agenda Speakers: Judge Haden/Commissioner Theriot/Maria Castanon

Backup Materials: Attached

Total # of Pages: 19

WORK AUTHORIZATION
WORK AUTHORIZATION NO. 2
PROJECT: Polonia Road at Plum Creek (Bridge Replacement)

This Work Authorization is made pursuant to the terms and conditions of the Caldwell County Contract for Engineering Services, being dated November 25, 2025 and entered into by and between Caldwell County, Texas, a political subdivision of the State of Texas, (the "County") and Seiler Lankes Group, LLC (the "Engineer").

Part 1. The Engineer will provide the following Engineering Services set forth in Attachment "B" of this Work Authorization.

Part 2. The maximum amount payable for services under this Work Authorization without modification is \$602,630.66.

Part 3. Payment to the Engineer for the services established under this Work Authorization shall be made in accordance with the Contract.

Part 4. This Work Authorization shall become effective on the date of final acceptance and full execution of the parties hereto and shall terminate on July 02, 2027. The Engineering Services set forth in Attachment "B" of this Work Authorization shall be fully completed on or before said date unless extended by a Supplemental Work Authorization.

Part 5. This Work Authorization does not waive the parties' responsibilities and obligations provided under the Contract.

Part 6. County believes it has sufficient funds currently available and authorized for expenditure to finance the costs of this Work Authorization. Engineer understands and agrees that County's payment of amounts under this Work Authorization is contingent on the County receiving appropriations or other expenditure authority sufficient to allow the County, in the exercise of reasonable administrative discretion, to continue to make payments under this Contract. It is further understood and agreed by Engineer that County shall have the right to terminate this Contract at the end of any County fiscal year if the governing body of County does not appropriate sufficient funds as determined by County's budget for the fiscal year in question. County may effect such termination by giving written notice of termination to Engineer.

Part 7. This Work Authorization is hereby accepted and acknowledged below.

ENGINEER:

Seiler Lankes Group, LLC

By: 
Signature

Gerald Lankes, PE

Printed Name

CEO

Title

09/14/2026

Date

COUNTY:

Caldwell County, Texas

By: _____
Signature

Printed Name

Title

Date

LIST OF ATTACHMENTS

Attachment A - Services to be Provided by County

Attachment B - Services to be Provided by Engineer

Attachment C - Work Schedule

Attachment D - Fee Schedule

APPROVED

By Maria Castanon at 3:01 pm, Sep 24, 2026

ATTACHMENT A
SERVICES TO BE PROVIDED BY THE COUNTY
FOR Polonia Road at Plum Creek (Bridge Replacement)

In general, Caldwell County and its representatives to their best efforts will render services as follows:

1. Name, business address and phone number of County's project manager.
2. Assistance to the Engineer, as necessary, with obtaining data and information from other local, regional, State and Federal agencies required for this project.
3. Obtain Rights of Entry from landowners that are unwilling to grant access to the Engineer.
4. Provide available appropriate County data on file, plans and specifications that are deemed pertinent to the completion of the work required by the scope of services (including previous hydraulic studies, models, previous reports and studies, available existing traffic counts, and design year traffic projections).
5. Provide available criteria and full information as to the client's requirements for the project. Provide examples of acceptable format for the required deliverables.
6. Provide information on any meetings/discussions held with adjoining property owners that may impact the project.
7. Provide timely reviews and decisions necessary for the Engineer to maintain the project work schedule. Review recommendations offered by the Engineer, progress of work, and final acceptance of all documents.
8. Submittal of documentation and permits to regulatory agencies for review and comment, when specified.
9. Support project development efforts with stakeholders, coordinate meetings and interface with stakeholders, as needed.
10. Provide a summary of prior communications with impacted landowners, related to this project.
11. Post and maintain project information for public consumption on the County website.
12. Assist with Coordination between the Engineer and the County's other Consultants.
13. Negotiate with all utility companies for any agreements and/or relocations required.

14. Provide an agent as necessary to secure proposed ROW/easements and relocate/remove improvements on proposed ROW.
15. Provide construction observation and review contractor pay applications and progress.
16. Provide Engineer with Contractor submittals, Requests for Information (RFI's), shop drawings, and correspondence.
17. Review Engineer's progress, submittals, and plan changes.

ATTACHMENT B
SERVICES TO BE PROVIDED BY THE ENGINEER
FOR POLONIA ROAD AT PLUM CREEK

PROJECT DESCRIPTION

Project Limits

Bridge installation at the low water crossing on Polonia Road at Plum Creek: the limits of the project will be approximately 1500 feet spanning the low water crossing.

Existing Facility

Existing Polonia Road consists of two 8-foot lanes with no shoulder and approximately 40 feet of right of way (ROW). The existing pavement type is asphaltic surface with 2 – 24-inch pipe culvert structures at the low water crossing.

Proposed Facility

The proposed facility will be an approximate 1425 feet of roadway improvement with a bituminous surface on 2 – 12-foot lanes and 4-foot shoulders. The existing structure will be replaced with a 240 ft three-span concrete girder bridge structure. ROW will be acquired to provide ditches and fill slopes

Design Criteria

The proposed design criteria for the project will be developed from TxDOT design criteria manuals in association with Caldwell County Development Ordinances for Roadway and Drainage. A bridge will be proposed at Plum Creek developed based on the results of the preliminary engineering schematic developed in 2026 for said site.

1. PROJECT MANAGEMENT

- a. Shall designate one Licensed Professional Engineer (Texas) to be responsible for the project management, and all communications with the County and its representatives.
- b. MONTHLY PROGRESS REPORTS, INVOICES, AND BILLINGS (9 months assumed):
 - Submit monthly progress status reports to the GEC. Progress reports will include deliverable table, tasks completed, tasks/objectives that are planned for the upcoming periods, lists or descriptions of items or decisions needed from the County and its representatives. Subconsultant progress will be incorporated into the monthly progress report. A copy of the monthly progress report will be uploaded to the County's ProjectWise System.
 - Prepare correspondence, invoices, and progress reports monthly in accordance with current County requirements.

c. QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC) PLAN:

- Prepare a project specific QA/QC plan and submit to the GEC within thirty (30) days of notice to proceed.
- For each deliverable, provide evidence of their internal review and mark-up of that deliverable as preparation for submittal and in accordance with submitted project specific QA/QC plan.
- Provide continuous QA/QC throughout the duration of the scheduled services included herein to appraise both technical and business performance and provide direction for project activities.

d. PROJECT COORDINATION & ADMINISTRATION:

- Prepare and maintain routine project record keeping including records of meetings and minutes.
- Correspondence and coordination will be handled through & with the concurrence of the GEC.
- Manage Project activities (including documenting emails, phone and conference calls, maintain project files for the length of the project, meeting agendas, meeting minutes, and schedule meetings), direct Engineer's team/staff, coordinate and review sub-consultant work, correspond with the County and its representatives, and assist the County and its representatives in preparing responses to Project-related inquiries.
- The Engineer shall utilize the County's document control system, ProjectWise, to assure the appropriate control of documentation and reporting. The Engineer shall maintain and upload complete and accurate records of design documents in County's File System, ProjectWise. This library will contain all pertinent Project documentation and will include, but is not limited to, copies of the following:
 - Agreements
 - Permits
 - Reports
 - Design Submittals
 - Correspondence
 - Exhibits
 - Native Files
 - Meetings Minutes

- Agendas
 - All contract documents, including native files, shall be turned over to the County at each milestone and at the completion of the project or as requested. Documents shall be posted to the County's ProjectWise document control system.
- e. PROGRESS/COORDINATION MEETINGS (18 biweekly meetings assumed, 1 external meeting(s) assumed):
- Attend a kickoff meeting with the County and its representatives and stakeholders, as necessary to communicate development of the project and design issues.
 - Attend a biweekly meeting and coordination/progress meeting with the County and GEC, as necessary to communicate development of the project and design issues. Updates shall include activities completed, upcoming action items, activities required by next meeting, issues encountered, information or items required from other agencies/consultants, late activities, solutions for unresolved and/or anticipated problems with resolution timeframes, and any outstanding items needed to complete required deliverables.
 - Prepare agenda and sign-in sheets for external coordination/progress meetings.
 - Prepare meeting minutes for review via email within three (3) business days of the external coordination/progress meeting.
 - Conduct internal coordination meetings as required to advance the development of the project.
- f. PROJECT SCHEDULE:
- Baseline Schedule – Submit a CPM Baseline Schedule in calendar day (CD) format to the GEC for approval, using Microsoft Project in both pdf and native formats within 14 calendar days of the Work Authorization execution. This schedule should detail all work activities, including those by the County affecting the critical path. It shall outline the execution strategy, critical path, milestones, deliverables, and for each activity, its predecessors, successors, start and end dates, and float. Changes to schedule activities, durations, and dates require County consent, except for adjustments due to approved supplements or County-sanctioned project duration changes.

- Progress Schedule – Submit an updated Progress Schedule with each significant milestone and/or deliverable identified by the County, detailing actual work completion percentages, and incorporating all approved supplements. If the schedule deviates from the baseline, a recovery schedule approved by the County is required.

g. DELIVERABLES:

- Monthly Invoices and Progress Reports
- Project Specific QA/QC Plan
- QA/QC Documentation with Deliverables
- Project Files
- Meeting Minutes, Sign-In Sheets, and Agendas
- Baseline and Progress Schedules

2. PUBLIC INVOLVEMENT

- a. Provide information and data for fact sheet
- b. Provide one (1) roll plot style printable PDF exhibit for use in stakeholder and landowner coordination meetings.

3. UTILITY SUPPORT

a. INCORPORATE UTILITY INFORMATION INTO ENGINEERING DRAWINGS

- Incorporate utility information provided by others into design files.
- Add utility notes to plans and exhibits as necessary.
- Consider and incorporate utility work into traffic control phasing plans as necessary for joint bid utility relocations.

b. UTILITY MEETINGS (3 meetings assumed):

- Meet with utility coordinator and review utility impacts and potential relocations to identify appropriate approach to reducing/mitigating impacts.
- Attend meetings with utility companies as requested.

c. DELIVERABLES:

- Utility information incorporated into plans and design files.

4. RIGHT OF WAY SUPPORT

- a. Provide Hearing Exhibits *[Assume 9]*
- b. Attend Hearings *[Assume 9]*

5. GEOTECHNICAL SERVICES

- a. BORINGS (2 roadway borings(15 ft), located east and west of the crossing structure; 2 bridge borings (50 ft)):

- The minimum spacing and depth of borings for bridges and slopes and embankments per the latest TxDOT Geotechnical Manual. Borings are to be performed o a minimum depth of the proposed foundation plus an additional 10 feet Groundwater elevations shall be taken 15 minutes after initial encounter with groundwater. Additional groundwater elevations shall be taken where clay soils are encountered to obtain a static water level. Field testing shall consist of Standard Penetration Test (SPT) at a minimum of 5-foot intervals. In between the SPT interval obtain “Shelby” Tube samples and bag samples appropriate for laboratory testing. Pavement boring spacing shall be performed at intervals per the TxDOT Pavement Design Manual and should be to a depth of 15 feet.
- The Engineer shall be responsible for Soil Core Hole Drilling required for bridges embankment, culvert, and pavement borings. The Engineer shall follow the procedures in the **TxDOT** Geotechnical Manual and will contact the appropriate utility location services to have underground utilities located prior to drilling in an area.
- The soil borings will be properly backfilled with bentonite chips and a single lift of cold patch asphalt where applicable. The soil samples will be obtained using “Shelby” tubes and/or split-spoon samplers. Field testing of soil samples will include pocket penetrometers in the cohesive soils and Standard Penetration Test (SPT) in the cohesionless soils.
- The Geotechnical Engineer shall obtain a copy of the plans to be used in authoring the Geotechnical Report. The purpose is to provide accurate plan information in these reports.

- b. GEOTECHNICAL REPORT:

- Perform appropriate laboratory tests on soil samples recovered from the borings. Laboratory testing will include but not limited to: moisture content, liquid limit, plastic limit, unconfined compression, Texas Triaxial, resilient modulus, and free swell, sulfate testing, and particle size analysis

tests, visual classification, dry density, sulfate content tests, lime series analyses.

- Provide a Geotechnical Investigation for the project evaluated, signed and sealed by a professional geotechnical engineer Licensed in the State of Texas. The following items will be included in the geotechnical report: soil boring locations, boring logs, and plan of borings, subsurface exploration procedures, encountered subsurface conditions, field and laboratory test results, description of surface and subsurface conditions, groundwater conditions/readings, analysis and recommendations for settlement and slope stability of the earthen embankments; and culvert bedding, analysis and recommendations for wingwalls, headwalls, and retaining walls, general earthwork recommendations, wall backfill limits, swell potential evaluations, Pavement thickness design alternatives with subgrade stabilization, potential vertical rise calculations.
- Provide geotechnical analysis needed for pavement design and foundation design, and slope stability, as required. For abutment retaining walls, Engineer will provide calculations including global stability, sliding, bearing capacity, and overturning and recommendations for minimum footing depth. Where retaining walls will be inundated due to water, a drawdown analysis is required. In addition, retaining wall backfill type shall be specified. A sketch is required showing the backfill type and limits. Show the limits of the foundation material, aggregate backfill material and retained fill. Provide the information to include in an RW(MSE)DD TxDOT plan sheet. For drilled shafts, Engineer will provide calculations for axial capacity, including side resistance, end bearing resistance, and uplift resistance. Axial capacity analysis will be performed using commercially available software SHAFT. The capacity curves shall be adjusted for the upper moisture change zone (5 to 10 feet) and scour.
- The pavement design will include consideration of traffic loads to be estimated by the Engineer. Pavement design shall follow the latest TxDOT Pavement Design Manual. The traffic data required includes current and projected traffic counts and truck percentages. The Engineer will prepare up to four (4) flexible pavement design alternatives. Flexible pavement design alternatives shall include subgrade stabilization (utilizing lime or cement) and flexible base layer; full depth asphalt section; driveway section; temporary full depth asphalt pavement section as appropriate. If lime is not recommended, an explanation shall be provided for approval by the County Engineer. Geogrid reinforcement will also be considered in these designs. Identify areas of possible sulfates in subgrade. Pavement thickness options using latest version of TxDOT FPS-21.

c. DELIVERABLES:

- Draft and Final Signed and Sealed Geotechnical Report to include pavement, abutment retaining wall, and bridge foundation design recommendations.
-
- Draft & Final Bridge and Abutment Retaining Walls Design Report

6. PLAN PREPARATION

- a. Plans shall be prepared per Caldwell County criteria including applicable submittal requirements per PS&E Development Plan Submittal Checklist including: cost estimate, checklists, hardcopies, CAD files, comment responses, design waivers/exceptions, general notes, quantities, updated design schedule, construction time determination.
- b. ROADWAY:
 - Refine horizontal and vertical alignment of the roadway and cross streets, existing and proposed typical sections, cross sections created at 50-foot increments and at cross drainage structures.
 - Prepare project layout sheets that identify the project area and limits of work.
 - Prepare Survey Data Sheets that clearly indicate benchmark locations and associated control information.
 - Design and detail bridge per TxDOT's Bridge Project Development Manual, Load and Resistance Factor Design (LRFD) Bridge Design Manual, and Bridge Detailing Manual Bridge Design Manual. Bridge is expected to be a Standard TxDOT bridge and custom bridge details are not anticipated.
 - Prepare Bridge Layout and Typical Section Plan
 - Develop beam layout, deck section and plan details, abutment, bent and span details, and standards details.
 - Prepare estimated Quantities bearing seat elevations and control elevations.
 - Perform foundation design and analysis.
 - Prepare boring log sheet and include applicable standards.
- c. DRAINAGE:

- Finalize hydraulic calculations for the design of drainage structures on the project and inclusion in the plans.
 - Confirm drainage area maps delineating drainage area boundaries based on USGS topographic maps, local contour maps, and/or field survey data.
 - Finalize Design and detail storm sewer system, drainage outfalls, cross drainage structures, culverts, channels, roadside ditches, minimum side slopes, and erosion and sedimentation control.
 - Prepare hydraulic data sheet (1) for the proposed bridge crossing at Plum Creek.
- d. SCOUR ANALYSIS (1 crossings assumed):
- Prepare a scour analysis for stream crossing(s) based on the design, results of boring data, and HEC-RAS hydraulic modeling of proposed bridge crossing per the TxDOT Scour Analysis Guide (September 2023).
 - Prepare scour data sheet (1) for inclusion in the construction plans that summarize the results of the scour analysis.
- e. SIGNING, MARKINGS, & SIGNALIZATION:
- Prepare signing and marking layout per current version of Texas Manual of Uniform Traffic Control Devices (TMUTCD). Detail all non-standard signs or marking details as required for the project.
 - Incorporate Flood warning and gate system into plan set:
 - Flood warning system plan layout and details
 - Wiring plan and details
 - Special Specifications
- f. TRAFFIC CONTROL:
- Prepare traffic control plan sequence of construction narrative, phase layout sheets, and detour layout as needed to direct traffic around construction activities per Texas Manual of Uniform Traffic Control Devices (TMUTCD).
- g. WATER QUALITY:
- Prepare Stormwater Pollution Prevention Plan (SWPPP) and EPIC Sheet.
- h. DELIVERABLES:

- 60% PS&E Submittal
- 90% PS&E Submittal
- 100% PS&E Submittal
- Final PS&E Submittal
- Scour Analysis

7. PERMITS

a. Floodplain Permit

- No rise certificate and/or Engineering Judgment Memo

b. Pay Application Fee(s).

8. DELIVERABLES

a. DOCUMENTS:

- All contract documents, including hard copies and electronic files, shall be turned over to the County at each milestone and at the completion of the project. Documents shall be posted to the County's project management database as requested.

9. EXCLUSIONS

a. Construction Phase Services:

- Designer services during construction will be under a separate Work Authorization.

b. Drainage:

- Drainage Report
- FEMA coordination (CLOMR or LOMR application)
- Permanent water quality BMP design
- Detention Mitigation or Detention Pond Design

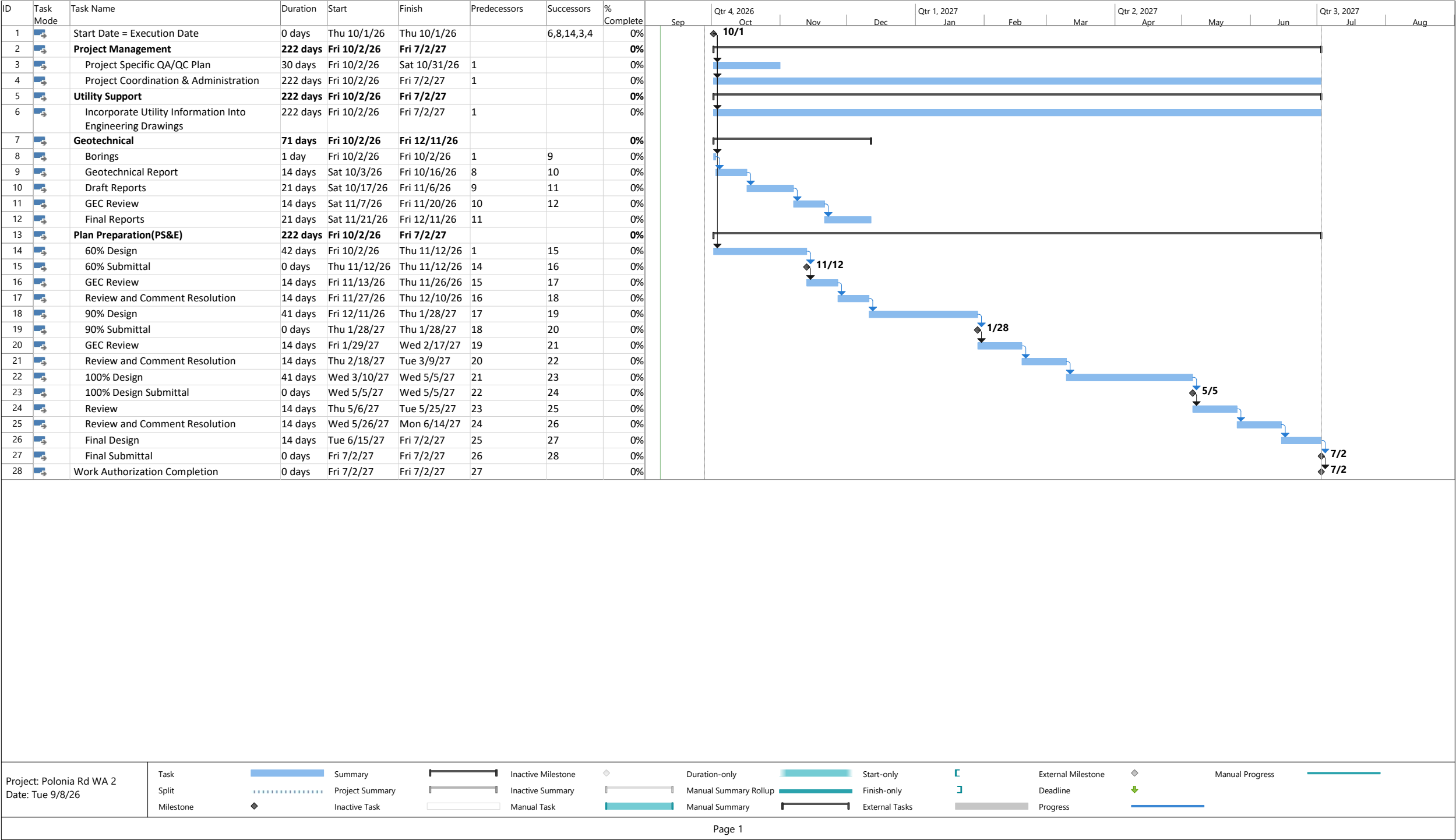


Exhibit D
Fee Schedule

PRIME PROVIDER NAME: SEILER LANKES GROUP, LLC

Fee Summary					
	Seiler Lankes Group, LLC	GBA	RTG	RK	Total
Polonia Rd					
1. Project Management	\$ 91,394.24		\$5,005.90		\$96,400.14
2. Public Involvement	\$ 10,120.00				\$10,120.00
3. Utility Support	\$ 12,570.00				\$12,570.00
4. Right of Way Support	\$ 61,230.00				\$61,230.00
5. Geotechnical Services				\$23,977.33	\$23,977.33
6. Plan Preparation	\$182,414.00	\$134,458.00	\$45,500.47		\$362,372.47
7. Permits			\$4,908.16		\$4,908.16
Direct Expenses			\$63.00	\$30,989.56	\$31,052.56
Total	\$357,728.24	\$134,458.00	\$55,477.53	\$54,966.89	\$602,630.66

PRIME PROVIDER NAME: SEILER LANKES GROUP, LLC

Exhibit D

Fee Schedule

Polonia Road	No. of Sheets	Project Manager	Senior Engineer	Project Engineer	Design Engineer	Engineer-In- Training	Sr. Engineer Tech	Engineer Tech	Admin/ Clerical	Total Hours	Total Labor Cost
		\$310.00	\$268.00	\$230.00	\$180.00	\$150.00	\$160.00	\$144.00	\$100.00		
1. Project Management											
a. Prepare monthly progress reports Invoices and Billing (9 Months)		9							9	18	\$3,690.00
b. Quality Assurance and Quality Control Plan (5 submittals)										0	\$0.00
1. Prepare Project Specific QA/QC Plan		1	8							9	\$2,454.00
2. Perform QA/QC Review of Submittals (60%, 90%, 100%, Final)		8	40						9	57	\$14,100.00
c. Project Coordination and Administration		10	10						10	30	\$6,780.00
d. Progress/Coordination Meetings (Assume 18)		18	18						18	54	\$12,204.00
1. Attend Kick-off Meeting		1	1						1	3	\$678.00
2. Prepare meeting sign-in sheets/progress meetings			10						18	28	\$4,480.00
3. Prepare meeting minutes for review			10						18	28	\$4,480.00
4. Conduct Internal Coordination Meetings		9	9	9	9	9			9	54	\$11,142.00
e. Maintain a Project Schedule		4	4						4	12	\$2,712.00
f. Date and Upload all project documents per submittal (4 submittals)		4	8						8	20	\$4,184.00
g. Manage Team (Assume 10% Consultant Fee)											\$24,490.24
Project Management and Administration Subtotal - Labor	0	64	118	9	9	9	0	0	104	313	\$91,394.24
2. Public Involvement											
a. Public Information and data for Fact Sheet			12		8					20	\$4,656.00
b. Provide one (1) roll plot style printable PDF exhibit for use in stakeholder and landowner coordination meetings			13		11					24	\$5,464.00
Public Involvement Subtotal - Labor	0	0	25	0	19	0	0	0	0	44	\$10,120.00
3. Utility Support											
a. Incorporate utility information provided by others											
1. Include and label utilities in plan set		2		10				20		32	\$5,800.00
2. Meet with utility coordinator (up to 3 meetings) Virtual		3		3					3	9	\$1,920.00
3. Attend utility meetings with utility group (up to 5 meetings) Virtual		5		5						10	\$2,700.00
4. Review of utility relocation plans		1		8						9	\$2,150.00
Utility Coordination Subtotal - Labor	0	11	0	26	0	0	0	20	3	60	\$12,570.00
4. Right of Way Support											
a. Provide Hearing Exhibits [Assume 9]											
1. Prepare preliminary and final condemnation hearing exhibits for 4 ROW Parcels											
2. A vicinity map with an overall project layout and limits (beginning and end)	4			5			23			28	\$4,830.00
3. Existing and proposed typical road sections	4			5			23			28	\$4,830.00
4. Parent tract (including area)	4			5			23			28	\$4,830.00
5. Right-of-way acquisition (including parcel acquisition and remainder areas)	4			5			23			28	\$4,830.00
6. Proposed improvements adjacent to the property	4			5			23			28	\$4,830.00
b. Attend Hearings [Assume 9]											
1. Engineer will attend meetings with the attorney to prepare for the hearings		36							36	72	\$14,760.00
2. Engineer will attend 9 condemnation hearings in-person and testify as an expert witness on the Project to discuss matters related to drainage, grading, environmental compliance, basic hydrologic, hydraulic and geotechnical information.		72								72	\$22,320.00
Right of Way Support - Labor	20	108	0	25	0	0	115	0	36	284	\$61,230.00
6. Plan Preparation											
b. Roadway											
1. Refine Schematic		2			20					22	\$4,220.00
2. Prepare Project Layout	1	1	1	10				5		17	\$3,598.00
3. Survey Data Sheet	1	1	1					5		7	\$1,298.00
4. Title Sheet	1		4	3	5		10	10		32	\$5,702.00
5. Sheet Index	1			3	5		5	5		18	\$3,110.00
6. Typical Sections	1	1	4	5	20			10		40	\$7,572.00
7. Horizontal Align Data	1				3			8		11	\$1,692.00
8. Cross Slope Data	1			2				8		10	\$1,612.00
9. Cross Sections	9	2			40			20		62	\$10,700.00
10. Plan / Profile Sheets	3	4		14	14			40		72	\$12,740.00
11. Misc. Roadway Details	2			10	10			20		40	\$6,980.00
12. Roadway Summaries	1	5	5	10	10					30	\$6,960.00
13. Earthwork Summary	1				15			3		18	\$3,132.00
14. Miscellaneous Summaries	2	5	5	10	10					30	\$6,960.00
15. Cross Sections	9				27					27	\$4,860.00
16. General Notes and Construction Manual		2	25							27	\$7,320.00
17. Respond to GEC's Comment Resolution 6090/100/Final		4		10	10	10				34	\$6,840.00
18. Address GEC's Comments 6090/100/Final		4			40	40	40			124	\$20,840.00
19. Design and Construction Time Determination		4	50				20			74	\$17,840.00
20. Possible Construction Cost 6090/100/Final		4			32					36	\$7,000.00
e. Signing, Markings, & Signalization											
1. Prepare signing and making layout sheets	1	1	4	4	10			10		29	\$5,542.00
2. Incorporate Flood Warning and Gate System Into Plan Set											
a. Flood warning system plan layout and details		5	8	7		3				23	\$5,754.00
b. Wiring Plan and Details		3	6	15		15				39	\$8,238.00
c. Special Specifications		5	6	10		5				26	\$6,208.00
f. Traffic Control											
1. Detour Plan	1	2		10		11				23	\$4,570.00
2. TCP Narrative		4	8			12				24	\$5,184.00
g. Water Quality											
1. SW3P		1	2			30				33	\$5,346.00
2. EPIC			2							2	\$536.00
Plan Preparation Subtotal - Labor		39	95	77	261	50	75	134	0	695	\$182,414.00
TOTAL SHEETS											
Total - Labor Hours		222	238	137	289	59	190	154	143	1,396	\$357,728.24
Total - Labor Cost		\$68,620.00	\$63,784.00	\$31,510.00	\$52,020.00	\$8,850.00	\$30,400.00	\$22,176.00	\$14,300.00		
GRAND TOTAL											
											\$ 357,728.24

Exhibit D
Fee Schedule

SUBPROVIDER NAME: GBA

Polonia Road	No. of Sheets	Principal	Senior Associate	Director of AES	Associate	Senior AES	Senior Technician	Project AES	Project Technician	Design AES	Design Technician	Staff AES	Staff Technician	Admin Assistant	Total Hours	Total Labor Cost
		\$330.00	\$315.00	\$315.00	\$300.00	\$230.00	\$170.00	\$196.00	\$130.00	\$150.00	\$130.00	\$135.00	\$105.00	\$121.00		
6. Plan Preparation																
b. Roadway																
1. Design Bridge															0	\$0.00
a. Deck design					16					16		8			40	\$8,280.00
b. Superstructure design (Assumed PGSuper software)					32					32		8			72	\$15,480.00
c. Substructure design (Cap 18 or similar software)					24					24		8			56	\$11,880.00
d. General design of additional bridge components					16					16		8			40	\$8,280.00
e. Quality Review		2	8												10	\$3,180.00
2. Detail Bridge															0	\$0.00
a. Prepare Bridge Layout and Typical Section Plan.			2		16		8			40		8			74	\$13,870.00
b. Develop beam layout, deck section and plan details, abutment, bent, and span details, and standard details.			2		64		4			64		12			146	\$31,730.00
c. Prepare estimated Quantities, bearing seat elevations, and control elevations.			2		32		4			48		8			94	\$19,190.00
d. Quality Review		4	24												28	\$8,880.00
h. Submittals and addressing comments.		2	4		24					24				8	62	\$13,688.00
Plan Preparation (Bridge Design) Subtotal - Labor	0	8	42	0	224	0	16	0	0	264	0	60	0	8	622	\$134,458.00
TOTAL SHEETS	0															
Total - Labor Hours		8	42	0	224	0	16	0	0	264	0	60	0	8	622	622
Total - Labor Cost		\$2,640.00	\$13,230.00	\$0.00	\$67,200.00	\$0.00	\$2,720.00	\$0.00	\$0.00	\$39,600.00	\$0.00	\$8,100.00	\$0.00	\$968.00		\$134,458.00
GRAND TOTAL																\$134,458.00

Exhibit D
Fee Schedule

SUBPROVIDER NAME: RODRIGUEZ TRANSPORTATION GROUP

Polonia Road	No. of Sheets	Project Manager	Quality Manager	Senior Engineer	Project Engineer	Design Engineer	Engineer-In- Training	Sr. Engineer Specialist	Sr. Engineer Tech	Engineer Tech	Jr. Engineer Tech	Sr. Project Control Specialist	Admin./ Clerical	Total Hours	Total Labor Cost
		\$311.36	\$289.99	\$274.73	\$225.86	\$192.31	\$144.23	\$198.41	\$173.08	\$118.59	\$102.56	\$184.68	\$103.79		
1. Project Management															
e. Progress Coordination Meetings (9 month project schedule - assume 19 meetings)				10	10									20	\$5,005.90
Plan Preparation (Drainage) Subtotal - Labor		0	0	10	10	0	0	0	0	0	0	0	0	20	\$5,005.90
6. Plan Preparation															
c. Drainage															
1. Design and detail storm sewer system, drainage outfalls, cross drainage structures, culverts, channels, roadside ditches, and minimum side slopes.															
a. Internal DA Maps				1	6		20		16					43	\$7,283.77
b. Roadside Channel Hydraulic Design & Hydraulic Data Sheet				2	8		24		12					46	\$7,894.82
aa. External DA Map				1	2		6		8					17	\$2,976.47
c. Roadside Channel Profiling				2	8		24							34	\$5,817.86
d. Channel Stability Analysis and Channel Lining Design				1	4		12							17	\$2,908.93
e. Coordination with roadway designers				1	4		16							21	\$3,485.85
f. Prepare bridge hydraulic data sheet				1	4				8					13	\$2,562.81
a. Scour Data Sheet				1	1		3		6					11	\$1,971.76
d. Scour Analysis															
2. Prepare a scour analysis for stream crossing(s) based on the design, results of boring data, and HEC-RAS hydraulic modeling of proposed bridge crossing per TxDOT Scour Analysis Guide (September 2023).				2	6		8							16	\$3,058.46
h. Deliverables															
1. 60% PS&E Submittal (Internal QA/QC)			8											8	\$2,319.92
2. 90% PS&E Submittal (Internal QA/QC)			6											6	\$1,739.94
3. 100% PS&E Submittal (Internal QA/QC)			6											6	\$1,739.94
4. Final PS&E Submittal (Internal QA/QC)			4											4	\$1,159.96
5. Scour Analysis (Internal QA/QC)			2											2	\$579.98
Plan Preparation (Drainage) Subtotal - Labor	0	0	26	12	43	0	113	0	50	0	0	0	0	244	\$45,500.47
7. Permits															
a. Floodplain Permit				8	12										\$4,908.16
Permits Subtotal - Labor	0	0	0	8	12	0	0	0	0	0	0	0	0	20	\$4,908.16
Other Direct Expenses															
Mileage (Site Visit)			QUANTITY 90		UNIT mile		RATE 0.7		TOTAL 63						
Other Direct Expenses Subtotal									63						
TOTAL SHEETS															
Total - Labor Hours	0	0	26	30	65	0	113	0	50	0	0	0	0	284	284
Total - Labor Cost		\$0.00	\$7,539.74	\$8,241.90	\$14,680.90	\$0.00	\$16,297.99	\$0.00	\$8,654.00	\$0.00	\$0.00	\$0.00	\$0.00		\$55,414.53
Total ODE						\$	63.00								\$63.00
GRAND TOTAL															\$55,477.53

SUBPROVIDER NAME: Raba Kistner																
Polonia Road	No. of Sheets	Sr. QC Reviewer	Sr Project Engineer	Project Manager	Project Engineer	Design Engineer	Engineer-In- Training	Geotechnical Logger	Sr. Geotech Tech	Geotech Tech	Geotech Lab Tech	Geologist	Sr. GIS Tech	CADD Tech	Total Hours	Total Labor Cost
		\$255.00	\$233.58	\$204.10	\$159.12	\$182.03	\$146.07	\$119.02	\$91.80	\$77.22	\$82.74	\$154.02	\$110.16	\$104.81		
5. Geotechnical Services																
a. Borings (2 roadway borings (15 ft); 2 bridge borings (50 ft))																
PROJECT KICKOFF		1	1	1		1		1							5	\$993.73
FIELD COORDINATION (STAKE BORINGS AND UTILITY LOCATE)								10							10	\$1,190.20
FIELD EXPLORATION (INCLUDING DYNAMIC CONE PENETROMETER)									30						30	\$2,754.00
LABORATORY ASSIGNMENT							2								2	\$292.14
SOIL BORING LOGS						1	4								5	\$766.31
SITE PLAN						1	1						2		4	\$548.42
PVR ANALYSES						1	2								3	\$474.17
DRILLED SHAFT ANALYSES (LRFD)				1		4	12								17	\$2,685.06
RETAINING WALL ANALYSIS						4	10								14	\$2,188.82
SLOPE STABILITY AND SETTLEMENT ANALYSIS						2	10								12	\$1,824.76
FLEXIBLE PAVEMENT DESIGN ANALYSES (4 OPTIONS)			1	1		2	12								16	\$2,554.58
DRAFT GEOTECHNICAL REPORT PREPARATION (PVMT)		1		2		2	4								9	\$1,611.54
DRAFT GEOTECHNICAL REPORT PREPARATION (BRIDGE)		1		2		2	4								9	\$1,611.54
REPORT REVIEWS & FINALIZATIONS		1	1	2		2	2								8	\$1,552.98
DESIGN TEAM MEETINGS				6		6									12	\$2,316.78
REPORT ASSEMBLY & INVOICE PROJECT CLOSE OUT				3											3	\$612.30
Plan Preparation (Drainage) Subtotal - Labor	0	4	3	18	0	28	63	11	30	0	0	0	2	0	159	\$23,977.33
FIELD OPERATIONS																
	QUANTITY			UNIT	RATE	TOTAL										
Mobilization of Drill Rig		1		ea	600.00	600.00										
Logger truck		2		day	68.01	136.02										
Standard Drilling /3 in. Thick wall "Shelby" Tube sampling		130		ft	24.40	3172.00										
Standard Penetration Test (SPT)		20		ea	29.92	598.40										
Bentonite Backfill		130		ft	7.00	910.00										
Pavement Core		4		ea	93.05	372.20										
Concrete/AC Patch		4		ea	79.38	317.52										
Standby (setup time and cleanup)		6		hr	284.29	1705.74										
Other Direct Expenses Subtotal						7811.88										
LABORATORY TESTING																
	QUANTITY			UNIT	RATE	TOTAL										
Atterberg Limits		12		ea	125.84	1510.08										
Moisture Content		38		ea	16.65	632.70										
Sieve Analysis (passing No. 200)		0		ea	70.75	0.00										
Sieve Analysis (No.4, 40, 200)		14		ea	120.04	1680.56										
Sulfate Testing		4		ea	125.12	500.48										
Organics Content		4		ea	125.12	500.48										
Unconfined Compression (Soil)		10		ea	60.06	600.60										
Lime Series (Tex- 121-E Part III)		1		ea	452.33	452.33										
Moisture Density Relationship (TEX-114-E)		1		ea	350.45	350.45										
Texas Triaxial Compression (TEX-117-E)		1		ea	2200.00	2200.00										
Consolidated Undrained (CU) Triaxial Comp Test		4		ea	1925.00	7700.00										
Laboratory Expenses Subtotal						16127.68										
Other Direct Expenses																
	QUANTITY			UNIT	RATE	TOTAL										
Utility Locates		1		day	800.00	800.00										
Traffic Control		2.5		day	2500.00	6250.00										
Other Direct Expenses Subtotal						7050.00										
Total - Labor Hours																
Total - Labor Cost		4	3	18	0	28	63	11	30	0	0	0	2	0	159	159
Total FO		\$1,020.00	\$700.74	\$3,673.80	\$0.00	\$5,096.84	\$9,202.41	\$1,309.22	\$2,754.00	\$0.00	\$0.00	\$0.00	\$220.32	\$0.00	\$0.00	\$23,977.33
Total LE						\$ 7,811.88										\$7,811.88
Total ODE						\$ 16,127.68										\$16,127.68
Total ODE						\$ 7,050.00										\$7,050.00
GRAND TOTAL																\$54,966.89

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Bond
Subject:	To discuss and take possible action to authorize the execution of Work Authorization No. 2 for the Old Lytton Springs Rd (CR 183) at Dry Creek project between Caldwell County and Kimley-Horn and Associates, Inc. as part of their RFQ25CCP01Q 2024 Road Bond Contract executed November 13, 2025.
Costs:	\$346,620.00
Agenda Speakers:	Judge Haden/Commissioner Theriot/Commissioner Thomas/Maria Castanon
Backup Materials:	Attached
Total # of Pages:	22

WORK AUTHORIZATION

WORK AUTHORIZATION NO. 2

PROJECT: Old Lytton Springs Rd (CR 183) at Dry Creek

This Work Authorization is made pursuant to the terms and conditions of the Caldwell County Contract for Engineering Services, being dated November 13, 2025 and entered into by and between Caldwell County, Texas, a political subdivision of the State of Texas, (the "County") and Kimley-Horn and Associates, Inc. (the "Engineer").

Part 1. The Engineer will provide the following Engineering Services set forth in Attachment "B" of this Work Authorization.

Part 2. The maximum amount payable for services under this Work Authorization without modification is \$346,620.00.

Part 3. Payment to the Engineer for the services established under this Work Authorization shall be made in accordance with the Contract.

Part 4. This Work Authorization shall become effective on the date of final acceptance and full execution of the parties hereto and shall terminate on July 30, 2027. The Engineering Services set forth in Attachment "B" of this Work Authorization shall be fully completed on or before said date unless extended by a Supplemental Work Authorization.

Part 5. This Work Authorization does not waive the parties' responsibilities and obligations provided under the Contract.

Part 6. County believes it has sufficient funds currently available and authorized for expenditure to finance the costs of this Work Authorization. Engineer understands and agrees that County's payment of amounts under this Work Authorization is contingent on the County receiving appropriations or other expenditure authority sufficient to allow the County, in the exercise of reasonable administrative discretion, to continue to make payments under this Contract. It is further understood and agreed by Engineer that County shall have the right to terminate this Contract at the end of any County fiscal year if the governing body of County does not appropriate sufficient funds as determined by County's budget for the fiscal year in question. County may effect such termination by giving written notice of termination to Engineer.

Part 7. This Work Authorization is hereby accepted and acknowledged below.

ENGINEER:

Kimley-Horn and Associates, Inc.

By: 
Signature

Austin Helton
Printed Name

Vice President
Title

9/14/2026
Date

COUNTY:

Caldwell County, Texas

By: _____
Signature

Hoppy Haden
Printed Name

Caldwell County Judge
Title

Date

LIST OF ATTACHMENTS

Attachment A - Services to be Provided by County

Attachment B - Services to be Provided by Engineer

Attachment C - Work Schedule

Attachment D - Fee Schedule

APPROVED

By Maria Castanon at 4:14 pm, Sep 15, 2026

ATTACHMENT A
SERVICES TO BE PROVIDED BY THE COUNTY
FOR OLD LYTTON SPRINGS RD AT DRY CREEK (PS&E)

In general, Caldwell County and its representatives to their best efforts will render services as follows:

1. Name, business address and phone number of County's project manager.
2. Assistance to the Engineer, as necessary, with obtaining data and information from other local, regional, State and Federal agencies required for this project.
3. Obtain Rights of Entry from landowners that are unwilling to grant access to the Engineer.
4. Provide available appropriate County data on file, plans and specifications that are deemed pertinent to the completion of the work required by the scope of services (including previous hydraulic studies, models, previous reports and studies, available existing traffic counts, and design year traffic projections).
5. Provide available criteria and full information as to the client's requirements for the project. Provide examples of acceptable format for the required deliverables.
6. Provide information on any meetings/discussions held with adjoining property owners that may impact the project.
7. Provide timely reviews and decisions necessary for the Engineer to maintain the project work schedule. Review recommendations offered by the Engineer, progress of work, and final acceptance of all documents.
8. Submittal of documentation and permits to regulatory agencies for review and comment, when specified.
9. Support project development efforts with stakeholders, coordinate meetings and interface with stakeholders, as needed.
10. Provide a summary of prior communications with impacted landowners, related to this project.
11. Post and maintain project information for public consumption on the County website.
12. Assist with Coordination between the Engineer and the County's other Consultants.

13. Negotiate with all utility companies for any agreements and/or relocations required.
14. Provide an agent as necessary to secure proposed ROW/easements and relocate/remove improvements on proposed ROW.
15. Provide construction observation and review contractor pay applications and progress.
16. Provide Engineer with Contractor submittals, Requests for Information (RFI's), shop drawings, and correspondence.
17. Review Engineer's progress, submittals, and plan changes.

ATTACHMENT B
SERVICES TO BE PROVIDED BY THE ENGINEER
FOR OLD LYTTON SPRINGS RD AT DRY CREEK (PS&E)

PROJECT DESCRIPTION

Project Limits

Bridge structure on Old Lytton Springs Road (CR 183) at Dry Creek: the limits of the project are approximately 300 feet of road improvement tying the new structure to existing roadway.

Existing Facility

Existing CR 183 consists of two 10-foot lanes with no shoulder and approximately 30 feet of existing right of way (ROW). The existing pavement type is asphalt surface with 2 Simple Span Steel Stringer Bridge on Concrete Bents with no bridge rail.

Proposed Facility

The proposed facility will be an approximate 290 feet of roadway improvement with a bituminous surface on 2 – 12-foot lanes and 4-foot shoulders. The existing structure will be replaced with a 60-foot single span concrete girder bridge structure. ROW will be acquired to provide ditches and fill slopes.

Design Criteria

The proposed design criteria for the project will be developed from TxDOT design criteria manuals in association with Caldwell County Development Ordinances for Roadway and Drainage. Proposed facility will be developed based on the results of the preliminary engineering schematic developed in 2026 for said site.

1. PROJECT MANAGEMENT

- a. Shall designate one Licensed Professional Engineer (Texas) to be responsible for the project management, and all communications with the County and its representatives.
- b. MONTHLY PROGRESS REPORTS, INVOICES, AND BILLINGS (10 months assumed):
 - Submit monthly progress status reports to the GEC. Progress reports will include deliverable table, tasks completed, tasks/objectives that are planned for the upcoming periods, lists or descriptions of items or decisions needed from

the County and its representatives. Subconsultant progress will be incorporated into the monthly progress report. A copy of the monthly progress report will be uploaded to the County's ProjectWise System.

- Prepare correspondence, invoices, and progress reports on a monthly basis in accordance with current County requirements.

c. QUALITY ASSURANCE AND QUALITY CONTROL (QA/QC) PLAN:

- Update the project specific QA/QC plan and submit to the GEC within thirty (30) days of notice to proceed.
- For each deliverable, provide evidence of their internal review and mark-up of that deliverable as preparation for submittal and in accordance with submitted project specific QA/QC plan.
- Provide continuous QA/QC throughout the duration of the scheduled services included herein to appraise both technical and business performance and provide direction for project activities.

d. PROJECT COORDINATION & ADMINISTRATION:

- Prepare and maintain routine project record keeping including records of meetings and minutes.
- Correspondence and coordination will be handled through & with the concurrence of the GEC.
- Manage Project activities (including documenting emails, phone and conference calls, maintain project files for the length of the project, meeting agendas, meeting minutes, and schedule meetings), direct Engineer's team/staff, coordinate and review sub-consultant work, correspond with the County and its representatives, and assist the County and its representatives in preparing responses to Project-related inquiries.
- The Engineer shall utilize the County's document control system, ProjectWise, to assure the appropriate control of documentation and reporting. The Engineer shall maintain and upload complete and accurate records of design documents in County's File System, ProjectWise. This library will contain all pertinent Project documentation and will include, but is not limited to, copies of the following:

- Agreements
 - Permits
 - Reports
 - Design Submittals
 - Correspondence
 - Exhibits
 - Native Files
 - Meetings Minutes
 - Agendas
- All contract documents, including native files, shall be turned over to the County at each milestone and at the completion of the project or as requested. Documents shall be posted to the County's ProjectWise document control system.
- e. PROGRESS/COORDINATION MEETINGS (20 biweekly meetings assumed, 1 external meeting(s) assumed):
- Attend a kickoff meeting with the County and its representatives and stakeholders, as necessary to communicate development of the project and design issues.
 - Attend virtual biweekly meeting and coordination/progress meeting with the County and GEC, as necessary to communicate development of the project and design issues. Updates shall include activities completed, upcoming action items, activities required by next meeting, issues encountered, information or items required from other agencies/consultants, late activities, solutions for unresolved and/or anticipated problems with resolution timeframes, and any outstanding items needed to complete required deliverables.
 - Prepare agenda and sign-in sheets for external coordination/progress meetings.
 - Prepare meeting minutes for review via email within three (3) business days of the external coordination/progress meeting.
 - Conduct internal coordination meetings as required to advance the development of the project.

f. PROJECT SCHEDULE:

- Baseline Schedule – Submit a CPM Baseline Schedule in calendar day (CD) format to the GEC for approval, using Microsoft Project in both pdf and native formats within 14 calendar days of the Work Authorization execution. This schedule should detail all work activities, including those by the County affecting the critical path. It shall outline the execution strategy, critical path, milestones, deliverables, and for each activity, its predecessors, successors, start and end dates, and float. Changes to schedule activities, durations, and dates require County consent, except for adjustments due to approved supplements or County-sanctioned project duration changes.
- Progress Schedule – Submit an updated Progress Schedule with each significant milestone and/or deliverable identified by the County, detailing actual work completion percentages, and incorporating all approved supplements. If the schedule deviates from the baseline, a recovery schedule approved by the County is required.

g. DELIVERABLES:

- Monthly Invoices and Progress Reports
- Project Specific QA/QC Plan
- QA/QC Documentation with Deliverables
- Project Files
- Meeting Minutes, Sign-In Sheets, and Agendas
- Baseline and Progress Schedules

2. PUBLIC INVOLVEMENT

- a. Provide information and data for fact sheets and FAQs
- b. Provide one (1) roll plot style printable PDF exhibit for use in stakeholder and property owner meetings

3. UTILITY SUPPORT

- a. INCORPORATE UTILITY INFORMATION INTO ENGINEERING DRAWINGS

- Incorporate utility information provided by others into design files.
 - Add utility notes to plans and exhibits as necessary.
 - Consider and incorporate utility work into traffic control phasing plans as necessary for joint bid utility relocations.
- b. **UTILITY MEETINGS (3 meetings with utility coordinator assumed, 3 meetings with utility companies assumed):**
- Meet with utility coordinator and review utility impacts and potential relocations to identify appropriate approach to reducing/mitigating impacts.
 - Attend meetings with utility companies as requested.
- c. **DELIVERABLES:**
- Utility information provided by others incorporated into plans and design files.
4. **RIGHT OF WAY SUPPORT**
- a. Provide Condemnation Hearing Exhibits (assumed 3)
- b. Attend Condemnation Hearings (assumed 3)
5. **GEOTECHNICAL SERVICES**
- a. **BORINGS (2 bridge borings assumed, located east and west of the crossing)**
- The minimum spacing and depth of borings for bridges, slopes and embankments per the latest TxDOT Geotechnical Manual. Groundwater elevations shall be taken 15 minutes after initial encounter with groundwater. Additional groundwater elevations shall be taken where clay soils are encountered to obtain a static water level. Field testing shall consist of the Standard Penetration Test (SPT) at a minimum of 5-foot intervals. In between the SPT interval obtain Shelby Tube samples and bag samples appropriate for laboratory testing. Pavement boring spacing shall be performed at intervals per the TxDOT Pavement Design Manual and should be to a depth of 15 feet.
 - The Engineer shall be responsible for Soil Core Hole Drilling required for bridges, embankment and pavement borings. The Engineer shall follow the procedures in the TxDOT Geotechnical Manual and will contact the

appropriate utility location services to have underground utilities located prior to drilling in an area.

- The soil borings will be properly backfilled with bentonite chips and a single lift of cold patch asphalt where applicable. The soil samples will be obtained using Shelby tubes and/or split-spoon samplers. Field testing of soil samples will include pocket penetrometers in the cohesive soils and Standard Penetration Test (SPT) in the cohesionless soils.
- The Geotechnical Engineer shall obtain a copy of the plans to be used in authoring the Geotechnical Report. The purpose is to provide accurate plan information in these reports.

b. GEOTECHNICAL REPORT:

- Perform appropriate laboratory tests on soil samples recovered from the borings. Laboratory testing will include but not limited to: moisture content, liquid limit, plastic limit, unconfined compression, Texas Triaxial, resilient modulus, and free swell, sulfate testing, and particle size analysis tests, visual classification, dry density, sulfate content tests, lime series analyses.
- Provide a Geotechnical Investigation for the project evaluated, signed and sealed by a professional geotechnical engineer Licensed in the State of Texas. The following items will be included in the geotechnical report: soil boring locations, boring logs, and plan of borings, subsurface exploration procedures, encountered subsurface conditions, field and laboratory test results, description of surface and subsurface conditions, groundwater conditions/readings, analysis and recommendations for settlement and slope stability of the earthen embankments; general earthwork recommendations, Pavement thickness design alternatives with subgrade stabilization, potential vertical rise calculations.
- Provide geotechnical analysis needed for pavement design and foundation design, and slope stability, as required. For bridge foundation design, the capacity curves shall be adjusted for the upper moisture change zone (5 to 10 feet) and scour.
- The pavement design will include consideration of traffic loads to be estimated by the Engineer. Pavement design shall follow the latest TxDOT Pavement Design Manual. The traffic data required includes current and projected traffic counts and truck percentages. The Engineer will prepare four (4) flexible

pavement design alternatives. Flexible pavement design alternatives shall include subgrade stabilization (utilizing lime or cement) and flexible base layer; full depth asphalt section; driveway section; temporary full depth asphalt pavement section. If lime is not recommended, an explanation shall be provided for approval by the County Engineer. Geogrid reinforcement will also be considered in these designs. Identify areas of possible sulfates in subgrade. Pavement thickness options using latest version of [TxDOT FPS-21].

c. DELIVERABLES:

- Draft and Final Signed and Sealed Geotechnical Report to include pavement, abutment retaining wall, and bridge foundation design recommendations.
- Draft & Final Bridge Design Report

6. PLAN PREPARATION

- a. Plans shall be prepared per **Caldwell County** criteria including applicable submittal requirements per PS&E Development Plan Submittal Checklist including: cost estimate, checklists, hardcopies, CAD files, comment responses, design waivers/exceptions, general notes, quantities, updated design schedule, construction time determination.

b. ROADWAY:

- Refine horizontal and vertical alignment of the roadway and cross streets, existing and proposed typical sections, cross sections created at 50-foot increments and at cross drainage structures.
- Prepare project layout sheets that identify the project area and limits of work.
- Prepare Survey Data Sheets that clearly indicate benchmark locations and associated control information.
- Design and detail bridge per AASHTO LRFD Bridge Design Specifications, TxDOT's Bridge Project Development Manual, TxDOT Bridge and Structures Design Manual, and Bridge Detailing Manual. The bridge is anticipated to be a standard bridge.
 - Prepare Bridge Layout and Typical section plan
 - Prepare estimated quantities, bearing seat elevations and control elevations.

- Perform foundation design and analysis.
- Prepare boring log sheets and include applicable standards.

c. DRAINAGE:

- Finalize hydraulic calculations for the design of drainage structures on the project and inclusion in the plans.
- Confirm drainage area maps delineating drainage area boundaries based on USGS topographic maps, local contour maps, and/or field survey data.
- Finalize design and detail roadside ditches, minimum side slopes, and erosion and sedimentation control.
- Prepare hydraulic data sheets (2) for the proposed bridge crossing at Dry Creek.

d. SCOUR ANALYSIS (1 crossing(s) assumed):

- Prepare a scour analysis for stream crossing(s) based on the design, results of boring data, and HEC-RAS hydraulic modeling of proposed bridge crossing per Evaluating Scour at Bridges (HEC 18).
- Prepare scour data sheet (1) for inclusion in the construction plans that summarize the results of the scour analysis.

e. SIGNING, MARKINGS, & SIGNALIZATION:

- Prepare signing and marking layout per current version of Texas Manual of Uniform Traffic Control Devices (TMUTCD). Detail all non-standard signs or marking details as required for the project.
- Prepare design for flood warning and gate system for the low water crossing including:
 - Flood warning system plan layout and details
 - Wiring plan and details
 - Special specification

f. TRAFFIC CONTROL:

- Prepare traffic control plan sequence of construction narrative and detour layout as needed to direct traffic around construction activities per Texas Manual of Uniform Traffic Control Devices (TMUTCD).

g. WATER QUALITY:

- Prepare Stormwater Pollution Prevention Plan (SWPPP) and EPIC Sheet.

h. DELIVERABLES:

- 60% PS&E Submittal
- 90% PS&E Submittal
- 100% PS&E Submittal
- Final PS&E Submittal
- Scour Analysis

7. PERMITS

a. Engineering & Legal Review Fee

- County Engineering Fee for 0-10 acres

b. Floodplain Permit

- No Rise Certification and/or Engineering Judgement Memo.
- Pay Application Fee(s).

8. DELIVERABLES

a. DOCUMENTS:

- All contract documents, including hard copies and electronic files, shall be turned over to the County at each milestone and at the completion of the project. Documents shall be posted to the County's project management database as requested.

9. EXCLUSIONS

The scope above assumes design is comprised of the selected preferred alternative from the Preliminary Engineering Phase. Changes in proposed improvement limits/scope may require additional services. Other exclusions include, but are not limited to:

a. UTILITY COORDINATION AND SUBSURFACE UTILITY ENGINEERING (SUE):

- The County and its representatives will coordinate utility relocations and obtain SUE information.

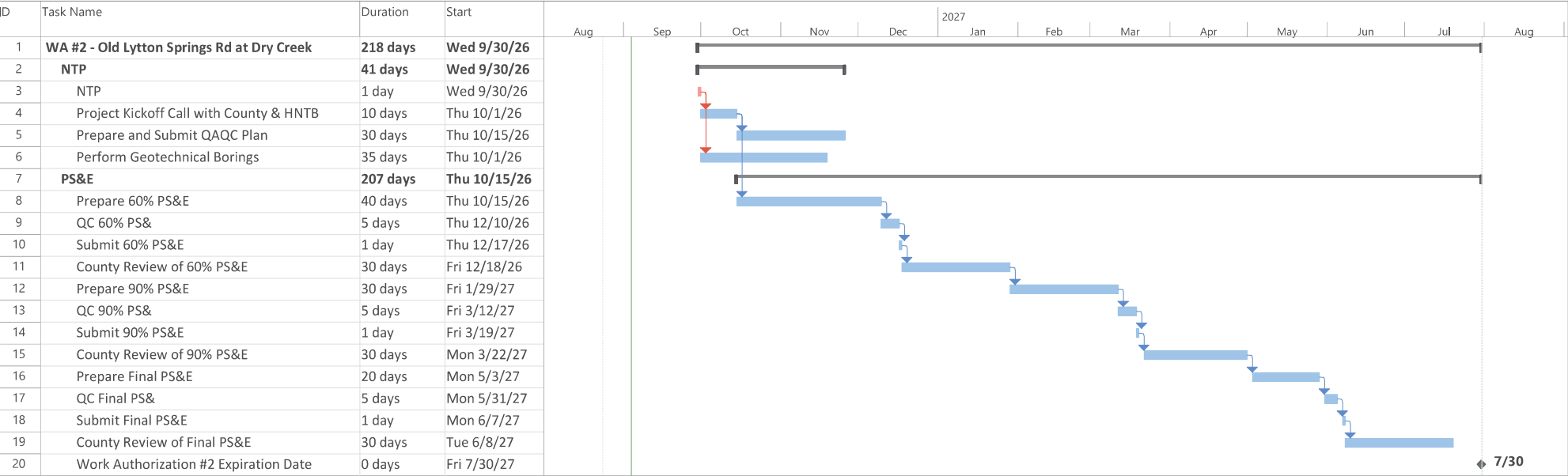
b. CONDITIONAL LETTER OF MAP REVISION (CLOMR) and LETTER OF MAP REVISION (LOMR)

- If required, CLOMR and LOMR tasks will be under a separate Work Authorization

c. BIDDING AND CONSTRUCTION PHASE SERVICES

- Designer services during bidding and construction will be under a separate Work Authorization.

Attachment C - Work Schedule
Caldwell County - Old Lytton Springs Rd at Dry Creek



Project: Old Lytton Springs Rd at Dry Creek Date: Fri 9/4/26	Task		Inactive Task		Manual Summary Rollup		External Milestone		Manual Progress	
	Split		Inactive Milestone		Manual Summary		Deadline			
	Milestone		Inactive Summary		Start-only		Critical			
	Summary		Manual Task		Finish-only		Critical Split			
	Project Summary		Duration-only		External Tasks		Progress			

**ATTACHMENT D - FEE SCHEDULE
OLD LYTTON SPRINGS RD AT DRY CREEK
WA #2 - PS&E**

SUMMARY

TASK	KIMLEY-HORN FEE	SAM FEE	BEYOND FEE	EDGE ENGINEERING FEE		TOTAL FEE
KIMLEY-HORN AND ASSOCIATES, INC.						
TASK 1 - PROJECT MANAGEMENT	\$30,175.00					\$30,175.00
TASK 2 - PUBLIC INVOLVEMENT	\$7,835.00					\$7,835.00
TASK 3 - UTILITY SUPPORT	\$6,800.00					\$6,800.00
TASK 4 - RIGHT OF WAY SUPPORT	\$27,600.00					\$27,600.00
TASK 5 - GEOTECHNICAL SERVICES	\$5,160.00		\$51,395.00			\$56,555.00
TASK 6 - PLAN PREPARATION	\$147,905.00	\$1,540.00		\$19,890.00		\$169,335.00
TASK 7 - PERMITS				\$8,060.00		\$8,060.00
SUBTOTAL (LABOR FEE)	\$225,475.00	\$1,540.00	\$51,395.00	\$27,950.00		\$306,360.00
DIRECT EXPENSES	\$995.00	\$0.00	\$37,915.00	\$1,350.00		\$40,260.00
TOTAL PROJECT COSTS PER FIRM	\$226,470.00	\$1,540.00	\$89,310.00	\$29,300.00		
COMBINED TOTAL						\$346,620.00

**ATTACHMENT D - FEE SCHEDULE
OLD LYTTON SPRINGS RD AT DRY CREEK
WA #2 - PS&E**

Kimley-Horn and Associates, Inc.
Detail Fee Schedule

Task Number	Task Name	Design QA/QC Manager \$330.00	Design Senior Professional I \$285.00	Design Professional \$240.00	Design Analyst II \$215.00	Design Analyst I \$180.00	Admin Clerical \$120.00	Project Control Special Senior \$200.00	Fact Witness \$425.00	KHA Labor Total (hours)
1	PROJECT MANAGEMENT									
	b. MONTHLY PROGRESS REPORTS, INVOICES AND BILLING									
	Prepare 10 monthly progress reports and invoices		10					10		20
	c. QA/QC PLAN									
	Prepare QA/QC Plan	4	4							8
	d. PROJECT COORDINATION & ADMINISTRATION									
	Project Coordination and Administration		10	5			5			20
	e. PROGRESS/COORDINATION MEETINGS									
	Prepare agenda, attend, and prepare minutes for 18 virtual bi-weekly meetings		20		20					40
	Prepare agenda, attend, and prepare minutes for 1 external meetings		1		2					3
	Internal coordination meetings		10		10					20
	f. PROJECT SCHEDULE									
	Develop and maintain a detailed project schedule		5		5					10
	Task Total (Hours)	4	60	5	37	0	5	10	0	121
	Task Total (Dollars)	\$1,320	\$17,100	\$1,200	\$7,955	\$0	\$600	\$2,000	\$0	\$30,175
2	PUBLIC INVOLVEMENT									
	a. Coordinate with County public involvement team		4	4						8
	a. Provide data for fact sheets & FAQs		1	2	4					7
	b. Develop roll plot for stakeholder and property owner meetings (assume 1)		2	4	12					18
	Task Total (Hours)	0	7	10	16	0	0	0	0	33
	Task Total (Dollars)	\$0	\$1,995	\$2,400	\$3,440	\$0	\$0	\$0	\$0	\$7,835
3	UTILITY SUPPORT									
	a. INCORPORATE UTILITY INFORMATION INTO ENGINEERING DRAWINGS									
	Incorporate utility info into design files		1		4	8				13
	Develop & add utility notes to plans		1		2					3
	TCP for utility relocations		1		1					2
	b. UTILITY MEETINGS									
	Prepare for and attend 3 meetings with utility coordinator		3		3					6
	Prepare for and attend 3 meetings with utility companies		3		3					6
	Task Total (Hours)	0	9	0	13	8	0	0	0	30
	Task Total (Dollars)	\$0	\$2,565	\$0	\$2,795	\$1,440	\$0	\$0	\$0	\$6,800
4	RIGHT OF WAY SUPPORT									
	Develop Condemnation Hearing Exhibits (Assume 3)			24	24	36			6	90
	Prepare for and Attend Condemnation Hearings as Fact Witness (Assume 3)								18	18
	Task Total (Hours)	0	0	24	24	36	0	0	24	108
	Task Total (Dollars)	\$0	\$0	\$5,760	\$5,160	\$6,480	\$0	\$0	\$10,200	\$27,600
5	GEOTECHNICAL SERVICES									
	Coordination with sub consultant and oversight		4	6	12					22
	Task Total (Hours)	0	4	6	12	0	0	0	0	22
	Task Total (Dollars)	\$0	\$1,140	\$1,440	\$2,580	\$0	\$0	\$0	\$0	\$5,160

**ATTACHMENT D - FEE SCHEDULE
OLD LYTTON SPRINGS RD AT DRY CREEK
WA #2 - PS&E**

Kimley-Horn and Associates, Inc.
Detail Fee Schedule

Task Number	Task Name	Design QA/QC Manager \$330.00	Design Senior Professional I \$285.00	Design Professional \$240.00	Design Analyst II \$215.00	Design Analyst I \$180.00	Admin Clerical \$120.00	Project Control Special Senior \$200.00	Fact Witness \$425.00	KHA Labor Total (hours)
6	PLAN PREPARATION									
	Data collection and field reconnaissance		4	6	4	4				18
	b. ROADWAY									
	Refine horizontal & vertical geometry		1		2					3
	Prepare horizontal alignment data sheet			1		2				3
	Prepare typical section sheet		1		1	2				4
	Prepare project layout sheet		1	2		6				9
	Prepare plan and profile sheets (Assume 2)		2	2	6	8				18
	Prepare cross sections (every 50 feet and at begin/end bridge)			2	4	6				12
	3D Corridor Model		2	6	16					24
	Include applicable standards			1	2	2				5
	b. BRIDGE									
	Bridge Layout and Typical Section		16	24	24	40				104
	Estimated quantities, bearing seat elevations and control elevations		16	24	24	40				104
	Foundation design				12	8				20
	Boring Log Sheets			1	2	2				5
	Include applicable standards			1	2	2				5
	c. DRAINAGE									
	Prepare overall drainage area map sheet		1	2		8				11
	Perform ditch analysis and design		1	2	8					11
	Prepare hydraulic data sheet for ditches		1	2		6				9
	e. SIGNING, MARKING & SIGNALIZATION									
	Prepare signing and marking layout sheet (Assume 1)		1	1	4	6				12
	Prepare flood warning system plan layout (Assume 1)		4	4	8	16				32
	Prepare flood warning system details (Assume 2)		2	4	6	12				24
	Prepare wiring plan and details (Assume 2)		4	4	8	16				32
	Prepare flood warning system special spec (Assume 1)		4	4	8					16
	f. TRAFFIC CONTROL									
	Prepare detour layout (Assume 1)		1	1	2	6				10
	Prepare sequence of construction narrative		1	1	2	4				8
	g. WATER QUALITY									
	Prepare erosion control layout sheet (Assume 1)		1	2	4	4				11
	Prepare SWPPP sheet		1	1	4					6
	Prepare EPIC Sheet		1	1		4				6
	h. DELIVERABLES									
	Prepare cost estimates for each submittal		3	3	6	9				21
	Prepare 60% PS&E Submittal		1	1	4	4				10
	Address 60% Comments & Submit 90% PS&E		2	6	8	16				32
	Address 90% Comments & Submit 100% PS&E		1	4	6	12				23
	Address 100% Comments & Submit Final PS&E		1	2	4	8				15
	QA/QC Deliverables	24	24							48
	Task Total (Hours)	24	98	115	181	253	0	0	0	671
	Task Total (Dollars)	\$7,920	\$27,930	\$27,600	\$38,915	\$45,540	\$0	\$0	\$0	\$147,905

**ATTACHMENT D - FEE SCHEDULE
 OLD LYTTON SPRINGS RD AT DRY CREEK
 WA #2 - PS&E**

Kimley-Horn and Associates, Inc.
 Detail Fee Schedule

Task Number	Task Name	Design QA/QC Manager \$330.00	Design Senior Professional I \$285.00	Design Professional \$240.00	Design Analyst II \$215.00	Design Analyst I \$180.00	Admin Clerical \$120.00	Project Control Special Senior \$200.00	Fact Witness \$425.00	KHA Labor Total (hours)
										0
	PROJECT TOTAL (Hours)	28	171	126	243	261	5	10	0	844
	PROJECT TOTAL (Dollars)	\$9,240	\$48,735	\$30,240	\$52,245	\$46,980	\$600	\$2,000	\$0	\$225,475

EXPENSES	UNIT	UNIT COST	QUANTITY	TOTAL
Mileage	MI	\$0.70	600	\$420.00
Photocopies B/W (8 1/2" x 11")	EA	\$0.10	250	\$25.00
Photocopies B/W (11" x 17")	EA	\$0.20	250	\$50.00
Photocopies Color (8 1/2" x 11")	EA	\$0.75	250	\$187.50
Photocopies Color (11" x 17")	EA	\$1.25	250	\$312.50
EXPENSE TOTAL				\$995.00

GRAND TOTAL (KHA)	\$226,470.00
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**ATTACHMENT D - FEE SCHEDULE
 OLD LYTTON SPRINGS RD AT DRY CREEK
 WA #2 - PS&E**

Surveying and Mapping (SAM)

Detail Fee Schedule

Task Number	Task Name	Principle \$210.00	RPLS/ Project Manager \$190.00	SIT / Senior Office Tech \$140.00	Office Tech \$130.00	Admin \$80.00	1-Man Field Crew \$125.00	2-Man Field Crew \$225.00	3-Man Field Crew \$295.00	SAM Labor Total (hours)
4	PLAN PREPARATION									0
	b. ROADWAY									0
	Prepare Survey Data Sheet		2	4	4	1				11
										0
	Task Total (Hours)	0	2	4	4	1	0	0	0	11
	Task Total (Dollars)	\$0	\$380	\$560	\$520	\$80	\$0	\$0	\$0	\$1,540
										0
	PROJECT TOTAL (Hours)	0	2	4	4	1	0	0	0	11
	PROJECT TOTAL (Dollars)	\$0	\$380	\$560	\$520	\$80	\$0	\$0	\$0	\$1,540

GRAND TOTAL (SAM)	\$1,540.00
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**ATTACHMENT D - FEE SCHEDULE
OLD LYTTON SPRINGS RD AT DRY CREEK
WA #2 - PS&E**

Beyond Engineering and Testing, LLC
Detail Fee Schedule

Task Number	Task Name	Administrative/ Clerical \$70.00	Engineering Technician Junior (0-5 yr) \$85.00	Engineering Technician Junior (5-15 yr) \$95.00	Engineering Technician Junior (15+ yr) \$110.00	EIT (0-5 yr) \$125.00	EIT (5-15 yr) \$135.00	Design Engineer \$175.00	Project Engineer \$215.00	Senior Engineer \$250.00	Principal Engineer \$300.00	Beyond Labor Total (hours)
3	GEOTECHNICAL SERVICES											0
	Boring Location Plan, Staking, Utility Clearance, and Field Coordination					6	8		4			18
	Field Logging and Supervision					20	5					25
	Review Field Logs, Assign Laboratory Tests, and Laboratory Data QA/QC						17		7	2		26
	Prepare, Edit, and Finalize Boring Logs						17		5			22
	Bridge Foundation, Scour, Settlement, abutment slope stability analysis						12	40	20	8		80
	Pavement Design Alternatives and Subgrade Stabilization Evaluation						12	20	16	6		54
	Draft and Final Geotechnical, Pavement, and Bridge Reports	4					20	32	10	5	3	74
	Task Total (Hours)	4	0	0	0	26	91	92	62	21	3	299
	Task Total (Dollars)	\$280	\$0	\$0	\$0	\$3,250	\$12,285	\$16,100	\$13,330	\$5,250	\$900	\$51,395

LABORATORY TEST DETAIL EXPENSES	UNIT	UNIT COST	QUANTITY	TOTAL
Atterberg Limits (Liquid, Plastic Limits and PI), ASTM D4318	each	\$95.00	20	\$1,900.00
Percent Minus No. 200 Content only, ASTM D1140	each	\$55.00	12	\$660.00
Gradation/Sieve Analysis (Includes Wash No. 200), ASTM C136 and D1140	each	\$105.00	12	\$1,260.00
Moisture Content only, ASTM D2216	each	\$15.00	40	\$600.00
Unit Weight/Moisture of cohesive sample, ASTM D2937	each	\$49.00	10	\$490.00
Unconfined Compression - Soil, ASTM D2166	each	\$80.00	12	\$960.00
Triaxial Consolidated-Undrained (CU) with pore pressures, ASTM D4767, 3-stage	each	\$2,100.00	2	\$4,200.00
Moisture-Density Relationship (Standard Proctor), ASTM D698	each	\$225.00	2	\$450.00
California Bearing Ratio (CBR), ASTM D1883	each	\$500.00	2	\$1,000.00
Expansion/Swell or Collapse Potential (Swell - Method C), ASTM D4546	each	\$350.00	2	\$700.00
Soil Lime Relationship (pH Method), ASTM D6276 / D3551	each	\$260.00	2	\$520.00
Soil Chloride and Sulfate (water soluble), EPA 300.0	each	\$150.00	4	\$600.00
LABORATORY TEST EXPENSE TOTAL				\$13,340.00

FIELD INVESTIGATION EXPENSES	UNIT	UNIT COST	QUANTITY	TOTAL
Mobilization/Demobilization of Drill Crew to Site (within 100 miles)	each	\$525.00	1	\$525.00
Soil Drilling & Sampling - 0 to 50 ft	ft	\$32.00	100	\$3,200.00
Soil Drilling & Sampling - 50 to 100 ft	ft	\$36.00	100	\$3,600.00
Cement / Bentonite Grout	ft	\$7.00	200	\$1,400.00
Traffic Control	Day	\$5,000.00	3	\$15,000.00
Support Truck	Day	\$150.00	3	\$450.00
HMAC/Concrete Coring & Surface Completion (through pavement)	each	\$200	2	\$400.00
FIELD INVESTIGATION EXPENSE TOTAL				\$24,575.00

GRAND TOTAL (Beyond)	\$89,310.00
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**ATTACHMENT D - FEE SCHEDULE
OLD LYTTON SPRINGS RD AT DRY CREEK
WA #2 - PS&E**

**Edge Engineering PLLC
Detail Fee Schedule**

Task Number	Task Name	Project Manager \$300.00	Senior QC Reviewer \$290.00	Project Engineer \$200.00	Design Engineer \$165.00	Engineer-in-Training \$125.00	Edge Labor Total (hours)
4	PLAN PREPARATION						0
	c. DRAINAGE						0
	Prepare hydraulic data sheet for bridge	2	2	6	10	20	40
	County & GEC Comment Responses (3 rounds)	2	1	4	6	12	25
							0
	d. SCOUR ANALYSIS						0
	Peperare scour analysis for bridge crossing	4	2	8	20	20	54
							0
	Task Total (Hours)	8	5	18	36	52	119
	Task Total (Dollars)	\$2,400	\$1,450	\$3,600	\$5,940	\$6,500	\$19,890
5	PERMITS						0
	a. PERMITS						0
	Prepare no rise certification or engineering judgement memo	4	4	16		20	44
							0
	Task Total (Hours)	4	4	16	0	20	44
	Task Total (Dollars)	\$1,200	\$1,160	\$3,200	\$0	\$2,500	\$8,060
							0
	PROJECT TOTAL (Hours)	12	9	34	36	72	163
	PROJECT TOTAL (Dollars)	\$3,600	\$2,610	\$6,800	\$5,940	\$9,000	\$27,950

EXPENSES	UNIT	UNIT COST	QUANTITY	TOTAL
Floodplain Permit Fee	EA	\$350.00	1	\$350.00
Engineering & Legal Review Fee	EA	\$1,000.00	1	\$1,000.00
EXPENSE TOTAL				\$1,350.00

GRAND TOTAL (Edge)	\$29,300.00
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Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Proclamation
Subject:	To discuss and take possible action regarding a Proclamation from the Central Texas Dispute Resolution Center designating October 2026 as Mediation Month.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Martha Joyce/Connie Sheppard
Backup Materials:	Attached
Total # of Pages:	1



PROCLAMATION RECOGNIZING OCTOBER 2026 AS MEDIATION AWARENESS MONTH

- WHEREAS:** Each year thousands of disputes between individuals, corporations, small businesses, governmental agencies, and others are resolved using a variety of conflict resolution processes both prior to and after the initiation of a court proceeding; and
- WHEREAS:** Conflict resolution processes can foster communication, enhance relationships, potentially save parties time and expenses of prolonged litigation, and increase the efficiency of the courts, thereby conserving taxpayer dollars; and
- WHEREAS:** Texas has a rich-decades-long history of the successes of the conflict resolution efforts of dozens of volunteer mediators at more than twenty dispute resolution centers throughout the state; and
- WHEREAS:** The Central Texas Dispute Resolution Center serves Caldwell, Guadalupe, Hays, and Comal Counties in the areas of community, civil, family, divorce and child custody disputes and offers services to over a half million people in its service and ancillary areas; and
- WHEREAS:** Two hundred and twenty cases are mediated annually and each court case that is settled by the Central Texas Dispute Resolution Center saves Caldwell county five thousand dollars a day in court time; and
- WHEREAS:** Central Texas Dispute Resolution Center hosts Minimum Continuing Legal Education for attorneys and mediators alike in surrounding counties.

NOW THEREFORE, BE IT PROCLAIMED BY THE CALDWELL COUNTY COMMISSIONERS COURT THAT, it does hereby recognize October 2026 as *Mediation Awareness Month* in Caldwell County, Texas, and encourages all citizens to acknowledge, support, and celebrate the role of mediation in building stronger, more understanding, and more connected communities.

PROCLAIMED this 8th day of October, 2026.

Hoppy Haden
Caldwell County Judge

B.J. Westmoreland
Commissioner, Precinct 1

Rusty Horne
Commissioner, Precinct 2

Ed Theriot
Commissioner, Precinct 3

Dyral Thomas
Commissioner, Precinct 4

ATTEST:

Teresa Rodriguez, Caldwell County Clerk

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Proclamation
Subject:	To discuss and take possible action regarding a Proclamation recognizing October 2026 as Domestic Violence Awareness Month in Caldwell County.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Ashley Rios
Backup Materials:	Attached
Total # of Pages:	1



**AUTHORIZING RECOGNITION OF OCTOBER 2026
AS DOMESTIC VIOLENCE AWARENESS MONTH**

WHEREAS: The crime of domestic violence violates the basic human rights of safety and dignity, and 161 Texans were killed in an intimate partner homicide including 137 women and 24 men; and

WHEREAS: The problem of domestic violence is not confined to any group of people, but cut across all economic, racial, gender and societal barriers; and

WHEREAS: Domestic violence can be physical, sexual, emotional, financial, psychological, or technological and can include actions or threats of actions or other patterns of coercive behavior that influence another person within an intimate partner relationship; and

WHEREAS: The impact of domestic violence directly affects individuals and communities when society ignores or tolerates violence in relationships; and

WHEREAS: Last year HCWC provided face-to-face services to over 1,236 local victims of domestic violence and provided 8,606 days of shelter; and

WHEREAS: Last year HCWC provided these direct services to 154 victims from Caldwell County.

NOW THEREFORE, BE IT PROCLAIMED BY THE CALDWELL COUNTY COMMISSIONERS COURT THAT, it does hereby recognize October 2026 as ***Domestic Violence Awareness Month*** and calls upon the people of Caldwell County to work together with HCWC and local partners to bring an end to domestic violence and teen dating violence.

PROCLAIMED this 8th day of October, 2026.

Hoppy Haden
Caldwell County Judge

B.J. Westmoreland
Commissioner, Precinct 1

Rusty Horne
Commissioner, Precinct 2

Ed Theriot
Commissioner, Precinct 3

Dyral Thomas
Commissioner, Precinct 4

ATTEST:

Teresa Rodriguez, Caldwell County Clerk

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Resolution
Subject:	To discuss and take possible action regarding Resolution 38-2026 for the Texas Department of Agriculture Texans Feeding Texans: Home-Delivered Meal Grant Program.
Costs:	\$8,000.00
Agenda Speakers:	Judge Haden/Kelly Franke
Backup Materials:	Attached
Total # of Pages:	3



COMBINED COMMUNITY ACTION

GIDDINGS
165 W Austin St.,
Giddings, TX 78942
979-540-2980
979-542-9565 fax

STAFFORD
12300 Parc Crest Dr.,
Stafford, TX 77477
346-515-1500
346-770-2819 fax

www.ccaction.com

May 8, 2026

Judge Hoppy Haden
Caldwell County
110 S. Main St.
Lockhart, TX 78644

Dear Judge Haden:

I am writing this letter to submit a formal request on behalf of Combined Community Action, Inc. (CCA) to be included in the FY 2026-2027 Caldwell County Budget in the amount of \$8,000. If funded, the money would be used for the Senior Nutrition Program, "Meals on Wheels".

- In FY 2025, we served 31,420 meals to over 180 Seniors in Caldwell County. We serve either hot or frozen meals to the clients; they can choose which meal they prefer.
- The CCA Weatherization Program weatherized 5 homes last year for an average cost spent per home of \$9,020.00.

It is vital that we receive support from the county to receive the Texans Feeding Texans funding from the Texas Department of Agriculture. We understand the budget is tight, but to receive the TDA funds, the county must match a certain amount. The application instructions states:

*A grant equivalent to \$0.25 per county senior as reported in the 2020 census qualifies meal providers for funds under the Program.

CCA staff would be happy to meet with the Commissioners Court to answer any questions regarding the services that CCA provides in Caldwell County. If you have any questions, please feel free to call me at 979/540-2980.

Sincerely,

Kelly Franke
Executive Director

- H.4 To discuss and take possible action to approve the execution of a Consent to Contract Assignment between Inland Geodetics, LLC, as Assignor, and Surveying and Mapping, LLC, as Assignee, pertaining to the Old Lytton Springs Rd (CR 183) at Dry Creek Low Water Crossing project near Precincts 3 and 4, and to authorize the County Judge to execute all associated documents. Speaker: Judge Haden/Maria Castanon; Backup: 3; Cost: \$0.00

Consent to Contract Assignment_Inland-SAM 3.pdf

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

MOTION APPROVED.

- H.5 To discuss and take possible action to approve granting the Caldwell County Judge limited, standing authority to execute certain routine Road Bond related documents on behalf of the County without the requirement of separate Commissioners Court approval for each individual execution. The delegated authority applies to the listed documents but not limited to: Center for Archeological Research Transfer from Governmental Agency, Center for Archaeological Studies Governmental Agency Letter of Transfer/Ownership LT2023, Texas Archeological Research Laboratory Curation Form 7, Texas Commission on Environmental Quality-0599, Texas Historical Commission Antiquities Permit Application Form Archeology, Supplemental Work Authorization where no modifications to scope or monetary value are involved. Speaker: Judge Haden/Richard Sitton/Maria Castanon; Backup: 0; Cost: \$0.00

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

MOTION APPROVED.

- H.6 To discuss and take possible action regarding Caldwell County Community Services Foundation 2025 quarterly and annual reports. Speaker: Judge Haden/Sally Daniel; Backup: 11; Cost: \$0.00 Judge Haden requested that quarterly reports be provided.

CCCSF Reports - Email.pdf
CCCSF 2025 Quarterly Reports.pdf
CCCSF 2025 in Review.pdf

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

MOTION APPROVED.

- H.7 To discuss and take possible action regarding Fiscal Year 2027 donation request from Combined Community Action for Meals on Wheels program. Speaker: Judge Haden/Kelly Franke; Backup: 1; Cost: \$8,000.00

Kelly Franke, Executive Director with Combined Community Action, requested that the "Meals on Wheels" program be included in the FY 2026–2027 Caldwell County Budget in the amount of \$8,000.00.

CCAction Funding request 2026-2027.pdf

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

MOTION APPROVED.

- H.8 To discuss and take possible action on Resolution 31 -2026 approving the Caldwell County Community and Evacuation Center License and Use Agreement and exhibits; authorizing the Event and Facility Manager to execute individual agreements and maintain the Optional Services and Equipment List; and acknowledging prior events held at the Center.



**TEXAS DEPARTMENT OF AGRICULTURE
TEXANS FEEDING TEXANS: HOME-DELIVERED MEAL
GRANT PROGRAM**

**RESOLUTION AUTHORIZING COUNTY GRANT AND ESTABLISHING
ELIGIBILITY FOR THE 2027 HOME-DELIVERED MEAL GRANT PROGRAM**

A resolution of the County of Caldwell (County) Texas, certifying that the County has awarded a monetary grant to Combined Community Action, Inc. (Organization), an organization that provides home-delivered meals to homebound persons in the County who are elderly and/or have a disability, and certifying that the County has approved the Organization's accounting system or fiscal agent.

WHEREAS, the Organization intends to apply for grant funds from the Texas Department of Agriculture to supplement and extend existing services for homebound persons in the County who are elderly and/or have a disability pursuant to the Home-Delivered Meal Grant Program (Program);

WHEREAS, the Program rules require an applicant organization to receive a cash grant from the county in which the home-delivered meal services are provided as a condition of eligibility for Program funding;; and

WHEREAS, the Program rules further require the County to approve the Organization's accounting system or fiscal agent in order for the Organization to be eligible to receive Program grant funds;

BE IT RESOLVED BY THE COUNTY:

SECTION 1: The County hereby certifies that it has awarded a cash grant to the Organization in the amount of \$8,000.00 for the purpose of supporting home-delivered meal services and satisfying the local grant requirement necessary for the Organization's eligibility to apply for funding under the 2027 Home-Delivered Meal Grant Program. The grant shall be paid and utilized during the period beginning

1st of October 2026 and the 30th of September 2027

SECTION 2: The County hereby certifies that the Organization provides home-delivered meals to homebound persons in the County who are elderly and/or have a disability.

SECTION 3: The County hereby certifies that it has approved the Organization's accounting system or fiscal agent which meets applicable financial management system requirements as set forth in the Texas Grant Management Standards promulgated by the Texas Comptroller of Public Accounts.

Introduced, read, and passed by the affirmative vote of the County on this 8th day of October, 2026.

Signature

Signature of Authorized Official of the County

Hoppy Haden, Caldwell County Judge

Typed Name and Title

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Resolution
Subject:	To approve Resolution 39-2026 from Capital Area Housing Finance Corporation approving assignment of private activity bond authority to Texas Department of Housing and Community Affairs; and containing other provisions relating to the subject.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Danielle Blake
Backup Materials:	Attached
Total # of Pages:	13



September 17, 2026

The Honorable Hoppy Haden
Caldwell County Judge
110 S. Main Street, Room 103
Lockhart, Texas 78644

Re: Capital Area Housing Finance Corporation
Single Family Mortgage Origination Program

Dear Judge Haden:

The Capital Area Housing Finance Corporation (the "*Corporation*") has applied to the Texas Bond Review Board for an allocation of private activity bond volume cap (the "*Volume Cap Allocation*") to facilitate a single family mortgage origination program. The Corporation intends to assign a portion of the Volume Cap Allocation to the Texas Department of Housing and Community Affairs ("*TDHCA*") in connection with TDHCA's single family mortgage revenue bond programs. The Volume Cap Allocation, once assigned, will be used to provide a means of financing single family home mortgages for residents in the Corporation's jurisdiction.

Pursuant to the provisions of Section 1372.044 of the Texas Government Code (the "*Act*"), the County of Caldwell, as a sponsoring political subdivision of the Corporation, must approve of the assignment of the Volume Cap Allocation by the Corporation to TDHCA. Accordingly, we are asking the Commissioners' Court of the County of Caldwell to pass the attached Resolution at its next meeting in order to meet the requirements of the Act.

It is important to note that any bonds issued by TDHCA will be special limited obligations of TDHCA and neither the sponsoring political subdivisions of the Corporation nor the Corporation will be liable in any manner for the payment of such bonds.

Please review the Resolution and call me at (512) 623-1992 with any questions or comments you may have. Otherwise, if all is in order, please return two (2) copies of the signed Resolution to Chapman and Cutler LLP, Bond Counsel to the Corporation, using the enclosed prepaid Federal Express envelope for delivery no later than Thursday, November 19, 2026.

CAPITAL AREA HOUSING FINANCE
CORPORATION

By Andrea Shields
Andrea Shields
Executive Director

Enclosures

EXHIBITS:

Exhibit A – Assignment Agreement

RESOLUTION APPROVING ASSIGNMENT OF PRIVATE ACTIVITY BOND
AUTHORITY TO TEXAS DEPARTMENT OF HOUSING AND COMMUNITY
AFFAIRS; AND CONTAINING OTHER PROVISIONS RELATING TO THE
SUBJECT

WHEREAS, the Capital Area Housing Finance Corporation (the “Corporation”) was created by the Texas Counties of Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano and Williamson and the Texas City of San Marcos pursuant to the provisions of the Texas Housing Finance Corporations Act, as amended, formerly Article 1269I-7, Vernon's Annotated Texas Civil Statutes, and now codified as Texas Local Government Code, Chapter 394 (as it may be amended, the “Act”); and

WHEREAS, the Corporation has informed Caldwell County, Texas (the “Sponsor”) that the Corporation has filed or intends to file with the Texas Bond Review Board an application in the 2026 program year for reservation of state ceiling for issuance of qualified mortgage revenue bonds in the maximum amount of \$61,000,000 (the “Reservation”); and

WHEREAS, the Corporation has informed the Sponsor that the Board of Directors of the Corporation has adopted or intends to adopt a resolution to delegate to the Texas Department of Housing and Community Affairs (“TDHCA”), pursuant to Chapter 394.032(e) of the Act, the authority to act on its behalf in the financing, refinancing, acquisition, leasing, ownership, improvement, and disposal of certain home mortgages or residential developments as permitted under the Act, including its authority to issue bonds for those purposes; and

WHEREAS, as a governmental unit that created the Corporation, the Commissioners Court of Caldwell County, Texas (the “Governing Body”) desires to approve the assignment of the Reservation to TDHCA in accordance with Chapter 1372.044 of the Texas Government Code; and

WHEREAS, the Governing Body desires to approve the Assignment Agreement in substantially the form attached as Exhibit A between the Corporation and TDHCA (the “Assignment Agreement”); and

WHEREAS, it is deemed necessary and advisable that this Resolution be adopted;

THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF CALDWELL COUNTY, TEXAS THAT:

Section 1. The Governing Body specifically approves and consents to the assignment of the Reservation to TDHCA in accordance with Chapter 1372.044 of the Texas Government Code and approves the Assignment Agreement. The approval herein given is solely pursuant to Chapter 1372.044 of the Texas Government Code, and is not to be construed as any undertaking by the Sponsor, and it is expressly acknowledged that any bonds issued by TDHCA using the Reservation would be obligations only of TDHCA and shall never constitute an indebtedness or pledge, within the meaning of any constitutional or statutory provision, of the Corporation, the Sponsor or any other municipal or political corporation or subdivision of the State of Texas, and the holders of any such obligations shall never be paid in whole or in part out of any funds raised

or to be raised by taxation or any other revenues of the Corporation, the Sponsor or any such municipal or political corporation or subdivision

Section 2. The County Judge of the Sponsor is hereby authorized, jointly and severally, to execute and deliver such endorsements, instruments, certificates, documents, or papers necessary and advisable to carry out the intent and purposes of this Resolution.

[Execution page follows]

RESOLVED this the 8th day of October, 2026.

Hoppy Haden
Caldwell County Judge

B.J. Westmoreland
Commissioner, Precinct 1

Rusty Horne
Commissioner, Precinct 2

Ed Theriot
Commissioner, Precinct 3

Dyral Thomas
Commissioner, Precinct 4

ATTEST:

Teresa Rodriguez, County Clerk

Exhibit A

Assignment Agreement

Exhibits:

Exhibit A – Term Sheet

ASSIGNMENT AGREEMENT

This **ASSIGNMENT AGREEMENT** (this “**Agreement**”) is made as of the ____ day of _____, 2026 by and between **CAPITAL AREA HOUSING FINANCE CORPORATION** (“**HFC**”), a Texas non-profit housing finance corporation and the **TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS** (“**TDHCA**”), a public and official agency of the State of Texas.

RECITALS:

A. HFC has been duly created and organized pursuant to and in accordance with the provisions of the Texas Housing Finance Corporations Act, Texas Local Government Code, Chapter 394 (as it may be amended, the “**Act**”), for the purpose of providing a means of financing the costs of residential ownership and development that will provide decent, safe and sanitary housing for persons of low and moderate income at prices they can afford.

B. The Act authorizes HFC to issue bonds for the purpose of obtaining funds to finance home mortgage loans (or participation interests therein) for persons of low and moderate income for homes within the geographic limits of the Texas Counties of Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano and Williamson and the Texas City of San Marcos.

C. Section 103 and Section 143 of the Internal Revenue Code of 1986, as amended (the “**Code**”), provide that the interest on obligations issued by or on behalf of a state or a political subdivision thereof the proceeds of which are to be used to finance owner-occupied residences shall be excludable from gross income of the owners thereof for federal income tax purposes if such issue meets certain requirements set forth in Section 143 of the Code.

D. Section 146(a) of the Code requires that certain “private activity bonds” (as defined in Section 141(a) of the Code) must come within the issuing authority’s private activity bond limit for the applicable calendar year in order to be treated as obligations the interest on which is excludable from the gross income of the holders thereof for federal income tax purposes.

E. The private activity bond “State ceiling” (as defined in Section 146(d) of the Code) applicable to the State of Texas (the “**State**”) is subject to allocation, in the manner authorized by Section 146(e) of the Code, pursuant to Chapter 1372, Texas Government Code, as amended (the “**Allocation Act**”).

F. The Allocation Act requires HFC, in order to reserve a portion of the State ceiling for qualified mortgage bonds and satisfy the requirements of Section 146(a) of the Code, to file an application for reservation (an “**Application for Reservation**”) with the Texas Bond Review Board (the “**Bond Review Board**”), stating the maximum amount of the bonds requiring an allocation, the purpose of the bonds and the section of the Code applicable to the bonds.

G. The Allocation Act and the rules promulgated thereunder by the Bond Review Board (the “**Allocation Rules**”) require that an Application for Reservation be accompanied by a copy of the certified resolution of the issuer authorizing the filing of the Application for Reservation.

H. By resolution adopted on [**DATE OF RESOLUTION APPROVING FILING VOLUME CAP APPLICATION**], HFC authorized the filing of an Application for Reservation with the Bond Review Board in the maximum amount of \$61,000,000 with respect to qualified mortgage bonds, and the Bond Review Board has issued or is expected to issue a reservation of “State Ceiling” in connection with such Application

for Reservation (the “**Reservation**”).

I. HFC has determined to (a) delegate to TDHCA HFC’s authority to issue bonds or mortgage credit certificates (“**MCCs**”) for the purposes specified above, pursuant to Section 394.032(e) of the Act, which provides that a housing finance corporation may delegate to the Texas Department of Housing and Community Affairs the authority to act on its behalf in the financing, refinancing, acquisition, leasing, ownership, improvement, and disposal of home mortgages or residential developments as permitted under the Act, including its authority to issue bonds for those purposes, and (b) assign the Reservation to TDHCA, pursuant to Section 1372.044 of the Texas Government Code.

J. HFC was created by the Texas Counties of Bastrop, Blanco, Burnet, Caldwell, Fayette, Hays, Lee, Llano and Williamson and the Texas City of San Marcos (the “**Sponsors**”) pursuant to the Act.

K. As the governmental units that created HFC, the Sponsors have approved the assignment of the Reservation to TDHCA in accordance with Section 1372.044 of the Texas Government Code.

NOW THEREFORE, in consideration of the foregoing and the mutual representations, warranties, covenants and conditions contained herein, the parties hereto hereby agree as follows:

1. **Assignment.** HFC hereby assigns, conveys and transfers to TDHCA, to the full extent assignable under applicable law, all of HFC’s right, title and interest in, to and under the Reservation (the “**Assignment**”), including without limitation, the right to file a carryforward designation request and to elect to use the Reservation to issue MCCs. The Assignment is irrevocable and applies only to the Reservation for the 2026 program year.

2. **Consents.** HFC agrees to obtain and deliver to TDHCA, such consents to the Assignment of the Reservation as may be required.

3. **Expenses.** TDHCA shall be responsible for payment of all fees and expenses incurred from and after the date of this Agreement with respect to the Reservation, including any carryforward application fee and/or closing fees payable to the Bond Review Board; and TDHCA will pay all costs associated with the issuance of the bonds.

4. **Agreement.** In exchange for the Assignment, TDHCA agrees to originate in the geographic service area of HFC (a) mortgage loans that are eligible for pooling into mortgage certificates and purchase by the trustee for one or more series of tax-exempt bonds issued by TDHCA (“**Pooled Loans**”), and/or (b) My First Texas Home Combo Loans with MCCs (“**Combo Loans**”, and referred to herein together with the Pooled Loans collectively as “**HFC Loans**”), until an aggregate amount of \$61,000,000 of HFC Loans (accounting for the amount of Pooled Loans originated, pooled and purchased by the trustee, and the amount of volume cap used to originate the Combo Loans) have been originated or issued, respectively. HFC Loans will be originated on a first-in, first-out basis. The provisions in the Term Sheet attached hereto as Exhibit A (the “**Term Sheet**”) are incorporated herein and supplement the provisions of this Agreement; however, in the event of any inconsistency between the provisions of this Agreement and the Term Sheet, the provisions of this Agreement shall supersede those of the Term Sheet.

5. **Fees.** TDHCA will pay an ongoing fee in the amount identified in, and in accordance with the provisions of, the Term Sheet (collectively, the “**HFC Fees**”). HFC Fees will be paid for a period as described in the Term Sheet for each HFC Loan. The outstanding balance of HFC Loans will be reduced monthly to reflect principal repayments and prepayments (including foreclosures of HFC Loans). HFC Fees cease to accrue with respect to any HFC Loan once that HFC Loan has been repaid or prepaid. HFC Fees will be paid annually, in accordance with payment instructions to be provided by HFC.

6. **Reporting.** Once HFC Loans have been pooled into mortgage-backed securities or an MCC has been issued, TDHCA will provide loan level detail with respect to the outstanding loan balances as provided in the Term Sheet.

7. **Governing Law.** This Agreement shall be governed by and enforced in accordance with the laws of the State of Texas.

8. **Severability.** The invalidity, illegality or unenforceability of any provision of this Agreement shall not affect the validity, legality or enforceability of any other provision, and all other provisions shall remain in full force and effect.

9. **Entire Agreement; Amendment and Waiver.** This Agreement contains the complete and entire understanding of the parties with respect to the matters covered herein. This Agreement may not be amended, modified or changed, nor shall any waiver of any provision hereof be effective, except by a written instrument signed by the party against whom enforcement of the waiver, amendment, change, or modification is sought, and then only to the extent set forth in that instrument. No specific waiver of any of the terms of this Agreement shall be considered as a general waiver.

10. **Counterparts.** This Agreement may be executed in one or more counterparts, each of which is an original and all of which together constitute one and the same Agreement. Electronically transmitted counterparts shall be deemed originals.

[Execution pages follow]

IN WITNESS WHEREOF, the undersigned have duly executed and delivered this Agreement to be effective as of the date first set forth above.

**CAPITAL AREA HOUSING FINANCE
CORPORATION**

By: _____
Name: _____
Title: _____

[signatures continue next page]

**TEXAS DEPARTMENT OF HOUSING AND
COMMUNITY AFFAIRS**

By: _____
Name: _____
Title: _____

EXHIBIT A – TERM SHEET

**2026 Term Sheet
Housing Finance Corporation Volume Cap Assignment**

Issuer:	Texas Department of Housing and Community Affairs ("TDHCA")
HFC Partner:	Housing Finance Corporation ("HFC")
Volume Cap:	To be reserved by the HFC for subsequent assignment to TDHCA ("Reservation").
Assignment:	TDHCA and the HFC will execute an Assignment Agreement to assign the Reservation to TDHCA. The HFC's governing body will be required to approve the Assignment.
Assignment Purpose:	To be used by TDHCA to originate (a) My First Texas Home Bond Loans that are eligible for pooling into mortgage backed securities and purchased by tax-exempt bonds issued by TDHCA ("Pooled Loans"), and/or (b) My First Texas Home Combo Loans with MCCs ("Combo Loans", collectively "HFC Loans").
Loan Prioritization	The HFC Loans shall be recorded on a first in first out ("FIFO") basis until the equivalent of the assigned volume cap has been exhausted.
Volume Cap Utilization:	Pooled Loans will be credited at par. Combo Loans will be credited in accordance with the volume cap used to originate such loan.
HFC Fees:	TDHCA will pay an ongoing fee of 4.75 basis points against the aggregate outstanding balance of HFC Loans that have been pooled into mortgage-backed securities or for which an MCC has been issued. The HFC Fees will be paid for a period of ten years for each loan originated under the Assignment Agreement that is not more than 30-days delinquent at the time the Pooled Loan Fee is calculated. The outstanding balance will be reduced monthly to reflect principal repayments and prepayments (including foreclosures). HFC Fees cease to accrue with respect to any HFC Loan once that loan has been repaid or prepaid. HFC Fees will be paid annually, in accordance with payment instructions to be provided by the HFC.
Related Costs:	TDHCA shall be responsible for payment of all fees and expenses incurred from and after the date of the Assignment Agreement with respect to the Reservation, including any carryforward application fee and/or closing fees payable to the Bond Review Board; and will pay all costs associated with the issuance of the bonds.

Reporting: Once HFC Loans have been pooled into mortgage-backed securities or an MCC has been issued, TDHCA will provide quarterly loan level detail with respect to the outstanding loan balances; no personally identifiable information will be included.

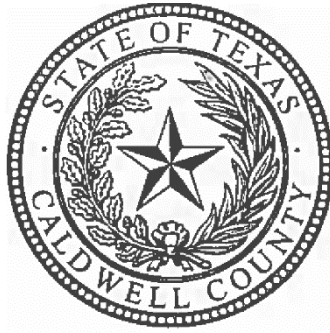
Mortgage Loan Program

While TDHCA may originate more loans within the HFC's jurisdiction, the maximum amount of HFC Loans is limited to the volume cap assigned.

Loans originated through a bond issue include FHA, VA, and USDA loans (no conventional loans). All loans must have a term of 30 years.

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
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 until further notice.

IN WITNESS WHEREOF, I AFFIX MY SIGNATURE this, the 8th of October 2026.

Hoppy Haden, County Judge

ATTEST:

**Teresa Rodriguez
County Clerk**

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Order
Subject:	To approve Order 13-2026, permitting the sale of certain fireworks in unincorporated areas of Caldwell County during Diwali holiday period.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Hector Rangel
Backup Materials:	Attached
Total # of Pages:	3



DIWALI FIREWORKS PERIOD
(NOVEMBER 3-MIDNIGHT, NOVEMBER 12)
DEADLINE TO ADOPT ORDER: OCTOBER 24, 2026

Occupations Code, §2154.202(h), permits the commissioners court to adopt an order authorizing the sale of fireworks for Diwali (November 8 – 12).

If the court decides to permit the sale of fireworks during the Diwali period, the order must be adopted before October 24. If the court does not wish to permit the sale of fireworks during this period, no action is required.

Please note the distinction between this law (Occupations Code, §2154.202(h)), which **allows** the commissioners court at its **discretion** to **permit** fireworks sales for the holiday period and the other law (Local Government Code, §352.051) which **requires** the court to take action to **restrict or prohibit** sales during certain times of the year if drought conditions are present.

To assist the court in determining whether conditions are suitable for authorizing the sale of fireworks, the Texas A&M Forest Service is required to make its services available each day during the Diwali period to respond to the request of a county as to whether or not drought conditions exist. To obtain a determination from the Texas A&M Forest Service, call (979) 458-7331.

If the court decides to adopt such an order for Diwali, it may **restrict or prohibit** the sale of "restricted fireworks," which are defined as "skyrockets with sticks" and as "missiles with fins." A violation of the order is a Class C misdemeanor. Also, a citizen may file suit for an injunction to prevent a violation or threatened violation of the order.

Under Local Government Code §352.051(f), the county may also designate one or more "safe" areas where the use of restricted fireworks is not prohibited. In determining if an area may be considered "safe" the court should take into account whether adequate public safety and fire protection services are provided to the area.

A copy of Local Government Code §352.051, and the portions of the Occupations Code that define and explain permitted and prohibited fireworks, are available online at county.org/fireworks. A sample order authorizing the sale of fireworks during this period is provided on the following page. If your court decides to designate "safe" areas, the sample order will need to be modified to include appropriate language. If you have any questions, please contact the TAC Legal Department at (888) 275-8224.

STATE OF TEXAS

COUNTY OF _____

SAMPLE ORDER AUTHORIZING DIWALI FIREWORKS SALES

WHEREAS, the Commissioners Court of _____ County is authorized under Occupations Code Section 2154.202(h), to issue an order allowing retail fireworks permit holders to sell fireworks to the public in celebration of Diwali; and

WHEREAS, on the ____ day of _____, 2026, the Commissioners Court of _____ County has determined that conditions are favorable to issue such an Order;

NOW, THEREFORE, the Commissioners Court of _____ County adopts this Order authorizing the sale of fireworks to the public by retail fireworks permit holders during the Diwali period beginning November 3, 2026 and ending at midnight November 12, 2026, subject to the following restrictions:

- a. This order expires on the date the Texas A&M Forest Service determines drought conditions exist in the county or midnight, November 12, 2026, whichever is earlier.
- b. [Describe specific restrictions, if applicable]

Approved this the ____ day of _____, 2026, by the _____ County Commissioners Court.

County Judge



ORDER 13-2026
AUTHORIZING DIWALI FIREWORKS SALES

WHEREAS: The Commissioners Court of Caldwell County is authorized under Occupations Code Section 2154.202(h), to issue an order allowing retail fireworks permit holders to sell fireworks to the public in celebration of Diwali; and

WHEREAS: On the 8th day of October, 2026, the Commissioners Court of Caldwell County has determined that conditions are favorable to issue such an Order;

NOW, THEREFORE, the Commissioners Court of Caldwell County adopts this Order authorizing the sale of fireworks to the public by retail fireworks permit holders during the Diwali period beginning November 3, 2026, and ending at midnight November 12, 2026, subject to the following restrictions:

- a. This order expires on the date the Texas A&M Forest Service determines drought conditions exist in the county or midnight, November 12, 2026, whichever is earlier; and
- b. A person may not sell, detonate, ignite, or in any way use fireworks classified as “skyrockets with sticks” under 49 C.F.R. part. 173.100(r)(2) (10-01-86 edition) or missiles with fins in any portion of the unincorporated areas of Caldwell County; and
- c. This Order does not prohibit “permissible fireworks” as authorized in Occupations Code Section 2154.003(a).

ORDERED this the 8th day of October, 2026, by the Caldwell County Commissioners Court.

Hoppy Haden
Caldwell County Judge

B.J. Westmoreland
Commissioner, Precinct 1

Rusty Horne
Commissioner, Precinct 2

Ed Theriot
Commissioner, Precinct 3

Dyral Thomas
Commissioner, Precinct 4

ATTEST:

Teresa Rodriguez, County Clerk

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Ratification
Subject:	Discussion and possible action to authorize a wire transfer of approximately \$886,050.00 to Corridor Title for the closing of Caldwell County's previously approved purchase of the property located at 215 Bufkin Lane, Lockhart, Texas 78644.
Costs:	\$886,050.00
Agenda Speakers:	Judge Haden/Danielle Blake
Backup Materials:	Attached
Total # of Pages:	27



COMMERCIAL CONTRACT - IMPROVED PROPERTY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS, Inc. 2022

1. **PARTIES:** Seller agrees to sell and convey to Buyer the Property described in Paragraph 2. Buyer agrees to buy the Property from Seller for the sales price stated in Paragraph 3. The parties to this contract are:

Seller: Jim Smith Rentals, LLC by and through Smith Pearce Investments, LP, a Texas
Limited Partnership, by and through its General Partner, Smith Pearce Investments GP LLC
Address: 120 East Market Street, Suite 101, Lockhart, TX 78644
Phone: (512)787-7907 E-mail: Jim@countywideRE.com; amelia@countywideRE.com
Mobile: (512)787-5180 Fax or Other: 5123984160

Buyer: Caldwell County

Address: 110 South Main Street, Lockhart, TX 78644
Phone: (512)213-8983 E-mail: hoppy.hadlin@co.caldwell.tx.us
Mobile: _____ Fax or Other: _____

2. PROPERTY:

- A. "Property" means that real property situated in Caldwell County, Texas at
215 Buffin Lane, Lockhart, TX 78644 (address)
and that is legally described on the attached Exhibit _____ or as follows:
Lot 8, Block 1, Revised Buffin Commercial Addition, City of Lockhart, Caldwell County, TX

- B. Seller will sell and convey the Property together with:

- (1) all buildings, improvements, and fixtures;
 - (2) all rights, privileges, and appurtenances pertaining to the Property, including Seller's right, title, and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way;
 - (3) Seller's interest in all leases, rents, and security deposits for all or part of the Property;
 - (4) Seller's interest in all licenses and permits related to the Property;
 - (5) Seller's interest in all third party warranties or guarantees, if transferable, relating to the Property or any fixtures;
 - (6) Seller's interest in any trade names, if transferable, used in connection with the Property; and
 - (7) all Seller's tangible personal property located on the Property that is used in connection with the Property's operations except: all personal property related to the operations of Countywide Builders.
- Any personal property not included in the sale must be removed by Seller prior to closing.

(Describe any exceptions, reservations, or restrictions in Paragraph 12 or an addendum.)

(If mineral rights are to be reserved an appropriate addendum should be attached.)

(If the Property is a condominium, attach Commercial Contract Condominium Addendum (TXR-1930) or (TXR-1946).)

3. **SALES PRICE:** At or before closing, Buyer will pay the following sales price for the Property:

A. Cash portion payable by Buyer at closing \$ 895,000.00
B. Sum of all financing described in Paragraph 4 \$ _____
C. Sales price (sum of 3A and 3B) 395,500.00 \$ 895,000.00

(TXR-1801) 07-08-22

Initiated for Identification by Seller _____ and Buyer _____

Page 1 of 15

Countywide Realty, LLC 1481 Charlek Lockhart TX 78644
Amelia Smith

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Fax: (512) 398-4160

Jim Smith Rentals

www.kod.com

Commercial Contract - Improved Property concerning 218 Huffin Lane, Lockhart, TX 78644

4. FINANCING: Buyer will finance the portion of the sales price under Paragraph 3B as follows:

- ☐ A. **Third Party Financing:** One or more third party loans in the total amount of \$ _____. This contract:
- ☐ (1) is not contingent upon Buyer obtaining third party financing.
- ☐ (2) is contingent upon Buyer obtaining third party financing in accordance with the attached Commercial Contract Financing Addendum (TXR-1931).
- ☐ B. **Assumption:** In accordance with the attached Commercial Contract Financing Addendum (TXR-1931), Buyer will assume the existing promissory note secured by the Property, which balance at closing will be \$ _____.
- ☐ C. **Seller Financing:** Buyer will deliver a promissory note and deed of trust to Seller under the terms of the attached Commercial Contract Financing Addendum (TXR-1931) in the amount of \$ _____.

5. EARNEST MONEY:

- A. Not later than 3 days after the effective date, Buyer must deposit \$ \$8,950.00 as earnest money with Corridor Title (title company) at 120 E. Market St. Ste. 200, Lockhart, TX 78644 (address) Cindy Carroll or Whitney Abel (closer). If Buyer fails to timely deposit the earnest money, Seller may terminate this contract or exercise any of Seller's other remedies under Paragraph 15 by providing written notice to Buyer before Buyer deposits the earnest money.
- B. Buyer will deposit an additional amount of \$ _____ with the title company to be made part of the earnest money on or before:
- ☐ (i) _____ days after Buyer's right to terminate under Paragraph 7B expires; or
- ☐ (ii) _____.
- Buyer will be in default if Buyer fails to deposit the additional amount required by this Paragraph 5B within 3 days after Seller notifies Buyer that Buyer has not timely deposited the additional amount.
- C. Buyer may instruct the title company to deposit the earnest money in an interest-bearing account at a federally insured financial institution and to credit any interest to Buyer.

6. TITLE POLICY, SURVEY, AND UCC SEARCH:

A. Title Policy:

- (1) Seller, at Seller's expense, will furnish Buyer an Owner's Policy of Title Insurance (the title policy) issued by any underwriter of the title company in the amount of the sales price, dated at or after closing, insuring Buyer against loss under the title policy, subject only to:
- (a) those title exceptions permitted by this contract or as may be approved by Buyer in writing; and
- (b) the standard printed exceptions contained in the promulgated form of title policy unless this contract provides otherwise.
- (2) The standard printed exception as to discrepancies, conflicts, or shortages in area and boundary lines, or any encroachments or protrusions, or any overlapping improvements:
- ☐ (a) will not be amended or deleted from the title policy.
- ☒ (b) will be amended to read "shortages in areas" at the expense of ☒ Buyer ☐ Seller.
- (3) Within 21 days after the effective date, Seller will furnish Buyer a commitment for title insurance (the commitment) including legible copies of recorded documents evidencing title exceptions. Seller authorizes the title company to deliver the commitment and related documents to Buyer at Buyer's address.

(TXR-1801) 07-08-22

Initialed for Identification by Seller JWS and Buyer APS

Page 2 of 16

Courtesy of Realty, 1400 Clearbark Lockhart, TX 78644
Amelia Smith

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Jim Smith Realty,

Commercial Contract - Improved Property concerning 215 Buflin Lane, Lockhart, TX 78644

B. Survey: Within 25 days after the effective date:

- ☒ (1) Buyer will obtain a survey of the Property at Buyer's expense and deliver a copy of the survey to Seller. The survey must be made in accordance with the: (i) ALTA/NSPS Land Title Survey standards, or (ii) Texas Society of Professional Surveyors' standards for a Category 1A survey under the appropriate condition. Seller will reimburse Buyer 500.00 (insert amount) of the cost of the survey at closing, if closing occurs.
- ☐ (2) Seller, at Seller's expense, will furnish Buyer a survey of the Property dated after the effective date. The survey must be made in accordance with the: (i) ALTA/NSPS Land Title Survey standards, or (ii) Texas Society of Professional Surveyors' standards for a Category 1A survey under the appropriate condition.
- ☐ (3) Seller will deliver to Buyer and the title company a true and correct copy of Seller's most recent survey of the Property along with an affidavit required by the title company for approval of the existing survey. If the existing survey is not acceptable to the title company, ☐ Seller ☐ Buyer (updating party), will, at the updating party's expense, obtain a new or updated survey acceptable to the title company and deliver the acceptable survey to the other party and the title company within 30 days after the title company notifies the parties that the existing survey is not acceptable to the title company. The closing date will be extended daily up to 30 days if necessary for the updating party to deliver an acceptable survey within the time required. The other party will reimburse the updating party _____ (insert amount or percentage) of the cost of the new or updated survey at closing, if closing occurs.

C. UCC Search:

- ☐ (1) Within _____ days after the effective date, Seller, at Seller's expense, will furnish Buyer a Uniform Commercial Code (UCC) search prepared by a reporting service and dated after the effective date. The search must identify documents that are on file with the Texas Secretary of State and the county where the Property is located that relate to all personal property on the Property and show, as debtor, Seller and all other owners of the personal property in the last 5 years.
- ☒ (2) Buyer does not require Seller to furnish a UCC search.

D. Buyer's Objections to the Commitment, Survey, and UCC Search:

- (1) Within 7 days after Buyer receives the last of the commitment, copies of the documents evidencing the title exceptions, any required survey, and any required UCC search, Buyer may object to matters disclosed in the items if: (a) the matters disclosed are a restriction upon the Property or constitute a defect or encumbrance to title to the real or personal property described in Paragraph 2 other than those permitted by this contract or liens that Seller will satisfy at closing or Buyer will assume at closing; or (b) the items show that any part of the Property lies in a special flood hazard area (an "A" or "V" zone as defined by FEMA). If the commitment or survey is revised or any new document evidencing a title exception is delivered, Buyer may object to any new matter revealed in such revision or new document. Buyer's objection must be made within the same number of days stated in this paragraph, beginning when the revision or new document is delivered to Buyer. If Paragraph 6B(1) applies, Buyer is deemed to receive the survey on the earlier of: (i) the date Buyer actually receives the survey; or (ii) the deadline specified in Paragraph 6B.
- (2) Seller may, but is not obligated to, cure Buyer's timely objections within 15 days after Seller receives the objections. The closing date will be extended as necessary to provide such time to cure the objections. If Seller fails to cure the objections by the time required, Buyer may terminate

(TXR-1801) 07-08-22

Initialed for Identification by Seller

and Buyer

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Jim Smith Realty

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Commercial Contract - Improved Property concerning 215 Buftin Lane, Lockhart, TX 78844

this contract by providing written notice to Seller within 5 days after the time by which Seller must cure the objections. If Buyer terminates, the earnest money, less any independent consideration under Paragraph 7B(1), will be refunded to Buyer.

(3) Buyer's failure to timely object or terminate under this Paragraph 6D is a waiver of Buyer's right to object except that Buyer will not waive the requirements in Schedule C of the commitment.

7. PROPERTY CONDITION:

A. Present Condition: Buyer accepts the Property in its present condition except that Seller, at Seller's expense, will complete the following before closing: property condition "as is" upon sale

including

B. Feasibility Period: Buyer may terminate this contract for any reason within 30 days after the effective date (feasibility period) by providing Seller written notice of termination. ^{than} effective date is date of receipt by Title

(1) Independent Consideration. (Check only one box and insert amounts.)

☒ (a) If Buyer terminates under this Paragraph 7B, the earnest money will be refunded to Buyer less \$ 2,500.00 that Seller will retain as independent consideration for Buyer's unrestricted right to terminate. Buyer has tendered the independent consideration to Seller upon payment of the amount specified in Paragraph 5A to the title company. The independent consideration is to be credited to the sales price only upon closing of the sale. If no dollar amount is stated in this Paragraph 7B(1) or if Buyer fails to deposit the earnest money, Buyer will not have the right to terminate under this Paragraph 7B.

☐ (b) Not later than 3 days after the effective date, Buyer must pay \$ _____ as independent consideration for Buyer's right to terminate by tendering such amount to the title company. Buyer authorizes escrow agent to release and deliver the independent consideration to Seller at any time upon Seller's request without further notice to or consent from Buyer. If Buyer terminates under this Paragraph 7B, the earnest money will be refunded to Buyer and Seller will retain the independent consideration. The independent consideration will be credited to the sales price only upon closing of the sale. If no dollar amount is stated in this Paragraph 7B(1)(b) or if Buyer fails to pay the independent consideration, Buyer will not have the right to terminate under this Paragraph 7B.

☐ (2) Feasibility Period Extension: Prior to the expiration of the initial feasibility period, Buyer may extend the feasibility period for a single additional period of _____ days by delivering \$ _____ to the title company as additional earnest money.

(a) \$ _____ of the additional earnest money will be retained by Seller as additional independent consideration for Buyer's unrestricted right to terminate, but will be credited to the sales price only upon closing of the sale. If Buyer terminates under this Paragraph 7B, the additional earnest money will be refunded to Buyer and Seller will retain the additional independent consideration.

(b) Buyer authorizes escrow agent to release and deliver to Seller the following at any time upon Seller's request without further notice to or consent from Buyer:

(i) The additional independent consideration.

(ii) (Check no boxes or only one box.)

☐ all or ☐ \$ _____ of the remaining portion of the additional earnest money, which will be refunded to Buyer if Buyer terminates under this Paragraph 7B or if Seller defaults under this contract.

(TXR-1801) 07-08-22

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Commercial Contract - Improved Property concerning 215 Butkin Lane, Lockhart, TX 78644

If no dollar amount is stated in this Paragraph 7B(2) as additional earnest money or as additional independent consideration, or if Buyer fails to timely deliver the additional earnest money, the extension of the feasibility period will not be effective.

C. Inspections, Studies, or Assessments:

- (1) During the feasibility period, Buyer, at Buyer's expense, may complete or cause to be completed any and all inspections, studies, or assessments of the Property (including all improvements and fixtures) desired by Buyer.
- (2) Seller, at Seller's expense, will turn on all utilities necessary for Buyer to make inspections, studies, or assessments.
- (3) Buyer must:
 - (a) employ only trained and qualified inspectors and assessors;
 - (b) notify Seller, in advance, of when the inspectors or assessors will be on the Property;
 - (c) abide by any reasonable entry rules or requirements of Seller;
 - (d) not interfere with existing operations or occupants of the Property; and
 - (e) restore the Property to its original condition if altered due to inspections, studies, or assessments that Buyer completes or causes to be completed.
- (4) Except for those matters that arise from the negligence of Seller or Seller's agents, Buyer is responsible for any claim, liability, encumbrance, cause of action, and expense resulting from Buyer's inspections, studies, or assessments, including any property damage or personal injury. Buyer will indemnify, hold harmless, and defend Seller and Seller's agents against any claim involving a matter for which Buyer is responsible under this paragraph. This paragraph survives termination of this contract.

D. Property Information:

- (1) Delivery of Property Information: Within 15 days after the effective date, Seller will deliver to Buyer the following to the extent in Seller's possession: *(Check all that apply.)*
 - ☐ (a) a current rent roll of all leases affecting the Property certified by Seller as true and correct;
 - ☐ (b) copies of all current leases, including any mineral leases, pertaining to the Property, including any modifications, supplements, or amendments to the leases;
 - ☒ (c) a current inventory of all personal property to be conveyed under this contract and copies of any leases for such personal property;
 - ☐ (d) copies of all notes and deeds of trust against the Property that Buyer will assume or that Seller will not pay in full on or before closing;
 - ☐ (e) copies of all current service, utility, maintenance, and management agreements relating to the ownership and operation of the Property;
 - ☒ (f) copies of current utility capacity letters from the Property's water and sewer service provider;
 - ☒ (g) copies of all current warranties and guarantees relating to all or part of the Property;
 - ☐ (h) copies of fire, hazard, liability, and other insurance policies that currently relate to the Property;
 - ☐ (i) copies of all leasing or commission agreements that currently relate to the tenants of all or part of the Property;
 - ☐ (j) a copy of the "as-built" plans and specifications and plat of the Property;
 - ☐ (k) copies of all invoices for utilities and repairs incurred by Seller for the Property in the 24 months immediately preceding the effective date;
 - ☐ (l) a copy of Seller's income and expense statement for the Property from _____ to _____;
 - ☒ (m) copies of all previous environmental assessments, geotechnical reports, studies, or analyses made on or relating to the Property;

D. (4)-(m) - none

(TXR-1801) 07-08-22

Initiated for Identification by Seller MS and Buyer [Signature]

Page 6 of 15

Century 21 Real Estate, 1439 Clearfork Loop, Lockhart, TX 78644
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Tina Kisha Westlake

Commercial Contract - Improved Property concerning 215 Buffin Lane, Lockhart, TX 78644

- ☐ (n) real and personal property tax statements for the Property for the previous 2 calendar years;
☐ (o) Tenant reconciliation statements including, operating expenses, insurance and taxes for the Property from _____ to _____; and
☐ (p) _____

(2) **Return of Property Information:** If this contract terminates for any reason, Buyer will, not later than 10 days after the termination date: *(Check all that apply.)*

- ☐ (a) return to Seller all those items described in Paragraph 7D(1) that Seller delivered to Buyer in other than an electronic format and all copies that Buyer made of those items;
☒ (b) delete or destroy all electronic versions of those items described in Paragraph 7D(1) that Seller delivered to Buyer or Buyer copied in any format; and
☐ (c) deliver to Seller copies of all inspection and assessment reports related to the Property that Buyer completed or caused to be completed.

This Paragraph 7D(2) survives termination of this contract.

E. **Contracts Affecting Operations:** Until closing, Seller: (1) will operate the Property in the same manner as on the effective date under reasonably prudent business standards; and (2) will not transfer or dispose of any part of the Property, any interest or right in the Property, or any of the personal property or other items described in Paragraph 2B or sold under this contract. After the feasibility period ends, Seller may not enter into, amend, or terminate any other contract that affects the operations of the Property without Buyer's written approval.

8. LEASES:

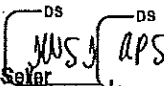
A. Each written lease Seller is to assign to Buyer under this contract must be in full force and effect according to its terms. Seller may not enter into any new lease, fail to comply with any existing lease, or make any amendment or modification to any existing lease without Buyer's written consent. Seller must disclose, in writing, if any of the following exist at the time Seller provides the leases to the Buyer or subsequently occur before closing:

- (1) any failure by Seller to comply with Seller's obligations under the leases;
(2) any circumstances under any lease that entitle the tenant to terminate the lease or seek any offsets or damages;
(3) any non-occupancy of the leased premises by a tenant;
(4) any advance sums paid by a tenant under any lease;
(5) any concessions, bonuses, free rents, rebates, brokerage commissions, or other matters that affect any lease; and
(6) any amounts payable under the leases that have been assigned or encumbered, except as security for loan(s) assumed or taken subject to under this contract.

B. **Estoppel Certificates:** Within _____ days after the effective date, Seller will deliver to Buyer estoppel certificates signed not earlier than _____ by each tenant that leases space in the Property. The estoppel certificates must include the certifications contained in the current version of TXR Form 1938 - Commercial Tenant Estoppel Certificate and any additional information requested by a third party lender providing financing under Paragraph 4 if the third party lender requests such additional information at least 10 days prior to the earliest date that Seller may deliver the signed estoppel certificates.

(TXR-1801)07-08-22

Initialed for Identification by Seller

DS DS
 and Buyer 

Page 6 of 15

Commercial Contract - Improved Property concerning 215 Bufkin Lane, Lockhart, TX 78644

9. BROKERS:

A. The brokers to this sale are:

Principal Broker: _____	Cooperating Broker: _____
Agent: _____	Agent: _____
Address: _____	Address: _____
Phone & Fax: _____	Phone & Fax: _____
E-mail: _____	E-mail: _____
License No.: _____	License No.: _____

Principal Broker: (Check only one box)
☐ represents Seller only.
☐ represents Buyer only.
☐ is an intermediary between Seller and Buyer.

Cooperating Broker represents Buyer.

B. Fees: (Check only (1) or (2) below.)
 (Complete the Agreement Between Brokers on page 15 only if (1) is selected.)

☐ (1) Seller will pay Principal Broker the fee specified by separate written commission agreement between Principal Broker and Seller. Principal Broker will pay Cooperating Broker the fee specified in the Agreement Between Brokers found below the parties' signatures to this contract.

☒ (2) At the closing of this sale, Seller will pay:

DS APS	DS JWS	Principal Broker a total cash fee of: ☐ _____ % of the sales price.	DS JWS	Cooperating Broker a total cash fee of: ☒ 3 % of the sales price.
-----------	-----------	---	-----------	--

The cash fees will be paid in Caldwell County, Texas. Seller authorizes the title company to pay the brokers from the Seller's proceeds at closing.

NOTICE: Chapter 62, Texas Property Code, authorizes a broker to secure an earned commission with a lien against the Property.

C. The parties may not amend this Paragraph 9 without the written consent of the brokers affected by the amendment.

10. CLOSING:

A. The date of the closing of the sale (closing date) will be on or before the later of:

(1) ☐ _____ days after the expiration of the feasibility period,
☒ on or before 10/15/2026 (specific date).

(2) 7 days after objections made under Paragraph 6D have been cured or waived.

B. If either party fails to close by the closing date, the non-defaulting party may exercise the remedies in Paragraph 15.

(TXR-1801) 07-08-22

Initiated for Identification by Seller JWS and Buyer APS

Page 7 of 15

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 All ERA 525A

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John Smith Realty, johnsmithrealty.com

Commercial Contract - Improved Property concerning 215 Buffalo Lane, Lockhart, TX 78644

- C. At closing, Seller will execute and deliver to Buyer, at Seller's expense, a ☐ general ☒ special warranty deed. The deed must include a vendor's lien if any part of the sales price is financed. The deed must convey good and indefeasible title to the Property and show no exceptions other than those permitted under Paragraph 6 or other provisions of this contract. Seller must convey the Property:
- (1) with no liens, assessments, or Uniform Commercial Code or other security interests against the Property which will not be satisfied out of the sales price, unless securing loans Buyer assumes;
 - (2) without any assumed loans in default; and
 - (3) with no persons in possession of any part of the Property as lessees, tenants at sufferance, or trespassers except tenants under the written leases assigned to Buyer under this contract.

- D. At closing, Seller, at Seller's expense, will also deliver to Buyer:
- (1) tax statements showing no delinquent taxes on the Property;
 - (2) a bill of sale with warranties to title conveying title, free and clear of all liens, to any personal property defined as part of the Property in Paragraph 2 or sold under this contract;
 - (3) an assignment of all leases to or on the Property;
 - (4) to the extent that the following items are assignable, an assignment to Buyer of the following items as they relate to the Property or its operations:
 - (a) licenses and permits;
 - (b) service, utility, maintenance, management, and other contracts; and
 - (c) warranties and guarantees;
 - (5) a rent roll current on the day of the closing certified by Seller as true and correct;
 - (6) evidence that the person executing this contract is legally capable and authorized to bind Seller;
 - (7) an affidavit acceptable to the title company stating that Seller is not a foreign person or, if Seller is a foreign person, a written authorization for the title company to: (i) withhold from Seller's proceeds an amount sufficient to comply with applicable tax law; and (ii) deliver the amount to the Internal Revenue Service together with appropriate tax forms; and
 - (8) any notices, statements, certificates, affidavits, releases, and other documents required by this contract, the commitment, or law necessary for the closing of the sale and the issuance of the title policy, all of which must be completed and executed by Seller as necessary.

- E. At closing, Buyer will:
- (1) pay the sales price in good funds acceptable to the title company;
 - (2) deliver evidence that the person executing this contract is legally capable and authorized to bind Buyer;
 - (3) sign and send to each tenant in the Property a written statement that:
 - (a) acknowledges Buyer has received and is responsible for the tenant's security deposit; and
 - (b) specifies the exact dollar amount of the security deposit;
 - (4) sign an assumption of all leases then in effect; and
 - (5) execute and deliver any notices, statements, certificates, or other documents required by this contract or law necessary to close the sale.

F. Unless the parties agree otherwise, the closing documents will be as found in the basic forms in the current edition of the State Bar of Texas Real Estate Forms Manual without any additional clauses.

11. **POSSESSION:** Seller will deliver possession of the Property to Buyer upon closing and funding of this sale in its present condition with any repairs Seller is obligated to complete under this contract, ordinary wear and tear excepted. Any possession by Buyer before closing or by Seller after closing that is not authorized by a separate written lease agreement is a landlord-tenant at sufferance relationship between the parties.

Possession shall occur on or before January 15, 2027

(TXR-1801)07-08-22

Initialed for Identification by Seller _____ and Buyer _____

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Coccolino Realty, 1428 Chestnut, Lockhart, TX 78644
 Amelle Smith

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 www.loop.com

Jim Smith Realtor,

DS DS
 JWS J APS

Commercial Contract - Improved Property concerning 216 Bufkin Lane, Lockhart, TX 78644

12. SPECIAL PROVISIONS: The following special provisions apply and will control in the event of a conflict with other provisions of this contract. (If special provisions are contained in an Addendum, identify the Addendum here and reference the Addendum in Paragraph 22D.)

During the period between closing and possession (On or before October 15, 2026 - Jan. 15, 2027), the parties shall obtain insurance accordingly by insurance advisors for each party.

Jim and Amelia Smith are licensed Brokers in the State of Texas.

~~No Brokers fee shall be paid by the Seller in this transaction to either Countywide Realty, LP or to a Buyer's Broker.~~

13. SALES EXPENSES:

A. Seller's Expenses: Seller will pay for the following at or before closing:

- (1) releases of existing liens, other than those liens assumed by Buyer, including prepayment penalties and recording fees;
- (2) release of Seller's loan liability, if applicable;
- (3) tax statements or certificates;
- (4) preparation of the deed and any bill of sale;
- (5) one-half of any escrow fee;
- (6) costs to record any documents to cure title objections that Seller must cure; and
- (7) other expenses that Seller will pay under other provisions of this contract.

B. Buyer's Expenses: Buyer will pay for the following at or before closing:

- (1) all loan expenses and fees;
- (2) preparation fees of any deed of trust;
- (3) recording fees for the deed and any deed of trust;
- (4) premiums for flood and hazard insurance as may be required by Buyer's lender;
- (5) one-half of any escrow fee; and
- (6) other expenses that Buyer will pay under other provisions of this contract.

14. PRORATIONS:

A. Prorations:

- (1) Interest on any assumed loan, taxes, rents, and any expense reimbursements from tenants will be prorated through the closing date.
- (2) If the amount of ad valorem taxes for the year in which the sale closes is not available on the closing date, taxes will be prorated on the basis of taxes assessed in the previous year. If the taxes for the year in which the sale closes vary from the amount prorated at closing, the parties will adjust the prorations when the tax statements for the year in which the sale closes become available. This Paragraph 14A(2) survives closing.
- (3) If Buyer assumes a loan or is taking the Property subject to an existing lien, Seller will transfer all reserve deposits held by the lender for the payment of taxes, insurance premiums, and other charges to Buyer at closing and Buyer will reimburse such amounts to Seller by an appropriate adjustment at closing.

B. Rollback Taxes: If Seller's use or change in use of the Property before closing results in the assessment of additional taxes, penalties, or interest (assessments) for periods before closing, the assessments will be the obligation of Seller. If this sale or Buyer's use of the Property after closing results in additional assessments for periods before closing, the assessments will be the obligation of Buyer. This Paragraph 14B survives closing.

(TXR-1801)07-08-22

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and Buyer

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Jim Smith Realty,

www.moticon

Commercial Contract - Improved Property concerning 215 Buftin Lane, Lockhart, TX 78644

- C. **Rent and Security Deposits:** At closing, Seller will tender to Buyer all security deposits and the following advance payments received by Seller for periods after closing: prepaid expenses, advance rental payments, and other advance payments paid by tenants. Rents prorated to one party but received by the other party will be remitted by the recipient to the party to whom it was prorated within 5 days after the rent is received. This Paragraph 14C survives closing.

15. DEFAULT:

- A. If Buyer fails to comply with this contract, Buyer is in default and Seller, as Seller's sole remedy(ies), may terminate this contract and receive the earnest money, as liquidated damages for Buyer's failure except for any damages resulting from Buyer's inspections, studies or assessments in accordance with Paragraph 7C(4) which Seller may pursue, or
(Check if applicable)
☒ enforce specific performance, or seek such other relief as may be provided by law.
- B. If, without fault, Seller is unable within the time allowed to deliver the estoppel certificates, survey or the commitment, Buyer may:
(1) terminate this contract and receive the earnest money, less any independent consideration under Paragraph 7B(1), as liquidated damages and as Buyer's sole remedy; or
(2) extend the time for performance up to 15 days and the closing will be extended as necessary.
- C. Except as provided in Paragraph 15B, if Seller fails to comply with this contract, Seller is in default and Buyer may:
(1) terminate this contract and receive the earnest money, less any independent consideration under Paragraph 7B(1), as liquidated damages and as Buyer's sole remedy; or
(2) enforce specific performance, or seek such other relief as may be provided by law, or both.

16. CASUALTY LOSS AND CONDEMNATION:

- A. If any part of the Property is damaged or destroyed by fire or other casualty after the effective date, Seller must restore the Property to its previous condition as soon as reasonably possible and not later than the closing date. If, without fault, Seller is unable to do so, Buyer may:
(1) terminate this contract and the earnest money, less any independent consideration under Paragraph 7B(1), will be refunded to Buyer;
(2) extend the time for performance up to 15 days and closing will be extended as necessary; or
(3) accept at closing: (i) the Property in its damaged condition; (ii) an assignment of any insurance proceeds Seller is entitled to receive along with the insurer's consent to the assignment; and (iii) a credit to the sales price in the amount of any unpaid deductible under the policy for the loss.
- B. If before closing, condemnation proceedings are commenced against any part of the Property, Buyer may:
(1) terminate this contract by providing written notice to Seller within 15 days after Buyer is advised of the condemnation proceedings and the earnest money, less any independent consideration under Paragraph 7B(1), will be refunded to Buyer; or
(2) appear and defend the condemnation proceedings and any award will, at Buyer's election, belong to: (a) Seller and the sales price will be reduced by the same amount; or (b) Buyer and the sales price will not be reduced.

17. ATTORNEY'S FEES: If Buyer, Seller, any broker, or the title company is a prevailing party in any legal proceeding brought under or with relation to this contract or this transaction, such party is entitled to recover from the non-prevailing parties all costs of such proceeding and reasonable attorney's fees. This Paragraph 17 survives termination of this contract.

(TXR-1801) 07-08-22

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and Buyer

Page 10 of 18

Countywide Realty, 1480 Garbark Lockhart TX 78644
Aundia Smith

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Commercial Contract - Improved Property concerning 215 Bufrin Lane, Lockhart, TX 78644

18. ESCROW:

- A. At closing, the earnest money will be applied first to any cash down payment, then to Buyer's closing costs, and any excess will be refunded to Buyer. If no closing occurs, the title company may require payment of unpaid expenses incurred on behalf of the parties and a written release of liability of the title company from all parties.
- B. If one party makes written demand for the earnest money, the title company will give notice of the demand by providing to the other party a copy of the demand. If the title company does not receive written objection to the demand from the other party within 15 days after the date the title company sent the demand to the other party, the title company may disburse the earnest money to the party making demand, reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and the title company may pay the same to the creditors.
- C. The title company will deduct any independent consideration under Paragraph 7B(1) before disbursing any earnest money to Buyer and will pay the independent consideration to Seller.
- D. If the title company complies with this Paragraph 18, each party hereby releases the title company from all claims related to the disbursement of the earnest money.
- E. Notices under this Paragraph 18 must be sent by certified mail, return receipt requested. Notices to the title company are effective upon receipt by the title company.
- F. Any party who wrongfully fails or refuses to sign a release acceptable to the title company within 7 days after receipt of the request will be liable to the other party for: (i) damages; (ii) the earnest money; (iii) reasonable attorney's fees; and (iv) all costs of suit.

G. ☒ Seller ☐ Buyer intend(s) to complete this transaction as a part of an exchange of like-kind properties in accordance with Section 1031 of the Internal Revenue Code, as amended. All expenses in connection with the contemplated exchange will be paid by the exchanging party. The other party will not incur any expense or liability with respect to the exchange. The parties agree to cooperate fully and in good faith to arrange and consummate the exchange so as to comply to the maximum extent feasible with the provisions of Section 1031 of the Internal Revenue Code. The other provisions of this contract will not be affected in the event the contemplated exchange fails to occur.

19. MATERIAL FACTS: To the best of Seller's knowledge and belief: (Check only one box.)

- ☒ A. Seller is not aware of any material defects to the Property except as stated in the attached Commercial Property Condition Statement (TXR-1408).
- ☐ B. Except as otherwise provided in this contract, Seller is not aware of:
 - (1) any subsurface structures, pits, waste, springs, or improvements;
 - (2) any pending or threatened litigation, condemnation, or assessment affecting the Property;
 - (3) any environmental hazards or conditions that materially affect the Property;
 - (4) whether the Property is or has been used for the storage or disposal of hazardous materials or toxic waste, a dump site or landfill, or any underground tanks or containers;
 - (5) whether radon, asbestos containing materials, urea-formaldehyde foam insulation, lead-based paint, toxic mold (to the extent that it adversely affects the health of ordinary occupants), or other pollutants or contaminants of any nature now exist or ever existed on the Property;
 - (6) any wetlands, as defined by federal or state law or regulation, on the Property;
 - (7) any threatened or endangered species or their habitat on the Property;
 - (8) any present or past infestation of wood-destroying insects in the Property's improvements;
 - (9) any contemplated material changes to the Property or surrounding area that would materially and detrimentally affect the ordinary use of the Property;

(TXR-1801) 07-08-22

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and Buyer

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Jim Smith Realtor

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JWSJ APS

Commercial Contract - Improved Property concerning 215 Burklin Lane, Lockhart, TX 78644

- (10) any material physical defects in the improvements on the Property; or
(11) any condition on the Property that violates any law or ordinance.

(Describe any exceptions to (1)-(11) in Paragraph 12 or an addendum.)

20. NOTICES: All notices between the parties under this contract must be in writing and are effective when hand-delivered, mailed by certified mail return receipt requested, sent by a national or regional overnight delivery service that provides a delivery receipt, or sent by confirmed facsimile transmission to the parties addresses or facsimile numbers stated in Paragraph 1. The parties will send copies of any notices to the broker representing the party to whom the notices are sent.

- ☒ A. Seller also consents to receive any notices by e-mail at Seller's e-mail address stated in Paragraph 1.
☒ B. Buyer also consents to receive any notices by e-mail at Buyer's e-mail address stated in Paragraph 1.

21. DISPUTE RESOLUTION: The parties agree to negotiate in good faith in an effort to resolve any dispute related to this contract that may arise. If the dispute cannot be resolved by negotiation, the parties will submit the dispute to mediation before resorting to arbitration or litigation and will equally share the costs of a mutually acceptable mediator. This paragraph survives termination of this contract. This paragraph does not preclude a party from seeking equitable relief from a court of competent jurisdiction.

22. AGREEMENT OF THE PARTIES:

A. This contract is binding on the parties, their heirs, executors, representatives, successors, and permitted assigns. This contract is to be construed in accordance with the laws of the State of Texas. If any term or condition of this contract shall be held to be invalid or unenforceable, the remainder of this contract shall not be affected thereby. All individuals signing represent that they have the authority to sign on behalf of and bind the party for whom they are signing.

B. This contract contains the entire agreement of the parties and may not be changed except in writing.

C. If this contract is executed in a number of identical counterparts, each counterpart is an original and all counterparts, collectively, constitute one agreement.

D. Addenda which are part of this contract are: (Check all that apply.)

- ☐ (1) Property Description Exhibit Identified in Paragraph 2;
☐ (2) Commercial Contract Condominium Addendum (TXR-1930) or (TXR-1946);
☐ (3) Commercial Contract Financing Addendum (TXR-1931);
☒ (4) Commercial Property Condition Statement (TXR-1408);
☐ (5) Commercial Contract Addendum for Special Provisions (TXR-1940);
☒ (6) Addendum for Seller's Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards (TXR-1906);
☒ (7) Notice to Purchaser of Real Property in a Water District (MUD);
☐ (8) Addendum for Coastal Area Property (TXR-1915);
☐ (9) Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TXR-1916);
☒ (10) Information About Brokerage Services (TXR-2501);
☐ (11) Information About Mineral Clauses in Contract Forms (TXR-2509);
☐ (12) Notice of Obligation to Pay Improvement District Assessment (TXR-1955, PID);
☐ (13)

(Note: Counsel for Texas REALTORS® has determined that any of the foregoing addenda which are promulgated by the Texas Real Estate Commission (TREC) or published by Texas REALTORS® are appropriate for use with this form.)

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DS
MWS
DS
APS

and Buyer

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Fax: 612.378.6100

Jill Smith Realty,

www.lw.com

Commercial Contract - Improved Property concerning 215 Buikin Lane, Lockhart, TX 78644

- E. Buyer ☐ may ☒ may not assign this contract. If Buyer assigns this contract, Buyer will be relieved of any future liability under this contract only if the assignee assumes, in writing, all of Buyer's obligations under this contract.

23. TIME: Time is of the essence in this contract. The parties require strict compliance with the times for performance. If the last day to perform under a provision of this contract falls on a Saturday, Sunday, or Federal Reserve Bank holiday, the time for performance is extended until the end of the next day which is not a Saturday, Sunday, or Federal Reserve Bank holiday.

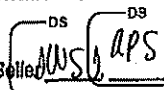
24. EFFECTIVE DATE: The effective date of this contract for the purpose of performance of all obligations is the date the title company receives this contract after all parties execute this contract.

25. ADDITIONAL NOTICES:

- A. Buyer should have an abstract covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a title policy.
- B. If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fees of the district before final execution of this contract.
- C. Notice Required by §13.257, Water Code: "The real property, described below, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in the notice or at closing of purchase of the real property." The real property is described in Paragraph 2 of this contract.
- D. If the Property adjoins or shares a common boundary with the tidally influenced submerged lands of the state, §33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included as part of this contract (*the Addendum for Coastal Area Property (TXR-1915) may be used*).
- E. If the Property is located seaward of the Gulf Intracoastal Waterway, §61.025, Texas Natural Resources Code, requires a notice regarding the seaward location of the Property to be included as part of this contract (*the Addendum for Property Located Seaward of the Gulf Intracoastal Waterway (TXR-1916) may be used*).
- F. If the Property is located outside the limits of a municipality, the Property may now or later be included in the extra-territorial jurisdiction (ETJ) of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and ETJ. To determine if the Property is located within a municipality's ETJ, Buyer should contact all municipalities located in the general proximity of the Property for further information.
- G. If apartments or other residential units are on the Property and the units were built before 1978, federal law requires a lead-based paint and hazard disclosure statement to be made part of this contract (*the Addendum for Seller's Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards (TXR-1906) may be used*).

(TXR-1801) 07-08-22

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DS DS
 and Buyer 

Page 13 of 15

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Jia Smith Realty,

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- H. Section 1958.154, Occupations Code requires Seller to provide Buyer a copy of any mold remediation certificate issued for the Property during the 5 years preceding the date the Seller sells the Property.
- I. Brokers are not qualified to perform property inspections, surveys, engineering studies, environmental assessments, or inspections to determine compliance with zoning, governmental regulations, or laws. Buyer should seek experts to perform such services. Buyer should review local building codes, ordinances and other applicable laws to determine their effect on the Property. Selection of experts, inspectors, and repairmen is the responsibility of Buyer and not the brokers. Brokers are not qualified to determine the credit worthiness of the parties. **NOTICE OF WATER LEVEL FLUCTUATIONS:** If the Property adjoins an impoundment of water, including a reservoir or lake, constructed and maintained under Chapter 11, Water Code, that has a storage capacity of at least 6,000 acre-feet at the impoundment's normal operating level, Seller hereby notifies Buyer: "The water level of the impoundment of water adjoining the Property fluctuates for various reasons, including as a result of: (1) an entity lawfully exercising its right to use the water stored in the impoundment; or (2) drought or flood conditions."
- J. **PUBLIC IMPROVEMENT DISTRICTS:** If the Property is in a public improvement district, Seller is required by §5.014, Property Code to give Buyer a written notice concerning the obligation to pay assessments. The form of the required notice is available as a part of the Notice of Obligation to Pay Improvement District Assessment (TXR-1955).
- K. **LICENSE HOLDER DISCLOSURE:** Texas law requires a real estate license holder who is a party to a transaction or acting on behalf of a spouse, parent, child, business entity in which the license holder owns more than 10%, or a trust for which the license holder acts as a trustee or of which the license holder or the license holder's spouse, parent or child is a beneficiary, to notify the other party in writing before entering into a contract of sale. Disclose if applicable: James W. Smith, Jr. and Amelia P. Smith are both licensed Brokers in the State of Texas.
- 26. CONTRACT AS OFFER:** The execution of this contract by the first party constitutes an offer to buy or sell the Property. Unless the other party accepts the offer by 5:00 p.m., in the time zone in which the Property is located, on _____, the offer will lapse and become null and void.

READ THIS CONTRACT CAREFULLY. The brokers and agents make no representation or recommendation as to the legal sufficiency, legal effect, or tax consequences of this document or transaction. **CONSULT** your attorney **BEFORE** signing.

Jim Smith Rentals, LLC by and through Smith
Seller: Pearce Investments, L.P., a Texas
Limited Partnership, by and through its General Partner,
Smith Pearce Investments GP LLC

DocuSigned by:
By: James W. Smith, Jr.
By (signature): EZDE5887D38640A
Printed Name: James W. Smith, Jr.
Title: _____

DocuSigned by:
By: Amelia P. Smith
By (signature): 8D083D42F84849A
Printed Name: Amelia P. Smith
Title: _____

Buyer: Gouldwell County

By: _____
By (signature): [Signature]
Printed Name: _____
Title: _____

By: _____
By (signature): _____
Printed Name: _____
Title: _____

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Commercial Contract - Improved Property concerning 215 Bufkin Lane, Lockhart, TX 78644

AGREEMENT BETWEEN BROKERS

(use only if Paragraph 9B(1) is effective)

Principal Broker agrees to pay _____ (Cooperating Broker) a fee when the Principal Broker's fee is received. The fee to be paid to Cooperating Broker will be:

☐ \$ _____, or
☐ _____ % of the sales price, or
☐ _____ % of the Principal Broker's fee.

The title company is authorized and directed to pay Cooperating Broker from Principal Broker's fee at closing. This Agreement Between Brokers supersedes any prior offers and agreements for compensation between brokers.

Principal Broker: _____ Cooperating Broker: _____

By: _____ By: _____

ATTORNEYS

Seller's attorney: _____ Buyer's attorney: _____

Address: _____ Address: _____

Phone & Fax: _____ Phone & Fax: _____

E-mail: _____ E-mail: _____

Seller's attorney requests copies of documents, notices, and other information:

☐ the title company sends to Seller.
☐ Buyer sends to Seller.

Buyer's attorney requests copies of documents, notices, and other information:

☐ the title company sends to Buyer.
☐ Seller sends to Buyer.

ESCROW RECEIPT

The title company acknowledges receipt of:

☒ A. the contract on this day 9/15/26 (effective date);
☐ B. earnest money in the amount of \$ _____ in the form of _____ on _____.

Title company: Corridor Title

Address: 410 W. San Antonio St. Suite 100

By: Lisa Voss

New Braunfels, TX 78130

Phone & Fax: 830-387-4737 / 830-387-4864

Assigned file number (GF#): 26-4130-C

E-mail: COMM@CorridorTitle.com

CORRIDOR
EST. TITLE 2010
CONTRACT RECEIPT

GUARANTY FILE No.: 26-4130-C
SELLER(S): Jim Smith Rentals, LLC
BUYER(S): Caldwell County
PROPERTY: 215 Bufkin Lane, Lockhart, TX

The undersigned acknowledges receipt of Contract on this 15th day of September, 2026.

Escrow Agent does not assume and shall not be liable on account of performance or non-performance of the contract; and Escrow Agent may, at its option, require the receipt, release, and authorization in writing of all parties before paying the deposit to the parties of the transaction. Escrow Agent shall not be liable for any interest or other charge on the money held by it.

CORRIDOR TITLE, LLC

BY: Lisa Voss

NAME: Lisa Voss

Corridor Title, LLC
410 West San Antonio Street, Suite 100
New Braunfels, Texas 78130
OFFICE: (830) 387-4739

COMMERCIAL ESCROW TEAM

Cindy Carroll	SVP, Lead Escrow Officer	Cindy.Carroll@CorridorTitle.com	Ext. 2602
Cheryl Eubanks	VP, Commercial Escrow Officer	Cheryl.Eubanks@CorridorTitle.com	Ext. 2616
Katie Tewksbury	VP, Commercial Escrow Officer	Katie.Tewksbury@CorridorTitle.com	Ext. 2608
Lisa Voss	Executive Assistant	Lisa.Voss@CorridorTitle.com	Ext. 2605
Kensley Maurer	Commercial Escrow Assistant	Kensley.maurer@CorridorTitle.com	Ext. 2619
Sarah Marshall	Commercial Escrow Assistant	Sarah.Marshall@CorridorTitle.com	Ext. 8007
Commercial Team	(Group Email)	Commre@CorridorTitle.com	

Austin 1608 W. 5 th St., Ste. 300 Austin, TX 78703	Dripping Springs 171 Benney Ln., Building 1 Dripping Springs, TX 78620	Georgetown 200 W. 6 th St., Ste. 300 Georgetown, TX 78626	Houston 10613 Sam Houston Pkwy., Ste. 250 Houston, TX 77064	Lockhart 300 Commerce St., Ste. C Lockhart, TX 78644	New Braunfels 410 W. San Antonio St., Ste. 100 New Braunfels, TX 78130	San Marcos 133 W. San Antonio St., Ste. 100 San Marcos, TX 78666
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APPROVED BY THE TEXAS REAL ESTATE COMMISSION
**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
 ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
 AS REQUIRED BY FEDERAL LAW**

05-04-2026



CONCERNING THE PROPERTY AT

215 Bufkin Lane

Lockhart TX 78644

(Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. **PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS** (check one box only):

☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____

☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.

2. **RECORDS AND REPORTS AVAILABLE TO SELLER** (check one box only):

☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____

☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

☐ 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.

☐ 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

☐ 1. Buyer has received copies of all information listed above.

☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to:

(a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____

Seller _____ Date _____
 DocuSigned by: _____

Jim Smith Rentals, LLC James W. Smith, Jr. _____

Buyer _____ Date _____

Seller _____ Date _____
 B05B0043F84B4B3...

Jim Smith Rentals, LLC Amelia P. Smith _____

Buyer's Broker _____ Date _____

Seller's Broker _____ Date _____



The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate license holders. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TXR 1808) 05-04-26

Countrywide Realty, 1480 Clear Creek Lockhart TX 78644
 Amelia Smith

Produced with Lona Wolf Transactions (zipForm Edition) 717 N Herwood St, Suite 2200, Dallas, TX 75201

Phone: 817.785.6216

Fax: 817.391.4160

www.trec.com

TREC NO. 58-0

Jim Smith Rentals,



COMMERCIAL PROPERTY CONDITION STATEMENT

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc. 2022

CONCERNING THE PROPERTY AT: 215 Buflin Lane, Lockhart, TX 78644

THIS IS A DISCLOSURE OF THE SELLER'S OR LANDLORD'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED. IT IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES A BUYER OR TENANT MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER, SELLER'S AGENTS, LANDLORD, LANDLORD'S AGENTS OR ANY OTHER AGENT. THE TERM "LANDLORD" INCLUDES SUBLESSORS.

PART I - Complete if Property Is Improved or Unimproved

Are you (Seller or Landlord) aware of:	Aware	Not Aware
(1) any of the following environmental conditions on or affecting the Property:		
(a) radon gas?	☐	☒
(b) asbestos components:		
(i) friable components?	☐	☒
(ii) non-friable components?	☐	☒
(c) urea-formaldehyde insulation?	☐	☒
(d) endangered species or their habitat?	☐	☒
(e) wetlands?	☐	☒
(f) underground storage tanks?	☐	☒
(g) leaks in any storage tanks (underground or above-ground)?	☐	☒
(h) lead-based paint?	☐	☒
(i) hazardous materials or toxic waste?	☐	☒
(j) open or closed landfills on or under the surface of the Property?	☐	☒
(k) external conditions materially and adversely affecting the Property such as nearby landfills, smelting plants, burners, storage facilities of toxic or hazardous materials, refiners, utility transmission lines, mills, feed lots, and the like?	☐	☒
(l) any activity relating to drilling or excavation sites for oil, gas, or other minerals? ..	☐	☒
(2) previous environmental contamination that was on or that materially and adversely affected the Property, including but not limited to previous environmental conditions listed in Paragraph 1(a)-(l)?	☐	☒
(3) any improper drainage onto or away from the Property?	☐	☒
(4) any fault line at or near the Property that materially and adversely affects the Property? ..	☐	☒
(5) airspace restrictions or easements on or affecting the Property?	☐	☒
(6) unrecorded or unplatted agreements for easements, utilities, or access on or to the Property?	☐	☒

(TXR-1408) 07-00-22

Initiated by Seller or Landlord: [Signature]

and Buyer or Tenant: [Signature]

Page 1 of 5

Countywide Realty, 1411 Clearfork Lockhart TX 78644
Austin, 78701

Phone: 512.356.5834 Fax: 512.397.4140
Produced with Love With Transactions (zipForm E22for) 717 N Harwood St, Suite 2200, Dallas, TX 75201 map@koll.com

Jin South Realty,

DS DS
JWS APS

Commercial Property Condition Statement concerning 215 Buikn Lane, Lockhart, TX 78644

	Aware	Not Aware
(7) special districts in which the Property lies (for example, historical districts, development districts, extraterritorial jurisdictions, or others)?	☒	☐
(8) pending changes in zoning, restrictions, or in physical use of the Property?	☐	☒
The current zoning of the Property is: _____		
(9) your receipt of any notice concerning any likely condemnation, planned streets, highways, railroads, or developments that would materially and adversely affect the Property (including access or visibility)?	☐	☒
(10) lawsuits affecting title to or use or enjoyment of the Property?	☐	☒
(11) your receipt of any written notices of violations of zoning, deed restrictions, or government regulations from EPA, OSHA, TCEQ, or other government agencies?	☐	☒
(12) common areas or facilities affiliated with the Property co-owned with others?	☐	☒
(13) an owners' or tenants' association or maintenance fee or assessment affecting the Property?	☐	☒
If aware, name of association: _____		
Name of manager: _____		
Amount of fee or assessment: \$ _____ per _____		
Are fees current through the date of this notice? ☐ yes ☐ no ☐ unknown		
(14) subsurface structures, hydraulic lifts, or pits on the Property?	☐	☒
(15) intermittent or wet weather springs that affect the Property?	☐	☒
(16) any material defect in any irrigation system, fences, or signs on the Property?	☐	☒
(17) conditions on or affecting the Property that materially affect the health or safety of an ordinary individual?	☐	☒
(18) any of the following rights vested in others:		
(a) outstanding mineral rights?	☐	☒
(b) timber rights?	☐	☒
(c) water rights?	☐	☒
(d) other rights?	☐	☒
(19) any personal property or equipment or similar items subject to financing, liens, or lease(s)?	☐	☒
If aware, list items: _____		

If you are aware of any of the conditions listed above, explain. (Attach additional information if needed.)

Plum Creek Underground is conservation District

(TXR-140807-08-22

Initiated by Seller or Landlord: [Signature]

and Buyer or Tenant: _____

Page 2 of 5

Countywide Realty, 1480 Clearfork Lockhart TX 78644
Amelia Smith

Phone: 512.416.6334 Fax: 512.378.1160
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2210, Dallas, TX 75201 www.lwtx.com

Jim Smith's Realty, Inc.

DS DS
JWS APS

Commercial Property Condition Statement concerning 215 Burkin Lane, Lockhart, TX 78644

PART 2 - Complete if Property is Improved or Unimproved

Are you (Seller or Landlord) aware of any of the following conditions*:

- | | Aware | Not
Aware |
|---|--------------------------|-------------------------------------|
| (1) Present flood insurance coverage? | ☐ | ☒ |
| (2) Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir? | ☐ | ☒ |
| (3) Previous flooding due to a natural flood event? | ☐ | ☒ |
| (4) Previous water penetration into a structure on the Property due to a natural flood event? | ☐ | ☒ |
| (5) Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)? | ☐ | ☒ |
| (6) Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))? | ☐ | ☒ |
| (7) Located ☐ wholly ☐ partly in a floodway? | ☐ | ☒ |
| (8) Located ☐ wholly ☐ partly in a flood pool? | ☐ | ☒ |
| (9) Located ☐ wholly ☐ partly in a reservoir? | ☐ | ☒ |

If the answer to any of the above is "aware," explain: (attach additional sheets as necessary)

**If Buyer or Tenant is concerned about these matters, Buyer or Tenant may consult Information About Flood Hazards (TXR 1414)*

For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

(10) Have you (Seller or Landlord) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)? ☐ yes ☒ no
If yes, explain: (attach additional sheets as necessary)

(11) Have you (Seller or Landlord) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? ☐ yes ☒ no
If yes, explain: (attach additional sheets as necessary)

(TXR-1408)07-08-22

Initialed by Seller or Landlord: [Signature]

and Buyer or Tenant: _____

Page 3 of 5

Locallywide Realty, 1480 Clearfork Lockhart TX 78644
Austin South

Produced with Lara Wolf Transactions (dpForm Edition) 717 N Harwood St, Suite 2100, Dallas, TX 75201

Phone 817.376.6811

Fax 817.394.1140

www.lwrt.com

Jim Smith Realtor

DS
JWS J APS

Commercial Property Condition Statement concerning 215 Buik Lane, Lockhart, TX 78644

PART 3 - Complete only if Property is Improved

A. Are you (Seller or Landlord) aware of any material defects in any of the following on the Property?

	Aware	Not Aware	Not Appl.
(1) <u>Structural Items:</u>			
(a) foundation systems (slabs, columns, trusses, bracing, crawl spaces, piers, beams, footings, retaining walls, basement, grading)?	☒	☒	☐
(b) exterior walls?	☒	☐	☒
(c) fireplaces and chimneys?	☐	☐	☒
(d) roof, roof structure, or attic (covering, flashing, skylights, insulation, roof penetrations, ventilation, gutters and downspouts, decking)? ...	☐	☒	☐
(e) windows, doors, plate glass, or canopies	☐	☒	☐
(2) <u>Plumbing Systems:</u>			
(a) water heaters or water softeners?	☐	☒	☐
(b) supply or drain lines?	☐	☒	☐
(c) faucets, fixtures, or commodes?	☐	☒	☐
(d) private sewage systems?	☐	☒	☒
(e) pools or spas and equipment?	☐	☐	☒
(f) fire sprinkler systems?	☐	☐	☒
(g) landscape sprinkler system?	☐	☐	☒
(h) water coolers?	☐	☐	☒
(i) private water wells?	☐	☐	☒
(j) pumps or sump pumps?	☐	☐	☒
(k) gas lines?	☐	☐	☒
(3) <u>HVAC Systems:</u> any cooling, heating, or ventilation systems?	☐	☒	☐
(4) <u>Electrical Systems:</u> service drops, wiring, connections, conductors, plugs, grounds, power, polarity, switches, light fixtures, or junction boxes?	☐	☒	☐
(5) <u>Other Systems or Items:</u>			
(a) security or fire detection systems?	☐	☐	☒
(b) fire detection systems?	☐	☐	☒
(b) porches or decks? <u>sidewalks</u>	☒	☐	☒
(d) garage doors and door operators?	☐	☒	☒
(e) loading doors or docks?	☐	☒	☒
(f) rails or overhead cranes?	☐	☐	☒
(g) elevators or escalators?	☐	☐	☒
(h) parking areas, drives, steps, walkways?	☒	☒	☐
(i) appliances or built-in kitchen equipment?	☐	☒	☐

If you are aware of material defects in any of the items listed under Paragraph A, explain. (Attach additional information if needed.) Some settling in brick facade and sidewalks

(TXR-1408) 07-08-22

Initialed by Seller or Landlord: [Signature]

and Buyer or Tenant: _____

Page 4 of 5

Coccolina Realty, 1650 Charles L. Lockhart, TX 78644
Annika Smith

Produced with Lone Wolf Transact (DocuSign Edition) 717 N. Main St., Suite 2202, Dallas, TX 75201

Phone: 972.356.8334

Fax: 972.398.4149

John Smith Realty, Inc.

www.lwdf.com

WWSJ APS

Commercial Property Condition Statement concerning 215 Bufkin Lane, Lockhart, TX 78644

B. Are you (Seller or Landlord) aware of:	Aware	Not Aware
(1) any of the following water or drainage conditions materially and adversely affecting the Property:		
(a) ground water?	☐	☒
(b) water penetration?	☐	☒
(c) previous flooding or water drainage?	☐	☒
(d) soil erosion or water ponding?	☐	☒
(2) previous structural repair to the foundation systems on the Property?	☐	☒
(3) settling or soil movement materially and adversely affecting the Property?	☐	☒
(4) pest infestation from rodents, insects, or other organisms on the Property?	☐	☒
(5) termite or wood rot damage on the Property needing repair?	☐	☒
(6) mold to the extent that it materially and adversely affects the Property?	☐	☒
(7) mold remediation certificate issued for the Property in the previous 5 years?	☐	☒
<i>If aware, attach a copy of the mold remediation certificate.</i>		
(8) previous termite treatment on the Property?	☒	☐
(9) previous fires that materially affected the Property?	☐	☒
(10) modifications made to the Property without necessary permits or not in compliance with building codes in effect at the time?	☐	☒
(11) any part, system, or component in or on the Property not in compliance with the Americans with Disabilities Act or the Texas Architectural Barrier Statute?	☒	☐

If you are aware of any conditions described under Paragraph B, explain. (Attach additional information, if needed.)
Termite, WDI, on 11/15 & 11/16, Bathroom and NOT ADA, possibly entrance

The undersigned acknowledges receipt of the foregoing statement.

Seller or Landlord: [Signature] Buyer

Buyer or Tenant: _____

By: _____
 DocuSigned by:
James M. James, Jr.
 By (signature): _____
 Printed Name: _____
 Title: _____

By: _____
 DocuSigned by:
Amelia P. Smith
 By (signature): _____
 Printed Name: _____
 Title: _____

By: _____
 By (signature): _____
 Printed Name: _____
 Title: _____

By: _____
 By (signature): _____
 Printed Name: _____
 Title: _____

NOTICE TO BUYER OR TENANT: The broker representing Seller or Landlord, and the broker representing you advise you that this statement was completed by Seller or Landlord, as of the date signed. The brokers have relied on this statement as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

(TXR-1408)07-08-22

Page 5 of 5



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2026



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.583 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.583 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Smith Pearce Management LLC	0523071	amella@countyswide.com	(512)787-5180
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
James W. Smith, Jr.	177263	jlm@countyswide.com	(512)787-7907
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Amella Smith, Broker	357309	amella@countyswide.com	(512)787-5180
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	DS License No. AP5	9/15/2026	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

OneSkyline Realty, 1400 Chartwell Lockhart TX 78444
Amella Smith

Produced with Lone Wolf Traps (Lone Wolf Form Edition) 717 N. Harwood St, Suite 2206, Dallas, TX 75201 www.lonewolf.com

Phone 512.354.6834

Fax 512.359.4163

Jana Smith Realty, Inc.

NOTICE TO PURCHASERS OF REAL PROPERTY WITHIN THE PLUM CREEK CONSERVATION DISTRICT

THE STATE OF TEXAS

COUNTIES OF CALDWELL/HAYS

The real property, described below, which you are about to purchase, is located in the PLUM CREEK CONSERVATION DISTRICT ("the District"). PLUM CREEK CONSERVATION DISTRICT has legislatively been granted powers both as a Water Control and Improvement District and as a Groundwater Conservation District. The real property that you are about to purchase, located in Hays or Caldwell County, is in the Plum Creek Conservation District and may be subject to district taxes or assessments. The DISTRICT is authorized to levy taxes both while acting as a Water Control and Improvement District and as a Groundwater Conservation District. Therefore, the real property involved in this transaction will be subject to a higher tax than other land within the County located outside the District. The District has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of assessment for taxes levied by the District on real property located in the District for its functions as a Water Control and Improvement District is \$0.0137 on each \$100 of assessed valuation, and the rate of assessment for taxes levied by the District on real property located in the District for its functions as a Groundwater Conservation District is \$0.017 on each \$100 of assessed valuation. The total amount of bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$50,000. Those bonds were authorized and issued on August 1, 1958, and have been totally paid so the DISTRICT has \$0.00 currently outstanding bonded indebtedness that would be due and payable in whole or in part from property taxes.

The DISTRICT has the authority to adopt and impose a standby fee on property in the district that has water, sanitary sewer, or drainage facilities and services available but not connected and which does not have a house, building, or other improvement located thereon and does not substantially utilize the utility capacity available to the property. The District may exercise the authority without holding an election on the matter. As of this date, the most recent amount of the standby fee is \$0.00.

As a Water Control and Improvement District, the DISTRICT'S sole function has been to act as local Sponsor under agreements with the National Resources Conservation Services (NRCS) to maintain

28 flood water control structures (dams) constructed under a Federal Statute, PL 83-566 by NRCS. State Law requires this Notice to also state that should a standby fee ever be imposed, any unpaid standby fee is a personal obligation of the person that owned the property at the time of imposition, and it is secured by a lien on the property. Any person may request a certificate from the DISTRICT stating the amount, if any, of unpaid standby fees on a tract of property in the District.

The DISTRICT is located, in part, in the extraterritorial jurisdiction of several cities in Caldwell County and Hays County that may have territory in the District including, among others, San Marcos, Lockhart, Luling, Mustang Ridge, Martindale, Kyle and Buda. The DISTRICT does not know the exact location of the property that is the subject of this contract, although this notice was drafted for some Districts that, if located in whole or in part within the extraterritorial jurisdiction of a municipality, may be annexed without the consent of the District or the voters of the District. PLUM CREEK CONSERVATION DISTRICT was created by special legislative act and, under State Law, can exist within the boundaries of any other political subdivision of the State. Therefore, the Notice Statement that, "when a district is annexed the district is dissolved" is not applicable to PLUM CREEK CONSERVATION DISTRICT. The purposes of the district include power to provide water, sewer, drainage, or flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district. The legal description of the property you are acquiring is as follows:

Lot 8, Block 1 Revised Buckhorn Commercial Addition,
City of Lockhart, Caldwell County, Tx
Walter P. Mack / member / manager 9-11-2014
 (Signature of Seller) (Date)

 (Signature of Seller)

 (Date)

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to the execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

This Notice must be dated and executed by the seller and the purchaser.

If the law is amended and causes inaccuracies in the content of this notice, the District shall revise the content of the Notice to accurately reflect current law.

[Signature]
(Signature of Purchaser)

9/15/2025
(Date)

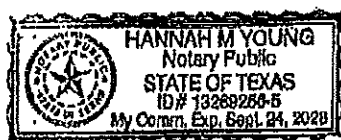
(Signature of Purchaser)

(Date)

SELLER'S ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF Caldwell §

This instrument was acknowledged before me on the 11 day of September, 2026, by
Amelia Smith, as Seller, for the purposes recited herein.

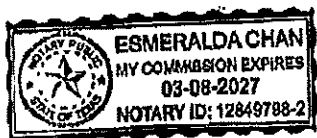


[Signature]
Notary Public, State of Texas

PURCHASER'S ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF Caldwell §

This instrument was acknowledged before me on the 15 day of September, 2026, by
Hoppy Heden, as Purchaser, for the purposes recited herein.



[Signature]
Notary Public, State of Texas

CORPORATE ACKNOWLEDGEMENT

THE STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 202__, by

_____ of _____

a _____ corporation, on behalf of said corporation.

Notary Public, State of Texas

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Contract/Interlocal Agreement (ILA)
Subject:	To discuss and take possible action on upcoming renewal with Euna (Questica) Budgeting Software.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Danielle Blake
Backup Materials:	Attached
Total # of Pages:	4

Euna Order Form

Euna Solutions, Inc.
 1155 Perimeter Center West, Suite 500
 Sandy Springs, GA 30338

Bill To:	End User:	Prepared by:
Caldwell County 110 S. Main Street Lockhart, Texas 78644 United States	Caldwell County 110 S. Main Street Lockhart, Texas 78644 United States	Michael Woods michael.woods@eunasolutions.com

Quote Number: 00019511 **Subscription Term:** 12 months

Quote Expiration Date: 2026-12-27

Euna Solution Line: Euna Budget

Annual Subscriptions		
Description	SKU Code	Quantity
Operating Budgeting	BTPR-SW-21	1
Capital Budgeting	BTPR-SW-31	1
Personnel Budgeting	BTPR-SW-41	1
OpenBook	BTPR-SW-66	1
Recurring Annual Fees:		\$USD 23,702.37

ORDER NOTES

Fees By Period:

Period	Price	Start Date	End Date
1	\$23,702.37	28/12/2026	27/12/2027

Terms of Payment:

NOTE THAT THIS IS NOT AN INVOICE

- All Pricing in U.S. Dollar dollars.
- Net 30
- Applicable sales tax extra
- Annual Subscriptions
 - Due 100% on 2026-12-28.
- One-Time Services
 - Not applicable.

ACCEPTANCE

Caldwell County

Signature:

Name:

Title:

Acceptance
Date:

For Customer Invoicing Purposes:

Tax ID # _____

Is this purchase tax exempt? ☐ Yes ☐ No. If yes, please include your tax-exempt form for our records.

Contact Information for Notices and Invoices:

Name: _____

Email: _____

Terms and Conditions

Unless otherwise stipulated in Order Notes and Terms of Payment, the Customer hereby agrees to order the products and/or services outlined above at the prices indicated, and acknowledges it has read, understands and agrees to be bound by the terms and conditions detailed at [End User License Agreement | Euna Solutions](#) (the "Agreement").

All remittance advice and invoice inquiries can be directed to billing@eunasolutions.com.

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 8, 2026

Euna Solutions, Inc.
Attn: Legal Department / Contract Administration
1155 Perimeter Center West, Suite 5009
Sandy Springs, GA 30338

RE: Formal Notice of Non-Renewal – Questica Software Subscription Agreement
VIA CERTIFIED MAIL/RETURN RECEIPT REQUESTED & VIA EMAIL
Agreement Effective Date: December 28, 2021

To Whom It May Concern:

Please accept this letter as formal written notice on behalf of Caldwell County, Texas ("Subscriber"), pursuant to Section 10.2 and Section 11.1 of the Questica Software Subscription Agreement (the "Agreement") dated December 28, 2021.

Under Section 10.2 of the Agreement, the initial five (5) year term of the purchased user subscriptions expires on December 28, 2026. This letter serves as Caldwell County's official notice of non-renewal. Caldwell County elects not to renew the user subscriptions or the Agreement for any additional term.

Accordingly, the Agreement and all associated user subscriptions will automatically terminate and expire at the conclusion of the current subscription term on **December 28, 2026**.

Pursuant to Section 11.1 of the Agreement, which specifies that email delivery is insufficient for notices of termination, this notice is being transmitted via Certified Mail to ensure formal compliance with contractual notice requirements.

Please confirm receipt of this notice in writing at your earliest convenience. Should you require any coordination regarding project closeout or data retrieval prior to the December 28, 2026 expiration date, please contact my office to coordinate.

Sincerely,

Hoppy Haden
Caldwell County Judge
110 S. Main St.
Lockhart, Texas 78644

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Contract/Interlocal Agreement (ILA)
Subject:	To discuss and take possible action regarding an Amendment to an Agreement between Tyler Technologies, Inc. and Caldwell County for jury management.
Costs:	\$34,755.00
Agenda Speakers:	Judge Haden/Juanita Allen/Chris Cunningham
Backup Materials:	Attached
Total # of Pages:	12



AMENDMENT

This amendment ("Amendment") is effective as of the date of signature of the last party to sign as indicated below ("Amendment Effective Date"), by and between Tyler Technologies, Inc. with offices at 5101 Tennyson Parkway, Plano, Texas 75024 ("Tyler") and Caldwell County, TX ("Client").

WHEREAS, Tyler and the Client are parties to an agreement dated October 12, 2021 ("Agreement");

WHEREAS, Tyler and Client now desire to amend the terms of the Agreement to migrate Client to Tyler's new Enterprise Jury Manager solution, as provided herein.

NOW THEREFORE, in consideration of the mutual promises hereinafter contained, Tyler and the Client agree as follows:

1. Migration to Enterprise Jury Manager. The items set forth in the Investment Summary attached as Exhibit 1 to this Amendment (collectively, "Enterprise Jury Manager") are hereby added to the Agreement as of the first day of the first month following the Amendment Effective Date, for an initial term commencing on such date and continuing for a period of three (3) years (the "Initial Term"). Upon expiration of the Initial Term, Enterprise Jury Manager will renew automatically for additional one (1) year renewal terms (each a "Renewal Term") at Tyler's then-current rates unless terminated in writing by either party at least sixty (60) days prior to the end of the then-current renewal term.
2. Termination of Tyler Jury. When Tyler makes the Enterprise Jury Manager software available to the Client for use in live production, Client's subscription and access to the Tyler Jury Manager software and all associated services shall terminate and be removed from the Agreement. For the avoidance of doubt, the software as a service ("SaaS") terms and conditions, Service Level Agreement, and Support Call Process set forth in the Agreement (the "SaaS Terms") shall continue to apply to the Enterprise Jury Manager SaaS software added pursuant to this Amendment, and any references to "Odyssey Jury" or "Tyler Jury" therein shall be deemed to refer to "Enterprise Jury Manager." Should there be any conflict between the SaaS Terms and the terms of this Amendment, the terms of this Amendment shall control.
3. Statement of Work. Tyler shall implement Enterprise Jury Manager in accordance with the Statement of Work attached to this Amendment as Exhibit 2.
4. SaaS Fees. Enterprise Jury Manager SaaS Fees are invoiced on an annual basis, beginning on the commencement of the Initial Term. Annual SaaS Fees for the Initial Term are set forth in Exhibit 1. Subsequent SaaS Fees will be at Tyler's then-current rates.
5. Credit for Prepaid Fees. Client will receive a credit for any prepaid but unused fees for, or related to, the Tyler Jury software, payable under the Agreement as of the commencement of the Initial Term.



6. Professional Services Fees. The professional services set forth in Exhibit 1, along with applicable expenses, shall be paid in full on October 1, 2026.
7. Transaction-Based Services Fees. Fees for Enterprise Jury Summons, at the rates set forth in Exhibit 1, shall be invoiced monthly in arrears based on the number of summonses produced each month. The per summons fee is based on the estimated annual summons or questionnaire production as set forth in Exhibit 1. Should the number of documents actually produced annually with Summons change from the estimated amount, the per summons fee is subject to an annual readjustment to Tyler's then-current rates for the actual annual volume, effective for the next annual term. In the event that Tyler's costs for providing the Summons services increase as a result of price increases by a third-party provider utilized by Tyler, Tyler may increase the Summons fees by giving you sixty (60) days' advance written notice.
8. This Amendment shall be governed by and construed in accordance with the terms and conditions of the Agreement. Except as expressly indicated in this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the dates set forth below.

Tyler Technologies, Inc.

Caldwell County, TX

By: Rachel Mehlsak

By: _____

Name: Rachel Mehlsak

Name: _____

Title: Senior Corporate Attorney

Title: _____

Date: 9/15/26

Date: _____



Exhibit 1

Amendment Investment Summary

The following Amendment Investment Summary details the additional software, products, and services to be delivered by us to you under the terms of the Agreement. This Amendment Investment Summary is effective as of the Effective Date, despite any expiration date in the Investment Summary that may have lapsed as of the Effective Date.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

Software Fees			
SaaS Payments			
	Year 1	Year 2	Year 3
Annual SaaS Fees	\$34,755	\$36,493	\$38,317
Discount	-\$4,607	-\$2,304	
SaaS Total Payment	\$30,148	\$34,189	\$38,317
*Annual SaaS Fees Escalate at 5% annually			
Software (SaaS)			SaaS Fees
Enterprise Jury Manager Suite			\$34,755
Enterprise Jury Manager'			Included
Enterprise Juror Access			Included
Enterprise Jury Voice			Included
Source List Update**			Included
Hosting and Managed Services			Included
Enterprise Jury Message (10,000/year)*			Included
Total Annual SaaS Fees (Year 1)			\$34,755
Implementation Services			
Professional Services (T&M)	Hours	Rate	Total
Project Management	80	\$195	\$15,600
Deployment	20	\$185	\$3,700
Customization	10	\$210	\$2,100
Setup, Configuration & Consulting	10	\$185	\$1,850
Training / Go-Live	37	\$185	\$6,845
Total One-Time Professional Services			\$30,095
Travel Expenses			
Travel Expenses will be billed as incurred according to Tyler's standard business travel policy			
Notes:			
*If Client exceeds the stated maximum number of text messages per year (via SMS), Client will pay \$0.14/text and will be billed monthly in arrears. 1 text message = 1 Twilio segment.			
**One Source List Update included with Annual SaaS Fees. Additional Source List Updates will be billed \$4,000 upon delivery of each instance of services performed.			
Transaction Based Services			
Transaction Based Services	Year 1	Year 2	Year 3
Enterprise Jury Summons (Excludes Postage)* 8,500 summonses	\$0.71/pcs	\$0.86/pcs	\$1.02/pcs
Notes:			
*Enterprise Jury Summons Pricing is based on an estimated 8,500 summonses annually. Excludes Postage-Tyler assumes the client will be responsible for obtaining and maintaining the USPS postal permit for the use of Enterprise Jury Summonses.			



Exhibit 2
Statement of Work for
Implementation of Enterprise Jury Manager,
Browser-based Jury Management System
SaaS Implementation
In Caldwell County, TX
September 15, 2026

Tyler Technologies will implement Enterprise Jury Manager in **Caldwell County, TX** under the following terms.

Project Terms

Tyler will...

1. Provide a subscription to use the following Products:
 - **Enterprise Jury Manager;** web-based jury management system;
 - **Enterprise Juror Access;** interactive web response system;
 - **Enterprise Jury Voice;** interactive voice response system;
2. Provide the following Recurring Services:
 - **Enterprise Jury Hosting;** hosting services for ALL products and services listed in this SOW;
 - **Enterprise Jury Message;** text-messaging service (**max 10,000/year**);
 - **Annual Source Update** whereby TYLER will merge/purge existing source list with the new source data to be provided by the customer. The extent and degree of matching criteria used in the Source List Update will be agreed upon (and signed off) by both parties before work is performed – 1 per year;
 - **Enterprise Jury Summons;** data cleansing and summons production/ mailing service.
 - The per summons fee for Enterprise Jury Summons is based on the Customer's estimated annual summons or questionnaire production of **8,500 postcard** summonses per year. Should the number of documents annually produced with Enterprise Jury Summons change from the estimated amount, the per summons fee is subject to an annual readjustment to Tyler's then-current rates for the actual annual volume, effective for the next annual term. Notwithstanding the foregoing, billing for Enterprise Jury Summons shall be monthly in arrears for the number of documents produced in the prior month at the per summons rate for the then-current annual term.
 - The Enterprise Jury Summons price per piece has been calculated based on the current pricing for materials at the execution of this agreement. Tyler agrees to use its best efforts



to obtain the lowest possible prices. However, from time to time, if a price increase for materials occurs during the contract period, Tyler shall adjust the contract price accordingly by providing sixty (60) days' advance written notice to Customer.

3. Provide the following Professional Services:

- Provide project management services to coordinate all aspects of the project;
- Provide an expert jury management consulting resource to conduct Business Requirements Review with the Client's appointed user-committee to gather configuration and reporting information and to ensure that all required functionality is included in Enterprise Jury Manager;
- After the Business Requirements Review, TYLER will provide to the Customer a Project Implementation Schedule (including proposed Customer timelines and deliverables in respect of the project as well as designated Customer Project Milestones) for review and comment by the Customer. Once mutually agreed with the Customer, the Project Implementation Schedule will be the project schedule of timelines, deliverables and Milestones of the Customer to be performed by and required of the Customer.
- In the event of a failure by the Customer to meet a Milestone, which results in a delay to the Project beyond the originally agreed Project Implementation Schedule (Determined during Business Requirements Review), Tyler shall be entitled to an additional fee for each week of delay to the Project Implementation Schedule arising due to such failure based on a pro-rated weekly portion of HALF the Annual SaaS Fee.
- 1 iteration (this includes any design changes the customer would like to make to the initial summons design) of a consolidated, county-wide jury summons design, free of charge – subsequent design iterations will be billed at TYLER's published, prevailing rates (prevailing rates are the published hourly rates TYLER charges at the time of subsequent design iterations. Current rates are \$200/hour – minimum work of 2 hours for any summons design change). This does not include alignment issues, spelling/punctuation mistakes or small changes that do not affect the layout or design;
- Use a formalized change request to provide flexibility during development iterations and to manage the scope of the project which may include, but is not limited to, requests for additional development (prevailing rates are the published hourly rates TYLER charges at the time of any change request. Current rates are \$200/hour – minimum work of 2 hours for any custom report or letter design change, system code change or other customization not part of standard project);
- Install a new source list in EJM Database and migrate Permanent Disqualified records and Jurors' Last Reporting Date from the legacy jury management system;
- Provide an expert Enterprise Jury Manager installation resource for installation of Enterprise Jury Manager in a training and a production environment;
- Provide 2 local or toll-free phone numbers (one for test and one for production sites) for use of Jury Voice and Jury Message;
- Provide a 2-hour, online System Administrator training session;

- Provide a 2-day (or 16 hours) of User training to the Customer online or at Customer's premises (travel expenses will apply for onsite training);
- Provide training and support materials including an electronic Installation and Administration Guide, a paper and electronic Quick Reference Guide, and an electronic full Reference Manual;
- Provide an expert jury management "go-live" support resource (2 days onsite or 16 hours remotely) during Customer's first "live" location, the first days that jurors report under the new system (travel expenses will apply for onsite go-live);
- Provide standard customer support by telephone, email, and online portal. Customer Support Services will transition upon completion of go-live;

4. Provide the following Hosting Services:

- Provide all server operating system and database licenses required for use of Enterprise Jury Manager, Access, and Voice;
- Install and maintain a test and production environment of Enterprise Jury Manager, Access, and Voice;
- Configure the DNS for use of hosted Enterprise Jury Manager;
- Install, configure, maintain, and support upgrade functions with Enterprise Jury Manager, Access, and Voice;
- Install, configure, maintain, and support the database used by Enterprise Jury Manager, Access, and Voice;
- Perform automated Server Patching via Microsoft Automatic Update;
- Provide installed anti-virus, anti-spam software and port monitoring as part of the server environment as well as a secured, managed firewall;
- Guarantee the data will remain in the United States during transit and rest;
- Perform daily backups of the Enterprise Jury Manager environments, with 2-week retention.

5. Legacy EJM Source Data Migration

- The following data will be migrated from the Legacy EJM to the new EJM:
 - i. Candidate Profiles:
 - 1. All candidate profiles from legacy EJM will be migrated and converted to new EJM, elements that may be included:
 - Name
 - Gender
 - DOB
 - Address including City, State, and ZIP
 - Last Summons Date
 - Permanent Disqualification and Undeliverable
 - Other personal identifying information (DL #/Voter #)
 - Contact info if available, (Phone numbers and email)
 - Candidate Profile - History tab
 - Info from candidate profile's history tab will be migrated to new EJM's candidate profile history tab following the client's retention period.
 - Deferrals
 - Elements pertaining to queued deferred candidates from legacy are migrated so that users can create pools with the deferred candidates "picked up".
 - This is done twice - prior to pool-creation go live and once more after first check in to ensure that all deferred candidate information is migrated as part of working in two different environments.
 - Candidate Questionnaires
 - All past questions and answers for candidates are migrated. This does not include images created with Jury Capture/IDS.
 - EJM, Access, Voice, and Messages Configuration
 - Tyler will migrate as much of the legacy configuration as possible or reasonably agreed upon.
 - As many of the new functions and features related to EJM, Access, Voice, and Messages have been designed differently with different behavior, Tyler will work with the Customer to ensure the goals of these products and services are configured to meet the desired goals.

- Reports
 - Only previously custom-created reports and state mandated reports will be migrated. Your Tyler PM will review current ad-hoc reports used in legacy to mutually determine and agree which to migrate to the new EJM.
- The following data will not be migrated:
 - Legacy EJM history, including:
 - Cases, Case Numbers, and History
 - Pool Numbers
 - Unused Reports and Letters
 - Other data not specifically listed or agreed upon with the customer

In consideration of the above, the Customer agrees to:

- Appoint a project leader to act as the single point of contact with Tyler;
- Appoint a user-committee who will participate in the Business Requirements Review and who will assist Tyler and the project leader to gather configuration and reporting information and to ensure that all required functionality is included in Enterprise Jury Manager;
- Appoint IT Staff who will participate in the Technical Requirements Review to ensure all local requirements for installation and implementation of Enterprise Jury Manager are detailed;
- Assist Tyler with project planning including creating a project timeline, and an implementation plan;
- Provide a single point of contact as “first-line” support for any software support issues or questions by any user or court location in the implementation. This staff member will be in contact with Tyler Support personnel;
- From time to time (if necessary) provide the assistance of the Customer’s IT personnel to help with software customer support issues related to any hardware, software, or connectivity on the customer’s premises;
- Provide all computer hardware, communications hardware, cabling, operating system software, and other software for premise connectivity;
- At the Customer’s sole option, license and install the following optional Third-Party Software for use in connection with the TYLER Software:
 - Google Maps API key;
- Provide required USPS postal permit for use of SummonsDirect.
 - If you have an existing local permit, please supply us with your local Permit Number, Permit Type (Permit Imprint type is strongly recommended - additional costs apply to Pre-cancelled Stamps), and city/state/zip code of the Post Office that issued the permit.

- If applying for a new permit, please complete USPS form 3615, and present it at your local USPS Business Mail Entry Unit (BMEU) along with two forms of identification and the applicable permit fees. Once the permit is issued please provide us with the Permit Number, Permit Type and city/state/zip code of the Post Office that issued the permit.
- Deposit and maintain funds on account with the USPS to cover postage.
- Meet the minimum requirements of 200 pcs/ mailing to utilize their postage permit. Failure to meet this minimum requirement will result in metered postage under Tyler's permit. The customer will be invoiced based on the actual number mailed plus a handling fee.
- From time to time provide the assistance of the Customer's IT personnel to complete certain necessary support or configuration tasks such as editing local firewall exceptions (where necessary), etc.;
- From time to time provide the assistance of the Customer's IT personnel to cooperate in diagnosing issues with on premise connectivity related workstations and SMTP server;
- Continue to provide local workstation connectivity and environment;
- Provide access and supply credentials for email server to Tyler including, but not limited to: SMTP host name or IP address, assigned username and password, port number, any required firewall exception(s) to facilitate access.
- Use the solution on equipment that meets the following minimum specifications:
 - Jury Manager (Desktop):
 - Resolution: 1440x900 (1920*1080 recommended)
 - RAM: 8GB
 - CPU: Quad-Core
 - Browser: The latest version of Microsoft Edge (Chrome-Based), Google Chrome, Firefox, or Safari
 - OS: Windows 10+, MacOS 11+
 - Jury Manager (Tablet)
 - Resolution: 1080x820
 - RAM: 3GB
 - CPU: Quad-Core
 - Browser: The latest version of Safari or Chrome
 - OS: iPad OS 15+, Android 11+, Windows 10+
 - Juror Access

- Any modern web browser (IE11 not supported)

Caldwell County TX Jury Amendment 060826

Final Audit Report

2026-09-16

Created:	2026-09-16
By:	Michelle Weed (michelle.weed@tylertech.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAASht7pNn1ceiRcsng4ApwFGdal_204dtP

"Caldwell County TX Jury Amendment 060826" History



Document created by Michelle Weed (michelle.weed@tylertech.com)

2026-09-16 - 0:39:39 AM GMT- IP address: 163.116.253.49



Document emailed to Rachel Mehlsak (rachel.mehlsak@tylertech.com) for signature

2026-09-16 - 0:40:01 AM GMT



Email viewed by Rachel Mehlsak (rachel.mehlsak@tylertech.com)

2026-09-16 - 1:38:48 PM GMT- IP address: 163.116.144.106



Document e-signed by Rachel Mehlsak (rachel.mehlsak@tylertech.com)

Signature Date: 2026-09-16 - 1:39:35 PM GMT - Time Source: server- IP address: 163.116.144.106 - Signature Appearance Selected: IMAGE



Agreement completed.

2026-09-16 - 1:39:35 PM GMT

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Information Only
Subject:	To discuss and take possible action regarding the approval of the award for RFB26CCP02B Unit Road Materials, Fuel, Oil and Lubricants.
Costs:	\$0.00
Agenda Speakers:	Judge Haden/Stephanie Pleitez
Backup Materials:	Attached
Total # of Pages:	4

Caldwell County Unit Road Materials, Fuel, Oil & Lubricants								
RFB 26CCP02B								
Issue Date:	8/13/2026						Purchasing Department	Stephanie Pleitez - Purchasing Assistant
Closing Date:	9/17/2026						Phone: 512-359-4685	
Respondent:	Respondent Address:	Bid Amount:				Opened at:		Road Materials, Flex Base, Fuel, or Oil-Lube.
On Site Fuel	909 NE Loop 410 Suite 820 San Antonio, TX 78209	OPIs: \$3.2693 Per Gallon Bid Price: \$3.3169 Per Gallon Profit \$.0476					2pm	Regular Unleaded
		OPIs: \$5.2369 Per Gallon Bid Price: \$5.2545 Per Gallon Profit \$.0476						Diesel/Low Sulfur
		\$10.74 Per Gallon						15W40 Motor Oil
		\$9.33 Per Gallon						Hydraulic Fluid
		\$3.89 Per Tube						Chassis Grease
		\$6.16 Per Gallon						Anti-Freeze
Sean Matthew Mann	523 S. Guadalupe St. San Marcos, TX 78666	\$13.99 Per Gallon (Sinclair)					2:03pm	15W40 Motor Oil
		\$12.99 Per Gallon (Sinclair)						Hydraulic Fluid
		\$4.99 Per Cartridge (Smstik JT6 High-Temp)						Chassis Grease
		\$385.00 Per 55 Gallon (Prime Guard Marcus)						Anti-Freeze
Ergon Asphalt & Emulsions Inc.	11612 RM 2244, Bldg. 1 Ste. 250 Austin, TX 78738		At Plant Pick Up: \$2.90 Per Gallon		Flat Rate County Wide Delivery: \$3.09 Per Gallon	EST Delivery: 1 Day	2:04pm	SS1 Slow Set Emulsion
			At Plant Pick Up: \$2.85 Per Gallon		Flat Rate County Wide Delivery: \$3.04 Per Gallon	EST Delivery: 1 Day		Rapid Set Emulsion
Arnold Oil Company of Austin, L.P.	5909 Burleson Road Austin, TX 78744	\$15.35 Per Gallon (Chevron Ursa)					2:07pm	15W40 Motor Oil

		\$18.00 Per Gallon (Chevron)						Hydraulic Fluid
		\$4.72 Per Cartridge (Chevron)						Chassis Grease
		\$389.39 Per 55 Gallon (Valvoline)						Anti-Freeze
Bobcat Materials, LLC	5255 FM 482 New Braunfels, TX 78132		At Plant Pick Up: \$55 Per Ton		Flat Rate County Wide Delivery: \$70.50 Per Ton		2:09pm	Type A Black Base
			At Plant Pick Up: \$70 Per Ton		Flat Rate County Wide Delivery: \$90.50 Per Ton			Type D Cold Mix
Kariba Systems INC	9169 W. Slate St. Suite 2627 Garden City, Idaho 83714		At Plant Pick Up: \$9.70 Per Ton	EST Delivery: 2-7 Days	Flat Rate County Wide Delivery: \$33.65 Per Ton	EST Delivery: 2-7 Days	2:13pm	1-1/2 Flexible Base
Safety-Kleen Systems, Inc.	42 Longwater Drive Norwell, MA 02061	\$11.60 Per Gallon					2:12pm	15W40 Motor Oil
		\$9.95 Per Gallon						Hydraulic Fluid
		\$382.20 Per 55 Gallon						Anti-Freeze
Petroleum Traders Corporation	PO Box 2357 Fort Wayne, IN 46801- 2357	OPIS: \$3.1026 Per Gallon Bid Price: \$3.1715 Per Gallon Profit \$.0689					2:14pm	Regular Unleaded
		OPIS: \$5.0344 Per Gallon Bid Price: \$5.1965 Per Gallon Profit \$.01621						Diesel/Low Sulfur
Colorado Materials, LTD.	PO BOX 2109 San Marcos, TX 73667		At Plant Pick Up: \$7.00 Per Ton	EST Delivery: 2 Days	Flat Rate County Wide Delivery: \$21.00 Per Ton		2:13pm	3/4 Flexible Base
			At Plant Pick Up: \$6.50 Per Ton	EST Delivery: 2 Days	Flat Rate County Wide Delivery: \$20.50 Per Ton			1-1/2 Flex Base
			At Plant Pick Up: \$30.00 Per Ton	EST Delivery: 2 Days	Flat Rate County Wide Delivery: \$44.00 Per Ton			Aggregate Grade 3

			At Plant Pick Up: \$35.00 Per Ton	EST Delivery: 2 Days	Flat Rate County Wide Delivery: \$49.00 Per Ton			Aggregate Grade 4
			At Plant Pick Up: \$80.00 Per Ton	EST Delivery: 2 Days	Flat Rate County Wide Delivery: \$94.00 Per Ton			Type B Cold Mix
			At Plant Pick Up: \$80.00 Per Ton	EST Delivery: 2 Days	Flat Rate County Wide Delivery: \$94.00 Per Ton			Type D Cold Mix
Brauntex Materials, Inc.	1504 Wald Road New Braunfels TX 78132		At Plant Pick Up: \$8.25 Per Ton	EST Delivery: 3 Days	Flat Rate County Wide Delivery: \$23.25 Per Ton	EST Delivery: 3 Days	2:10pm	3/4 Flexible Base
			At Plant Pick Up: \$7.25 Per Ton	EST Delivery: 3 Days	Flat Rate County Wide Delivery: \$22.25 Per Ton	EST Delivery: 3 Days		1-1/2 Flex Base
			At Plant Pick Up: \$32.00 Per Ton	EST Delivery: 3 Days	Flat Rate County Wide Delivery: \$47.00 Per Ton	EST Delivery: 3 Days		Aggregate Grade 3
			At Plant Pick Up: \$30.00 Per Ton	EST Delivery: 3 Days	Flat Rate County Wide Delivery: \$45.00 Per Ton	EST Delivery: 3 Days		Aggregate Grade 4
			At Plant Pick Up: \$65.00 Per Ton	EST Delivery: 3 Days	Flat Rate County Wide Delivery: \$80.00 Per Ton	EST Delivery: 3 Days		Type A Cold Mix
			At Plant Pick Up: \$65.00 Per Ton	EST Delivery: 3 Days	Flat Rate County Wide Delivery: \$80.00 Per Ton	EST Delivery: 3 Days		Type D Cold Mix
Adelle Way Inc	7901 4th St N #27366 St. Petersburg, FL 33702		At Plant Pick Up: \$110.00 Per Ton	EST Delivery: 14-21 Days	Flat Rate County Wide Delivery: \$134.00 Per Ton	EST Delivery: 14-21 Days	2:06pm	3/4 Flexible Base
			At Plant Pick Up: \$65 Per Ton	EST Delivery: 14-21 Days	Flat Rate County Wide Delivery: \$75 Per Ton	EST Delivery: 14-21 Days		1-1/2 Flex Base
			At Plant Pick Up: \$12 Per Ton	EST Delivery: 14-21 Days	Flat Rate County Wide Delivery: \$15 Per Ton	EST Delivery: 14-21 Days		SS1 Slow Set Emulsion
			At Plant Pick Up: \$9 Per Ton	EST Delivery: 14-21 Days	Flat Rate County Wide Delivery: \$12 Per Ton	EST Delivery: 14-21 Days		HFRS2 Rapid Set Emulsion
			At Plant Pick Up: \$165.00 Per Ton	EST Delivery: 14-21 Days	Flat Rate County Wide Delivery: \$180.00 Per Ton	EST Delivery: 14-21 Days		Aggregate Grade 3
			At Plant Pick Up: \$145.00 Per Ton	EST Delivery: 14-21 Days	Flat Rate County Wide Delivery: \$165.00 Per Ton	EST Delivery: 14-21 Days		Aggregate Grade 4

				At Plant Pick Up: \$175.00 Per Ton	EST Delivery: 14-21 Days	Flat Rate County Wide Delivery: \$105.00 Per Ton	EST Delivery: 14-21 Days		Type A Cold Mix
				At Plant Pick Up: \$284.00 Per Ton	EST Delivery: 14-21 Days	Flat Rate County Wide Delivery: \$315.00 Per Ton	EST Delivery: 14-21 Days		Type D Cold Mix
			\$75.00 Per Gallon						15W40 Motor Oil
			\$65.00 Per Gallon						Hydraulic Fluid
			\$49.00 Per Cartridge						Chassis Grease
			\$1750.00 Per 55 Gallon						Anti-Freeze
			OPI: \$5.92 Per Gallon Bid Price: \$8.92 Per Gallon Profit: \$3.00						Regular Unleaded
			OPI: \$8.09 Per Gallon Bid Price: \$12.09 Per Gallon Profit: \$4.00						Diesel/Low Sulfur

Purchasing Agent Signature: Stephanie Pladaz
 Witness Name: Dulce Arellano
 Witness Signature: Dulce Arellano

Caldwell County Agenda Item

AGENDA DATE:	October 8, 2026
Type of Agenda Item:	Economic Development Discussion
Subject:	To discuss and take possible action regarding updates on Project Hercules economic development negotiations. Commissioners Court may provide further instruction or take necessary action as appropriate.
Costs:	TBD
Agenda Speakers:	Judge Haden
Backup Materials:	None
Total # of Pages:	0

Caldwell County Agenda Item

AGENDA DATE: October 8, 2026

Type of Agenda Item: Economic Development Discussion

Subject: Pursuant to Texas Government Code Section 551.087, the discussion of deliberation regarding economic development negotiations associated with Project Hercules. Possible action may follow in open court.

Costs:

Agenda Speakers:

Backup Materials:

Total # of Pages: