



**NOTICE OF MEETING  
WALLER COUNTY, TEXAS  
AMENDED COMMISSIONERS COURT**

**Tuesday, February 20, 2024 at 9:00 AM  
Waller County Joe Kuciemba Annex, Hempstead, Texas**

**AGENDA**

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

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

All or part of this meeting may be held by videoconference call. A quorum of the Commissioners Court will be physically present at the meeting location listed above, which will be open to the public.

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

**CALL TO ORDER**

1. Approval of Agenda.

**PUBLIC COMMENT**

**CONSENT AGENDA**

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

- [2.](#) Approval of Minutes
- [3.](#) Request by County Treasurer for approval of payroll.
- [4.](#) Request by County Treasurer to approve disbursement of funds for Retiree Insurance Premiums.
- [5.](#) Request by County Treasurer for approval of Monthly Report.
- [6.](#) Request by County Auditor to approve official documents and all monthly reports.
7. Request by County Auditor for approval and / or ratification of Accounts Payable.

8. Approve payment of \$7,588 for Invoice# 38097 to Automated Shades for installation of shades in the Kuciemba Annex. Funds to be paid from line item 604-604-581837 [Swing Space].
9. Request from County Engineer to declare miscellaneous supplies and equipment to be surplus property under Local Government Code 263.152 and auction said items through the services of Rene Bates Auctioneers, Inc.
10. Request by County Engineer to approve the Final Plat of Trails at Cochran Ranch Section One and accept the Construction Bond in Precinct 3.
11. Request by County Engineer to approve the Final RePlat of Twinwood Commerce Center Reserve 15 in Precinct 4.
12. Request by County Engineer to approve the Final Plat of Corner at Kingsland in Precinct 4.

**Requests to approve payments on the following:**

13. \$2,212.99 for Invoice #26 to King Architectural Consulting Services to be paid from line-item 604-604-545405 [Professional Services].
14. \$5,000.00 for Invoice # 2328 to TAG Houston Region from line-item 125-411-562300 [County Organizational Dues].
15. \$7,500.00 for Invoice # 08143 to Brazos Valley Council of Governments from line-item 125-525-546900 [BVCOG].
16. \$1,500.00 for Invoice # 2024-1002 to Highway 36A Coalition from line-item 125-411-561302 [Highway 36A Coalition].
17. \$2,016.00 for Invoice dated January 18, 2024 to Magnolia Funeral Home, Inc. from line-item 125-411-561502 [Pauper Burial Expense].

**ECONOMIC DEVELOPMENT**

18. Approve Tax Abatement Agreement with CIV FCD Jordan Ranch, LLC and Coloplast Manufacturing US, LLC. Coloplast is the tax abatement applicant and tenant for property owned by CIV FCD Jordan Ranch. The property is located in the reinvestment zone known as Waller County Jordan Ranch Reinvestment Zone 14, located south of Interstate 10 near the intersection of Jordan Ranch Boulevard and Kingsland Boulevard. Coloplast will install equipment for manufacturing and distributing medical products at an estimated cost of \$1,300,000 over a period of 10 years.
19. Terminate Tax Abatement Agreement with CIV FCD Jordan Ranch, LLC for spec building 2 (Contract ID # 221130-15b).
20. Approve Tax Abatement Agreement with Urban Twinwood, LP, the tax abatement applicant and owner of the property located in Twinwood Business Park. The property is in the reinvestment zone known as Waller County Twinwood Business Park Reinvestment Zone 12, located south of Interstate 10 and west of Woods Road. Urban

Twinwood will construct an office, manufacturing, warehouse facility of approximately 50,000 square feet at an estimated cost of approximately \$4,000,000.

21. Approve amendments to six (6) Tax Abatement Agreements with SRPF B/Empire West Phase II, L.P., the tax abatement applicant and owner of the property located between Interstate 10 and Highway 90 west of Woods Road in Brookshire, Texas. The property is in the reinvestment zone known as City of Brookshire Reinvestment Zone 20.01. The Tax Abatement Agreements will be for the following spec buildings:
  - a. Building 4, a building of approximately 666,360 square feet at an estimated cost of \$23,000,000.
  - b. Building 5, a building of approximately 229,150 square feet at an estimated cost of \$8,000,000.
  - c. Building 6, a building of approximately 127,382 square feet at an estimated cost of \$4,000,000.
  - d. Building 7, a building of approximately 132,662 square feet at an estimated cost of \$4,000,000.
  - e. Building 8, a building of approximately 124,700 square feet at an estimated cost of \$4,000,000.
  - f. Building 9, a building of approximately 1,039,060 square feet at an estimated cost of \$36,000,000.

## **COUNTY ENGINEER**

22. Approve advertisement of RFP for ditch maintenance services to be published in the Waller County Express. Funds to be paid from line item 125-401- 544100 [Bid Notices and Printing].

## **GRANT MANAGER**

23. Authorize the County Judge to execute a contract with Matagorda Construction & Materials in an amount not to exceed \$1,076,376.85 for construction services associated with the Diemer Road Infrastructure Project (GLO Contract #20-065-062-C180) and the County Engineer to issue a Notice to Proceed post contract execution.
24. Discuss and take action to approve payment of \$269,754.00 to the owners of Parcel #1 for 4.810 acres of land associated with the CDBG-DR Diemer Road Project (Contract No. 20-065-062-C180).

## **MAINTENANCE**

25. Approve advertisement of RFP for maintenance department fleet vehicles to be published in the Waller County Express. Funds to be paid from line item 125-401- 544100 [Bid Notices and Printing].

## **SHERIFF**

- [26.](#) Spread upon the minutes the Waller County Sheriff's Office 2023 Racial Profiling Report as presented to the Texas Commission on Law Enforcement.

## **TREASURER**

- [27.](#) Approve amendments to the 2024 Salary Order to be effective February 25, 2024.

## **AUDITOR**

28. Approve 2024 budget adjustments and departmental line-item transfers.

## **DIRECTOR OF FACILITIES**

- [29.](#) Discuss and take action to approve payment of Application # 15 for \$731,559.82 to Sedalco to be paid from the following:

\$100,528.00 from line-item 604-604-545405 [Professional Services]

\$551,231.44 from line-item 604-604-581000 [Bldg Purch, Const, or Improv]

\$79,800.38 from line-item 604-604-581837 [Swing Space].

## **MISCELLANEOUS**

30. Approve discretionary exemption pursuant to Local Government Code Section 262.024 to hire outside counsel related to litigation with Awry Ready Mix Concrete (Cause No. CV24-01-0991).
31. Approve Representation Agreement with Hance Scarborough related to litigation with Awry Ready Mix Concrete (Cause No. CV24-01-0991).
32. Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to the purchase, exchange, lease, or value of real properties would have a detrimental effect on the position of the County in negotiations with third persons.
33. Approve deliberation of business and financial issues in executive session based on determination and recommendation from the District Attorney's Office that deliberation in an open meeting regarding business and financial issues related to contract negotiations for it would have a detrimental effect on the position of the County in negotiations with third persons.
34. Consultation with District Attorney and outside counsel pursuant to Government Code Section 551.071.

## **EXECUTIVE SESSION**

35. Deliberate business and financial issues related to the purchase, exchange, lease or value of real properties pursuant to Government Code Sections 551.072 and 551.0725.



36. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.
37. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session.

## **ADJOURN MEETING**

## **NOTICE**

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

## MINUTES



**WALLER COUNTY COMMISSIONERS COURT  
REGULAR SESSION  
WEDNESDAY – FEBRUARY 7, 2024**

**BE IT REMEMBERED** that the Honorable Commissioner's Court of Waller County, Texas, met in **REGULAR SESSION** on Wednesday, the 7<sup>th</sup> day of February 2024 at its meeting place at the Waller County Joe Kuciemba Annex, Hempstead, Texas.

**CALL TO ORDER**

The meeting was called to order by Presiding Judge Commissioner Justin Beckendorff at 9:02 a.m. with the following members of the Court present to-wit:

John A. Amsler, Commissioner Precinct 1  
Walter Smith, Commissioner Precinct 2  
Kendric D. Jones, Commissioner Precinct 3  
Justin Beckendorff, Commissioner Precinct 4 – *Presiding Judge*  
Debbie Hollan, County Clerk

Absent: Carbett "Trey" J. Duhon III, County Judge

Delivery of Invocation by: Commissioner Amsler

Pledge to the American Flag and Texas Flag led by: Commissioner Smith

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

**Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes  
Commissioner Jones – Yes

Commissioner Smith – Yes  
Commissioner Beckendorff – Yes

**PUBLIC COMMENT**

1. Ramiro Bautista    2. Lesha Roberts    3. Larry Parr

**CONSENT AGENDA**

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

2. Approval of Minutes – January 24, 2024 Regular Session
3. Request by County Treasurer for approval of payroll.
4. Request by County Treasurer to transfer fixed assets to the IT Department.
5. Request by County Treasurer for approval of stale dated check list.
6. Request by County Auditor for approval and / or ratification of Accounts Payable.

7. Request by County Engineer to approve a Permit to Construct Utility in Waller County Right of Way by JM Hodges, Inc. on behalf of Verizon Wireless, for the purpose of a proposed installation of a Small Cell Node- Tamarron SC1 within the right of way of Jordan Ranch Blvd, Katy, Tx.
8. *Removed from Consent Agenda for Court to discuss and vote on separately per Commissioner Smith's request.*

### Requests to approve payments

9. \$7,800.00 for Invoice # 1297 to Fort Bend Medical Examiner from line item 125-423-540702 [Autopsy].
10. \$2,000.00 for Invoice dated December 25, 2023 to Singleton & Sons Funeral Home, Inc. from line item 125-423-540705 [Transport to Morgue].

Commissioner Smith made motion to approve Consent Agenda with #8 being removed, seconded by Commissioner Jones.

**Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

8. Request by County Engineer to approve the final partial replat of West Magnolia Forest Section 11, Lot 62 in Precinct 2.

Motion to approve by Commissioner Jones, seconded by Commissioner Smith.

**Motion carried** by 3-1 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– No

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

### RESOLUTION

11. Approve Resolution honoring James Koch and his services to Waller County.

Motion made by Commissioner Jones, seconded by Commissioner Amsler.

(Commissioner Beckendorff read Proclamation)

**Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

12. Approve Resolution recognizing Waller High School's Culinary Team for participating in the Taste of the Championship affiliated with the 2024 CFP National Championship.

Motion made by Commissioner Jones, seconded by Commissioner Smith.

(Commissioner Beckendorff read Proclamation)

**Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

### PROCLAMATION

13. Approve Proclamation observing February as Black History Month.

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

(Commissioner Jones read Proclamation)

**Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones – Yes

Commissioner Beckendorff – Yes

**COUNTY ENGINEER**

14. Approve advertisement in the Katy Times, The Hotline Press, The Waller County Express, and The Waller Times a request for qualifications for drainage-specific engineering services. Funding to be paid from line item 125-401544100 [Bid Notices and Printing].

Motion made by Commissioner Smith, seconded by Commissioner Jones.

**Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

15. Accept the Maintenance Declaration from Harris-Waller Counties Municipal Utility District No. 4, as it relates to improvements in the Sunterra development.

Motion made by Commissioner Jones, seconded by Commissioner Smith.

**Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

16. Approve new Road and Bridge fee schedule for building permits and plan reviews.

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

Commissioner Smith made motion to amend, seconded by Commissioner Jones to amend with the correct numbers the County Engineer just provided. (on the non-residential personal building permit fees fill and lot grading permit only, the flood zone should actually be the \$200.00 and the non-flood zone should be the \$100.00, so this is the Commercial Building Permit Fees)

**Amendment carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

**Amended Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

**SHERIFF**

17. **Spread** upon the minutes the Waller County Sheriff's Office Federal Forfeiture (Equitable Sharing) Fund 2024 Budget. *No action required.*

**DISTRICT CLERK**

18. **Spread** Upon the Minutes Certificate of Completion awarded to Liz Pirkle, Waller County District Clerk for completing the required 20 hours of Continuing Education for 2023 as prescribed in Section 51.605 of the Texas Government Code. *No action required.*

**COUNTY CLERK**

19. **Spread** upon the minutes Certificate of Completion awarded to Debbie Hollan, Waller County Clerk for completing the required 20 hours of Continuing Education for 2023 as prescribed in Section 51.605 of the Texas Government Code. *No action required.*

**ELECTIONS**

20. Approve Joint Resolution and Contract for Primary election.

Motion made by Commissioner Smith, seconded by Commissioner Jones.

**Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes

Commissioner Jones – Yes

Commissioner Smith – Yes

Commissioner Beckendorff – Yes

21. Approve Early voting Schedule for Main Early voting Location and three (3) Permanent Branch Locations.

Motion made by Commissioner Smith, seconded by Commissioner Jones.

**Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

22. Approve publication of Notice of the 2024 Joint Primary Election in the Waller County Express and the Katy Times. Funds to be paid from line item 125-401-544100 [Bid Notices and Printing].

Motion made by Commissioner Jones, seconded by Commissioner Smith.

**Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

### COMMISSIONER, PRECINCT 3

23. Approve adoption of the Standard Form 330 Policy.

Motion made by Commissioner Smith, seconded by Commissioner Jones.

Commissioner Jones made motion to table agenda item, seconded by Commissioner Smith.

**Motion carried** by 4-0 vote. **Item TABLED.**

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

### Advanced to Agenda Item #25

### GRANT MANAGER

25. **Award** bid for construction services associated with the CDBG-DR Diemer Road Project (Contract No. 20-065-062-C180).

Motion made by Commissioner Jones, seconded by Commissioner Smith.

Commissioner Jones made motion to amend, seconded by Commissioner Smith to conditionally award bid for construction services associated with the CDBG-DR Diemer Road Project (Contract No. 20-065-062-C180) contingent upon complete acquisition, possession, and funding for all four (4) required properties. (conditionally award to Matagorda Construction & Materials)

**Amendment carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

**Amended Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff

– Yes

### Advanced to Agenda Items #27-37

### DIRECTOR OF POLICY & ADMINISTRATION

27. ~~Discussion and take possible action to update Comprehensive Major Thoroughfare Plan.~~ **Item WITHDRAWN.**

Motion made by Commissioner Smith, seconded by Commissioner Jones.

Motion and Second WITHDRAWN.

28. Update and approve members for the Subdivision and Development Regulations and Mobile Home Regulations Committee.

Recommended list of members: Commissioner Smith, Commissioner Jones, County Engineer and Assistant County Engineer, Environmental Chief, Jim Russ, Assistant DA, Bill Kotlan, Brandee Tiemann and Vince (Yokom).



Motion to approve made by Commissioner Jones, seconded by Commissioner Smith.

**Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes  
Commissioner Jones – Yes

Commissioner Smith – Yes  
Commissioner Beckendorff – Yes

## AUDITOR

### 29. Approve 2024 budget adjustments and departmental line-item transfers.

Motion made by Commissioner Jones, seconded by Commissioner Smith.

**Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes  
Commissioner Jones – Yes

Commissioner Smith – Yes  
Commissioner Beckendorff – Yes

### 30. Approve the following debt payments due February 15, 2024:

- (a) WC Certificates of Obligation, Series 2014 totaling \$561,604.50, payable to Trust Governmental Finance.
- (b) WC General Obligation Bonds, Series 2017 totaling \$519,775.00, payable to Amegy Bank.
- (c) WC General Obligation Bonds, Series 2018 totaling \$1,632,628.13, payable to Amegy Bank.
- (d) WC Tax Notes, Series 2020 totaling \$15,113.75, payable to JP Morgan Chase.
- (e) WC Tax Notes, Series 2022 totaling \$957,893.75, payable to Regions Equipment Finance Corp.
- (f) WC Certificates of Obligation, Series 2022 totaling \$176,850.00, payable to Amegy Bank.
- (g) WC Certificates of Obligation, Series 2023 totaling \$897,500.00, payable to Amegy Bank.

To be paid from the following budget line items:

\$3,390,000.00 from - 515-635-575000 [Principal]

\$1,371,365.13 from - 515-635-576000 [Interest].

Motion made by Commissioner Smith, seconded by Commissioner Jones.

**Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes  
Commissioner Jones – Yes

Commissioner Smith – Yes  
Commissioner Beckendorff – Yes

## MISCELLANEOUS

### 31. ~~Approve Agreement between Waller County and Texana and payment of \$5,000.00 from line item 125-411-542254 [Texana Ctr Behavioral Healthcare] as allocated in the 2024 Budget. Item WITHDRAWN.~~

### 32. Approve Order Authorizing Texas Independence Day Fireworks Sales.

Motion made by Commissioner Smith, seconded by Commissioner Amsler.

**Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes  
Commissioner Jones – Yes

Commissioner Smith – Yes  
Commissioner Beckendorff – Yes

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

Motion made by Commissioner Smith, seconded by Commissioner Jones.

**Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes  
Commissioner Jones – Yes

Commissioner Smith – Yes  
Commissioner Beckendorff – Yes

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

Motion made by Commissioner Jones, seconded by Commissioner Smith.

**Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes  
Commissioner Jones – Yes

Commissioner Smith – Yes  
Commissioner Beckendorff – Yes

## EXECUTIVE SESSION

35. Consultation with District Attorney and outside counsel pursuant to Government Code Section 551.071.
36. Deliberate business and financial issues related to the purchase, exchange, lease or value of real properties pursuant to Government Code Sections 551.072 and 551.0725.
37. Deliberate business and financial issues related to contract negotiations pursuant to Government Code 551.0725.

**Court convened to Executive Session at 10:35 a.m.**

**Court reconvened from Executive Session at 11:41 a.m.**

### **Returned to Agenda Items #24 and #26**

24. Approve advertisement of RFP for outside counsel for mobility bond projects to be published in the Waller County Express. Funds to be paid from line item 125-401-544100 [Bid Notices and Printing].

Motion made by Commissioner Jones, seconded by Commissioner Amsler.

**Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes  
Commissioner Jones – Yes

Commissioner Smith – Yes  
Commissioner Beckendorff – Yes

26. Approve advertisement of RFQ for the Mobility Bond Program Manager to be published in the Waller County Express. Funds to be paid from line item 125-401-544100 [Bid Notices and Printing].

Motion made by Commissioner Jones, seconded by Commissioner Smith.

**Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes  
Commissioner Jones – Yes

Commissioner Smith – Yes  
Commissioner Beckendorff – Yes

### **Proceeded with Agenda Item #38**

38. Reconvene in Open Session to take any action necessary on matters discussed in Executive Session.

Commissioner Jones moved to approve condemnation proceedings against the owners of Property ID 8683 if no agreement is reached by February 9, 2024, seconded by Commissioner Smith.

**Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler – Yes  
Commissioner Jones – Yes

Commissioner Smith – Yes  
Commissioner Beckendorff – Yes

**ADJOURN MEETING**

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

**Motion carried** by 4-0 vote.

Judge Trey Duhon – Absent

Commissioner Amsler

– Yes

Commissioner Smith

– Yes

Commissioner Jones

– Yes

Commissioner Beckendorff – Yes

Meeting was **ADJOURNED** at 11:43 a.m.

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



Debbie Hollan  
Waller County Clerk

**APPROVED** this the 20<sup>th</sup> day of February 2024.

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Carbett "Trey" J. Duhon, III  
County Judge



Packet: PYPKT03338 - 02/23/24 PR  
Payroll Set: 01 - Waller County, TX

Pay Period: 02/04/2024 - 02/17/2024

Total Direct Deposits: 589,999.35  
Total Check Amounts: 5,637.42Males Paid: 207  
Females Paid: 161  
Total Employees: 368

## EARNINGS

Pay Code	Units	Pay Amount
Cell	0.00	465.00
Cert Pay	0.00	14,751.73
Cert Pay Bilingual	0.00	4,497.50
Cert Pay FTO/K9	0.00	1,050.00
CT	154.70	3,854.51
H	23,366.50	613,706.64
Hol	425.75	10,490.65
Inclement Weather	116.00	3,221.03
Leave W/O Pay	83.73	0.00
Longevity	0.00	56.33
OT	53.50	2,049.52
PT-H	570.00	10,533.36
Sal	333.00	92,540.23
Sal - No UI Tax	4.00	2,200.00
Sal - Sup	1.00	10,220.18
Sal-Other	3.00	3,169.91
Sick	1,060.32	27,399.14
STEP CMV	7.00	363.62
STEP Comp	11.00	477.02
Task Force OT Hours	56.00	2,431.05
Travel	0.00	3,013.02
Vac	804.28	21,413.90
<b>Total:</b>	<b>27,049.78</b>	<b>827,904.34</b>

## BENEFITS

Pay Code	Units	Pay Amount
CE	186.17	0.00
CE- Straight	137.00	0.00
GTL Taxable Benefit	0.00	897.45
Vehicle Taxable	91.00	273.00
<b>Total:</b>	<b>414.17</b>	<b>1,170.45</b>

## TAXES

Code	Subject To	Employee	Employer
Fed W/H	729,070.54	59,161.51	0.00
FICA	791,764.37	49,089.35	49,089.35
Medicare	791,764.37	11,480.59	11,480.59
Unemployment	749,345.85	0.00	1,198.85
<b>Total:</b>		<b>119,731.45</b>	<b>61,768.79</b>

## DEDUCTIONS

Code	Subject To	Employee	Employer
Ch 13 Wage Ded 2	0.00	902.31	0.00
Child Support 1	0.00	4,763.07	0.00
Child Support 2	0.00	953.30	0.00
Child Support 4	0.00	36.92	0.00
Child Support MI SDU	0.00	132.18	0.00
Child Support MS DHS	0.00	200.78	0.00
Dental CAF-125-685	0.00	49.10	0.00
Dental Ins After Tax	0.00	73.65	0.00
Dental-CAF	0.00	2,970.55	61.00
Dental-Grant 228	0.00	0.00	0.00
Dental-Grant 318-578	0.00	0.00	0.00
Dental-Grant 318-592	0.00	0.00	0.00
Health CAF 125-685	0.00	351.08	0.00
Health Ins After Tax	0.00	666.92	0.00
Health-CAF	0.00	26,411.90	2,089.00
Health-Grant 228	0.00	37.54	0.00
Health-Grant 318-578	0.00	100.46	0.00
Health-Grant 318-592	0.00	37.54	0.00
Ins Adj-Dental CAF	0.00	-73.65	-122.00
Ins Adj-Health CAF	0.00	-399.94	-5,107.64
Ins Adj-Life A/Tax	0.00	-1.10	-10.16
Ins Adj-VTL A/Tax	0.00	-0.01	0.00
Ins-Adj-Vision CAF	0.00	-15.93	0.00
Life	0.00	164.59	5.08
Life-125-685	0.00	1.09	0.00
Life-Grant 228	0.00	0.00	0.00
Life-Grant 318-578	0.00	1.09	0.00
Life-Grant 318-592	0.00	0.00	0.00

**DEDUCTIONS**

Code	Subject To	Employee	Employer
MASA	0.00	820.75	0.00
MRP	0.00	3,088.00	0.00
NFC	0.00	79.50	0.00
NFC-CAF	0.00	3,983.90	0.00
Ret-GTL	823,495.60	0.00	1,976.26
Retirement	823,495.60	57,644.83	90,996.40
Valic	0.00	5,049.00	0.00
Vision CAF 125-685	0.00	2.29	0.00
Vision Ins After Tax	0.00	36.10	0.00
Vision-CAF	0.00	760.71	0.00
Vision-Grant 228	0.00	2.29	0.00
Vision-Grant 318-578	0.00	2.29	0.00
Vision-Grant 318-592	0.00	2.29	0.00
Voluntary Term Life	0.00	3,700.73	0.00
<b>Total:</b>		<b>112,536.12</b>	<b>89,887.94</b>

Item 3.

**RECAP 01 - Waller County, TX**

Earnings:	827,904.34	Benefits:	1,170.45	Deductions:	112,536.12	Taxes:	119,731.45	Net Pay:	595,636.77
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Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description		Bank Code			On Hold					
Vendor: <a href="#">13586 - MEDICAL AIR SERVICES ASSOCIATION, INC.</a>									Vendor Total:	820.75
<a href="#">INV0008121</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	820.75	0.00	0.00	0.00	820.75
Payroll Deduction		APBNK - APBNK		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction		N/A		0.00	0.00	820.75	0.00	0.00	0.00	820.75
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
<a href="#">999-203-111450</a>		MASA				820.75	0%			
Vendor: <a href="#">17861 - MICHIGAN STATE DISBURSEMENT UNIT</a>									Vendor Total:	132.18
<a href="#">INV0008134</a>	Invoice	2/23/2024	2/23/2024	2/23/2024	2/23/2024	132.18	0.00	0.00	0.00	132.18
Tyshawm Bibbs Order ID 2010248223		APBNK - APBNK		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
Child support - Payroll Deduction		N/A		0.00	0.00	132.18	0.00	0.00	0.00	132.18
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
<a href="#">999-203-111500</a>		Wage Garnishment				132.18	0%			
Vendor: <a href="#">17845 - MISSISSIPPI DEPARTMENT OF HUMAN SERVICES</a>									Vendor Total:	200.78
<a href="#">INV0008108</a>	Invoice	2/23/2024	2/23/2024	2/23/2024	2/23/2024	200.78	0.00	0.00	0.00	200.78
Gregory Fowlkes		APBNK - APBNK		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
Child support - Payroll Deduction		N/A		0.00	0.00	200.78	0.00	0.00	0.00	200.78
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
<a href="#">999-203-111500</a>		Wage Garnishment				200.78	0%			
Vendor: <a href="#">05440 - NATIONAL FAMILY CARE LIFE INSURANCE CO</a>									Vendor Total:	4,063.40
<a href="#">INV0008122</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	79.50	0.00	0.00	0.00	79.50
Payroll Deduction		APBNK - APBNK		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction		N/A		0.00	0.00	79.50	0.00	0.00	0.00	79.50
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
<a href="#">999-203-111601</a>		NFC				79.50	0%			
<a href="#">INV0008123</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	3,983.90	0.00	0.00	0.00	3,983.90
Payroll Deduction		APBNK - APBNK		No						
Items										
Item Description		Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total
Payroll Deduction		N/A		0.00	0.00	3,983.90	0.00	0.00	0.00	3,983.90
Distributions										
Account Number		Account Name		Project Account Key		Amount	Percent			
<a href="#">999-203-111302</a>		NFC/Cafeteria				3,983.90	0%			
Vendor: <a href="#">07548 - TAC HEBP</a>									Vendor Total:	31,796.86
<a href="#">CM0000633</a>	Credit Memo	2/23/2024	2/23/2024	2/29/2024	2/23/2024	-195.65	0.00	0.00	0.00	-195.65
BCBS invoice		APBNK - APBNK		No						

## Payable Register

Packet: APPKT06125 - PYPKT03338 - 02/22/24 DR

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Item 3. al
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BCBS invoice	N/A		0.00	0.00	-195.65	0.00	0.00	0.00	-195.65	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
<a href="#">999-203-111301</a>	Medical Insurance/Cafeteria				-195.65	0%				
<a href="#">CM0000634</a>	Credit Memo	2/23/2024	2/23/2024	2/29/2024	2/23/2024	-5,507.58	0.00	0.00	0.00	-5,507.58
BCBS invoice	APBNK - APBNK				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BCBS invoice	N/A		0.00	0.00	-5,507.58	0.00	0.00	0.00	-5,507.58	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
<a href="#">999-203-111301</a>	Medical Insurance/Cafeteria				-5,507.58	0%				
<a href="#">CM0000635</a>	Credit Memo	2/23/2024	2/23/2024	2/29/2024	2/23/2024	-11.26	0.00	0.00	0.00	-11.26
BCBS invoice	APBNK - APBNK				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BCBS invoice	N/A		0.00	0.00	-11.26	0.00	0.00	0.00	-11.26	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
<a href="#">999-203-111200</a>	Medical Insurance				-11.26	0%				
<a href="#">CM0000636</a>	Credit Memo	2/23/2024	2/23/2024	2/29/2024	2/23/2024	-0.01	0.00	0.00	0.00	-0.01
BCBS invoice	APBNK - APBNK				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BCBS invoice	N/A		0.00	0.00	-0.01	0.00	0.00	0.00	-0.01	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
<a href="#">999-203-111200</a>	Medical Insurance				-0.01	0%				
<a href="#">CM0000637</a>	Credit Memo	2/23/2024	2/23/2024	2/29/2024	2/23/2024	-15.93	0.00	0.00	0.00	-15.93
BCBS invoice	APBNK - APBNK				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BCBS invoice	N/A		0.00	0.00	-15.93	0.00	0.00	0.00	-15.93	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
<a href="#">999-203-111301</a>	Medical Insurance/Cafeteria				-15.93	0%				
<a href="#">INV0008109</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	49.10	0.00	0.00	0.00	49.10
BCBS Invoice	APBNK - APBNK				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BCBS Invoice	N/A		0.00	0.00	49.10	0.00	0.00	0.00	49.10	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
<a href="#">999-203-111301</a>	Medical Insurance/Cafeteria				49.10	0%				
<a href="#">INV0008110</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	73.65	0.00	0.00	0.00	73.65
BCBS invoice	APBNK - APBNK				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BCBS invoice	N/A		0.00	0.00	73.65	0.00	0.00	0.00	73.65	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
<a href="#">999-203-111200</a>	Medical Insurance				73.65	0%				

## Payable Register

Packet: APPKT06125 - PYPKT03338 - 02/22/24 DR

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Item 3. al
Payable Description	Bank Code				On Hold					
<a href="#">INV0008111</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	3,031.55	0.00	0.00	0.00	3,031.55
BCBS invoice	APBNK - APBNK				No					

## Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS invoice	N/A	0.00	0.00	3,031.55	0.00	0.00	0.00	3,031.55

## Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<a href="#">999-203-111301</a>	Medical Insurance/Cafeteria		3,031.55	0%

<a href="#">INV0008112</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	351.08	0.00	0.00	0.00	351.08
BCBS Invoice	APBNK - APBNK				No					

## Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS Invoice	N/A	0.00	0.00	351.08	0.00	0.00	0.00	351.08

## Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<a href="#">999-203-111301</a>	Medical Insurance/Cafeteria		351.08	0%

<a href="#">INV0008113</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	666.92	0.00	0.00	0.00	666.92
BCBS invoice	APBNK - APBNK				No					

## Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS invoice	N/A	0.00	0.00	666.92	0.00	0.00	0.00	666.92

## Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<a href="#">999-203-111200</a>	Medical Insurance		666.92	0%

<a href="#">INV0008114</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	28,500.90	0.00	0.00	0.00	28,500.90
BCBS invoice	APBNK - APBNK				No					

## Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS invoice	N/A	0.00	0.00	28,500.90	0.00	0.00	0.00	28,500.90

## Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<a href="#">999-203-111301</a>	Medical Insurance/Cafeteria		28,500.90	0%

<a href="#">INV0008115</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	37.54	0.00	0.00	0.00	37.54
BCBS Invoice	APBNK - APBNK				No					

## Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS Invoice	N/A	0.00	0.00	37.54	0.00	0.00	0.00	37.54

## Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<a href="#">999-203-111301</a>	Medical Insurance/Cafeteria		37.54	0%

<a href="#">INV0008116</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	100.46	0.00	0.00	0.00	100.46
BCBS Invoice	APBNK - APBNK				No					

## Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS Invoice	N/A	0.00	0.00	100.46	0.00	0.00	0.00	100.46

## Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<a href="#">999-203-111301</a>	Medical Insurance/Cafeteria		100.46	0%

<a href="#">INV0008117</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	37.54	0.00	0.00	0.00	37.54
BCBS Invoice	APBNK - APBNK				No					

## Payable Register

Packet: APPKT06125 - PYPKT03338 - 02/22/24 DR

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Item 3. al
Payable Description	Bank Code				On Hold					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BCBS Invoice	N/A		0.00	0.00	37.54	0.00	0.00	0.00	37.54	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
<a href="#">999-203-111301</a>	Medical Insurance/Cafeteria				37.54	0%				
<a href="#">INV0008118</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	169.67	0.00	0.00	0.00	169.67
BCBS invoice	APBNK - APBNK				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BCBS invoice	N/A		0.00	0.00	169.67	0.00	0.00	0.00	169.67	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
<a href="#">999-203-111200</a>	Medical Insurance				169.67	0%				
<a href="#">INV0008119</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	1.09	0.00	0.00	0.00	1.09
BCBS Invoice	APBNK - APBNK				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BCBS Invoice	N/A		0.00	0.00	1.09	0.00	0.00	0.00	1.09	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
<a href="#">999-203-111200</a>	Medical Insurance				1.09	0%				
<a href="#">INV0008120</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	1.09	0.00	0.00	0.00	1.09
BCBS Invoice	APBNK - APBNK				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BCBS Invoice	N/A		0.00	0.00	1.09	0.00	0.00	0.00	1.09	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
<a href="#">999-203-111200</a>	Medical Insurance				1.09	0%				
<a href="#">INV0008127</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	2.29	0.00	0.00	0.00	2.29
BCBS Invoice	APBNK - APBNK				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BCBS Invoice	N/A		0.00	0.00	2.29	0.00	0.00	0.00	2.29	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
<a href="#">999-203-111301</a>	Medical Insurance/Cafeteria				2.29	0%				
<a href="#">INV0008128</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	36.10	0.00	0.00	0.00	36.10
BCBS Invoice	APBNK - APBNK				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BCBS Invoice	N/A		0.00	0.00	36.10	0.00	0.00	0.00	36.10	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
<a href="#">999-203-111200</a>	Medical Insurance				36.10	0%				
<a href="#">INV0008129</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	760.71	0.00	0.00	0.00	760.71
BCBS Invoice	APBNK - APBNK				No					
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
BCBS Invoice	N/A		0.00	0.00	760.71	0.00	0.00	0.00	760.71	
Distributions										
Account Number	Account Name		Project	Account Key	Amount	Percent				
<a href="#">999-203-111301</a>	Medical Insurance/Cafeteria				760.71	0%				

## Payable Register

Packet: APPKT06125 - PYPKT03338 - 02/22/24 DR

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Item 3. al
Payable Description	Bank Code				On Hold					
<a href="#">INV0008130</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	2.29	0.00	0.00	0.00	2.29
BCBS Invoice	APBNK - APBNK				No					

## Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS Invoice	N/A	0.00	0.00	2.29	0.00	0.00	0.00	2.29

## Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<a href="#">999-203-111301</a>	Medical Insurance/Cafeteria		2.29	0%

<a href="#">INV0008131</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	2.29	0.00	0.00	0.00	2.29
BCBS Invoice	APBNK - APBNK				No					

## Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS Invoice	N/A	0.00	0.00	2.29	0.00	0.00	0.00	2.29

## Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<a href="#">999-203-111301</a>	Medical Insurance/Cafeteria		2.29	0%

<a href="#">INV0008132</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	2.29	0.00	0.00	0.00	2.29
BCBS Invoice	APBNK - APBNK				No					

## Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS Invoice	N/A	0.00	0.00	2.29	0.00	0.00	0.00	2.29

## Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<a href="#">999-203-111301</a>	Medical Insurance/Cafeteria		2.29	0%

<a href="#">INV0008133</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	3,700.73	0.00	0.00	0.00	3,700.73
BCBS invoice	APBNK - APBNK				No					

## Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS invoice	N/A	0.00	0.00	3,700.73	0.00	0.00	0.00	3,700.73

## Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<a href="#">999-203-111200</a>	Medical Insurance		3,700.73	0%

**Vendor:** [07551 - TEXAS ASSOCIATION OF COUNTIES](#) **Vendor Total:** **1,198.85**

<a href="#">INV0008138</a>	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	1,198.85	0.00	0.00	0.00	1,198.85
Quarterly unemployment	APBNK - APBNK				No					

## Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Quarterly unemployment	N/A	0.00	0.00	1,198.85	0.00	0.00	0.00	1,198.85

## Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<a href="#">999-200-112900</a>	Accounts Payable		1,198.85	0%

**Vendor:** [12759 - WILLIAM E. HEITKAMP, CHAPTER 13 TRUSTEE](#) **Vendor Total:** **902.31**

<a href="#">INV0008104</a>	Invoice	2/23/2024	2/23/2024	2/23/2024	2/23/2024	902.31	0.00	0.00	0.00	902.31
Cary D. Gray Re: Case # 23-32932-H3-13	APBNK - APBNK				No					

## Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
Chapter 13 Wage Deduction	N/A	0.00	0.00	902.31	0.00	0.00	0.00	902.31

## Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
<a href="#">999-203-111500</a>	Wage Garnishment		902.31	0%

Item 3.

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Credit Memo	5	-5,730.43	0.00	0.00	0.00	-5,730.43	0.00	-5,730.43
Invoice	26	44,845.56	0.00	0.00	0.00	44,845.56	0.00	44,845.56
Grand Total:		39,115.13	0.00	0.00	0.00	39,115.13	0.00	39,115.13



Account Summary

Account	Name	Amount
<a href="#">999-200-112900</a>	Accounts Payable	1,198.85
<a href="#">999-203-111200</a>	Medical Insurance	4,637.98
<a href="#">999-203-111301</a>	Medical Insurance/Cafeteria	27,158.88
<a href="#">999-203-111302</a>	NFC/Cafeteria	3,983.90
<a href="#">999-203-111450</a>	MASA	820.75
<a href="#">999-203-111500</a>	Wage Garnishment	1,235.27
<a href="#">999-203-111601</a>	NFC	79.50
Total:		39,115.13



Waller County, TX

Payable Re  
Payable Detail by Vendor  
Packet: APPKT06126 - PYPKT03338 - 02/23/24 PR

Item 3.

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Total
Payable Description	Bank Code				On Hold					
Vendor: 01555 - INTERNAL REVENUE SERVICE									Vendor Total:	180,301.39
INV0008135	Invoice	2/23/2024	2/23/2024	2/23/2024	2/23/2024	22,961.18	0.00	0.00	0.00	22,961.18
941 Medicare Withholdings	APBNK - APBNK				No	Payment Date: 2/23/2024		Bank Draft:		DFT0004019
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
941 Medicare Withholdings	N/A		0.00	0.00	22,961.18	0.00	0.00	0.00	22,961.18	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
999-203-110100	FICA Payable				22,961.18	0%				
INV0008136										
941 Social Security Withhelds	APBNK - APBNK	2/23/2024	2/23/2024	2/23/2024	2/23/2024	98,178.70	0.00	0.00	0.00	98,178.70
					No	Payment Date: 2/23/2024		Bank Draft:		DFT0004020
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
941 Social Security Withhelds	N/A		0.00	0.00	98,178.70	0.00	0.00	0.00	98,178.70	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
999-203-110100	FICA Payable				98,178.70	0%				
INV0008137										
941 Federal Withholding	APBNK - APBNK	2/23/2024	2/23/2024	2/23/2024	2/23/2024	59,161.51	0.00	0.00	0.00	59,161.51
					No	Payment Date: 2/23/2024		Bank Draft:		DFT0004021
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
941 Federal Withholding	N/A		0.00	0.00	59,161.51	0.00	0.00	0.00	59,161.51	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
999-203-110200	FIT Payable				59,161.51	0%				
Vendor: 07740 - TEXAS COUNTY AND DISTRICT RETIREMENT SYSTEM										
									Vendor Total:	150,617.49
INV0008124	Invoice	2/23/2024	2/23/2024	2/29/2024	2/23/2024	1,976.26	0.00	0.00	0.00	1,976.26
Payroll Deduction/Contributions	APBNK - APBNK				No	Payment Date: 2/29/2024		Bank Draft:		DFT0004016
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Deduction/Contributions	N/A		0.00	0.00	1,976.26	0.00	0.00	0.00	1,976.26	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
999-203-111401	Retirement TCDRS				1,976.26	0%				
INV0008125										
Payroll Deduction/Contributions	APBNK - APBNK	2/23/2024	2/23/2024	2/29/2024	2/23/2024	148,641.23	0.00	0.00	0.00	148,641.23
					No	Payment Date: 2/29/2024		Bank Draft:		DFT0004017
Items										
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total	
Payroll Deduction/Contributions	N/A		0.00	0.00	148,641.23	0.00	0.00	0.00	148,641.23	
Distributions										
Account Number	Account Name	Project Account Key			Amount	Percent				
999-203-111401	Retirement TCDRS				148,641.23	0%				
Vendor: 01484 - TEXAS STATE DISBURSEMENT UNIT										
									Vendor Total:	5,753.29
INV0008105	Invoice	2/23/2024	2/23/2024	2/23/2024	2/23/2024	4,763.07	0.00	0.00	0.00	4,763.07
Child support - Payroll Deduction	APBNK - APBNK				No	Payment Date: 2/23/2024		Bank Draft:		DFT0004013

## Payable Register

Packet: APPKT06126 - PYPKT03338 - 02/22/24 DR

Payable #	Payable Type	Post Date	Payable Date	Due Date	Discount Date	Amount	Tax	Shipping	Discount	Item 3.	al
Payable Description	Bank Code				On Hold						

Items											
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total		
Child support - Payroll Deduction	N/A		0.00	0.00	4,763.07	0.00	0.00	0.00	4,763.07		
Distributions											
Account Number	Account Name		Project Account Key		Amount	Percent					
<a href="#">999-203-111500</a>	Wage Garnishment				4,763.07	0%					

<a href="#">INV0008106</a>	Invoice	2/23/2024	2/23/2024	2/23/2024	2/23/2024	953.30	0.00	0.00	0.00	953.30	
Child Support - Payroll Deduction	APBNK - APBNK				No	Payment Date: 2/23/2024		Bank Draft:		DFT0004014	

Items											
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total		
Child Support - Payroll Deduction	N/A		0.00	0.00	953.30	0.00	0.00	0.00	953.30		
Distributions											
Account Number	Account Name		Project Account Key		Amount	Percent					
<a href="#">999-203-111500</a>	Wage Garnishment				953.30	0%					

<a href="#">INV0008107</a>	Invoice	2/23/2024	2/23/2024	2/23/2024	2/23/2024	36.92	0.00	0.00	0.00	36.92	
Child Support - Payroll Deduction	APBNK - APBNK				No	Payment Date: 2/23/2024		Bank Draft:		DFT0004015	

Items											
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total		
Child Support - Payroll Deduction	N/A		0.00	0.00	36.92	0.00	0.00	0.00	36.92		
Distributions											
Account Number	Account Name		Project Account Key		Amount	Percent					
<a href="#">999-203-111500</a>	Wage Garnishment				36.92	0%					

Vendor: [08160 - VARIABLE ANNUITY LIFE INS.](#) Vendor Total: 5,049.00

<a href="#">INV0008126</a>	Invoice	2/23/2024	2/23/2024	2/23/2024	2/23/2024	5,049.00	0.00	0.00	0.00	5,049.00	
Payroll Deductions	APBNK - APBNK				No	Payment Date: 2/23/2024		Bank Draft:		DFT0004018	

Items											
Item Description	Commodity		Units	Price	Amount	Tax	Shipping	Discount	Total		
Payroll Deductions	N/A		0.00	0.00	5,049.00	0.00	0.00	0.00	5,049.00		
Distributions											
Account Number	Account Name		Project Account Key		Amount	Percent					
<a href="#">999-203-112000</a>	VALIC				5,049.00	0%					

Item 3.

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	9	341,721.17	0.00	0.00	0.00	341,721.17	341,721.17	0.00
Grand Total:		341,721.17	0.00	0.00	0.00	341,721.17	341,721.17	0.00

Account Summary

Account	Name	Amount
<a href="#">999-203-110100</a>	FICA Payable	121,139.88
<a href="#">999-203-110200</a>	FIT Payable	59,161.51
<a href="#">999-203-111401</a>	Retirement TCDRS	150,617.49
<a href="#">999-203-111500</a>	Wage Garnishment	5,753.29
<a href="#">999-203-112000</a>	VALIC	5,049.00
Total:		341,721.17



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

Vendor: 18425 - AMWINS GROUP BENEFITS

Vendor Total: 20,400.00

Mar2024	Invoice	3/1/2024	3/1/2024	3/1/2024	3/1/2024	20,400.00	0.00	0.00	0.00	20,400.00
County Portion Mar 2024	APBNK - APBNK				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
County Portion Feb 2024	N/A	0.00	0.00	20,400.00	0.00	0.00	0.00	20,400.00

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
125-685-520303	Health Insurance		20,400.00	100.00%

Vendor: 07548 - TAC HEBP

Vendor Total: 20,920.29

Mar 2024 County	Invoice	3/1/2024	3/1/2024	3/1/2024	3/1/2024	15,293.70	0.00	0.00	0.00	15,293.70
BCBS Co Portion Ret Prem Mar 2024	APBNK - APBNK				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS Co Portion Ret Prem Feb 2024	N/A	0.00	0.00	15,293.70	0.00	0.00	0.00	15,293.70

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
125-685-520303	Health Insurance		15,293.70	100.00%

Mar 2024 Retiree	Invoice	3/1/2024	3/1/2024	3/1/2024	3/1/2024	5,626.59	0.00	0.00	0.00	5,626.59
BCBS Retiree Payment Mar 2024	APBNK - APBNK				No					

Items

Item Description	Commodity	Units	Price	Amount	Tax	Shipping	Discount	Total
BCBS Retiree Payment Feb 2024	N/A	0.00	0.00	5,626.59	0.00	0.00	0.00	5,626.59

Distributions

Account Number	Account Name	Project Account Key	Amount	Percent
999-203-111200	Medical Insurance		5,626.59	100.00%

Item 4.

Payable Summary

Type	Count	Gross	Tax	Shipping	Discount	Total	Manual Payment	Balance
Invoice	3	41,320.29	0.00	0.00	0.00	41,320.29	0.00	41,320.29
Grand Total:		41,320.29	0.00	0.00	0.00	41,320.29	0.00	41,320.29

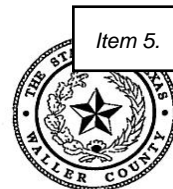
Account Summary

Account	Name	Amount
<a href="#">125-685-520303</a>	Health Insurance	35,693.70
Total:		35,693.70

Account	Name	Amount
<a href="#">999-203-111200</a>	Medical Insurance	5,626.59
Total:		5,626.59



Monthly Report of Joan Sargent, Waller County Treasurer  
JANUARY 2024



THE STATE OF TEXAS  
COUNTY OF WALLER

**AFFIDAVIT**

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

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

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

Filing with accompanying vouchers this

**20th day of February 2024**

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

Page 2 Special Funds report of money received and disbursed

Page 3 Investment Portfolio by fund

Page 4 Long Term Debt

Attachment A Unpaid claims

*Joan Sargent*  
Joan Sargent, CIO, CCT  
Waller County Treasurer

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

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

The affidavit must state the amount of the cash and other assets that are in the custody of the County Treasurer at the time of the examination.  
\$666,041.83 Month Ending Balance

**Commissioners' Court Approval:**

\_\_\_\_\_  
Carbett "Trey" J. Duhon III  
Waller County Judge

\_\_\_\_\_  
John A. Amsler  
Commissioner, Precinct 1

\_\_\_\_\_  
Walter E. Smith  
Commissioner, Precinct 2

\_\_\_\_\_  
Kendric D. Jones  
Commissioner, Precinct 3

\_\_\_\_\_  
Justin Beckendorff  
Commissioner, Precinct 4

**ATTEST:**

\_\_\_\_\_  
Debbie Hollan, County Clerk

\_\_\_\_\_  
Date

# Monthly Report of Joan Sargent, Waller County Treasurer

## JANUARY 2024

Item 5.

### General Operating Account

Fund	Beginning Balance	Total Received	Total Disbursed	Adjustments	Account Balances	TexPool Investments	TX Class Investments	Total Fund Balance
101 Voter Reg/Chapter 19	\$5,919.55	\$3.02	\$0.00	\$0.00	\$5,922.57	\$0.00	\$0.00	\$5,922.57
108 Elections	\$71,358.09	\$36.45	\$0.00	\$0.00	\$71,394.54	\$152,188.02	\$0.00	\$223,582.56
110 Road & Bridge	\$367,494.62	\$2,003,309.59	\$1,126,000.39	\$471,481.35	\$1,716,285.17	\$0.00	\$2,659,880.96	\$4,376,166.13
111 Law Library	\$36,961.75	\$3,327.74	\$533.00	\$0.00	\$39,756.49	\$182,631.87	\$0.00	\$222,388.36
112 Title IV Juv. Justice	\$4,553.58	\$2.33	\$0.00	\$0.00	\$4,555.91	\$90,577.41	\$0.00	\$95,133.32
113 DC Recs. Pres.	\$3,438.58	\$40.31	\$0.00	\$0.00	\$3,478.89	\$21,540.03	\$0.00	\$25,018.92
114 County RMPF	\$29,920.24	\$2,856.09	\$0.00	\$0.00	\$32,776.33	\$72,183.78	\$0.00	\$104,960.11
115 CC Recs. Pres.	\$80,588.74	\$13,183.05	\$690.96	\$0.00	\$93,080.83	\$535,510.59	\$0.00	\$628,591.42
116 CC Preservation	\$4,246.52	\$126.23	\$0.00	\$0.00	\$4,372.75	\$28,467.85	\$0.00	\$32,840.60
117 Crthse. Security	\$35,078.03	\$4,276.95	\$0.00	\$0.00	\$39,354.98	\$164,909.19	\$0.00	\$204,264.17
118 Graffiti	\$150.49	\$0.08	\$0.00	\$0.00	\$150.57	\$676.35	\$0.00	\$826.92
119 JP Technology	\$1,693.62	\$1,533.60	\$600.00	\$0.00	\$2,627.22	\$66,444.37	\$0.00	\$69,071.59
120 DC/Child Abuse Prev	\$818.54	\$5.32	\$0.00	\$0.00	\$823.86	\$723.72	\$0.00	\$1,547.58
121 Family Protection	\$302.37	\$0.16	\$0.00	\$0.00	\$302.53	\$39,393.30	\$0.00	\$39,695.83
122 Guardianship	\$7,608.17	\$494.14	\$0.00	\$0.00	\$8,102.31	\$49,439.91	\$0.00	\$57,542.22
123 Justice Crt. Sec.	-\$5,104.38	\$26.42	\$0.00	\$0.00	-\$5,077.96	\$29,393.89	\$0.00	\$24,315.93
124 CC-Technology	\$2,460.65	\$32.49	\$0.00	\$0.00	\$2,493.14	\$5,440.17	\$0.00	\$7,933.31
125 General	\$302,535.15	\$5,588,840.55	\$2,696,168.13	-\$3,284.10	\$3,191,923.47	\$4,245,970.72	\$43,704,719.91	\$51,142,614.10
126 DC-Technology	\$1,371.37	\$6.88	\$0.00	\$0.00	\$1,378.25	\$2,760.82	\$0.00	\$4,139.07
127 CC-RPD	\$4,005.37	\$2.05	\$0.00	\$0.00	\$4,007.42	\$32,425.84	\$0.00	\$36,433.26
128 DC-RPD	\$394.73	\$0.20	\$0.00	\$0.00	\$394.93	\$28,760.90	\$0.00	\$29,155.83
129 DA Pretrial Div. Fee	\$13,324.63	\$3,058.37	\$4,170.37	\$0.00	\$12,212.63	\$86,380.50	\$0.00	\$98,593.13
131 Juv. Case Manager	\$1,050.45	\$49.00	\$0.00	\$0.00	\$1,099.45	\$0.00	\$0.00	\$1,099.45
132 Fire Marshal Fund	\$107,426.29	\$54.87	\$0.00	\$0.00	\$107,481.16	\$0.00	\$0.00	\$107,481.16
135 Court Facility	\$35,516.23	\$1,908.92	\$0.00	\$0.00	\$37,425.15	\$0.00	\$0.00	\$37,425.15
137 Justice Crt. Support	\$49,322.38	\$3,126.78	\$0.00	\$0.00	\$52,449.16	\$0.00	\$0.00	\$52,449.16
181 Available School	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$759,371.17	\$759,371.17
186 Ogg Trust	\$19,870.70	\$10.15	\$0.00	\$0.00	\$19,880.85	\$0.00	\$0.00	\$19,880.85
191 Narcotic Program	\$10.69	\$0.00	\$0.00	\$0.00	\$10.69	\$0.00	\$0.00	\$10.69
192 Federal Forfeiture	\$262,001.00	\$52,070.85	\$0.00	\$3,284.10	\$317,355.95	\$0.00	\$0.00	\$317,355.95
212 SCAAP-Federal Rev.	\$83,847.13	\$29,620.00	\$0.00	\$0.00	\$113,467.13	\$0.00	\$0.00	\$113,467.13
228 CJD-VOCA #4254701	-\$18,091.30	\$9,786.01	\$5,105.92	\$0.00	-\$13,411.21	\$0.00	\$0.00	-\$13,411.21
234 STEP CMV-00029	-\$6,516.49	\$367.77	\$1,330.87	\$0.00	-\$7,479.59	\$0.00	\$0.00	-\$7,479.59
235 STEP COMP-00094	-\$13,536.51	\$316.19	\$1,529.52	\$0.00	-\$14,749.84	\$0.00	\$0.00	-\$14,749.84
241 ARPA Grant	\$5,290,801.61	\$0.00	\$85,263.87	\$0.00	\$5,205,537.74	\$0.00	\$0.00	\$5,205,537.74
307 SAVNS Grant#1446517	-\$8,883.90	\$4,507.60	\$0.00	\$0.00	-\$4,376.30	\$0.00	\$0.00	-\$4,376.30
311 Formula Grant	-\$13,680.50	\$13,680.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
318 TJJD-A	\$86,700.24	\$0.00	\$17,754.68	\$0.00	\$68,945.56	\$0.00	\$0.00	\$68,945.56
320 MVCPA Grant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
321 RAVM Grant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
515 Debt Service	\$588,017.84	\$944,468.51	\$500.00	\$0.00	\$1,531,986.35	\$0.00	\$262,357.85	\$1,794,344.20
602 Tax Notes, Series 2020	\$424.08	\$472,086.01	\$0.00	-\$471,481.35	\$1,028.74	\$0.00	\$0.00	\$1,028.74
603 Tax Notes, Series 2022	\$431.11	\$0.22	\$0.00	\$0.00	\$431.33	\$0.00	\$218.87	\$650.20
604 Co. Courthouse Project	\$934.13	\$0.48	\$0.00	\$0.00	\$934.61	\$0.00	\$27,567,006.34	\$27,567,940.95
999 Payroll	\$488,689.00	\$2,259,834.06	\$2,262,129.19	\$3,000.00	\$489,393.87	\$0.00	\$0.00	\$489,393.87
<b>Totals</b>	<b>\$7,923,454.59</b>	<b>\$11,413,049.94</b>	<b>\$6,201,776.90</b>	<b>\$3,000.00</b>	<b>\$13,137,727.63</b>	<b>\$5,835,819.23</b>	<b>\$74,953,555.10</b>	<b>\$93,927,101.96</b>
Plus Outstanding Checks					\$341,574.02			
<b>Treasurer's Bank Balance</b>					<b>\$13,479,301.65</b>			
PB Statement Balance					\$13,479,301.65			
<b>Reconciled Bank Balance</b>					<b>\$13,479,301.65</b>			

# Monthly Report of Joan Sargent, Waller County Treasurer

## JANUARY 2023

Item 5.

### Miscellaneous Accounts

188 Dismuke Estate	\$0.00	\$0.00	\$0.00	\$0.00	<b>\$0.00</b>	\$70,565.70	\$0.00	<b>\$70,565.70</b>
			Bank Statement Balance		\$0.00			
189 Hospital Trust	\$0.00	\$0.00	\$0.00	\$0.00	<b>\$0.00</b>	\$3,262.92	\$0.00	<b>\$3,262.92</b>
			Bank Statement Balance		\$0.00			
238 GLO Buyout/Acq Grant	\$32.67	\$0.02	\$0.00	\$0.00	<b>\$32.69</b>	\$0.00	\$0.00	<b>\$32.69</b>
			Add Outstanding Checks		\$0.00			
			Bank Statement Balance		\$32.69			
239 GLO Infrastructure Grant	\$266.15	\$1.30	\$0.00	\$0.00	<b>\$267.45</b>	\$0.00	\$0.00	<b>\$267.45</b>
			Add Outstanding Checks		\$0.00			
			Bank Statement Balance		\$267.45			
801 JP1 Report Acct	\$19,925.49	\$24,568.89	\$24,677.35	\$0.00	<b>\$19,817.03</b>	\$0.00	\$0.00	<b>\$19,817.03</b>
			Bank Statement Balance		\$19,817.03			
802 JP2 Report Acct	\$11,181.84	\$18,209.02	\$25,536.62	\$0.00	<b>\$3,854.24</b>	\$0.00	\$0.00	<b>\$3,854.24</b>
			Bank Statement Balance		\$3,854.24			
803 JP3 Report Acct	\$19,786.35	\$13,126.89	\$14,866.22	\$0.00	<b>\$18,047.02</b>	\$0.00	\$0.00	<b>\$18,047.02</b>
			Bank Statement Balance		\$18,047.02			
804 JP4 Report Acct	\$2,331.92	\$29,443.50	\$30,058.57	\$0.00	<b>\$1,716.85</b>	\$0.00	\$0.00	<b>\$1,716.85</b>
			Bank Statement Balance		\$1,716.85			
805 DC E-Filing	\$2,362.67	\$14,971.05	\$12,131.27	\$0.00	<b>\$5,202.45</b>	\$0.00	\$0.00	<b>\$5,202.45</b>
			Bank Statement Balance		\$5,202.45			
807 CC Recording Fee	\$12,311.99	\$41,308.18	\$41,246.99	\$0.00	<b>\$12,373.18</b>	\$0.00	\$0.00	<b>\$12,373.18</b>
			Bank Statement Balance		\$12,373.18			
808 CC Credit Card	\$2,514.38	\$10,353.97	\$9,250.38	\$0.00	<b>\$3,617.97</b>	\$0.00	\$0.00	<b>\$3,617.97</b>
			Bank Statement Balance		\$3,617.97			
810 CC E-Filing	\$8,439.69	\$11,283.92	\$9,504.69	\$0.00	<b>\$10,218.92</b>	\$0.00	\$0.00	<b>\$10,218.92</b>
			Bank Statement Balance		\$10,218.92			
811 DC Credit Card	\$1,599.33	\$4,083.71	\$4,331.73	\$0.00	<b>\$1,351.31</b>	\$0.00	\$0.00	<b>\$1,351.31</b>
			Bank Statement Balance		\$1,351.31			
812 R&B Credit Card	\$3,802.51	\$42,828.44	\$33,545.91	-\$3,000.00	<b>\$10,085.04</b>	\$0.00	\$0.00	<b>\$10,085.04</b>
			Bank Statement Balance		\$10,085.04			
814 FM Credit Card	\$2,564.92	\$7,675.49	\$19.92	\$0.00	<b>\$10,220.49</b>	\$0.00	\$0.00	<b>\$10,220.49</b>
			Bank Statement Balance		\$10,220.49			
815 Environmental Cr Card	\$3,671.94	\$11,267.62	\$8,924.86	\$0.00	<b>\$6,014.70</b>	\$0.00	\$0.00	<b>\$6,014.70</b>
			Bank Statement Balance		\$6,014.70			
816 JP1 Efile	\$796.53	\$664.61	\$564.53	\$0.00	<b>\$896.61</b>	\$0.00	\$0.00	<b>\$896.61</b>
			Bank Statement Balance		\$896.61			
817 JP2 Efile	\$297.50	\$792.09	\$990.50	\$0.00	<b>\$99.09</b>	\$0.00	\$0.00	<b>\$99.09</b>
			Bank Statement Balance		\$99.09			
818 JP3 Efile	\$302.03	\$327.10	\$515.93	\$0.00	<b>\$113.20</b>	\$0.00	\$0.00	<b>\$113.20</b>
			Bank Statement Balance		\$113.20			
819 JP4 Efile	\$132.57	\$995.18	\$962.57	\$0.00	<b>\$165.18</b>	\$0.00	\$0.00	<b>\$165.18</b>
			Bank Statement Balance		\$165.18			
820 Treasurer Credit Card	\$171.66	\$2,159.30	\$2,295.92	\$0.00	<b>\$35.04</b>	\$0.00	\$0.00	<b>\$35.04</b>
			Bank Statement Balance		\$35.04			

**WALLER COUNTY**  
**INVESTMENT PORTFOLIO FOR MONTH ENDING**  
**JANUARY 2024**

Item 5.

**ACTIVITY**

FINANCIAL INSTRUMENT AND INVESTED FUND	PURCHASE PRICE	MTD YIELD	BEGINNING BALANCE	TRANSFERS	MTD INTEREST	ENDING BALANCE
<b>TEXAS CLASS INVESTMENTS</b>						
125-General	\$43,500,155.68	5.5403%	\$43,500,155.68	\$0.00	\$204,564.23	\$43,704,719.91
110-R&B	\$2,647,431.12	5.5403%	\$2,647,431.12	\$0.00	\$12,449.84	\$2,659,880.96
515-Debt Service	\$261,129.85	5.5403%	\$261,129.85	\$0.00	\$1,228.00	\$262,357.85
181-Permanent School	\$755,816.88	5.5403%	\$755,816.88	\$0.00	\$3,554.29	\$759,371.17
602-Tax Notes, Series 2020	\$1,131,970.82	5.5403%	\$471,057.27	(\$471,844.78)	\$787.51	\$0.00
603-Tax Notes, Series 2022	\$6,417,088.54	5.5403%	\$217.90	\$0.00	\$0.97	\$218.87
604-Co Courthouse Project	\$3,410,498.47	5.5403%	\$27,437,976.25	\$0.00	\$129,030.09	\$27,567,006.34
<b>TEXPOOL INVESTMENTS</b>						
108-Elections	\$151,500.19	5.3455%	\$151,500.19	\$0.00	\$687.83	\$152,188.02
111-Law Library	\$181,806.44	5.3455%	\$181,806.44	\$0.00	\$825.43	\$182,631.87
112-Title IV Juvenile Justice	\$90,168.05	5.3455%	\$90,168.05	\$0.00	\$409.36	\$90,577.41
113-RPF District Clerk	\$21,442.68	5.3455%	\$21,442.68	\$0.00	\$97.35	\$21,540.03
114-County RMPF	\$71,857.56	5.3455%	\$71,857.56	\$0.00	\$326.22	\$72,183.78
115-RPF County Clerk	\$533,090.38	5.3455%	\$533,090.38	\$0.00	\$2,420.21	\$535,510.59
116-CC Preservation	\$28,339.19	5.3455%	\$28,339.19	\$0.00	\$128.66	\$28,467.85
117-Courthouse Security	\$164,163.91	5.3455%	\$164,163.91	\$0.00	\$745.28	\$164,909.19
118-Graffiti	\$673.25	5.3455%	\$673.25	\$0.00	\$3.10	\$676.35
119-JP Technology	\$66,144.08	5.3455%	\$66,144.08	\$0.00	\$300.29	\$66,444.37
120-DC Child Abuse Prev.	\$720.32	5.3455%	\$720.32	\$0.00	\$3.40	\$723.72
121-Family Protect Fee	\$39,215.30	5.3455%	\$39,215.30	\$0.00	\$178.00	\$39,393.30
122-Guardianship	\$49,216.44	5.3455%	\$49,216.44	\$0.00	\$223.47	\$49,439.91
123-Justice Court Security	\$29,261.08	5.3455%	\$29,261.08	\$0.00	\$132.81	\$29,393.89
124-CC Technology	\$5,415.67	5.3455%	\$5,415.67	\$0.00	\$24.50	\$5,440.17
125-General	\$0.00	5.3455%	\$4,226,781.22	\$0.00	\$19,189.50	\$4,245,970.72
126-DC Technology	\$2,748.41	5.3455%	\$2,748.41	\$0.00	\$12.41	\$2,760.82
127-CC RP Digitizing	\$32,279.23	5.3455%	\$32,279.23	\$0.00	\$146.61	\$32,425.84
128-DC RP Digitizing	\$28,630.98	5.3455%	\$28,630.98	\$0.00	\$129.92	\$28,760.90
129-DA Pretrial Diversion	\$0.00	5.3455%	\$85,990.10	\$0.00	\$390.40	\$86,380.50
188-Dismuke	\$70,246.79	5.3455%	\$70,246.79	\$0.00	\$318.91	\$70,565.70
189-Hospital	\$3,248.06	5.3455%	\$3,248.06	\$0.00	\$14.86	\$3,262.92
<b>TOTALS</b>	<b>\$59,694,259.37</b>		<b>\$80,956,724.28</b>	<b>(\$471,844.78)</b>	<b>\$378,323.45</b>	<b>\$80,863,202.95</b>

**STATISTICS**

1. THIS PORTFOLIO IS IN COMPLIANCE WITH THE WALLER COUNTY INVESTMENT POLICY AND APPLICABLE LAW.
2. CURRENT INVESTMENTS ARE AVAILABLE SAME OR NEXT DAY TO MAXIMIZE OPERATING FUNDS.
3. AS A COMPARATIVE BENCHMARK THE AVERAGE 90 DAY T-BILL RATE THIS MONTH: 4.54%
4. THE TOTAL AMOUNT OF INVESTED DOLLARS FOR MONTH END: \$80,863,202.95
5. PROSPERITY BANK PLEDGED COLLATERAL MARKET VALUE: \$77,848,994.79  
THIS AMOUNT WAS ADEQUATE TO SECURE ALL DEPOSITS AT PROSPERITY BANK.
6. TexPool Rated: AAAm by Standard & Poor's.
7. Texas CLASS Rated: AAAm by Standard & Poor's.
8. THIS REPORT IS PROVIDED ON A MONTHLY BASIS EXCEEDING THE PUBLIC FUNDS INVESTMENT ACT AND WALLER COUNTY INVESTMENT POLICY REQUIREMENTS TO KEEP THE COMMISSIONERS' COURT FULLY INFORMED.

**WALLER COUNTY, TEXAS****Summary of Debt****As of December 31, 2021****Prepared by Alan Younts, Waller County Auditor****Total Capital Leases**

Year	Principal	Interest
2022	\$79,176.73	\$3,320.68
2023	\$0.00	\$0.00
2024	\$0.00	\$0.00
2025	\$0.00	\$0.00
2026	\$0.00	\$0.00
2027-2031	\$0.00	\$0.00
2032-2036	\$0.00	\$0.00
2037-2038	\$0.00	\$0.00
	<u>\$79,176.73</u>	<u>\$3,320.68</u>

**Total Bonds**

Year	Principal	Interest
2022	\$2,755,000.00	\$1,334,723.36
2023	\$2,742,000.00	\$1,245,875.56
2024	\$2,825,000.00	\$1,156,313.26
2025	\$2,350,000.00	\$1,069,897.26
2026	\$2,435,000.00	\$986,532.26
2027-2031	\$10,550,000.00	\$3,657,835.30
2032-2036	\$11,610,000.00	\$1,860,528.17
2037-2038	\$5,210,000.00	\$180,475.00
	<u>\$40,477,000.00</u>	<u>\$11,492,180.17</u>

Treasurer's Record of Unpaid Claims	As of 1/31/2024		
	Date Registered	Reg #	Amount Registered
Vendors			
GREGORY'S TOWING	01/19/23	1393	\$ 402.26
GREGORY'S TOWING	01/19/23	1392	\$ 340.00
AT&T	01/24/23	1602	\$ (22.00)
BROOKSHIRE M.W.D	02/06/23	1813	\$ 100.23
XEROX CORPORATION	02/16/23	2232	\$ 172.32
WALLER COUNTY PAINT & BODY SHOP & STORAGE	03/28/23	3109	\$ 7.00
BROOKSHIRE M.W.D	04/03/23	3250	\$ 100.00
QUILL CORPORATION	04/18/23	3675	\$ 132.06
TEXPO POWER, LP	04/27/23	3811	\$ 46.94
ODP BUSINESS SOLUTIONS, LLC	05/15/23	4294	\$ 115.60
HERRMANN INTERNATIONAL	05/30/23	4625	\$ (689.38)
MUSTANG CAT	05/30/23	4623	\$ (689.44)
SPARKLIGHT	07/05/23	5416	\$ (322.29)
VERIZON	07/10/23	5541	\$ (13.48)
KIMBALL MIDWEST	07/31/23	6359	\$ 2,610.33
HOMETOWN HARDWARE	08/01/23	6097	\$ 51.92
TURNER PIERCE AND FULTZ INC.	08/01/23	6062	\$ 323.77
VERIZON	08/15/23	6470	\$ (37.99)
HOMETOWN HARDWARE	09/05/23	6864	\$ (2.80)
VERIZON	09/11/23	7137	\$ (37.99)
OMNI HOTEL	09/14/23	7249	\$ 625.08
OMNI HOTEL	09/14/23	7251	\$ 625.08
JOHNSTONE SUPPLY	09/18/23	7288	\$ (234.99)
ODP BUSINESS SOLUTIONS, LLC	09/18/23	7305	\$ 1,166.34
ODP BUSINESS SOLUTIONS, LLC	09/18/23	7303	\$ 495.98
ODP BUSINESS SOLUTIONS, LLC	09/19/23	7328	\$ 782.00
ODP BUSINESS SOLUTIONS, LLC	09/19/23	7327	\$ 455.97
ODP BUSINESS SOLUTIONS, LLC	09/25/23	7466	\$ (495.98)
RICOH USA, INC.	09/26/23	7478	\$ 260.24
THOMSON RUETERS - WEST PAYMENT CENTER	09/26/23	7486	\$ 844.00
HORSESHOE BAY RESORT MARRIOTT	10/03/23	7613	\$ 207.76
4S DISTRIBUTING	10/11/23	7815	\$ 669.40
BROOKSHIRE M.W.D	10/11/23	7781	\$ (140.03)
THOMSON REUTERS - WEST PAYMENT CENTER	10/11/23	7769	\$ 211.00
VERIZON	10/11/23	7779	\$ 994.42
VERIZON	10/11/23	7780	\$ (37.99)
XEROX CORPORATION	10/13/23	7900	\$ 167.12
ODP BUSINESS SOLUTIONS, LLC	10/17/23	8012	\$ 199.94
ODP BUSINESS SOLUTIONS, LLC	10/17/23	8017	\$ 146.60
ODP BUSINESS SOLUTIONS, LLC	10/17/23	8015	\$ 81.96
ODP BUSINESS SOLUTIONS, LLC	10/17/23	8013	\$ 57.19
ODP BUSINESS SOLUTIONS, LLC	10/17/23	8016	\$ 34.88
HOMETOWN HARDWARE	10/19/23	8065	\$ (7.51)
THOMSON REUTERS - WEST PAYMENT CENTER	10/20/23	8088	\$ 158.00
ODP BUSINESS SOLUTIONS, LLC	10/23/23	8114	\$ 48.48
WALLER COUNTY PAINT & BODY SHOP & STORAGE	10/26/23	8187	\$ 85.00
DRURY INN & SUITES AUSTIN NORTH	10/30/23	8222	\$ 407.16
ENTEC PEST MANAGEMENT INC	10/30/23	8234	\$ 250.00
OTIS	10/30/23	8231	\$ 1,515.12
UBEO BUSINESS SERVICES	11/14/23	8414	\$ 1,465.00
HALFF ASSOCIATES, INC	11/20/23	8507	\$ 67,500.60
THOMSON REUTERS - WEST PAYMENT CENTER	11/20/23	8487	\$ 451.00
HALFF ASSOCIATES, INC	11/27/23	8808	\$ 93,140.63
ODP BUSINESS SOLUTIONS, LLC	11/27/23	8663	\$ 311.60
PERDUE, BRANDON, FIELDER, COLLINS & MOTT, LLP	11/27/23	8843	\$ 1,651.15
QUIDDITY ENGINEERING, LLC	11/27/23	8744	\$ 18,907.54
RICOH USA, INC.	11/27/23	8852	\$ 520.48
TELOMACK CABLING SOLUTIONS	11/27/23	8713	\$ 41,860.00
TELOMACK CABLING SOLUTIONS	11/27/23	8714	\$ 4,975.00
TELOMACK CABLING SOLUTIONS	11/27/23	8717	\$ 2,209.45
TELOMACK CABLING SOLUTIONS	11/27/23	8711	\$ 690.00
TELOMACK CABLING SOLUTIONS	11/27/23	8710	\$ 642.50
VERIZON	11/27/23	8775	\$ (37.99)
KATY TIMES	11/29/23	8933	\$ 220.50
TELOMACK CABLING SOLUTIONS	11/29/23	8937	\$ 1,606.56
TELOMACK CABLING SOLUTIONS	12/04/23	8996	\$ 3,436.00
TELOMACK CABLING SOLUTIONS	12/04/23	8995	\$ 594.60
HOMETOWN HARDWARE	12/06/23	9107	\$ 10.99
LONE STAR COUNSELING	12/07/23	9131	\$ 440.00
INNOVATIVE COMMUNICATION SYSTEMS	12/08/23	9151	\$ 6,008.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	12/08/23	9168	\$ 2,390.52
JOHNSTONE SUPPLY	12/12/23	9188	\$ 96.24
PRECISION PRINTING	12/12/23	9205	\$ 36.08
SPARKLIGHT	12/12/23	9181	\$ 294.22

Item 5.

Treasurer's Record of Unpaid Claims	As of 1/31/2024		
	Date Registered	Reg #	Amount Registered
Vendors			
INNOVATIVE COMMUNICATION SYSTEMS	12/13/23	9234	\$ 4,034.97
INNOVATIVE COMMUNICATION SYSTEMS	12/13/23	9235	\$ 2,880.00
LAROCHE	12/13/23	9239	\$ 79.94
LAROCHE	12/13/23	9238	\$ 49.00
DELL MARKETING L.P.	12/14/23	9305	\$ 3,034.37
QUADIENT FINANCE USA, INC.	12/14/23	9362	\$ 832.69
RECOVERY MONITORING	12/14/23	9327	\$ 100.00
SHADECRAFTERS AUTOMATED SHADE	12/14/23	9269	\$ 7,588.00
SPARKLIGHT	12/14/23	9363	\$ 246.07
VERIZON	12/14/23	9365	\$ 37.99
WALLER COUNTY PAINT & BODY SHOP & STORAGE	12/14/23	9288	\$ 7.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	12/14/23	9289	\$ 7.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	12/14/23	9290	\$ 7.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	12/14/23	9291	\$ 7.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	12/14/23	9292	\$ 7.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	12/14/23	9293	\$ 7.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	12/14/23	9294	\$ 7.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	12/14/23	9295	\$ 7.00
ENTERPRISE UAS, LLC	12/18/23	9382	\$ 5,998.00
INDOFF INC.	12/18/23	9386	\$ 157.66
WALLER COUNTY PAINT & BODY SHOP & STORAGE	12/18/23	9408	\$ 7.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	12/18/23	9409	\$ 7.00
AUSTIN COUNTY GLASS	12/19/23	9463	\$ 225.00
EDMONDS INSURANCE AGENCY	12/19/23	9481	\$ 50.00
HOMETOWN HARDWARE	12/19/23	9477	\$ 31.92
INNOVATIVE COMMUNICATION SYSTEMS	12/19/23	9464	\$ 2,875.00
ODP BUSINESS SOLUTIONS, LLC	12/19/23	9456	\$ 8.38
ODP BUSINESS SOLUTIONS, LLC	12/19/23	9459	\$ (388.78)
QUADIENT, INC.	12/19/23	9453	\$ 511.59
AMAZON CAPITAL SERVICES	12/21/23	9531	\$ 129.49
AMAZON CAPITAL SERVICES	12/21/23	9530	\$ 58.14
AT&T	12/21/23	9570	\$ 239.02
DUHON, TREY	12/21/23	9554	\$ 573.70
ENTERPRISE UAS, LLC	12/21/23	9557	\$ 2,198.00
MUSTANG CAT	12/21/23	9539	\$ 39.95
MUSTANG CAT	12/21/23	9538	\$ 16.83
BLAZEK, FRANK	12/22/23	9580	\$ 23,637.50
CARTER, WILLIAM F.	12/22/23	9586	\$ 11,387.56
DELL MARKETING L.P.	12/22/23	9588	\$ 2,211.77
MONTGOMERY COUNTY JUVENILE DEPT	12/22/23	9574	\$ 3,600.00
DELL MARKETING L.P.	01/02/24	9626	\$ 1,865.98
FATERKOWSKI'S TRANSMISSIONS	01/02/24	9629	\$ 5,537.45
FORD, RUSSELL	01/02/24	9649	\$ 243.66
HOMETOWN HARDWARE	01/02/24	9664	\$ 97.98
HOMETOWN HARDWARE	01/02/24	9666	\$ 56.49
HOMETOWN HARDWARE	01/02/24	9668	\$ 36.94
HOMETOWN HARDWARE	01/02/24	9667	\$ 12.99
HOMETOWN HARDWARE	01/02/24	9665	\$ 8.99
HOMETOWN HARDWARE	01/02/24	9722	\$ 8.49
INNOVATIVE COMMUNICATION SYSTEMS	01/02/24	9643	\$ 393.82
LARRY'S AUTOMOTIVE	01/02/24	9631	\$ 99.95
MR. WINDSHIELD, INC.	01/02/24	9642	\$ 49.95
TAC SECURITY	01/02/24	9705	\$ 177.50
THOMSON RUETERS - WEST PAYMENT CENTER	01/02/24	9723	\$ 1,831.50
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/02/24	9597	\$ 85.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/02/24	9598	\$ 7.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/02/24	9599	\$ 7.00
AMBASSADOR SERVICES LLC	01/03/24	9772	\$ 3,161.51
BLUEBONNET HERB FARM	01/03/24	9773	\$ 315.00
ENTEC PEST MANAGEMENT INC	01/03/24	9775	\$ 425.00
ENTEC PEST MANAGEMENT INC	01/03/24	9776	\$ 285.00
HARRIS COUNTY ACCOUNTS RECEIVABLES- RADIO	01/03/24	9769	\$ 30.00
HOEMTOWN HARDWARE	01/03/24	9770	\$ 121.99
HOMETOWN HARDWARE	01/03/24	9778	\$ 83.96
ODP BUSINESS SOLUTIONS, LLC	01/03/24	9749	\$ 254.99
ODP BUSINESS SOLUTIONS, LLC	01/03/24	9750	\$ 188.35
ODP BUSINESS SOLUTIONS, LLC	01/03/24	9744	\$ (25.49)
ODP BUSINESS SOLUTIONS, LLC	01/03/24	9753	\$ (188.35)
UNION PACIFIC RAILROAD COMPANY	01/03/24	9759	\$ 1,407.00
UNION PACIFIC RAILROAD COMPANY	01/03/24	9760	\$ 866.50
HOMETOWN HARDWARE	01/04/24	9795	\$ 38.99
ROCCA CLEANING SERVICES	01/04/24	9798	\$ 450.00
SKELTON BUSINESS EQUIPMENT	01/04/24	9796	\$ 234.00
THOMSON REUTERS - WEST PAYMENT CENTER	01/04/24	9794	\$ 1,996.66

Item 5.

Treasurer's Record of Unpaid Claims	As of 1/31/2024		
	Date Registered	Reg #	Amount Registered
Vendors			
VERIZON	01/04/24	9802	\$ 4,765.57
WOODHEAD LEGACY, LLC	01/04/24	9804	\$ 10,011.66
AT&T MOBILITY LLC	01/05/24	9837	\$ 1,221.47
AT&T MOBILITY LLC	01/05/24	9836	\$ (1,115.66)
FORT BEND MEDICAL EXAMINER	01/05/24	9835	\$ 7,800.00
LAWMAN'S UNIFORM & EQUIPMENT CO.	01/05/24	9841	\$ 460.00
WELLS FARGO	01/05/24	9834	\$ 176.43
AMERICAN PATRIOT INDUSTRIES, INC.	01/09/24	9872	\$ 2,228.83
AMERICAN PATRIOT INDUSTRIES, INC.	01/09/24	9871	\$ 1,046.16
AT&T MOBILITY LLC	01/09/24	9880	\$ 1,756.34
INNOVATIVE COMMUNICATION SYSTEMS	01/09/24	9883	\$ 393.82
ODP BUSINESS SOLUTIONS, LLC	01/09/24	9851	\$ 1,329.98
ODP BUSINESS SOLUTIONS, LLC	01/09/24	9850	\$ 194.97
ODP BUSINESS SOLUTIONS, LLC	01/09/24	9852	\$ 191.94
ODP BUSINESS SOLUTIONS, LLC	01/09/24	9853	\$ 22.39
ODP BUSINESS SOLUTIONS, LLC	01/09/24	9849	\$ 21.99
PRECISION PRINTING	01/09/24	9863	\$ 106.20
PRECISION PRINTING	01/09/24	9862	\$ 40.23
PRECISION PRINTING	01/09/24	9860	\$ 30.00
PRECISION PRINTING	01/09/24	9861	\$ 20.01
RICO USA, INC	01/09/24	9881	\$ 58.46
SINGLETON & SONS FUNERAL HOME, INC.	01/09/24	9870	\$ 2,000.00
WALLER COUNTY DISTRICT ATTORNEY'S OFFICE	01/09/24	9847	\$ 35.00
1 STEP DETECT	01/10/24	9898	\$ 3,680.00
AMBASSADOR SERVICES LLC	01/10/24	9909	\$ 1,518.00
AMERICAN PATRIOT INDUSTRIES, INC.	01/10/24	9963	\$ 1,859.30
ANGELINA COUNTY, TEXAS	01/10/24	9901	\$ 1,040.00
AT&T MOBILITY LLC	01/10/24	9942	\$ 127.49
COURTYARD LAKE JACKSON	01/10/24	9952	\$ 440.93
ENTEC PEST MANAGEMENT	01/10/24	9931	\$ 140.00
ENTEC PEST MANAGEMENT	01/10/24	9910	\$ 125.00
HOLIDAY INN EXPRESS AND SUITES	01/10/24	9948	\$ 649.05
HOLIDAY INN EXPRESS AND SUITES	01/10/24	9950	\$ 649.05
HOMETOWN HARDWARE	01/10/24	9915	\$ 287.38
HOMETOWN HARDWARE	01/10/24	9914	\$ 216.89
HOMETOWN HARDWARE	01/10/24	9928	\$ 58.17
HOMETOWN HARDWARE	01/10/24	9913	\$ 56.49
HOMETOWN HARDWARE	01/10/24	9927	\$ 25.58
INDOFF INC.	01/10/24	9887	\$ 2,533.56
INNOVATIVE COMMUNICATION SYSTEMS	01/10/24	9905	\$ 1,605.00
JOHNSTONE SUPPLY	01/10/24	9912	\$ 243.15
LANSDOWNE MOODY	01/10/24	9926	\$ 2,270.98
LONE STAR COUNSELING	01/10/24	9897	\$ 220.00
REPUBLIC SERVICES #473	01/10/24	9960	\$ 398.70
SMITH, DORMIC	01/10/24	9894	\$ 100.00
TEXANA CENTER	01/10/24	9904	\$ 35,933.00
TEXAS ASSOCIATION OF COUNTIES	01/10/24	9891	\$ 70.00
TEXAS ASSOCIATION OF COUNTIES	01/10/24	9892	\$ 45.00
TEXAS ASSOCIATION OF COUNTIES	01/10/24	9893	\$ 45.00
TEXAS POLICE TRAINERS	01/10/24	9947	\$ 195.00
TEXAS POLICE TRAINERS	01/10/24	9948	\$ 195.00
TEXAS POLICE TRAINERS	01/10/24	9948	\$ 195.00
ENTEC PEST MANAGEMENT INC	01/11/24	9975	\$ 430.00
FEDEX	01/11/24	9977	\$ 17.47
GREAT SOUTHERN STABILIZED, LLC	01/11/24	9999	\$ 2,756.64
HOUSTON-GALVESTON AREA COUNCIL	01/11/24	10003	\$ 94,000.00
IMPACT PROMOTIONAL SERVICES, LLC	01/11/24	9967	\$ 478.96
NAPA AUTO PARTS	01/11/24	9982	\$ 170.88
NAPA AUTO PARTS	01/11/24	9996	\$ (206.99)
QUADIENT LEASING USA, INC.	01/11/24	9970	\$ 74.13
RICOH USA, INC.	01/11/24	9974	\$ 266.68
SCOTT-MEERIMAN, INC	01/11/24	9976	\$ 1,878.15
SNAP-ON	01/11/24	10004	\$ 1,690.00
ALLTEX WELDING SUPPLY, INC.	01/12/24	10025	\$ 103.34
ALLTEX WELDING SUPPLY, INC.	01/12/24	10027	\$ 103.34
ALLTEX WELDING SUPPLY, INC.	01/12/24	10026	\$ 100.37
ALSCO	01/12/24	10013	\$ 66.43
ENTEC PEST MANAGEMENT	01/12/24	10050	\$ 115.00
HOMETOWN HARDWARE	01/12/24	10049	\$ 123.96
HOMETOWN HARDWARE	01/12/24	10046	\$ (49.99)
OMNIBASE SVCS OF TX	01/12/24	10045	\$ 66.00
PERDUE, BRANDON, FIELDER, COLLINS & MOTT, LLP	01/12/24	10047	\$ 3,128.12
PERDUE, BRANDON, FIELDER, COLLINS & MOTT, LLP	01/12/24	10048	\$ 2,458.56
PERFORMANCE TRUCK	01/12/24	10010	\$ 1,592.80

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Treasurer's Record of Unpaid Claims	As of 1/31/2024		
	Date Registered	Reg #	Amount Registered
Vendors			
QUADIENT FINANCE USA, INC.	01/12/24	10031	\$ 176.00
QUADIENT, INC.	01/12/24	10044	\$ 141.11
SPARKLIGHT	01/12/24	10023	\$ 219.89
THE HOME DEPOT	01/12/24	10030	\$ 509.72
VERIZON	01/12/24	10032	\$ (37.99)
XEROX CORPORATION	01/12/24	10042	\$ 369.74
XEROX CORPORATION	01/12/24	10035	\$ 307.25
XEROX CORPORATION	01/12/24	10039	\$ 276.11
XEROX CORPORATION	01/12/24	10041	\$ 247.06
XEROX CORPORATION	01/12/24	10034	\$ 244.36
XEROX CORPORATION	01/12/24	10036	\$ 236.05
XEROX CORPORATION	01/12/24	10040	\$ 203.05
XEROX CORPORATION	01/12/24	10043	\$ 171.84
XEROX CORPORATION	01/12/24	10033	\$ 170.75
XEROX CORPORATION	01/12/24	10038	\$ 162.03
XEROX CORPORATION	01/12/24	10037	\$ 14.93
XEROX FINANCIAL SERVICES	01/12/24	10009	\$ 583.08
AMERICAN PATRIOT INDUSTRIES, INC.	01/18/24	10087	\$ 1,982.16
AMG PRINTING & MAILING	01/18/24	10053	\$ 1,315.30
AT&T	01/18/24	10075	\$ 729.16
ATRON SOLUTIONS, LLC	01/18/24	10091	\$ 17,289.60
BROOKSHIRE M.W.D	01/18/24	10062	\$ 106.17
BROOKSHIRE M.W.D	01/18/24	10074	\$ 106.03
DIRECT ENERGY BUSSINESS, LLC	01/18/24	10057	\$ 1,946.92
DIRECT ENERGY BUSSINESS, LLC	01/18/24	10056	\$ 574.23
DIRECT ENERGY BUSSINESS, LLC	01/18/24	10058	\$ 19.62
EDMONDS INSURANCE AGENCY	01/18/24	10085	\$ 1,600.00
EDMONDS INSURANCE AGENCY	01/18/24	10084	\$ 1,178.00
EDMONDS INSURANCE AGENCY	01/18/24	10082	\$ 560.00
EDMONDS INSURANCE AGENCY	01/18/24	10083	\$ 104.06
EDMONDS INSURANCE AGENCY	01/18/24	10081	\$ 50.00
FORT BEND COUNTY	01/18/24	10110	\$ 1,500.00
FORT BEND COUNTY	01/18/24	10116	\$ 150.00
HAYS COUNTY	01/18/24	10115	\$ 9,300.00
HILTON	01/18/24	10103	\$ 369.15
HOMETOWN HARDWARE	01/18/24	10076	\$ 167.84
HOMETOWN HARDWARE	01/18/24	10086	\$ 89.03
HOMETOWN HARDWARE	01/18/24	10089	\$ 71.98
HOMETOWN HARDWARE	01/18/24	10117	\$ 71.40
HOMETOWN HARDWARE	01/18/24	10092	\$ 21.56
HOMETOWN HARDWARE	01/18/24	10093	\$ 17.97
HOMETOWN HARDWARE	01/18/24	10077	\$ 11.99
KATY PRINTERS	01/18/24	10114	\$ 29.00
KIMBALL MIDWEST	01/18/24	10090	\$ 1,302.18
KING RANCH AG & TURF	01/18/24	10073	\$ 561.53
MUSTANG RENTAL SERVICES	01/18/24	10055	\$ 5,367.00
NICHOLS, ANGELA	01/18/24	10088	\$ 48.00
O'BRIEN COUNSELING SERVICES, INC.	01/18/24	10113	\$ 800.00
PEAN, ROBIN	01/18/24	10109	\$ 7.50
ROCA CLEANING SERVICES	01/18/24	10059	\$ 450.00
ROCA CLEANING SERVICES	01/18/24	10060	\$ 450.00
SAM HOUSTON STATE UNIVERSITY	01/18/24	10094	\$ 510.00
SAN BERNARD ELECTRIC CO-OP	01/18/24	10064	\$ 11,141.91
SAN BERNARD ELECTRIC CO-OP	01/18/24	10071	\$ 1,081.76
SAN BERNARD ELECTRIC CO-OP	01/18/24	10069	\$ 350.43
SAN BERNARD ELECTRIC CO-OP	01/18/24	10066	\$ 345.84
SAN BERNARD ELECTRIC CO-OP	01/18/24	10070	\$ 331.94
SAN BERNARD ELECTRIC CO-OP	01/18/24	10067	\$ 323.06
SAN BERNARD ELECTRIC CO-OP	01/18/24	10065	\$ 258.60
SAN BERNARD ELECTRIC CO-OP	01/18/24	10068	\$ 222.76
SPARKLIGHT	01/18/24	10063	\$ 530.93
SPARKLIGHT	01/18/24	10054	\$ 455.93
SPARKLIGHT	01/18/24	10061	\$ 207.93
SPARKLIGHT	01/18/24	10121	\$ 45.36
STATE BAR OF TEXAS JUVENILE LAW SECTION	01/18/24	10104	\$ 325.00
TEXAS ASSOCIATION OF COUNTIES	01/18/24	10118	\$ 150.00
TRACK GROUP	01/18/24	10111	\$ 439.50
TRACK GROUP	01/18/24	10112	\$ 357.75
TRINITY SERVICES GROUP INC.	01/18/24	10098	\$ 4,501.00
TRINITY SERVICES GROUP INC.	01/18/24	10097	\$ 951.85
ULINE SHIPPING SUPPLY	01/18/24	10095	\$ 453.60
VERIZON	01/18/24	10072	\$ 400.08
VERIZON CONNECT NWF, INC	01/18/24	10120	\$ 793.31
WALLER COUNTY CSCD	01/18/24	10102	\$ 80.00

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Treasurer's Record of Unpaid Claims	As of 1/31/2024		
	Date Registered	Reg #	Amount Registered
Vendors			
WALLER COUNTY FEED	01/18/24	10096	\$ 51.49
WALLER COUNTY TAX OFFICE	01/18/24	10051	\$ 15.00
XEROX CORPORATION	01/18/24	10101	\$ 240.44
XEROX CORPORATION	01/18/24	10099	\$ 203.22
XEROX CORPORATION	01/18/24	10100	\$ 196.28
XEROX CORPORATION	01/18/24	10119	\$ 179.65
XPERNET SERVICES	01/18/24	10078	\$ 12,225.00
XPERNET SERVICES	01/18/24	10080	\$ 4,525.00
XPERNET SERVICES	01/18/24	10079	\$ 578.00
APPEL FORD MERCURY	01/22/24	10164	\$ 123.55
BARLEY, STEPHANIE	01/22/24	10202	\$ 10,955.00
BUCKEYE CLEANING CENTER	01/22/24	10163	\$ 1,944.00
C&G WHOLESALE	01/22/24	10192	\$ 6,291.00
C&G WHOLESALE	01/22/24	10196	\$ 1,293.47
C&G WHOLESALE	01/22/24	10194	\$ 993.58
C&G WHOLESALE	01/22/24	10197	\$ 205.58
C&G WHOLESALE	01/22/24	10193	\$ 164.00
C&G WHOLESALE	01/22/24	10195	\$ 75.00
CAPPS	01/22/24	10185	\$ 160.00
CASA FOR KIDS	01/22/24	10182	\$ 652.00
CIT ASSOCIATION	01/22/24	10132	\$ 250.00
COURTYARD BY MARRIOTT	01/22/24	10131	\$ 815.50
DEPARTMENT OF INFORMATION RESOURCES TELECOMMUNICATION SERVICES DIVISION	01/22/24	10183	\$ 451.81
HOLIDAY INN EXPRESS	01/22/24	10133	\$ 148.35
HOMETOWN HARDWARE	01/22/24	10130	\$ 554.60
HOMETOWN HARDWARE	01/22/24	10127	\$ 227.24
HOMETOWN HARDWARE	01/22/24	10186	\$ 202.32
HOMETOWN HARDWARE	01/22/24	10126	\$ 8.99
HOUSTON COPIER CONNECTION	01/22/24	10198	\$ 110.00
JARVIS TIRE AND WHEEL LLC	01/22/24	10167	\$ 2,117.12
JARVIS TIRE AND WHEEL LLC	01/22/24	10168	\$ 1,062.40
JBI, LTD	01/22/24	10166	\$ 6,516.40
JOHNSON, DAFFIE	01/22/24	10200	\$ 32,865.00
LAW INFORCEMENT MANAGEMENT INSTITUTE OF TEXAS	01/22/24	10135	\$ 395.00
MILLER, JAMES	01/22/24	10134	\$ 96.00
NAPA AUTO PARTS	01/22/24	10137	\$ 410.72
NAPA AUTO PARTS	01/22/24	10150	\$ 293.30
NAPA AUTO PARTS	01/22/24	10139	\$ 222.57
NAPA AUTO PARTS	01/22/24	10148	\$ 222.57
NAPA AUTO PARTS	01/22/24	10141	\$ 204.10
NAPA AUTO PARTS	01/22/24	10146	\$ 151.13
NAPA AUTO PARTS	01/22/24	10140	\$ 146.37
NAPA AUTO PARTS	01/22/24	10143	\$ 120.92
NAPA AUTO PARTS	01/22/24	10151	\$ 109.79
NAPA AUTO PARTS	01/22/24	10136	\$ 77.48
NAPA AUTO PARTS	01/22/24	10147	\$ 63.96
NAPA AUTO PARTS	01/22/24	10144	\$ 59.43
NAPA AUTO PARTS	01/22/24	10145	\$ 57.10
NAPA AUTO PARTS	01/22/24	10149	\$ 40.94
NAPA AUTO PARTS	01/22/24	10138	\$ 30.38
NAPA AUTO PARTS	01/22/24	10142	\$ 22.86
NETPROTEC LLC	01/22/24	10124	\$ 600.00
O'REILLY AUTO PARTS	01/22/24	10174	\$ 409.64
O'REILLY AUTO PARTS	01/22/24	10171	\$ 91.68
O'REILLY AUTO PARTS	01/22/24	10173	\$ 60.96
O'REILLY AUTO PARTS	01/22/24	10170	\$ 42.25
O'REILLY AUTO PARTS	01/22/24	10172	\$ 11.18
O'REILLY AUTO PARTS	01/22/24	10169	\$ 3.75
PETROLEUM TRADERS CORPORATION	01/22/24	10129	\$ 20,914.72
PITNEY BOWES INC	01/22/24	10180	\$ 513.59
PITNEY BOWES INC	01/22/24	10177	\$ 299.00
PITNEY BOWES INC	01/22/24	10178	\$ 141.00
PRYOR, DANNY	01/22/24	10201	\$ 10,955.00
QUILL CORPORATION	01/22/24	10191	\$ 213.58
QUILL CORPORATION	01/22/24	10190	\$ 62.29
QUILL CORPORATION	01/22/24	10189	\$ 56.08
ROADSAFE TRAFFIC SYSTEMS	01/22/24	10128	\$ 792.00
SPARKLIGHT	01/22/24	10176	\$ 219.89
SWANK MOVIE LICENSEING USA	01/22/24	10125	\$ 508.00
THOMSON REUTERS - WEST PAYMENT CENTER	01/22/24	10175	\$ 1,831.50
TOSHIBA FINANCIAL SERVICES	01/22/24	10123	\$ 257.77
ULINE SHIPPING SUPPLIES	01/22/24	10187	\$ 630.90
UTILITY ASSOCIATES INC	01/22/24	10188	\$ 25,038.97
VICTORIA COUNTY	01/22/24	10122	\$ 6,800.00

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Treasurer's Record of Unpaid Claims	As of 1/31/2024		
	Date Registered	Reg #	Amount Registered
Vendors			
WALLER CCWBC, INC.	01/22/24	10181	\$ 588.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/22/24	10161	\$ 10,765.43
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/22/24	10153	\$ 991.25
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/22/24	10152	\$ 372.82
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/22/24	10154	\$ 7.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/22/24	10155	\$ 7.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/22/24	10156	\$ 7.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/22/24	10157	\$ 7.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/22/24	10158	\$ 7.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/22/24	10162	\$ 7.00
WALLER COUNTY TAX OFFICE	01/22/24	10165	\$ 15.00
WINTERS, LATTANZA	01/22/24	10203	\$ 10,955.00
XEROX CORPORATION	01/22/24	10199	\$ 344.94
XEROX CORPORATION	01/22/24	10184	\$ 148.35
BAISEY, DANNY	01/24/24	10234	\$ 101.50
BRAND IT GRAPHIX	01/24/24	10238	\$ 91.44
BUCKEYE CLEANING CENTER	01/24/24	10207	\$ 2,704.60
C&G WHOLESALE	01/24/24	10228	\$ 215.97
C&G WHOLESALE	01/24/24	10229	\$ 79.84
CANNON FINANCIAL SERVICES, INC.	01/24/24	10241	\$ 546.17
EASON, CHRISTY	01/24/24	10257	\$ 64.11
HILTON GALVESTON ISLAND RESORT	01/24/24	10219	\$ 369.15
HILTON GALVESTON ISLAND RESORT	01/24/24	10221	\$ 369.15
HILTON GALVESTON ISLAND RESORT	01/24/24	10223	\$ 369.15
HOMETOWN HARDWARE	01/24/24	10237	\$ 139.98
HOMETOWN HARDWARE	01/24/24	10250	\$ 410.93
HOMETOWN HARDWARE	01/24/24	10251	\$ 55.98
HOMETOWN HARDWARE	01/24/24	10252	\$ 69.70
JESSE A. REED III, PH.D.	01/24/24	10230	\$ 1,600.00
KIMBALL MIDWEST	01/24/24	10209	\$ 341.14
LINEBARGER, GOGGAN, BLAIR & SAMPSON, LLP	01/24/24	10232	\$ 1,320.00
LINMARIE GARSEE & ASSOCIATES	01/24/24	10212	\$ 770.67
MAGNOLIA FUNERAL HOME	01/24/24	10205	\$ 2,016.00
MCKERLEY, CARRIE	01/24/24	10242	\$ 255.00
MCKERLEY, CARRIE	01/24/24	10243	\$ 510.00
ODP BUSSINESS SOLUTIONS, LLC	01/24/24	10258	\$ 22.39
OMNIBASE SERVICES OF TEXAS, LP	01/24/24	10248	\$ 294.00
PERDUE, BRANDON FIELDER, COLLINS & MOTT, LLP	01/24/24	10233	\$ 900.00
PIERCE, CHERYL L.	01/24/24	10206	\$ 102.18
SAN BERNARD ELECTRIC CO-OP	01/24/24	10246	\$ 380.68
SCHROETER, KYLE SHANE	01/24/24	10235	\$ 175.00
SCHROETER, KYLE SHANE	01/24/24	10236	\$ 111.00
SCOTT-MERRIMAN, INC.	01/24/24	10231	\$ 159.00
STATE BAR OF TEXAS JUVENILE LAW SECTION	01/24/24	10220	\$ 400.00
STATE BAR OF TEXAS JUVENILE LAW SECTION	01/24/24	10222	\$ 400.00
STATE BAR OF TEXAS JUVENILE LAW SECTION	01/24/24	10224	\$ 400.00
TEXAS ASSOCIATION OF COUNTIES	01/24/24	10253	\$ 250.00
TEXAS ASSOCIATION OF COUNTIES	01/24/24	10254	\$ 250.00
TEXAS ASSOCIATION OF COUNTIES	01/24/24	10255	\$ 250.00
TEXAS ASSOCIATION OF COUNTIES	01/24/24	10256	\$ 250.00
TEXAS ASSOCIATION OF COUNTIES	01/24/24	10259	\$ 385.00
THE UNIVERSITY OF TEXAS SCHOOL OF LAW CLE	01/24/24	10208	\$ 595.00
TRANSPORTATION ADVOCACY GROUP HOUSTON REGION	01/24/24	10244	\$ 5,000.00
TRINITY SERVICES GROUP, INC.	01/24/24	10226	\$ 1,269.97
TRINITY SERVICES GROUP, INC.	01/24/24	10227	\$ 4,625.79
UNIVERSITY HOTEL - SHSU	01/24/24	10213	\$ 325.29
VERIZON	01/24/24	10245	\$ 994.47
WADE SPRINKLERS	01/24/24	10210	\$ 2,000.00
WALLER COUNTY DISTRICT ATTORNEY'S OFFICE	01/24/24	10214	\$ 150.00
WALLER COUNTY DISTRICT ATTORNEY'S OFFICE	01/24/24	10215	\$ 50.00
WALLER COUNTY DISTRICT ATTORNEY'S OFFICE	01/24/24	10216	\$ 175.00
WALLER COUNTY DISTRICT ATTORNEY'S OFFICE	01/24/24	10217	\$ 100.00
WALLER COUNTY DISTRICT ATTORNEY'S OFFICE	01/24/24	10218	\$ 50.00
WALLER COUNTY DISTRICT ATTORNEY'S OFFICE	01/24/24	10239	\$ 60.00
WALLER COUNTY DISTRICT ATTORNEY'S OFFICE	01/24/24	10240	\$ 35.00
WALLER COUNTY FEED	01/24/24	10225	\$ 40.99
WALLER COUNTY TRACTOR	01/24/24	10247	\$ 377.75
WILLIAMS SCOTMAN, INC.	01/24/24	10211	\$ 4,237.12
WILLIAMS, JEREMY	01/24/24	10249	\$ 157.00
APPLIED CONCEPTS, INC. STALKER RADAR	01/25/24	10267	\$ 1,796.50
FORD, RUSSELL	01/25/24	10263	\$ 1,413.09
HOMETOWN HARDWARE	01/25/24	10265	\$ 42.98
HOMETOWN HARDWARE	01/25/24	10266	\$ 59.94
JOHNSTONE SUPPLY	01/25/24	10261	\$ 8.82

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Treasurer's Record of Unpaid Claims	As of 1/31/2024		
	Date Registered	Reg #	Amount Registered
Vendors			
KYLE OFFICE PRODUCTS	01/25/24	10260	\$ 2,305.50
LANDSLOWNE-MOODY	01/25/24	10268	\$ 88.92
LANDSLOWNE-MOODY	01/25/24	10269	\$ 223.84
VERIZON	01/25/24	10262	\$ 648.16
WILLIAMS SCOTSMAN, INC.	01/25/24	10264	\$ 3,483.49
4S DISTRIBUTING	01/26/24	10278	\$ 909.00
AMERICAN FIRE SYSTEMS INC.	01/26/24	10313	\$ 600.00
AXON ENTERPRISE INC.	01/26/24	10276	\$ 13,420.00
AXON ENTERPRISE INC.	01/26/24	10277	\$ 1,035.00
HOMETOWN HARDWARE	01/26/24	10275	\$ 27.99
HOMETOWN HARDWARE	01/26/24	10301	\$ 369.98
HOMETOWN HARDWARE	01/26/24	10304	\$ 496.61
ICS JAIL SUPPLIES, INC.	01/26/24	10299	\$ 1,027.42
JOHNSTONE SUPPLY	01/26/24	10274	\$ 25.04
LARRY'S AUTOMOTIVE	01/26/24	10272	\$ 3,143.34
MCKERLEY, CARRIE M.	01/26/24	10310	\$ 255.00
MCKERLEY, CARRIE M.	01/26/24	10311	\$ 150.00
MCKERLEY, CARRIE M.	01/26/24	10312	\$ 390.00
MR. WINDSHIELD, INC.	01/26/24	10287	\$ 625.82
MR. WINDSHIELD, INC.	01/26/24	10288	\$ 625.82
MR. WINDSHIELD, INC.	01/26/24	10289	\$ 476.04
MR. WINDSHIELD, INC.	01/26/24	10290	\$ 617.34
NAPA AUTO PARTS	01/26/24	10291	\$ 70.32
NAPA AUTO PARTS	01/26/24	10292	\$ 20.34
NAPA AUTO PARTS	01/26/24	10293	\$ 18.31
NAPA AUTO PARTS	01/26/24	10294	\$ 49.75
O'REILLY AUTO PARTS	01/26/24	10279	\$ 21.00
O'REILLY AUTO PARTS	01/26/24	10280	\$ 19.98
O'REILLY AUTO PARTS	01/26/24	10281	\$ 12.83
QUILL LLC	01/26/24	10295	\$ 10.70
QUILL LLC	01/26/24	10296	\$ 63.72
QUILL LLC	01/26/24	10297	\$ 93.08
QUILL LLC	01/26/24	10298	\$ 55.83
R.J. VARGAS INVESTIGATIONS	01/26/24	10302	\$ 995.63
R.J. VARGAS INVESTIGATIONS	01/26/24	10303	\$ 1,548.13
RICOH	01/26/24	10300	\$ 650.60
TEXAS ASSOCIATION OF COUNTIES	01/26/24	10308	\$ 350.00
TEXAS ASSOCIATION OF COUNTIES	01/26/24	10309	\$ 350.00
TEXAS ASSOCIATION OF COUNTIES	01/26/24	10314	\$ 215.00
THOMSON REUTERS - WEST PAYMENT CENTER	01/26/24	10307	\$ 533.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/26/24	10270	\$ 1,480.69
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/26/24	10271	\$ 2,210.38
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/26/24	10273	\$ 2,878.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/26/24	10282	\$ 7.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/26/24	10283	\$ 7.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/26/24	10284	\$ 7.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/26/24	10285	\$ 7.00
WALLER COUNTY PAINT & BODY SHOP & STORAGE	01/26/24	10286	\$ 7.00
ZAVALA, IRMA	01/26/24	10305	\$ 545.00
ZAVALA, IRMA	01/26/24	10306	\$ 545.00
AMERICAN PATRIOT INDUSTRIES	01/29/24	10366	\$ 926.00
AMERICAN PATRIOT INDUSTRIES	01/29/24	10367	\$ 1,982.16
AMERICAN PATRIOT INDUSTRIES	01/29/24	10368	\$ 1,617.97
BLUUM	01/29/24	10361	\$ 11,853.86
BRYANT, JOHN	01/29/24	10362	\$ 45.00
CAPITAL ONE	01/29/24	10318	\$ 2,668.37
CARBIDE TOOLING INDUSTRIAL SUPPLY	01/29/24	10317	\$ 141.13
CASA FOR KIDS	01/29/24	10360	\$ 628.00
CONSOLIDATED COMMUNICATIONS	01/29/24	10373	\$ 117.40
DIRECT ENERGY BUSINESS, LLC	01/29/24	10371	\$ 316.70
DIRECT ENERGY BUSINESS, LLC	01/29/24	10374	\$ 242.83
EMBASSY SUITES- HILTON	01/29/24	10365	\$ 310.50
FORD, RUSSELL	01/29/24	10357	\$ 60.92
FORTKAMP, LUKE	01/29/24	10363	\$ 45.00
LINGENFELTER, ROBERT	01/29/24	10376	\$ 111.00
LJA ENGINEERING	01/29/24	10320	\$ 50.00
LJA ENGINEERING	01/29/24	10319	\$ 100.00
MODERN MARKETING	01/29/24	10356	\$ 184.48
MUNDY, SHEILA	01/29/24	10358	\$ 81.22
MURRELL, JOHN	01/29/24	10315	\$ 16.97
NEW SALE INVOICE	01/29/24	10364	\$ 5,831.25
ODP BUSINESS SOLUTIONS LLC	01/29/24	10321	\$ 234.83
ODP BUSINESS SOLUTIONS LLC	01/29/24	10322	\$ 94.43
ODP BUSINESS SOLUTIONS LLC	01/29/24	10323	\$ 559.11

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Treasurer's Record of Unpaid Claims	As of 1/31/2024		
	Date Registered	Reg #	Amount Registered
Vendors			
ODP BUSINESS SOLUTIONS LLC	01/29/24	10324	\$ 222.65
ODP BUSINESS SOLUTIONS LLC	01/29/24	10325	\$ 25.49
ODP BUSINESS SOLUTIONS LLC	01/29/24	10326	\$ 159.99
ODP BUSINESS SOLUTIONS LLC	01/29/24	10327	\$ 139.99
ODP BUSINESS SOLUTIONS LLC	01/29/24	10328	\$ 519.53
ODP BUSINESS SOLUTIONS LLC	01/29/24	10329	\$ 1,349.97
ODP BUSINESS SOLUTIONS LLC	01/29/24	10330	\$ 134.90
ODP BUSINESS SOLUTIONS LLC	01/29/24	10331	\$ 869.99
ODP BUSINESS SOLUTIONS LLC	01/29/24	10332	\$ 25.49
ODP BUSINESS SOLUTIONS LLC	01/29/24	10333	\$ 87.97
ODP BUSINESS SOLUTIONS LLC	01/29/24	10334	\$ 266.76
ODP BUSINESS SOLUTIONS LLC	01/29/24	10335	\$ 15.34
ODP BUSINESS SOLUTIONS LLC	01/29/24	10336	\$ 121.26
ODP BUSINESS SOLUTIONS LLC	01/29/24	10337	\$ 549.79
ODP BUSINESS SOLUTIONS LLC	01/29/24	10338	\$ 462.00
ODP BUSINESS SOLUTIONS LLC	01/29/24	10339	\$ 37.09
ODP BUSINESS SOLUTIONS LLC	01/29/24	10340	\$ 54.99
ODP BUSINESS SOLUTIONS LLC	01/29/24	10341	\$ 189.99
ODP BUSINESS SOLUTIONS LLC	01/29/24	10342	\$ 24.49
ODP BUSINESS SOLUTIONS LLC	01/29/24	10343	\$ 74.98
ODP BUSINESS SOLUTIONS LLC	01/29/24	10344	\$ 41.23
ODP BUSINESS SOLUTIONS LLC	01/29/24	10345	\$ 27.59
ODP BUSINESS SOLUTIONS LLC	01/29/24	10346	\$ 23.78
ODP BUSINESS SOLUTIONS LLC	01/29/24	10347	\$ 169.99
ODP BUSINESS SOLUTIONS LLC	01/29/24	10348	\$ 248.99
ODP BUSINESS SOLUTIONS LLC	01/29/24	10349	\$ 550.72
ODP BUSINESS SOLUTIONS LLC	01/29/24	10350	\$ 196.28
ODP BUSINESS SOLUTIONS LLC	01/29/24	10351	\$ 388.78
ODP BUSINESS SOLUTIONS LLC	01/29/24	10352	\$ 77.98
ODP BUSINESS SOLUTIONS LLC	01/29/24	10353	\$ 31.99
ODP BUSINESS SOLUTIONS LLC	01/29/24	10354	\$ 2,013.98
O'REILLY AUTO PARTS	01/29/24	10355	\$ 233.49
QUILL CORPORATION	01/29/24	10369	\$ 38.40
QUILL CORPORATION	01/29/24	10370	\$ 1,254.84
WALLER COUNTY TAX OFFICE	01/29/24	10316	\$ 15.00
AT&T	01/30/24	10385	\$ 90.00
BUCKEYE CLEANING CENTER	01/30/24	10386	\$ 322.50
CAPITAL ONE	01/30/24	10388	\$ 607.24
CONSOLIDATED COMMUNICATIONS	01/30/24	10384	\$ 434.59
DIRECT TV	01/30/24	10389	\$ 169.23
FRANK, MICHAEL	01/30/24	10402	\$ 513.22
HOLIDAY INN EXPRESS - SEGUIN	01/30/24	10396	\$ 148.35
HOLIDAY INN EXPRESS - SEGUIN	01/30/24	10397	\$ 148.35
HOMETOWN HARDWARE	01/30/24	10380	\$ 414.90
HOMETOWN HARDWARE	01/30/24	10383	\$ 89.98
INDOFF LLC	01/30/24	10381	\$ 74.47
LANDSDOWNE MOODY	01/30/24	10382	\$ 433.95
MOODY GARDENS GALVESTON TEXAS	01/30/24	10399	\$ 492.20
NEW SALE INVOICE	01/30/24	10378	\$ 208.50
ODP BUSINESS SOLUTIONS LLC	01/30/24	10387	\$ 77.77
QUADIENT POSTAGE FUNDING	01/30/24	10379	\$ 420.51
QUILL CORPORATION	01/30/24	10395	\$ 129.98
RUGGED DEPOT	01/30/24	10394	\$ 2,485.88
STEINHAUSER'S	01/30/24	10390	\$ 107.94
STEINHAUSER'S	01/30/24	10391	\$ 9.96
STERLING FLAGS	01/30/24	10377	\$ 5,226.66
TEXAS NARCOTIC OFFICERS ASSOC.	01/30/24	10400	\$ 375.00
TRINITY SERVICES GROUP INC.	01/30/24	10392	\$ 1,357.23
TRINITY SERVICES GROUP INC.	01/30/24	10393	\$ 4,679.48
VOYAGER	01/30/24	10401	\$ 35,173.71
WATERS, DAWN	01/30/24	10403	\$ 395.00
CAVEMAN ARMS	01/31/24	10421	\$ 880.00
EMBASSY SUITES CONFERENCE CENTER AND SPA	01/31/24	10418	\$ 789.62
FIRSTNET	01/31/24	10407	\$ 365.66
GOVERNMENT FORMS AND SUPPLIES	01/31/24	10406	\$ 901.71
HOMETOWN HARDWARE	01/31/24	10405	\$ 32.96
HOMETOWN HARDWARE	01/31/24	10414	\$ 234.92
HOMETOWN HARDWARE	01/31/24	10416	\$ 7.99
INGRAM	01/31/24	10422	\$ 15.90
KRENEK, TED	01/31/24	10404	\$ 479.45
LAQUINTA INN & SUITES	01/31/24	10419	\$ 676.87
RAVEN MECHANICAL LP	01/31/24	10415	\$ 2,544.50
RICOH	01/31/24	10409	\$ 780.72
STEVENSON ENTERPRISES	01/31/24	10410	\$ 952.64

Item 5.

Treasurer's Record of Unpaid Claims		As of 1/31/2024	
Vendors	Date Registered	Reg #	Amount Registered
TEXAS A&M ENGINEERING EXTENSION SERVICE	01/31/24	10417	\$ 277.00
TRINICOM COMMUNICATIONS LLC	01/31/24	10411	\$ 45.68
TRINICOM COMMUNICATIONS LLC	01/31/24	10412	\$ 131.99
TRINICOM COMMUNICATIONS LLC	01/31/24	10413	\$ 243.46
TXFACT LLC	01/31/24	10420	\$ 595.00
VERIZON WIRELESS	01/31/24	10408	\$ 299.00
WALLER COUNTY TAX OFFICE	01/31/24	10406	\$ 7.50
WALLER CCWBC INC	01/29/24	10359	\$ 528.00
<b>TOTAL UNPAID</b>			<b>\$ 1,000,397.96</b>

Item 5.

## MONTHLY REPORT DUE TO COMMISSIONER'S COURT

November 2023

OFFICE	DATE RECEIVED			
AUDITOR	12/5/23			
CONSTABLE PCT#1	No Report			
CONSTABLE PCT#2	12/1/23			
CONSTABLE PCT#3	12/6/23			
CONSTABLE PCT#4	No Report			
COUNTY CLERK	12/4/23			
DISTRICT CLERK	12/5/23			
JP#1	12/1/23			
JP#2	12/1/23			
JP#3	12/15/23			
JP#4	12/1/23			
LIBRARY - HEMPSTEAD	12/4/23			
LIBRARY- BROOKSHIRE	12/4/23			
SHERIFF	12/7/23			
TAX OFFICE	12/1/23			
ANIMAL CONTROL	12/7/23			
RECYCLE CENTER	11/21/23			
ROAD AND BRIDGE	11/9/23			
ENVIRONMENTAL	11/2/23	11/9/2023	11/16/2023	11/22/2023
FIRE MARSHALL	12/15/23			

## MONTHLY REPORT DUE TO COMMISSIONER'S COURT

December 2023

OFFICE	DATE RECEIVED		
AUDITOR	1/10/24		
CONSTABLE PCT#1	No Report		
CONSTABLE PCT#2	1/2/24		
CONSTABLE PCT#3	1/9/24		
CONSTABLE PCT#4	No Report		
COUNTY CLERK	1/4/24		
DISTRICT CLERK	1/5/24		
JP#1	2/7/24		
JP#2	1/8/24		
JP#3	1/8/24		
JP#4	1/8/24		
LIBRARY - HEMPSTEAD	1/4/24		
LIBRARY- BROOKSHIRE	1/4/24		
SHERIFF	1/4/24		
TAX OFFICE	1/18/24		
ANIMAL CONTROL	1/4/24		
RECYCLE CENTER	No Report		
ROAD AND BRIDGE	No Report		
ENVIRONMENTAL	12/7/23	12/14/2023	12/22/2023
FIRE MARSHALL	No Report		



Payment Address  
AUTOMATED SHADE  
6929 Sommer Lane  
Washington, TX 77880

automatedshade@gmail.com  
SHADECRAFTERS  
AUTOMATED SHADE  
PH: 713-742-3085

# Invoice

Date	Invoice #
11/28/2023	38097

## Bill To

Waller County Offices  
400 Sheriff R Glen drive  
Hempstead, TX 77445

## Ship To

Waller County Offices  
Danny 979-826-7737  
425 FM 1488  
Hempstead, TX 77445

## Customer Phone

## Customer E-mail

d.rothe@wallercounty.us;ctjones@...

## Other

## P.O. No.

## Terms

## Due Date

Danny Rothe

NMM

11/28/2023

Rep

NMM

Item	Description	Qty	Rate	Amount
Manual Roller Sh...	CLERK OFFICE DOOR SCREEN SHADE WITH BRONZE FASCIA	1	297.00	297.00T
Manual Roller Sh...	FABRIC 2000 V 21 CHARCOAL METAL CHAIN RIGHT UP TO 27 X 72	4	299.00	1,196.00T
Manual Roller Sh...	PRINTED SHADES, WHITE FABRIC BLACK LETTERING." WINDOW CLOSED" CENTERED ON LOWERED SHADE.			
Manual Roller Sh...	BRONZE FASCIA, METAL BEAD CHAIN ON RIGHT SIZE UP TO 3 FT X 4 FT			
Service 10	TREAS. TELLER, AUDITOR TELLER, CLERK TELLER AND JUDGE TELLER.	1	965.00	965.00T
Manual Roller Sh...	TRIPS/REMEASURE AND INSTALL 18 SHADES AT STANDARD HEIGHT	1	209.00	209.00T
Manual Roller Sh...	Semi opaque White fabric, STANDARD bracket system(no fascia) clutch, metal chain, up to 35 7/8 x 48			
Manual Roller Sh...	ADDED LATER< PER DANNY			

APPROVED

#7,588.00 APPROVED

DANNY ROTHE

5-0 IN C.C. 12/20/23

WC/DF/CM

2/7/2024

*D. Rothe*

## Subtotal

\$7,588.00

## Sales Tax (0.00)

\$0.00

## Total

\$7,588.00

## Payments/Credits

\$0.00

## Balance Due

\$7,588.00

Payment Address  
AUTOMATED SHADE  
6929 Sommer Lane  
Washington, TX 77880

automatedshade@gmail.com  
SHADECRAFTERS  
AUTOMATED SHADE  
PH: 713-742-3085

# Invoice

Date	Invoice #
11/28/2023	38097

<b>Bill To</b>
Waller County Offices 400 Sheriff R Glen drive Hempstead, TX 77445

<b>Ship To</b>
Waller County Offices Danny 979-826-7737 425 FM 1488 Hempstead, TX 77445

<b>Customer Phone</b>	<b>Customer E-mail</b>
	d.rothe@wallercounty.us;ctjones@...
	<b>Other</b>

P.O. No.	Terms	Due Date	Rep	NMM	Other
Danny Rothe	NMM	11/28/2023		NMM	

Item	Description	Qty	Rate	Amount
Manual Roller Sh...	AUDITOR OFFICE SCREEN SHADES WITH BRONZE FASCIA, FABRIC 2000 Q 05 BONE , METAL BEAD CHAIN CONTROLS. UP TO 4 FT W X 4 FT H	1	325.00	325.00T
Manual Roller Sh...	AUDITOR OFFICE SCREEN SHADES WITH BRONZE FASCIA, FABRIC 2000 Q 05 BONE , METAL BEAD CHAIN CONTROLS. UP TO 6 FT X 4 FT5	4	399.00	1,596.00T
Manual Roller Sh...	TREASURER OFFICE SCREEN SHADES WITH BRONZE FASCIA, FABRIC 2000 P 04 WHITE BONE SIZE UP TO 4 FT X 4 FT	2	325.00	650.00T
Manual Roller Sh...	TREASURER OFFICE SCREEN SHADES WITH BRONZE FASCIA, FABRIC 2000 P 04 WHITE BONE SIZE UP TO 6 FT X 4 FT	3	399.00	1,197.00T
Manual Roller Sh...	CLERK OFFICE SCREEN SHADES WITH BRONZE FASCIA FABRIC 2000 COLOR V 21 CHARCOAL SIZE UP TO 6 FT X 4 FT	2	399.00	798.00T
Manual Roller Sh...	CLERK OFFICE SCREEN SHADES WITH BRONZE FASCIA, FABRIC 2000 V 21 CHARCOAL SIZE UP TO 5 FT X 4 FT	1	355.00	355.00T

**Subtotal**

**Sales Tax (0.00)**

**Total**

**Payments/Credits**

**Balance Due**



**WALLER COUNTY**  
**J. Ross McCall, P. E. County Engineer**  
775 Bus 290 East, Hempstead, Texas 77445  
Phone: (979)826-7670

January 31, 2024

Commissioners Court  
Judge Duhon  
425 FM 1488  
Hempstead, Texas 77445

RE:                               SURPLUS AND USED EQUIPMENT

I would like to request the on-line auctioning services of Rene Bates Auctioneers, Inc. to sell the surplus, used equipment and miscellaneous supplies for the Road and Bridge Department.

Respectfully,

A handwritten signature in blue ink, appearing to read "J. Ross McCall", with a long horizontal flourish extending to the right.

J. Ross Mc Call



# RENÉ BATES AUCTIONEERS, INC.

SINCE 1966

- Home
- Register
- Lost Password
- Full Catalog
- My Profile & Activity
- Help
- Subscriptions
- Contact Us
- About Us

## sign in

Enter your bidder number and password below. Need to register? Click [here](#). Forgot your bidder number or password? Click [here](#).

Bidder Number

Password

Submit

# RENÉ BATES AUCTIONEERS, INC.

SINCE 1966



Hall of Fame

Lifetime Member

Charter Sponsor

Lifetime Member

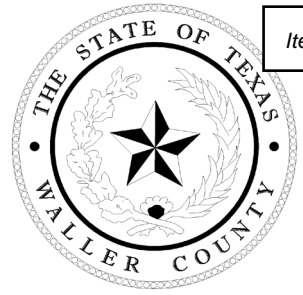
Presidential Award of Merit

1650 W. Virginia Street, Suite 104 • McKinney, TX 75069 • (972) 548-9636  
TX 11C 12100 • TX 11C 15025 • AL 11C C140

Unit #	Name of Item	VIN # / ID #
520	10 ton Air Lift Jack	
2	1999 International 4700 Dump Truck S/N	1HTSCAAN8XH640424
-	2 each ATD 1000 Shop Lights	
164	2 inch Water Pump	
-	2 inch Water Pump	
111	2000 F150 S/N	1FTRF17W8YKA60744
113	2001 F150 S/N	1FTRX17WX1KF37726
102	2003 F150 S/N	1FTRX17W13NB63492
75	2003 International Oil Distributor Truck S/N	1HTWAAAN93J053353
122	2004 Ford F150 S/N	1FTRX17WX4CA70042
80	2008 Gradall XL 4100 S/N	4100000279
11	2009 International 7400 S/N	1HTWHAZR09J157063
729	2010 Hopper 200 S/N	313000127
730	2010 Hopper 200 S/N	313000130
27	2011 Volvo G930 S/N	VCEG930CS525175
19	2013 International 7400 S/N	3HAWGAZR2EL015988
68	2013 Kubota Boom Mower S/N	77410
5	2016 International 7400 S/N	3HAWGAZR9GL283746
-	2700 PSI Pressure Washer	
-	6000 gallon Gasoline Tank	
-	8000 gallon Diesel Tank	
57	Air Compressor and Trailer	
-	Air Compressor Pumphead	
-	Air Jack Model X2	Model 6408
-	Alkota Pressure Washer	Model 4212

490	Ammco Car Lift	
73	Arrow Board Sign Trailer	
-	Bosch Jack Hammers X2	808000479, 682001355
-	Briggs and Stratton HP Generator	
596	Craftsman Band Saw	
147	Echo Weed Eater	
-	F150 Truck Bed Camper	
471	Filter Crusher	
-	Floor Jack 2.5 ton	
-	Fuel Truck Bed	
599	Glyclean Coolant Recycling System	
614	Jack Fisher Air Bumper Jack	
605	Jack Fisher Air Bumper Jack	
645	Lincoln 4 ton Jack	
570	Line Lazer 3900 Paint Sprayer	
66	Midland Road Widener	
59	Murray 22 inch Push Mower	
601	Robinaire A/C Recycle Machine	
451	Trailer Mounted Welder	
581	Transmission Jack	

<b>Lot of various office equipment/supplies</b>
HP 5550 Laserjet
Olympus Camera
HP Officejet Pro 8720
Lathem Time Clock
Bell Howell Waterproof Digital Camera
Laminating Machine
Acco Model 350 3 Hole Punch
Kodak PixPro FZ 51
Misc Office Supplies



Item 10.

# WALLER COUNTY

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

## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-Trails at Cochran Ranch Section One

**Date:** February 20, 2024

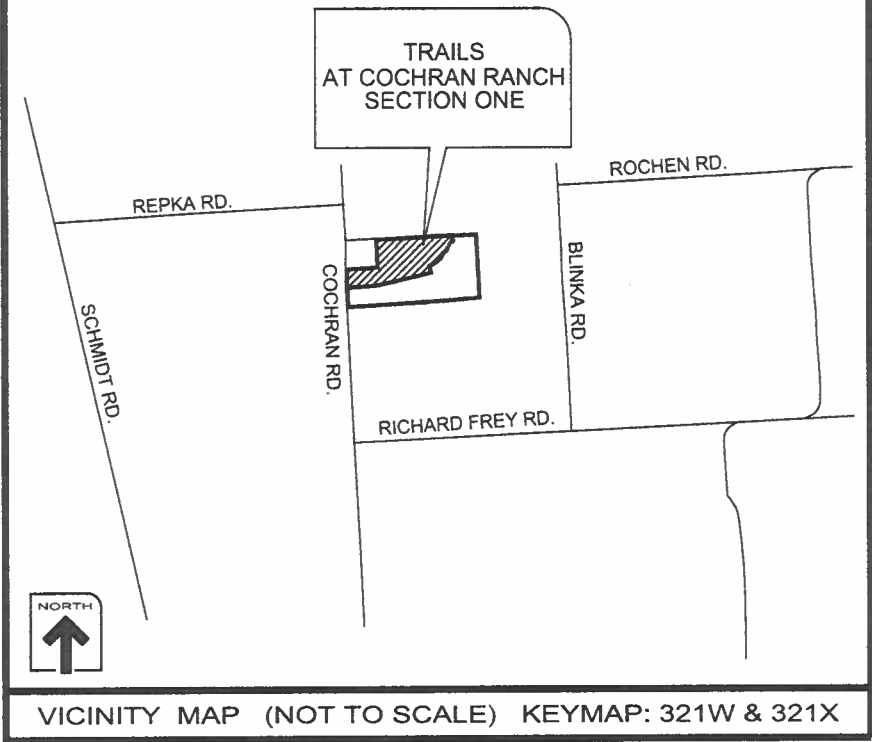
### **Background**

Final Plat of Trails at Cochran Ranch Section One Subdivision which consists of 57.6694 acres will include 171 Lots, 6 Blocks and 8 Reserves in Precinct 3.

### **Staff Recommendation**

Approve Plat and accept Construction Bond





FINAL PLAT OF  
**TRAILS AT  
COCHRAN RANCH  
SECTION ONE**  
BEING 57.6694 ACRES OF LAND

OUT OF THE  
**JOHN STEFKA SURVEY, A-335**  
**H & T.C. RAILROAD SURVEY, A-190**  
WALLER COUNTY, TEXAS

**PROPOSED LAND USE IS FOR SINGLE FAMILY LOTS  
CONTAINING 171 LOTS (50' X 120' TYP.) AND  
EIGHT RESERVES IN SIX BLOCKS.**

OWNER:  
**FASTBOY COCHRAN ROAD, LLC,**  
**A TEXAS LIMITED LIABILITY COMPANY**  
1230 LUM ROAD  
BEASLEY, TEXAS 77417  
PHONE: (832) 968-6668  
vuongpham@fastboy.net

ENGINEER:  
**A&S ENGINEERS, INC.**  
10377 STELLA LINK ROAD  
HOUSTON, TEXAS 77025  
PHONE: (713) 942-2700  
naw@as-engineers.com

SURVEYOR:

**CORE**  
LAND SURVEYING    TBPELS REG NO. 10194560  
10210 GROGANS MILL ROAD, SUITE 120  
THE WOODLANDS, TX 77380  
T: 224.828.1208  
clemente.turrubiarres@corelandsurveying.com  
corelandsurveying.com

PLANNER:

**META**  
PLANNING + DESIGN

Meta Planning + Design LLC  
24285 KATY FREEWAY, SUITE 525  
KATY, TEXAS 77494 | TEL: 281-810-1422

## GENERAL NOTES

1. According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0275E Revised/Dated 2/18/2009, the subject tract appears to lie partially within Zone A. This determination was done by graphic plotting and is approximate only, and has not been field verified. This flood note does not imply that the property or structures thereon will be free from flooding or flood damage, on occasion floods can and will occur and flood heights may be increased by man-made or natural causes. This flood note shall not create liability on the part of CORE SURVEYING INC.
2. Structures built on lots in the designated Floodplain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot above the 500-year floodplain elevation. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information.
3. No pipelines or pipeline easements exist within the boundaries of this plat.
4. No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved community water system.
5. Single-family residential lots shall not have direct access or front an urban arterial or an urban collector street.
6. In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the Commissioners Court may require a limited fire suppression system that requires a developer to construct:
  - A. For a subdivision of fewer than 50 houses, 2,500 gallons of storage; or
  - B. For a subdivision of 50 or more house, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
7. Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.
8. Owner's Responsibilities:
  - A. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by Commissioners Court. Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the Developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the streets. The County will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets.
  - B. The County assumes no responsibility for the accuracy of representations by other parties on the plat. Floodplain data, in particular, may change depending on subsequent development.
  - C. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.
  - D. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid Fastboy Cochran Road, LLC, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
  - E. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Coordinates (NAD83) and may be brought to the surface by applying the following combined scale of .99992666.
9. "1' RES." INDICATES ONE FOOT RESERVE.  
dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs assigns, or successors.
10. This plat is subject to a Development Agreement, as approved by Waller County Commissioners Court on 10/12/2022.
11. Subject to terms, conditions, and restrictions set forth in Vol. 374 Pg. 31 and Vol. 630 Pg. 269 of the Deed Records of Waller County, Texas.
12. No structure in this subdivision shall be occupied until connected to a public sewer system or to an onsite wastewater system which has been approved and permitted by Waller County Environmental Department. Per Texas Administrative Code 285.4, FACILITY PLANNING Review of subdivision or development plans. Persons proposing residential subdivisions, manufactured housing communities, multi-unit residential developments, business parks, or other similar structures that use OSSFs for sewage disposal shall submit planning materials for these developments to the permitting authority and receive approval prior to submitting an OSSF application.
13. A large size copy (24"x36") of this plat can be found at the Waller County Road and Bridge Department.

STATE OF TEXAS  
COUNTY OF WALLER

We, TruTex Development LLC, a Texas limited liability company, Manager of Fastboy Cochran Road, LLC, a Texas limited liability company, owner of the property subdivided, in this plat of Trails at Cochran Ranch Sec 1, make subdivision of the property, according to the lines, streets, lots, alleys, parks, building lines and easement as shown, and dedicate to the public, the streets, alleys, parks and easements shown, forever, and waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

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

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

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

In Testimony, hereto, the TruTex Development LLC, a Texas limited liability company, has caused to be signed by William Baird, its President, this 19<sup>th</sup> day of January, 2024

Fastboy Cochran Road, LLC,  
a Texas limited liability company

By: TruTex Development LLC,  
A Texas limited liability company, its manager

By: [Signature]  
William Baird  
President

STATE OF TEXAS

COUNTY OF Harris

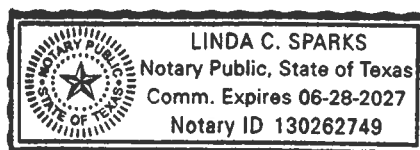
BEFORE ME, the undersigned authority, on this day personally appeared William Baird, President, known to me to be the person, whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed it for the purposes and consideration set forth.

Given under my hand and seal of office, this 19<sup>th</sup> day of January, 2024

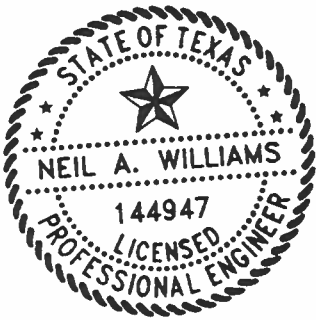
[Signature: Linda C. Sparks]

Notary Public in and for  
Harris County, Texas

My commission expires: 6-28-2027



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



*Neil Williams*

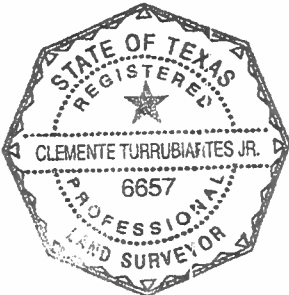
Neil Williams  
 Texas Registration No. 144947  
 A&S Engineers, INC.  
 10377 Stella Link Road  
 Houston, Texas 77025  
 Texas Firm Registration No. F-000802  
 now@as-engineers.com

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

- No Portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.
- A Portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community Panel # 48473C0275E, dated 2/18/2009.
- No Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel # 48473C0275E, dated 2/18/2009.

*Clemente Turrubiarres Jr.*

Clemente Turrubiarres Jr.  
 Registered Professional Land Surveyor  
 Texas Registration No. 6657  
 Clemente.Turrubiarres@corelandsurveying.com



APPROVED by Commissioners Court of Waller County, Texas, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 CARBETT "TREY" J. DUHON III  
 County Judge

\_\_\_\_\_  
 JOHN A . AMSLER  
 Commissioner, Precinct 1

\_\_\_\_\_  
 WALTER E. SMITH  
 Commissioner, Precinct 2

\_\_\_\_\_  
 KENDRIC D. JONES  
 Commissioner, Precinct 3

\_\_\_\_\_  
 JUSTIN BECKENDORFF  
 Commissioner, Precinct 4

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

I, Ross McCall, P.E., County Engineer of Waller County, hereby certify that the plot of this subdivision complies with all the existing rules and regulations of Waller County, at such time this plot was approved.

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

\_\_\_\_\_

Date

\_\_\_\_\_

Ross McCall  
Waller County Engineer

I, DEBBIE HOLLAN, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_m., and duly recorded on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_m., File No. \_\_\_\_\_ of the Official Public Records of Waller County, Texas.

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

\_\_\_\_\_

DEBBIE HOLLAN  
County Clerk

By: \_\_\_\_\_

Deputy

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

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

## LEGAL DESCRIPTION:

Being 57.6694 acres (2,512,079 square feet) of land, out of a called 141.041 acres, less 2.599 acres portion of a called 3.401 acres (60' Ingress-egress & public utility easement), conveyed to Fastboy Cochran Road, LLC, by deed recorded under County Clerk's File Number (C.F.N.) 2114963 Official Public of Waller County, Texas (O.P.R. W.C.T.), said 57.6694 acre tract lying in the John Stefka Survey, Abstract 335 and H.&T.C. Railroad Survey, Abstract 190 and being more particularly described by metes and bounds as follows:

COMMECNING at a found 5/8 inch iron rod in the east right-of-way (R.O.W.) line of Cochran Road, 80' R.O.W., marking the northwest corner of said 3.401 acres, also being the southwest corner of said 141.041 acres, less 2.599 acres;

THENCE North 02°58'22" West, along said east R.O.W. line, a distance of 548.82 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking the southwest corner of Proposed Section 1 and the herein described tract;

THENCE North 02°58'22" West, along said east R.O.W. line, a distance of 35.63 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE North 04°04'18" West, continuing along said east R.O.W. line, a distance of 77.44 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE North 00°01'24" West, continuing along said east R.O.W. line, a distance of 407.66 feet to a point for corner, marking the southwest corner of a called 15.537 acres, conveyed to David B. Weinstein and Candace P. Weinstein, by deed recorded under C.F.N. 1704670 O.P.R. W.C.T., also being an external corner of said 141.041 acres and the herein described tract, from which a found 1 inch iron pipe, bears North 68°12'49" East, a distance of 0.82 feet;

THENCE North 87°08'55" East, along the south line of said 15.537 acres, a distance of 736.00 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE North 83°48'41" East, continuing along said south line, a distance of 140.82 feet to a found 5/8 inch iron rod with cap, marking the southeast corner of said 15.537 acres, also being an internal corner of said 141.041 acres and the herein described tract;

THENCE North 02°48'16" West, along the east line of said 15.537 acres, a distance of 777.37 feet to a point for corner in the south line of a called 2.012 acres, conveyed to Cheryl Calloway Sheppard, by deed recorded under Volume 993, Page 504 O.P.R. W.C.T., marking the northeast corner of said 15.537 acres, also being the northwest corner of said 141.041 acres and the herein described tract, from which a found 1/2 inch iron rod with cap, bears North 02°48'15" West, a distance of 3.63 acres;

THENCE North 87°03'37" East, along the north line of said 141.041 acres, a distance of 2084.38 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking the common corner of said 2.012 acres and the Remainder of a called 20.00 acres, conveyed to said Cheryl Calloway Sheppard, by said deed recorded under Volume 993, Page 504 O.P.R. W.C.T., also being an angle point of said 141.041 acres and the herein described tract;

THENCE North 87°25'24" East, continuing along said north line, a distance of 35.56 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking the northeast corner of the herein described tract;

THENCE South 02°29'18" East, over and across said 141.041 acres, a distance of 19.42 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 31°23'04" East, continuing over and across said 141.041 acres, a distance of 135.94 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 11°38'08" West, continuing over and across said 141.041 acres, a distance of 23.02 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 70°24'16" West, continuing over and across said 141.041 acres, a distance of 114.38 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE continuing along over and across said 141.041 acres and a curve to the RIGHT, having a radius of 70.00 feet, a delta angle of 90° 39' 05", and whose long chord bears South 29°49'35" West, a distance of 99.56 feet, an arc length of 110.75 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 14°50'53" East, continuing over and across said 141.041 acres, a distance of 25.00 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 16°00'08" West, continuing over and across said 141.041 acres, a distance of 113.84 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 58°16'24" West, continuing over and across said 141.041 acres, a distance of 162.61 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE continuing along over and across said 141.041 acres and a curve to the RIGHT, having a radius of 68.00 feet, a delta angle of 114° 54' 58", and whose long chord bears South 23°53'18" West, a distance of 114.65 feet, an arc distance of 136.39 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 08°39'13" East, continuing over and across said 141.041 acres, a distance of 35.16 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 52°32'04" West, continuing over and across said 141.041 acres, a distance of 174.72 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 06°38'09" West, continuing over and across said 141.041 acres, a distance of 15.68 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 69°06'55" West, continuing over and across said 141.041 acres, a distance of 111.21 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 20°53'05" East, continuing over and across said 141.041 acres, a distance of 13.09 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 69°06'55" West, continuing over and across said 141.041 acres, a distance of 81.57 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 13°05'55" East, continuing over and across said 141.041 acres, a distance of 199.90 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking the southeast corner of the herein described tract;

THENCE South 76°54'05" West, continuing over and across said 141.041 acres, a distance of 1420.61 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking the northeast corner of the herein described tract;

THENCE continuing along over and across said 141.041 acres and a curve to the RIGHT, having a radius of 2151.76 feet, a delta angle of 06° 50' 02", and whose long chord bears South 80°19'06" West, a distance of 256.50 feet, an arc length of 256.65 feet to a set 5/8 inch iron rod with cap stamped "Core 6657", marking an angle point of the herein described tract;

THENCE South 85°54'52" West, continuing over and across said 141.041 acres, a distance of 746.77 feet to the POINT OF BEGINNING and containing a computed 57.6694 acres (2,512,079 square feet) of land.

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	70.00'	90°39'05"	110.75'	S 29°49'35" W	99.56'
C2	68.00'	114°54'58"	136.39'	S 23°53'18" W	114.65'
C3	450.00'	45°10'00"	354.74'	S 64°33'55" W	345.62'
C4	300.00'	90°02'49"	471.48'	N 47°49'40" W	424.44'
C5	55.00'	89°57'11"	86.35'	S 42°10'20" W	77.75'
C6	650.00'	33°23'44"	378.86'	S 22°26'57" E	373.52'
C7	900.00'	17°00'47"	267.24'	S 12°22'42" E	266.26'
C8	1000.00'	18°02'01"	314.74'	S 78°07'55" W	313.45'
C9	55.00'	70°57'37"	68.12'	N 57°22'16" W	63.85'
C10	55.00'	90°00'00"	86.39'	S 47°51'05" E	77.78'
C11	25.00'	53°07'49"	23.18'	N 66°17'10" W	22.36'
C12	410.00'	37°34'30"	268.88'	S 68°21'40" W	264.09'
C13	25.00'	88°33'30"	38.64'	S 05°17'41" W	34.91'
C14	330.00'	36°10'49"	208.38'	S 20°53'40" E	204.94'
C15	25.00'	18°40'18"	8.15'	S 12°08'25" E	8.11'
C16	70.00'	127°17'47"	155.52'	N 42°10'20" E	125.45'
C17	25.00'	18°40'18"	8.15'	N 83°30'56" W	8.11'
C18	25.00'	18°40'18"	8.15'	N 77°48'46" E	8.11'
C19	70.00'	96°01'25"	117.31'	N 63°30'40" W	104.06'
C20	70.00'	89°50'36"	109.76'	N 59°55'34" W	98.86'
C21	25.00'	77°50'48"	33.97'	N 53°55'41" W	31.41'
C22	25.00'	98°29'39"	42.98'	S 37°54'06" W	37.88'
C23	620.00'	20°32'39"	222.31'	S 21°37'03" E	221.12'
C24	25.00'	61°10'45"	26.69'	S 62°28'45" E	25.44'
C25	68.00'	59°29'55"	70.61'	S 63°19'10" E	67.48'
C26	68.00'	112°24'56"	133.42'	N 42°26'43" W	113.02'
C27	25.00'	46°52'09"	20.45'	N 09°40'20" W	19.89'
C28	680.00'	23°05'39"	274.09'	N 21°33'35" W	272.24'
C29	25.00'	82°50'20"	36.15'	N 51°25'55" W	33.08'
C30	25.00'	94°49'18"	41.37'	N 39°44'16" E	36.81'
C31	870.00'	13°12'42"	200.61'	S 14°16'44" E	200.17'
C32	25.00'	90°00'00"	39.27'	N 65°53'05" W	35.36'
C33	1030.00'	18°02'01"	324.19'	S 78°07'55" W	322.85'
C34	330.00'	32°33'31"	187.52'	N 76°34'19" W	185.01'
C35	25.00'	72°28'20"	31.62'	N 83°28'16" E	29.56'
C36	490.00'	39°54'49"	341.34'	S 67°11'31" W	334.48'
C37	25.00'	87°10'19"	38.04'	S 43°33'46" W	34.47'
C38	25.00'	96°06'41"	41.94'	N 26°09'52" E	37.19'
C39	970.00'	12°55'43"	218.88'	S 80°41'04" W	218.41'
C40	270.00'	90°02'49"	424.34'	N 47°49'40" W	381.99'
C41	25.00'	89°57'11"	39.25'	S 42°10'20" W	35.34'
C42	25.00'	90°00'00"	39.27'	S 47°51'05" E	35.36'
C43	25.00'	18°40'18"	8.15'	N 06°29'04" E	8.11'
C44	70.00'	141°18'31"	172.64'	S 54°50'02" E	132.10'
C45	25.00'	32°38'13"	14.24'	N 70°49'49" E	14.05'
C46	25.00'	70°57'37"	30.96'	S 57°22'16" E	29.02'
C47	25.00'	88°59'37"	38.83'	N 66°23'17" W	35.04'
C48	25.00'	24°01'04"	10.48'	N 09°52'56" W	10.40'
C49	70.00'	113°38'59"	138.85'	N 54°41'54" W	117.18'
C50	25.00'	18°40'18"	8.15'	N 77°48'46" E	8.11'
C51	25.00'	90°00'00"	39.27'	S 47°51'05" E	35.36'
C52	25.00'	90°00'00"	39.27'	N 42°08'55" E	35.36'
C53	25.00'	85°44'05"	37.41'	N 49°59'02" W	34.02'
C54	930.00'	13°46'05"	223.48'	S 14°00'03" E	222.94'
C55	25.00'	90°00'00"	39.27'	S 24°06'55" W	35.36'
C56	2350.00'	09°06'39"	373.68'	S 81°27'51" W	373.28'
C57	2151.76'	06°50'02"	256.65'	S 80°19'06" W	256.50'

LINE TABLE

LINE	DISTANCE	BEARING
L1	35.63'	N 02°58'22" W
L2	77.44'	N 04°04'18" W
L3	35.56'	N 87°25'24" E
L4	19.42'	S 02°29'18" E
L5	23.02'	S 11°38'08" W
L6	25.00'	S 14°50'53" E
L7	35.16'	S 08°39'13" E
L8	15.68'	S 06°38'09" W
L9	13.09'	S 20°53'05" E
L10	81.57'	S 69°06'55" W
L11	26.73'	S 47°49'40" E
L12	35.00'	S 02°51'05" E
L13	5.00'	S 50°51'11" W
L14	28.31'	S 38°36'17" W
L15	18.94'	N 30°50'19" E
L16	12.26'	N 74°04'35" W
L17	7.07'	S 47°51'05" E
L18	7.07'	S 42°08'55" W
L19	7.07'	N 47°51'05" W
L20	7.07'	N 42°08'55" E
L21	128.05'	N 58°48'47" W
L22	49.09'	S 36°53'34" E
L23	48.54'	S 19°29'41" E
L24	57.54'	N 09°08'15" W
L25	24.62'	S 33°18'43" W
L26	63.16'	N 19°16'20" W
L27	122.96'	N 20°59'39" W
L28	50.26'	N 15°03'38" W
L29	100.11'	N 23°37'13" W
L30	49.32'	N 20°21'45" W
L31	49.02'	S 16°25'02" E
L32	49.02'	N 12°40'18" W
L33	57.82'	N 07°04'36" W
L34	35.00'	S 02°10'04" E
L35	49.42'	S 78°49'14" W
L36	49.44'	S 86°17'29" W
L37	349.92'	S 87°08'55" W
L38	99.40'	S 84°15'55" W
L39	48.20'	N 89°57'52" W
L40	46.87'	N 73°32'24" W
L41	39.06'	S 57°04'07" E
L42	46.88'	N 40°35'51" W
L43	46.88'	S 22°37'08" E
L44	48.12'	N 05°59'03" W
L45	260.00'	S 02°48'16" E
L46	233.88'	N 20°53'05" W
L47	106.46'	S 15°21'19" E
L48	120.00'	S 77°07'50" W
L49	107.17'	N 83°55'31" W
L50	50.00'	S 87°08'55" W
L51	561.00'	S 87°08'55" W
L52	15.58'	N 02°48'16" W

ADDRESS TABLE			
LOT	BLOCK	STREET No.	STREET NAME
1	1	301	TEJAS TRAIL
2	1	305	TEJAS TRAIL
3	1	309	TEJAS TRAIL
4	1	313	TEJAS TRAIL
5	1	317	TEJAS TRAIL
6	1	321	TEJAS TRAIL
7	1	325	TEJAS TRAIL
8	1	329	TEJAS TRAIL
9	1	333	TEJAS TRAIL
10	1	337	TEJAS TRAIL
11	1	341	TEJAS TRAIL
12	1	345	TEJAS TRAIL
13	1	349	TEJAS TRAIL
14	1	353	TEJAS TRAIL
15	1	357	TEJAS TRAIL
16	1	361	TEJAS TRAIL
17	1	365	TEJAS TRAIL
18	1	369	TEJAS TRAIL
19	1	373	TEJAS TRAIL
20	1	377	TEJAS TRAIL
21	1	381	TEJAS TRAIL
22	1	385	TEJAS TRAIL
23	1	389	TEJAS TRAIL
24	1	393	TEJAS TRAIL
25	1	397	TEJAS TRAIL

ADDRESS TABLE			
LOT	BLOCK	STREET No.	STREET NAME
26	1	401	TEJAS TRAIL
27	1	405	TEJAS TRAIL
28	1	409	TEJAS TRAIL
29	1	413	TEJAS TRAIL
30	1	417	TEJAS TRAIL
31	1	421	TEJAS TRAIL
32	1	425	TEJAS TRAIL
33	1	429	TEJAS TRAIL
34	1	433	TEJAS TRAIL
35	1	437	TEJAS TRAIL
36	1	441	TEJAS TRAIL
37	1	445	TEJAS TRAIL
38	1	449	TEJAS TRAIL
39	1	453	TEJAS TRAIL
40	1	457	TEJAS TRAIL
41	1	461	TEJAS TRAIL
42	1	465	TEJAS TRAIL
43	1	469	TEJAS TRAIL
44	1	473	TEJAS TRAIL
45	1	477	TEJAS TRAIL
46	1	481	TEJAS TRAIL
47	1	485	TEJAS TRAIL
48	1	489	TEJAS TRAIL
49	1	493	TEJAS TRAIL
50	1	497	TEJAS TRAIL



ADDRESS TABLE			
LOT	BLOCK	STREET No.	STREET NAME
1	2	488	TEJAS TRAIL
2	2	484	TEJAS TRAIL
3	2	480	TEJAS TRAIL
4	2	301	KIM LANE
5	2	305	KIM LANE
6	2	309	KIM LANE
7	2	313	KIM LANE
8	2	317	KIM LANE
LOT	BLOCK	STREET No.	STREET NAME
1	3	332	KIM LANE
2	3	328	KIM LANE
3	3	324	KIM LANE
4	3	320	KIM LANE
5	3	316	KIM LANE
6	3	312	KIM LANE
7	3	308	KIM LANE
8	3	304	KIM LANE
9	3	300	KIM LANE
10	3	301	GRAYSON BAW LANE
11	3	305	GRAYSON BAW LANE
12	3	309	GRAYSON BAW LANE
13	3	313	GRAYSON BAW LANE
14	3	317	GRAYSON BAW LANE
15	3	321	GRAYSON BAW LANE
16	3	325	GRAYSON BAW LANE
17	3	329	GRAYSON BAW LANE
18	3	333	GRAYSON BAW LANE
19	3	337	GRAYSON BAW LANE
20	3	341	GRAYSON BAW LANE
LOT	BLOCK	STREET No.	STREET NAME
1	4	376	FASTBOY LANE
2	4	372	FASTBOY LANE
3	4	368	FASTBOY LANE
4	4	364	FASTBOY LANE
5	4	360	FASTBOY LANE
6	4	356	FASTBOY LANE
7	4	352	FASTBOY LANE
8	4	348	FASTBOY LANE
9	4	344	FASTBOY LANE
10	4	340	FASTBOY LANE
11	4	336	FASTBOY LANE
12	4	332	FASTBOY LANE
13	4	328	FASTBOY LANE
14	4	324	FASTBOY LANE

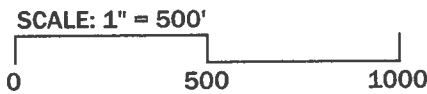
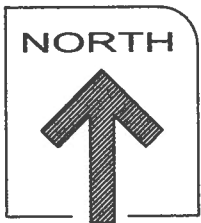
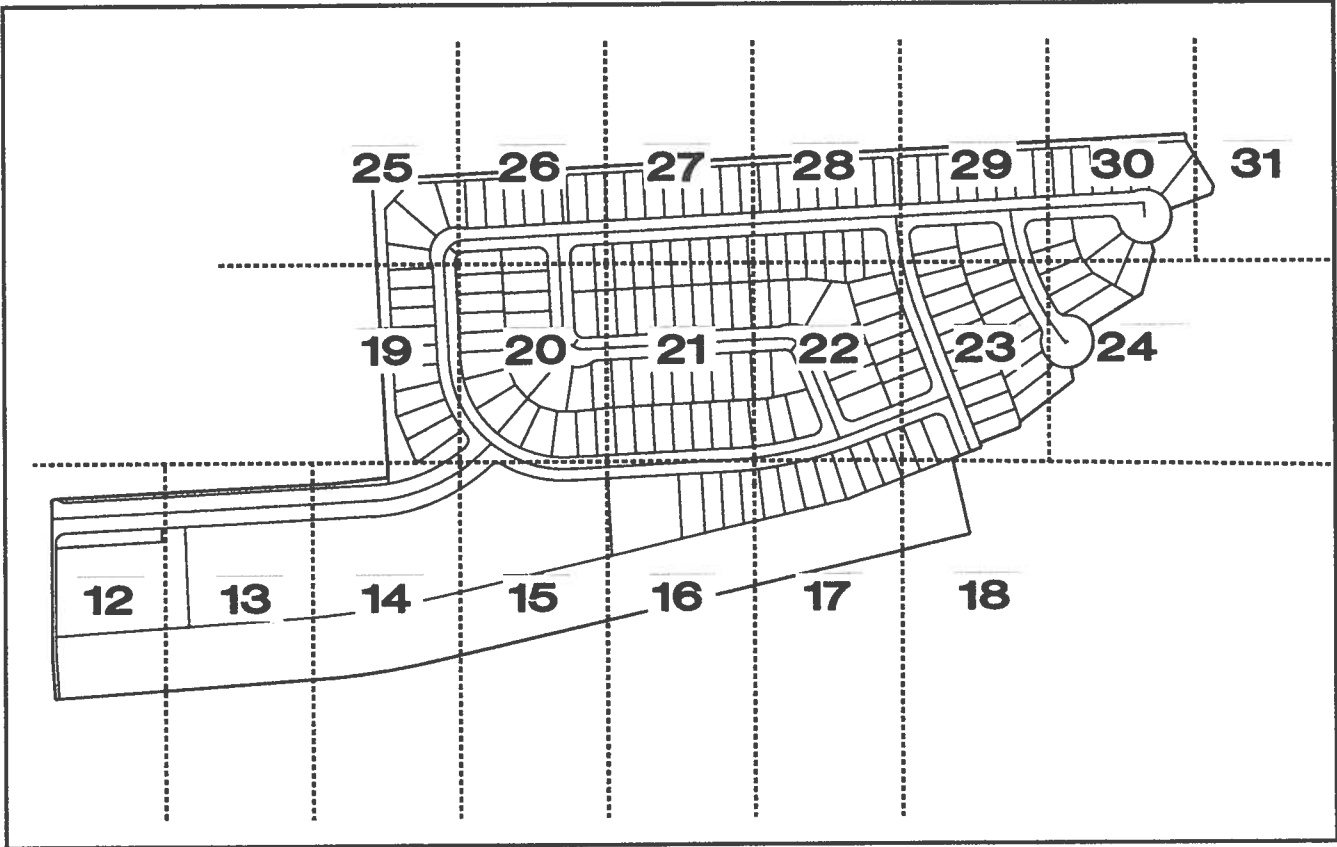
ADDRESS TABLE			
LOT	BLOCK	STREET No.	STREET NAME
1	5	357	FASTBOY LANE
2	5	353	FASTBOY LANE
3	5	349	FASTBOY LANE
4	5	345	FASTBOY LANE
5	5	341	FASTBOY LANE
6	5	337	FASTBOY LANE
7	5	333	FASTBOY LANE
8	5	329	FASTBOY LANE
9	5	325	FASTBOY LANE
10	5	321	FASTBOY LANE
11	5	317	FASTBOY LANE
12	5	313	FASTBOY LANE
13	5	309	FASTBOY LANE
14	5	305	FASTBOY LANE
15	5	300	TEJAS TRAIL
16	5	304	TEJAS TRAIL
17	5	308	TEJAS TRAIL
18	5	312	TEJAS TRAIL
19	5	316	TEJAS TRAIL
20	5	320	TEJAS TRAIL
21	5	324	TEJAS TRAIL
22	5	328	TEJAS TRAIL
23	5	391	KINGSTON WAY
24	5	387	KINGSTON WAY
25	5	383	KINGSTON WAY
26	5	379	KINGSTON WAY
27	5	375	KINGSTON WAY
28	5	371	KINGSTON WAY
29	5	367	KINGSTON WAY
30	5	363	KINGSTON WAY
31	5	359	KINGSTON WAY
32	5	355	KINGSTON WAY
33	5	351	KINGSTON WAY
34	5	347	KINGSTON WAY
35	5	343	KINGSTON WAY
36	5	339	KINGSTON WAY
37	5	335	KINGSTON WAY
38	5	331	KINGSTON WAY
39	5	327	KINGSTON WAY
40	5	323	KINGSTON WAY

ADDRESS TABLE			
LOT	BLOCK	STREET No.	STREET NAME
1	6	300	KINGSTON WAY
2	6	304	KINGSTON WAY
3	6	308	KINGSTON WAY
4	6	312	KINGSTON WAY
5	6	316	KINGSTON WAY
6	6	320	KINGSTON WAY
7	6	324	KINGSTON WAY
8	6	328	KINGSTON WAY
9	6	332	KINGSTON WAY
10	6	336	KINGSTON WAY
11	6	340	KINGSTON WAY
12	6	344	KINGSTON WAY
13	6	348	KINGSTON WAY
14	6	352	KINGSTON WAY
15	6	356	KINGSTON WAY
16	6	360	KINGSTON WAY
17	6	364	KINGSTON WAY
18	6	372	TEJAS TRAIL
19	6	376	TEJAS TRAIL
20	6	380	TEJAS TRAIL
21	6	384	TEJAS TRAIL
22	6	388	TEJAS TRAIL
23	6	392	TEJAS TRAIL
24	6	396	TEJAS TRAIL
25	6	400	TEJAS TRAIL
26	6	404	TEJAS TRAIL
27	6	408	TEJAS TRAIL
28	6	412	TEJAS TRAIL
29	6	416	TEJAS TRAIL
30	6	420	TEJAS TRAIL
31	6	424	TEJAS TRAIL
32	6	428	TEJAS TRAIL
33	6	432	TEJAS TRAIL
34	6	304	GRAYSON BAW LANE
35	6	308	GRAYSON BAW LANE
36	6	312	GRAYSON BAW LANE
37	6	316	GRAYSON BAW LANE
38	6	320	GRAYSON BAW LANE
39	6	324	GRAYSON BAW LANE

ADDRESS TABLE			
RES.	BLOCK	STREET No.	STREET NAME
B	4	320	FASTBOY LANE
C	4	304	SAIGON STREET
E	4	308	SAIGON STREET
G	6	312	FASTBOY LANE

LAND USE TABLE			
RESERVE	ACREAGE	SQ. FT.	LAND USE
A	0.21	9,084	LANDSCAPE/ OPEN SPACE
B	0.78	33,897	WATER PLANT
C	6.38	277,880	DETENTION
D	9.03	393,317	DRAINAGE
E	1.84	80,277	WASTE WATER TREATMENT PLANT
F	0.22	9,553	LANDSCAPE/ OPEN SPACE
G	0.15	6,615	LANDSCAPE/ OPEN SPACE
H	1.79	78,027	LANDSCAPE/ OPEN SPACE

# SHEET MATCHLINE DIAGRAM

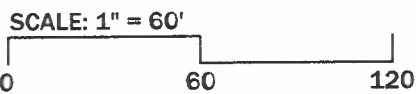
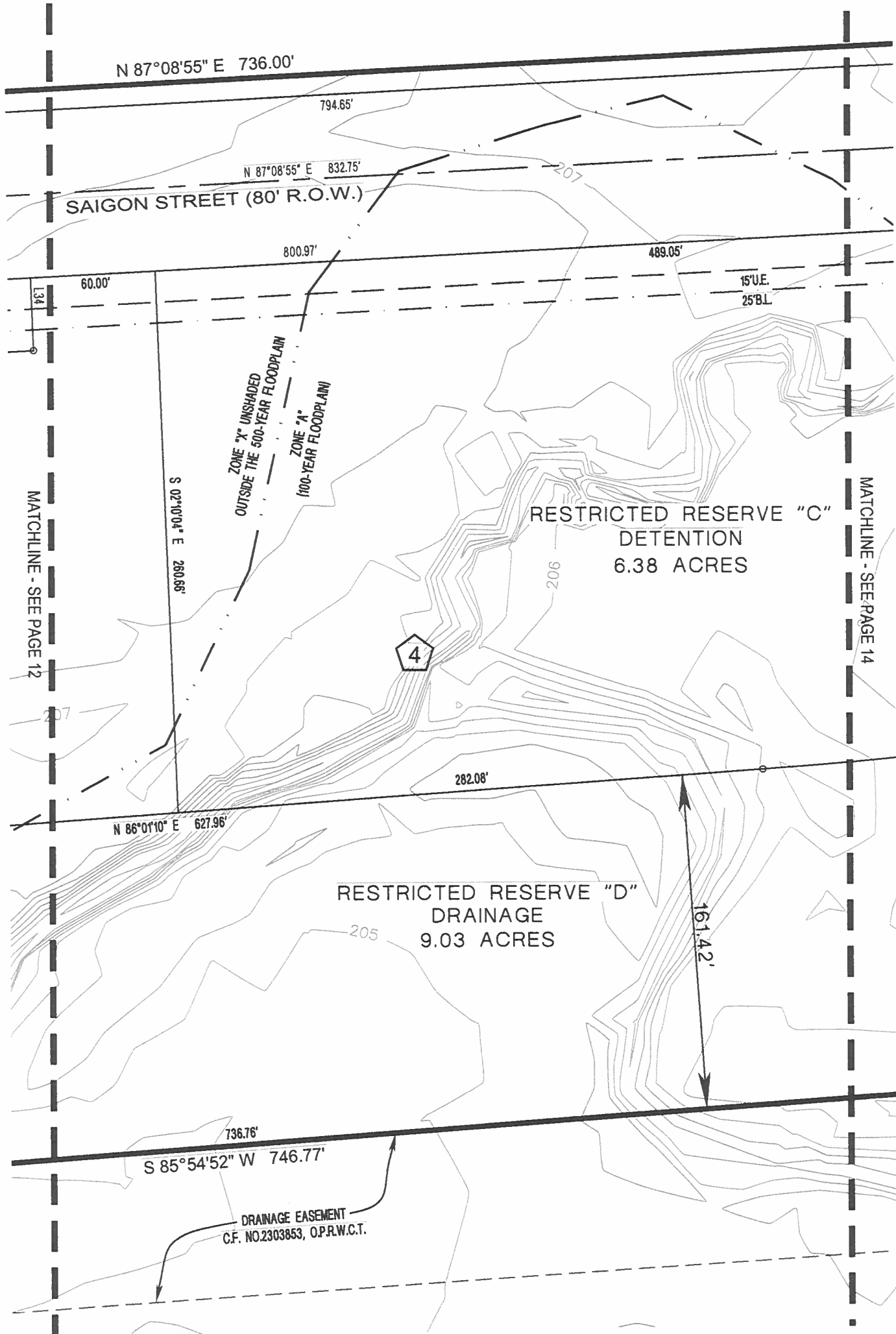




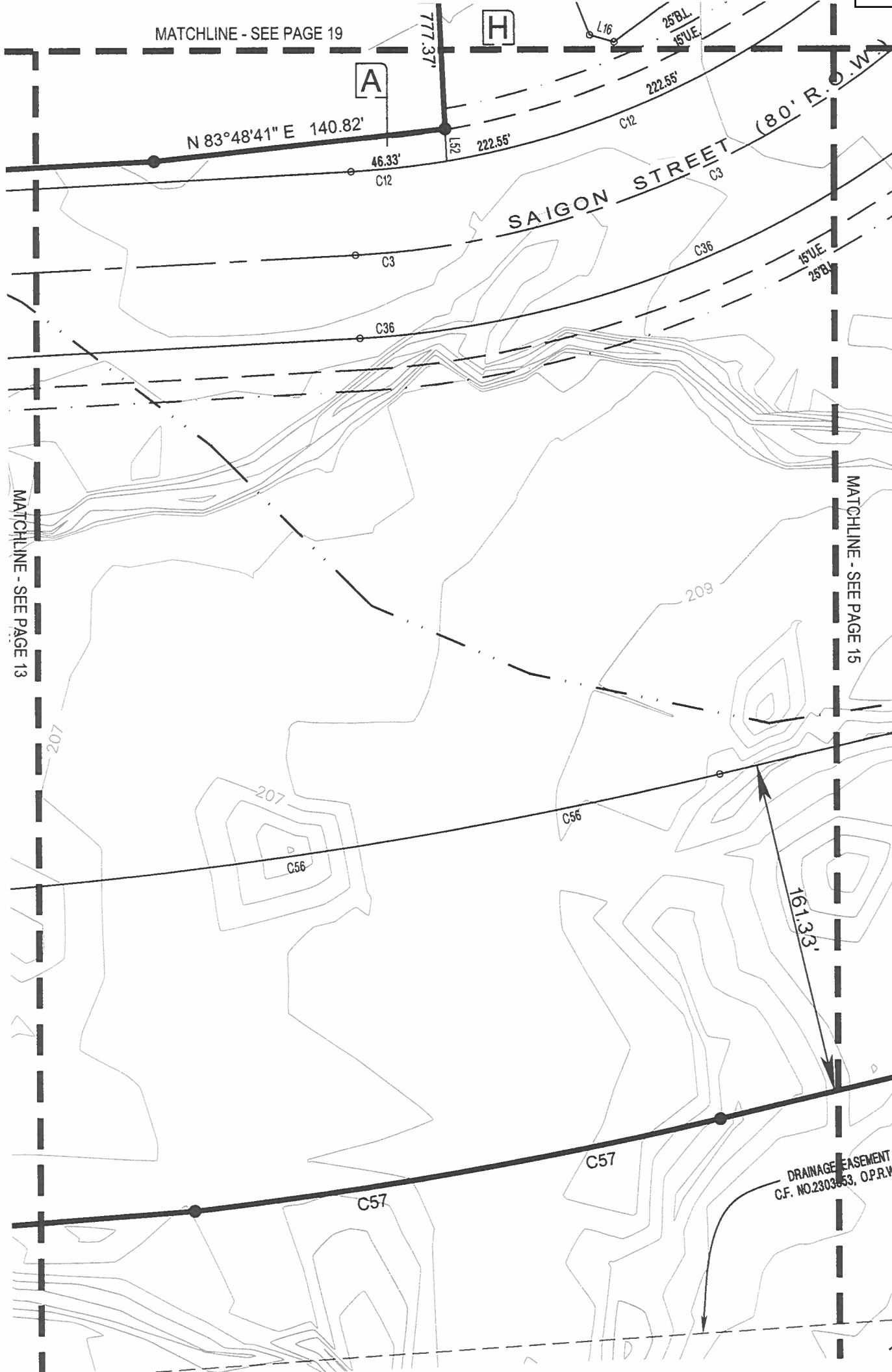
A horizontal number line with tick marks at 0, 60, and 120. A bracket is drawn above the line, starting at 60 and ending at 120.

- 1) "B.L." INDICATES BUILDING LINE.
- 2) "U.E." INDICATES UTILITY EASEMENT.
- 3) "R.O.W." INDICATES RIGHT-OF-WAY.
- 4) "P.O.B." INDICATES POINT OF BEGINNING.
- 5) "FND" INDICATES FOUND.
- 6) "IP" INDICATES IRON PIPE
- 7) "IR" INDICATES IRON ROD.
- 8) "VOL." INDICATES VOLUME.
- 9) "PG." INDICATES PAGE.
- 10) "SQ. FT." INDICATES SQUARE FEET.
- 11) "W.L.E." INDICATES WATER LINE EASEMENT.
- 12) "SANSE." INDICATES SANITARY SEWER EASEMENT.

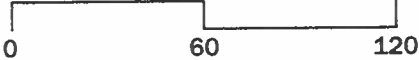
- 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.
- 14.) "D.E." INDICATES DRAINAGE EASEMENT.
- 15.) "ESMT." INDICATES EASEMENT.
- 16.) "H.&P." INDICATES HOUSTON LIGHTING AND POWER.
- 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.
- 18.) "R." INDICATES RADIUS.
- 19.) "NO." INDICATES NUMBER.
- 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
- 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.
- 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.
- 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.



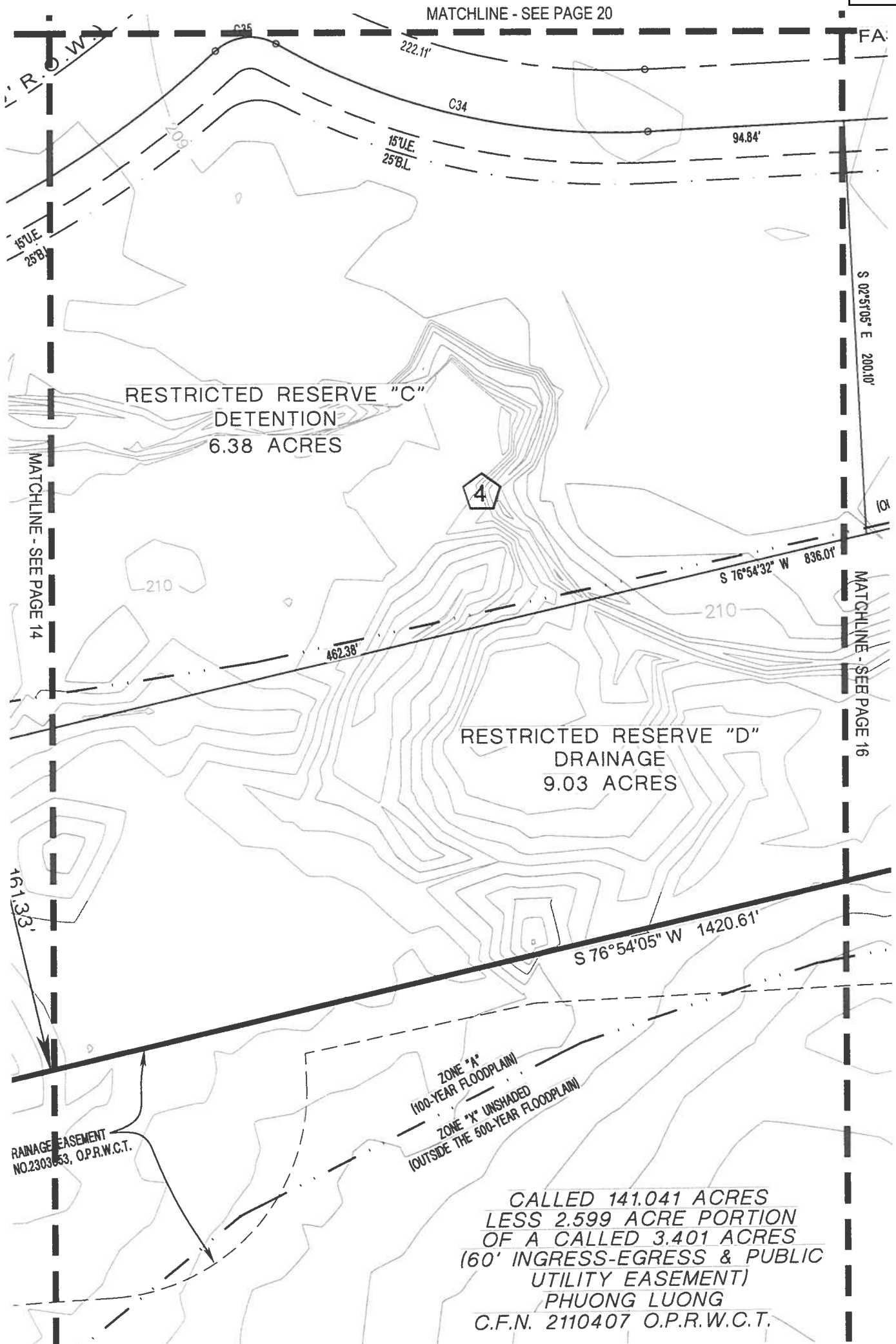
- LEGEND:
- |                                                    |                                                                                |
|----------------------------------------------------|--------------------------------------------------------------------------------|
| 1.) "B.L." INDICATES BUILDING LINE.                | 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.                                |
| 2.) "U.E." INDICATES UTILITY EASEMENT.             | 14.) "D.E." INDICATES DRAINAGE EASEMENT.                                       |
| 3.) "R.O.W." INDICATES RIGHT-OF-WAY.               | 15.) "ESMT." INDICATES EASEMENT.                                               |
| 4.) "P.O.B." INDICATES POINT OF BEGINNING.         | 18.) "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER.                           |
| 5.) "FND" INDICATES FOUND.                         | 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.                      |
| 6.) "IP" INDICATES IRON PIPE.                      | 18.) "R." INDICATES RADIUS.                                                    |
| 7.) "IR" INDICATES IRON ROD.                       | 19.) "NO." INDICATES NUMBER.                                                   |
| 8.) "VOL." INDICATES VOLUME.                       | 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. |
| 9.) "PG." INDICATES PAGE.                          | 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.                                  |
| 10.) "SQ. FT." INDICATES SQUARE FEET.              | 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.                                   |
| 11.) "W.L.E." INDICATES WATER LINE EASEMENT.       | 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.                  |
| 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT. |                                                                                |



SCALE: 1" = 60'

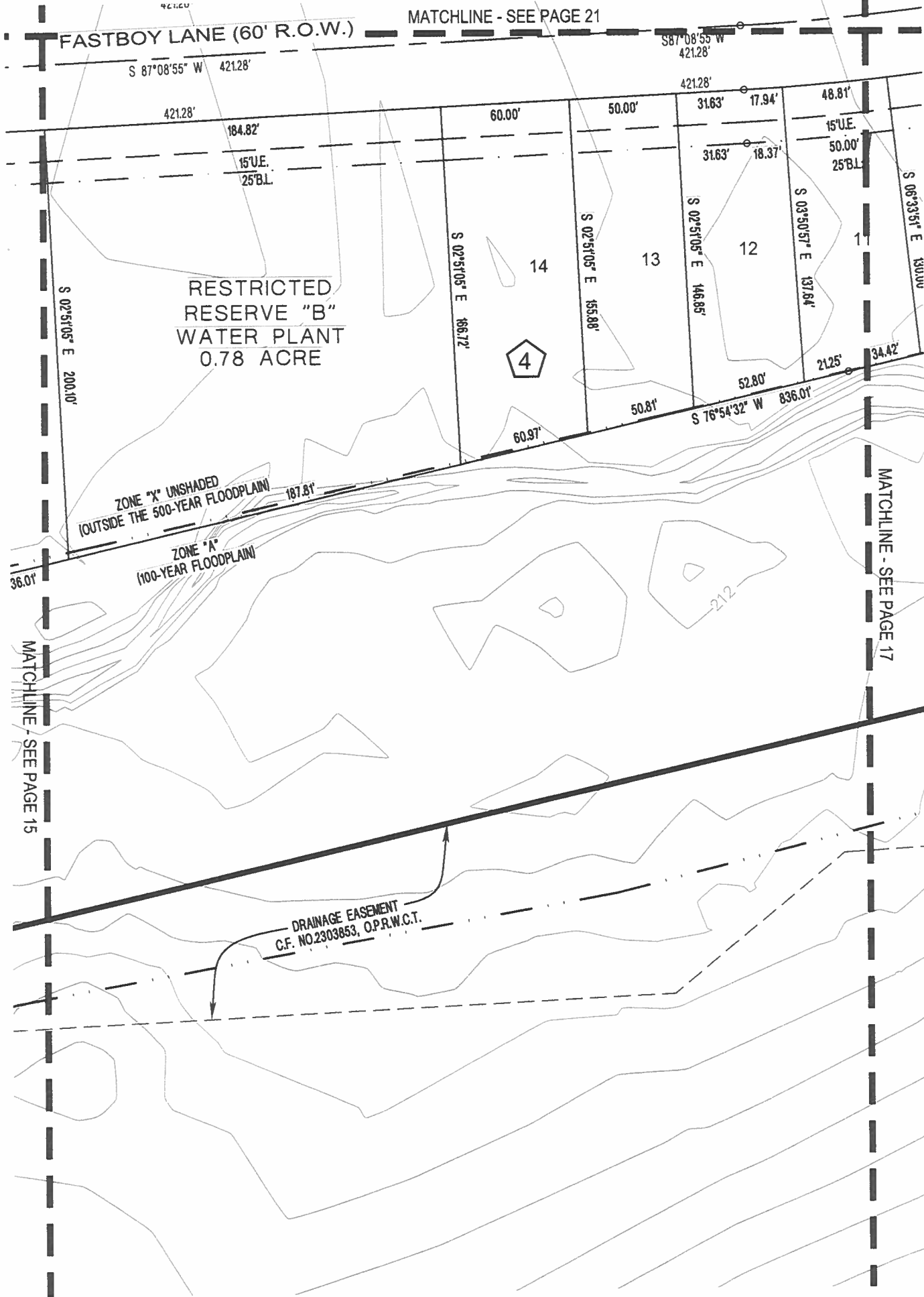


- LEGEND:
- |                                                    |                                                                                |
|----------------------------------------------------|--------------------------------------------------------------------------------|
| 1.) "B.L." INDICATES BUILDING LINE.                | 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.                                |
| 2.) "U.E." INDICATES UTILITY EASEMENT.             | 14.) "D.E." INDICATES DRAINAGE EASEMENT.                                       |
| 3.) "R.O.W." INDICATES RIGHT-OF-WAY.               | 15.) "ESMT." INDICATES EASEMENT.                                               |
| 4.) "P.O.B." INDICATES POINT OF BEGINNING.         | 16.) "H.L.P." INDICATES HOUSTON LIGHTING AND POWER.                            |
| 5.) "FND" INDICATES FOUND.                         | 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.                      |
| 6.) "IP" INDICATES IRON PIPE.                      | 18.) "R." INDICATES RADIUS.                                                    |
| 7.) "IR" INDICATES IRON ROD.                       | 19.) "NO." INDICATES NUMBER.                                                   |
| 8.) "VOL." INDICATES VOLUME.                       | 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. |
| 9.) "PG." INDICATES PAGE.                          | 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.                                  |
| 10.) "SQ. FT." INDICATES SQUARE FEET.              | 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.                                   |
| 11.) "W.L.E." INDICATES WATER LINE EASEMENT.       | 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.                  |
| 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT. |                                                                                |

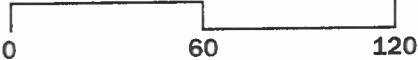


SCALE: 1" = 60'

0 60 120

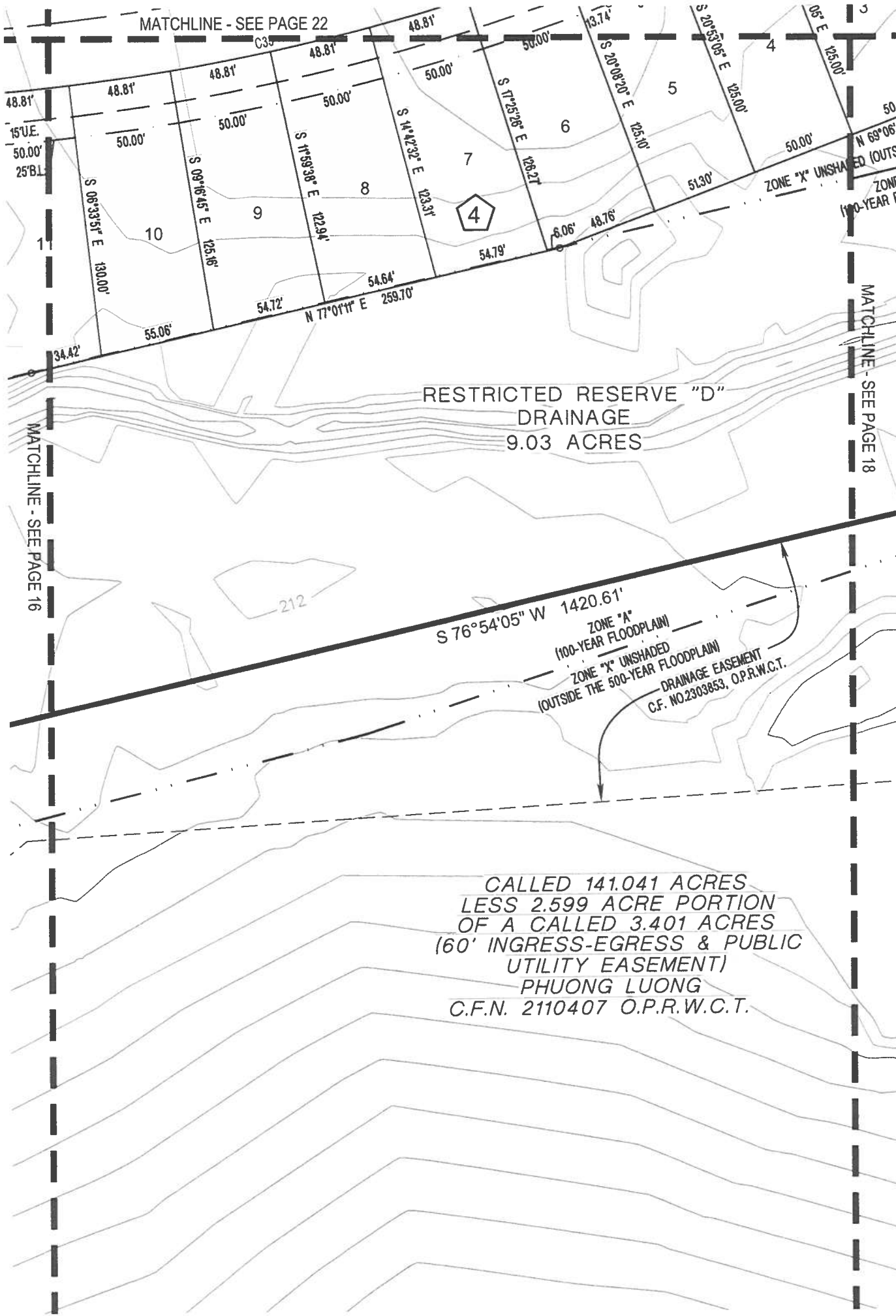


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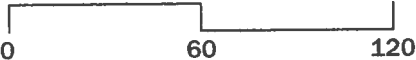


- LEGEND:
- |                                                    |                                                                                |
|----------------------------------------------------|--------------------------------------------------------------------------------|
| 1.) "B.L." INDICATES BUILDING LINE.                | 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.                                |
| 2.) "U.E." INDICATES UTILITY EASEMENT.             | 14.) "D.E." INDICATES DRAINAGE EASEMENT.                                       |
| 3.) "R.O.W." INDICATES RIGHT-OF-WAY.               | 15.) "ESMT." INDICATES EASEMENT.                                               |
| 4.) "P.O.B." INDICATES POINT OF BEGINNING.         | 16.) "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER.                           |
| 5.) "FND" INDICATES FOUND.                         | 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.                      |
| 6.) "IP" INDICATES IRON PIPE.                      | 18.) "R." INDICATES RADIUS.                                                    |
| 7.) "IR" INDICATES IRON ROD.                       | 19.) "NO." INDICATES NUMBER.                                                   |
| 8.) "VOL." INDICATES VOLUME.                       | 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. |
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| 10.) "SQ. FT." INDICATES SQUARE FEET.              | 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.                                   |
| 11.) "W.L.E." INDICATES WATER LINE EASEMENT.       | 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.                  |
| 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT. |                                                                                |

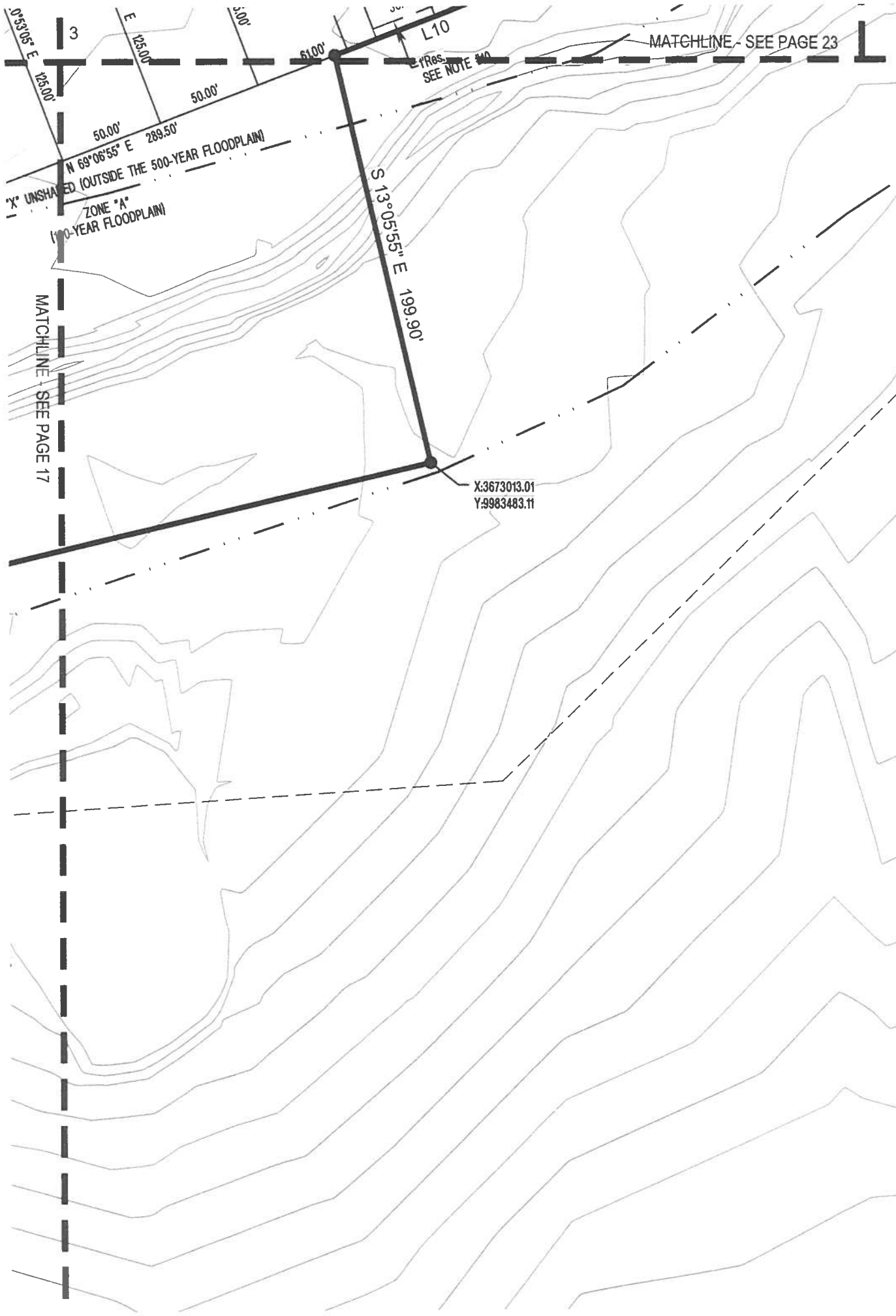




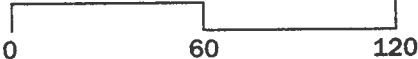
SCALE: 1" = 60'



- LEGEND:
- |                                                    |                                                                                |
|----------------------------------------------------|--------------------------------------------------------------------------------|
| 1.) "B.L." INDICATES BUILDING LINE.                | 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.                                |
| 2.) "U.E." INDICATES UTILITY EASEMENT.             | 14.) "D.E." INDICATES DRAINAGE EASEMENT.                                       |
| 3.) "R.O.W." INDICATES RIGHT-OF-WAY.               | 15.) "ESMT." INDICATES EASEMENT.                                               |
| 4.) "P.O.B." INDICATES POINT OF BEGINNING.         | 16.) "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER.                           |
| 5.) "FND" INDICATES FOUND.                         | 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.                      |
| 6.) "IP" INDICATES IRON PIPE.                      | 18.) "R." INDICATES RADIUS.                                                    |
| 7.) "IR" INDICATES IRON ROD.                       | 19.) "NO." INDICATES NUMBER.                                                   |
| 8.) "VOL." INDICATES VOLUME.                       | 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. |
| 9.) "PG." INDICATES PAGE.                          | 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.                                  |
| 10.) "SQ. FT." INDICATES SQUARE FEET.              | 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.                                   |
| 11.) "W.L.E." INDICATES WATER LINE EASEMENT.       | 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.                  |
| 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT. |                                                                                |



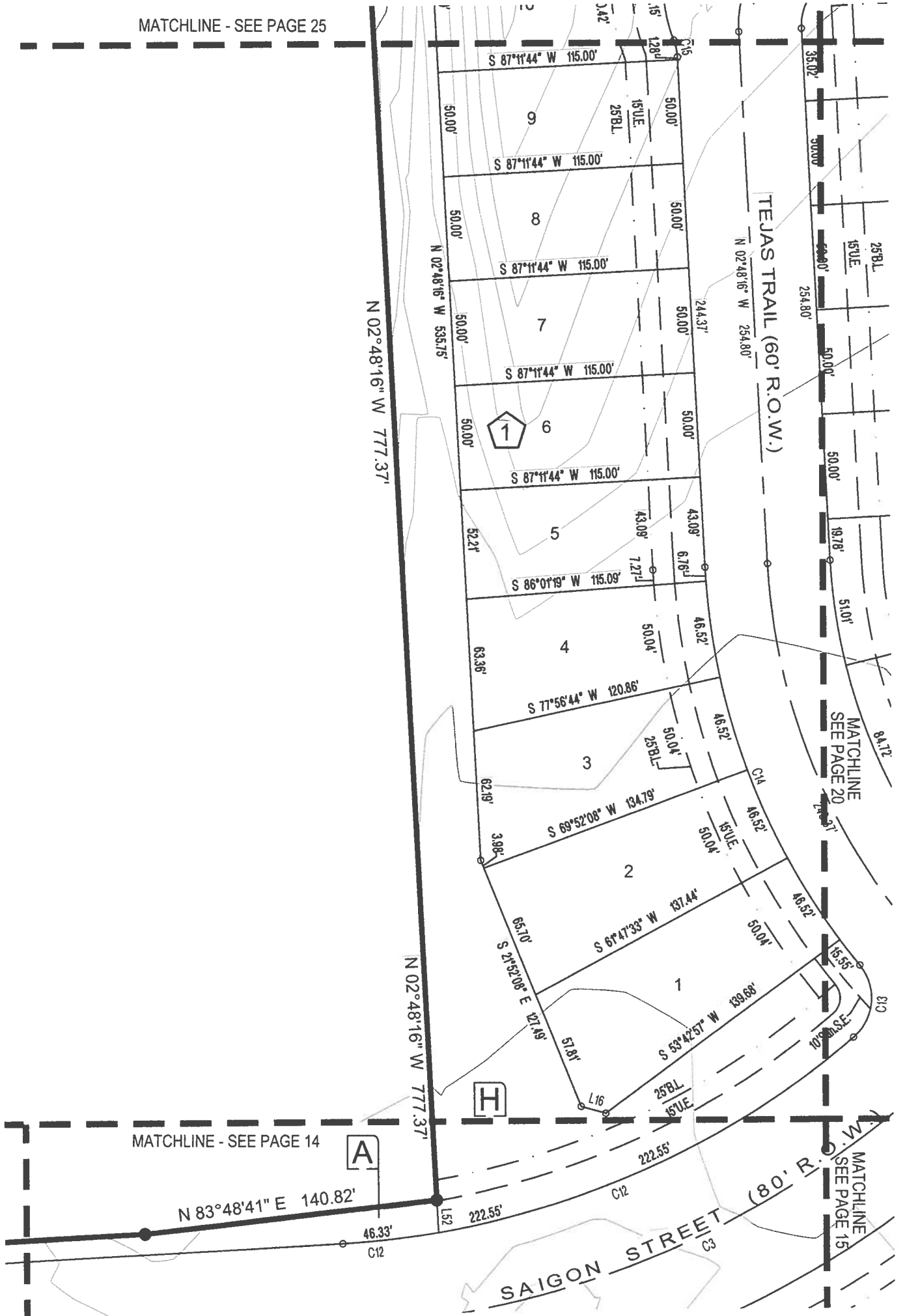
SCALE: 1" = 60'



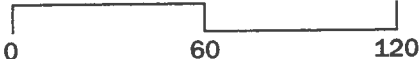
LEGEND:

- |                                                    |                                                                                |
|----------------------------------------------------|--------------------------------------------------------------------------------|
| 1.) "B.L." INDICATES BUILDING LINE.                | 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.                                |
| 2.) "U.E." INDICATES UTILITY EASEMENT.             | 14.) "D.E." INDICATES DRAINAGE EASEMENT.                                       |
| 3.) "R.O.W." INDICATES RIGHT-OF-WAY.               | 15.) "ESMT." INDICATES EASEMENT.                                               |
| 4.) "P.O.B." INDICATES POINT OF BEGINNING.         | 16.) "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER.                           |
| 5.) "FND" INDICATES FOUND.                         | 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.                      |
| 6.) "IP" INDICATES IRON PIPE.                      | 18.) "R." INDICATES RADIUS.                                                    |
| 7.) "IR" INDICATES IRON ROD.                       | 19.) "NO." INDICATES NUMBER.                                                   |
| 8.) "VOL." INDICATES VOLUME.                       | 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. |
| 9.) "PG." INDICATES PAGE.                          | 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.                                  |
| 10.) "SQ. FT." INDICATES SQUARE FEET.              | 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.                                   |
| 11.) "W.L.E." INDICATES WATER LINE EASEMENT.       | 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.                  |
| 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT. |                                                                                |

MATCHLINE - SEE PAGE 25

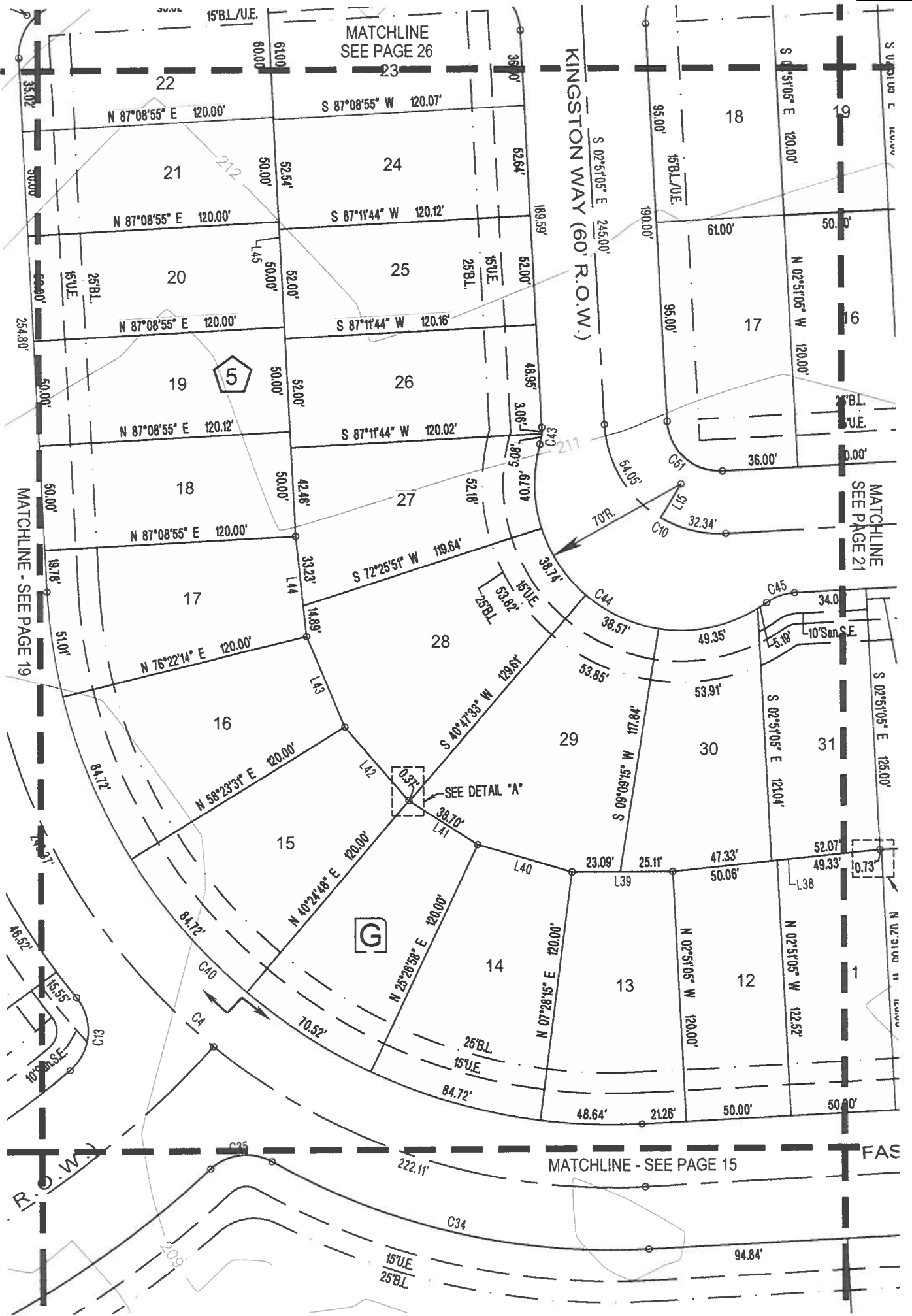


SCALE: 1" = 60'



LEGEND:

- |                                                    |                                                                                |
|----------------------------------------------------|--------------------------------------------------------------------------------|
| 1.) "B.L." INDICATES BUILDING LINE.                | 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.                                |
| 2.) "U.E." INDICATES UTILITY EASEMENT.             | 14.) "D.E." INDICATES DRAINAGE EASEMENT.                                       |
| 3.) "R.O.W." INDICATES RIGHT-OF-WAY.               | 15.) "ESMT." INDICATES EASEMENT.                                               |
| 4.) "P.O.B." INDICATES POINT OF BEGINNING.         | 16.) "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER.                           |
| 5.) "FND" INDICATES FOUND.                         | 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.                      |
| 6.) "IP" INDICATES IRON PIPE.                      | 18.) "R." INDICATES RADIUS.                                                    |
| 7.) "IR" INDICATES IRON ROD.                       | 19.) "NO." INDICATES NUMBER.                                                   |
| 8.) "VOL." INDICATES VOLUME.                       | 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. |
| 9.) "PG." INDICATES PAGE.                          | 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.                                  |
| 10.) "SQ. FT." INDICATES SQUARE FEET.              | 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.                                   |
| 11.) "W.L.E." INDICATES WATER LINE EASEMENT.       | 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.                  |
| 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT. |                                                                                |



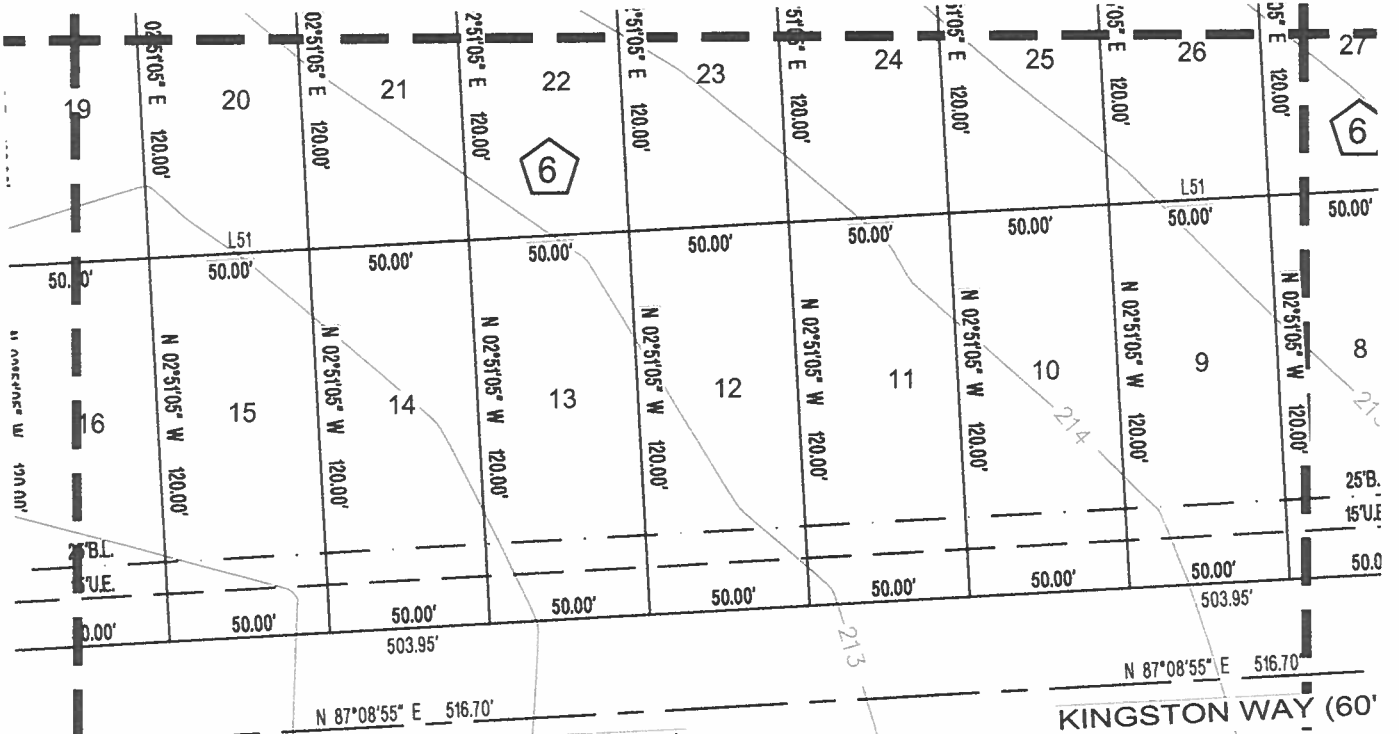
SCALE: 1" = 60'

0 60 120

- LEGEND:
- 1.) "BL." INDICATES BUILDING LINE.
  - 2.) "UE." INDICATES UTILITY EASEMENT.
  - 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
  - 4.) "P.O.B." INDICATES POINT OF BEGINNING.
  - 5.) "FND" INDICATES FOUND.
  - 6.) "IP" INDICATES IRON PIPE.
  - 7.) "IR" INDICATES IRON ROD.
  - 8.) "VOL." INDICATES VOLUME.
  - 9.) "PG." INDICATES PAGE.
  - 10.) "SQ. FT." INDICATES SQUARE FEET.
  - 11.) "W.L.E." INDICATES WATER LINE EASEMENT.
  - 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT.

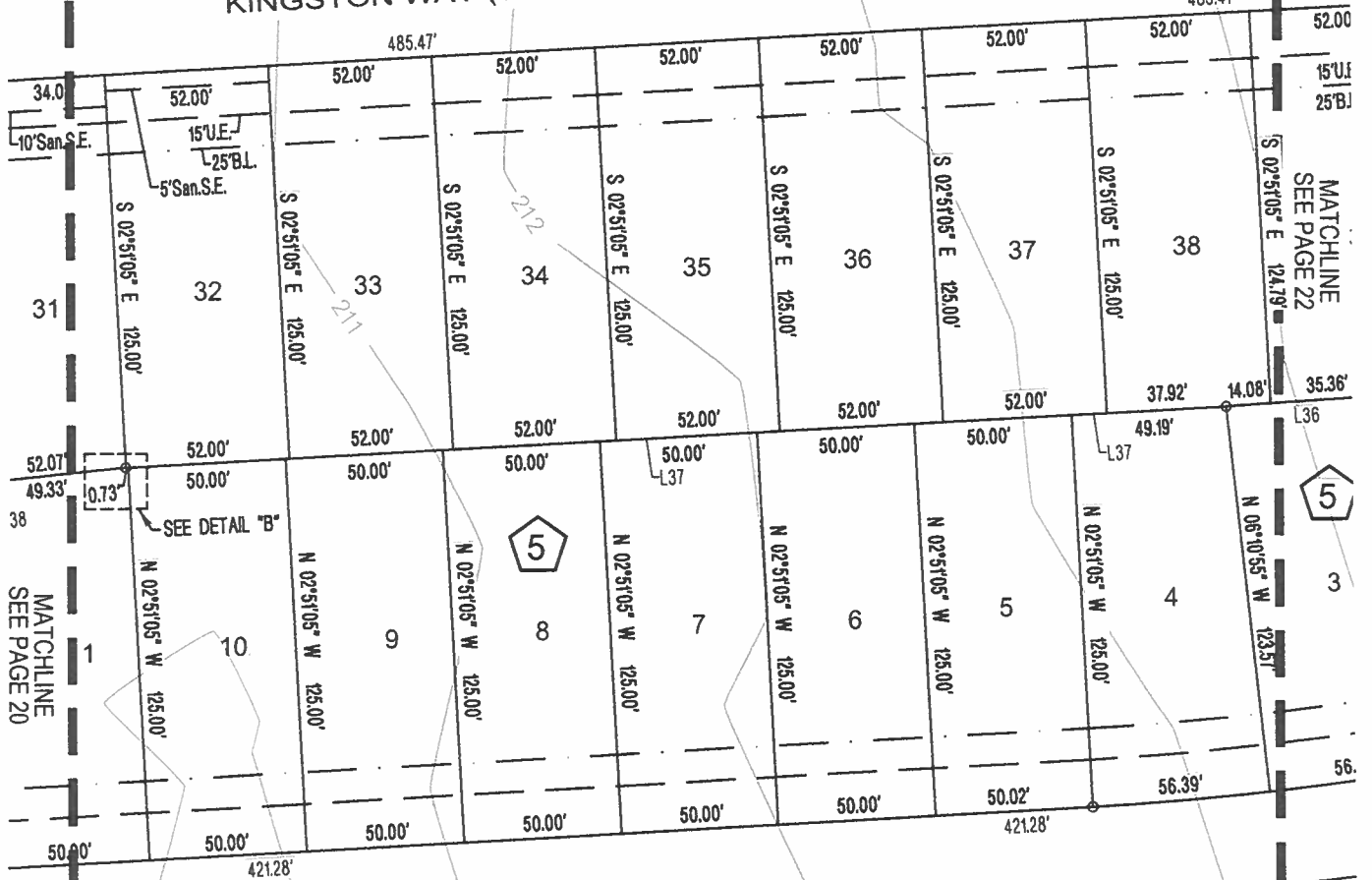
- 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.
- 14.) "D.E." INDICATES DRAINAGE EASEMENT.
- 15.) "ESMT." INDICATES EASEMENT.
- 16.) "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER.
- 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.
- 18.) "R." INDICATES RADIUS.
- 19.) "NO." INDICATES NUMBER.
- 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
- 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.
- 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.
- 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.

MATCHLINE - SEE PAGE 27



KINGSTON WAY (60' R.O.W.)

KINGSTON WAY (60'



FASTBOY LANE (60' R.O.W.)

MATCHLINE - SEE PAGE 16

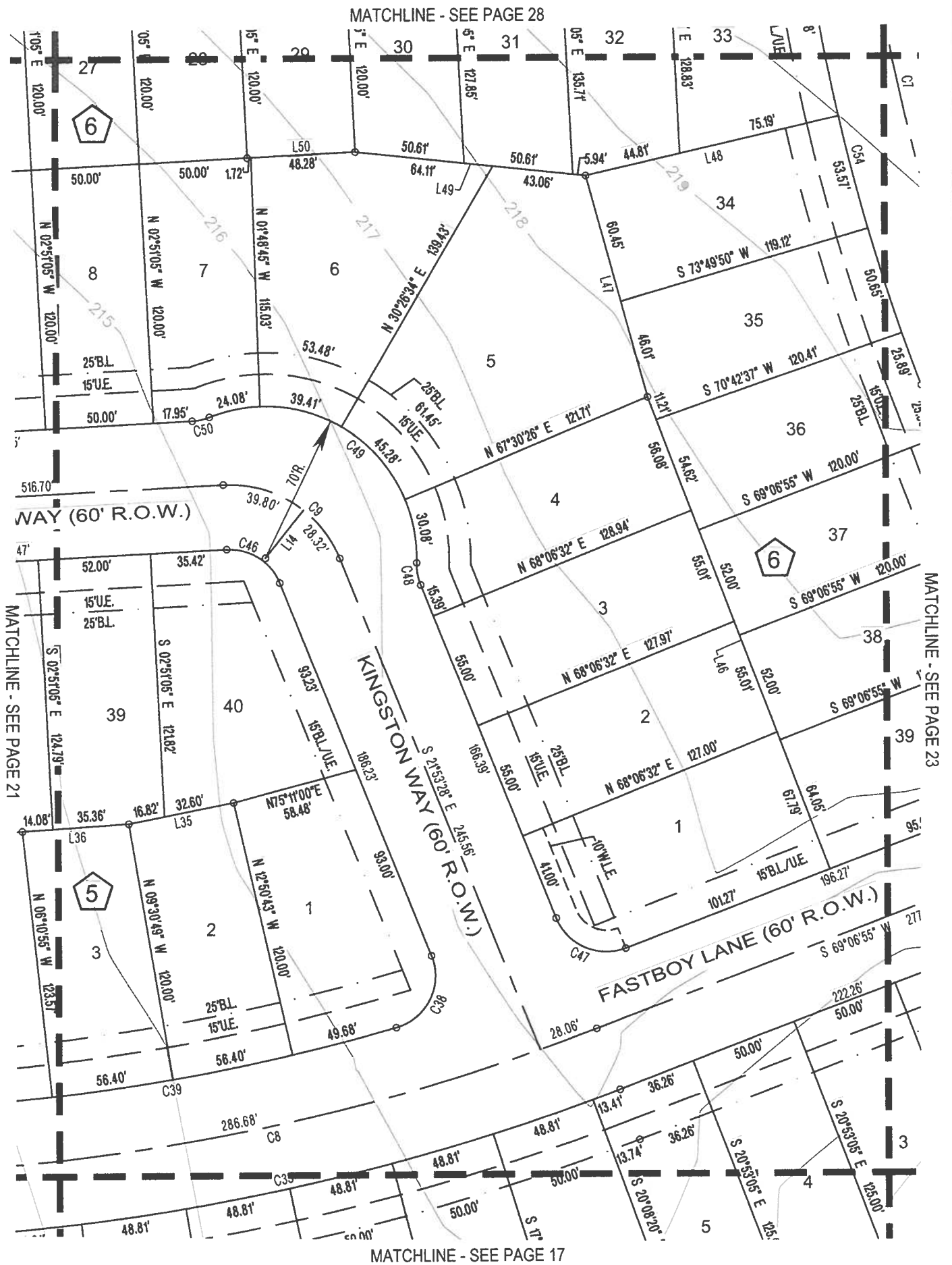


SCALE: 1" = 60'

0 60 120

LEGEND:

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 4.) "P.O.B." INDICATES POINT OF BEGINNING.
- 5.) "FND." INDICATES FOUND.
- 6.) "IP." INDICATES IRON PIPE.
- 7.) "IR." INDICATES IRON ROD.
- 8.) "VOL." INDICATES VOLUME.
- 9.) "PG." INDICATES PAGE.
- 10.) "SQ. FT." INDICATES SQUARE FEET.
- 11.) "W.L.E." INDICATES WATER LINE EASEMENT.
- 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT.
- 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.
- 14.) "D.E." INDICATES DRAINAGE EASEMENT.
- 15.) "ESMT." INDICATES EASEMENT.
- 16.) "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER.
- 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.
- 18.) "R." INDICATES RADIUS.
- 19.) "NO." INDICATES NUMBER.
- 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
- 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.
- 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.
- 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.

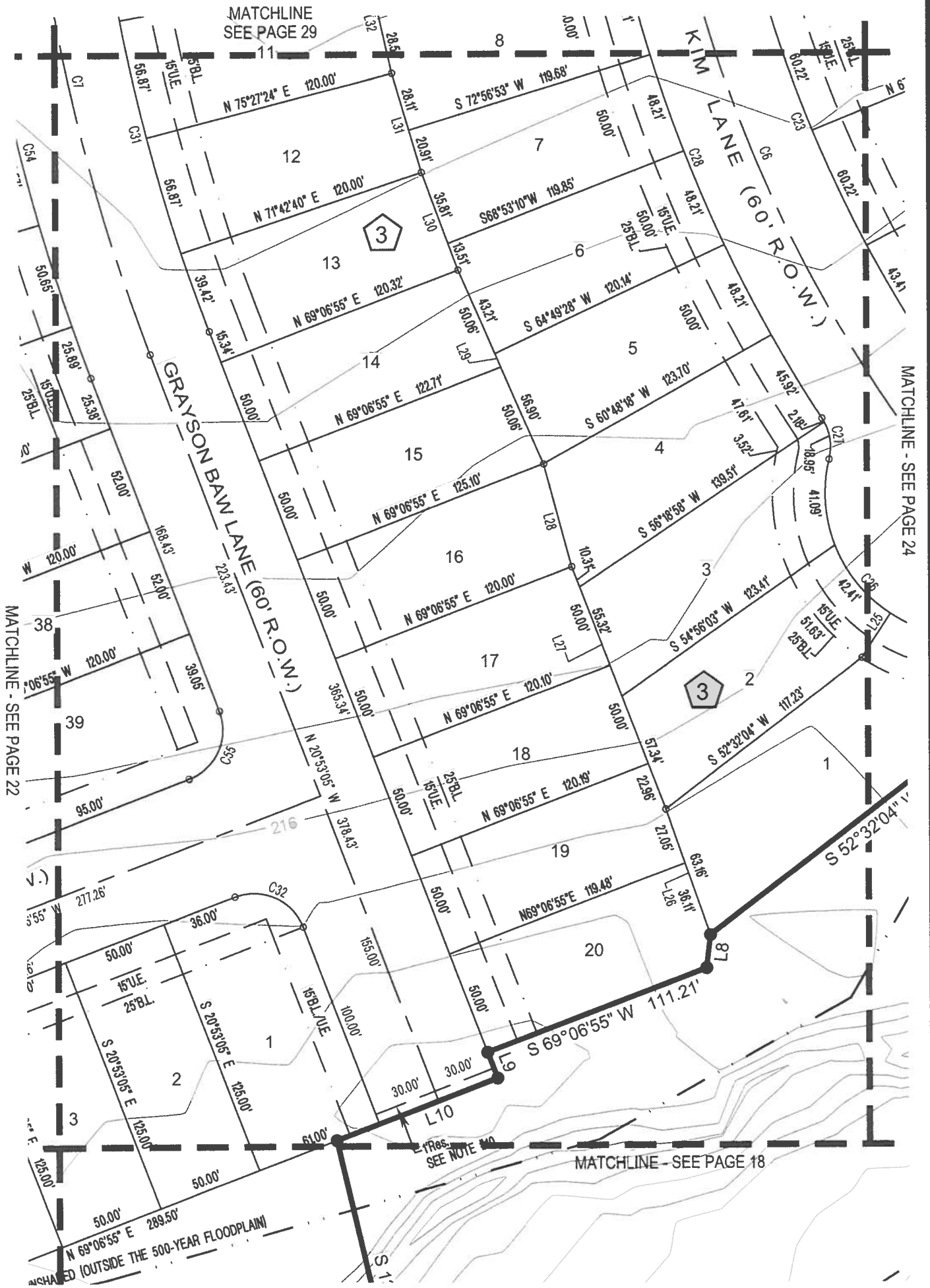


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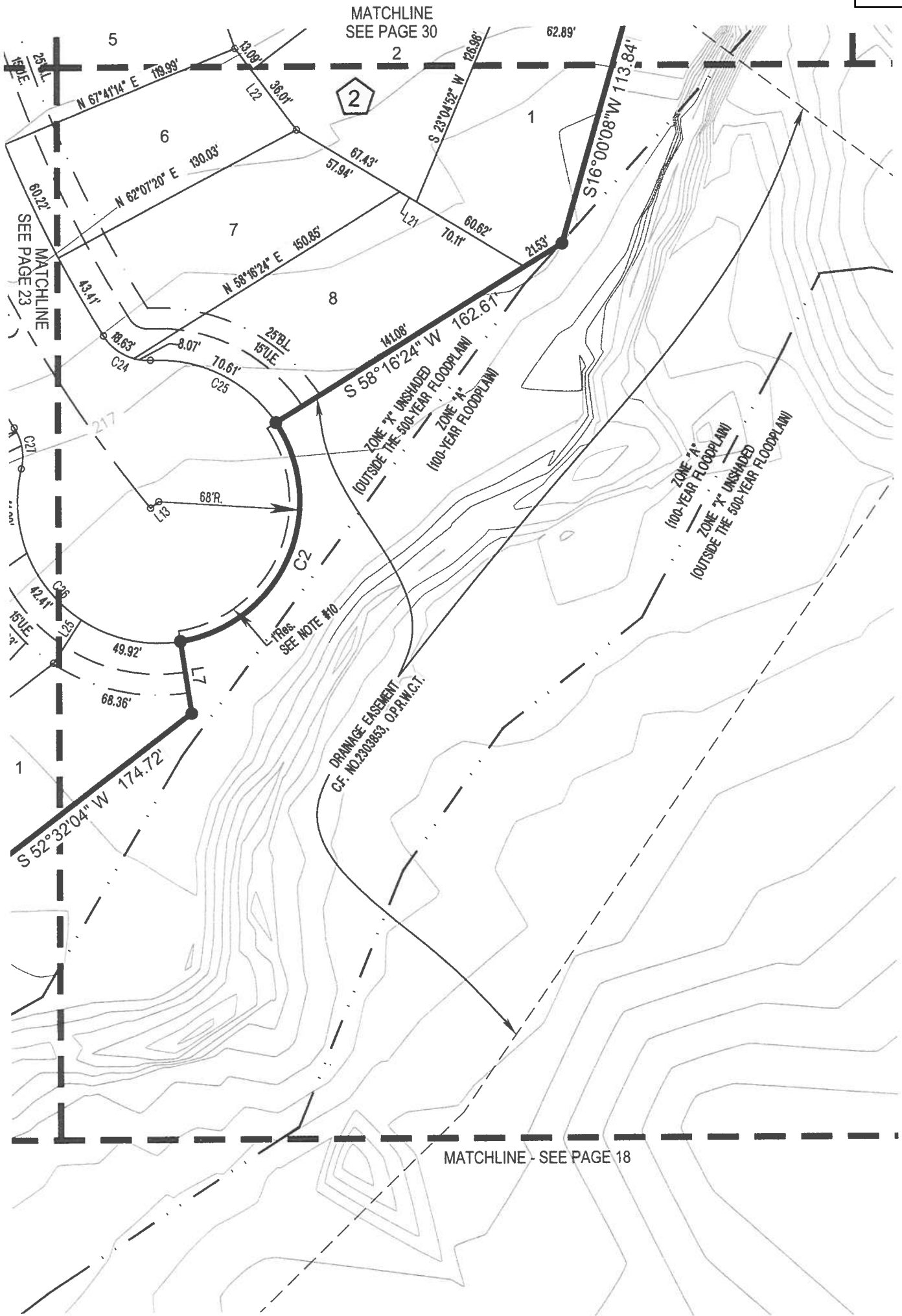
0 60 120

- LEGEND:
- 1.) "B.L." INDICATES BUILDING LINE.
  - 2.) "U.E." INDICATES UTILITY EASEMENT.
  - 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
  - 4.) "P.O.B." INDICATES POINT OF BEGINNING.
  - 5.) "FND" INDICATES FOUND.
  - 6.) "P" INDICATES IRON PIPE.
  - 7.) "IR" INDICATES IRON ROD.
  - 8.) "VOL." INDICATES VOLUME.
  - 9.) "PG." INDICATES PAGE.
  - 10.) "SO. FT." INDICATES SQUARE FEET.
  - 11.) "W.L.E." INDICATES WATER LINE EASEMENT.
  - 12.) "SANSE." INDICATES SANITARY SEWER EASEMENT.

- 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.
- 14.) "D.E." INDICATES DRAINAGE EASEMENT.
- 15.) "ESMT." INDICATES EASEMENT.
- 16.) "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER.
- 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.
- 18.) "R." INDICATES RADIUS.
- 19.) "NO." INDICATES NUMBER.
- 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
- 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.
- 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.
- 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.







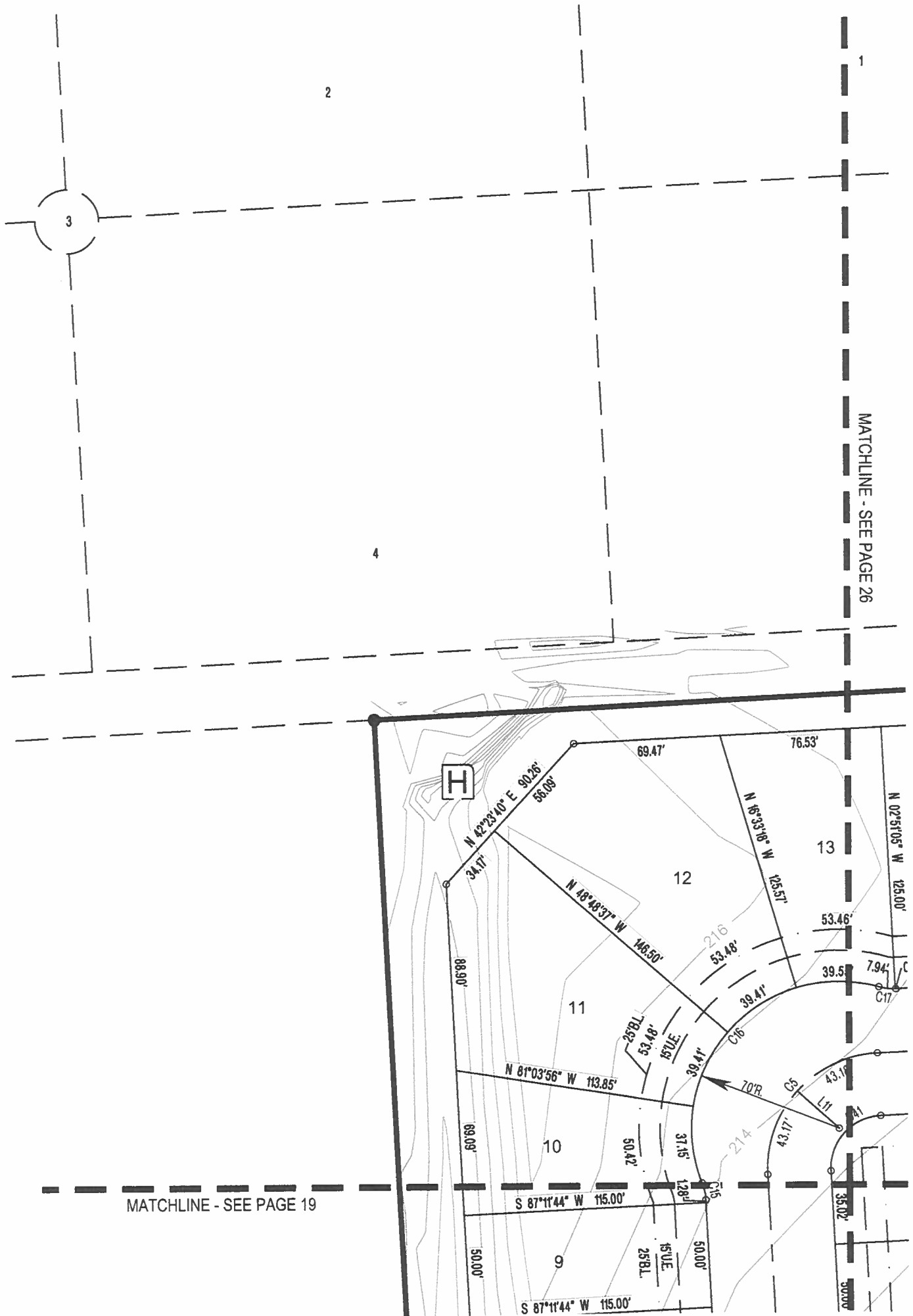
SCALE: 1" = 60'

0 60 120

DECEMBER 2023

- LEGEND:
- |                                                    |                                                                                |
|----------------------------------------------------|--------------------------------------------------------------------------------|
| 1.) "B.L." INDICATES BUILDING LINE.                | 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.                                |
| 2.) "U.E." INDICATES UTILITY EASEMENT.             | 14.) "D.E." INDICATES DRAINAGE EASEMENT.                                       |
| 3.) "R.O.W." INDICATES RIGHT-OF-WAY.               | 15.) "ESMT." INDICATES EASEMENT.                                               |
| 4.) "P.O.B." INDICATES POINT OF BEGINNING.         | 16.) "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER.                           |
| 5.) "FND" INDICATES FOUND.                         | 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.                      |
| 6.) "P" INDICATES IRON PIPE.                       | 18.) "R." INDICATES RADIUS.                                                    |
| 7.) "IR" INDICATES IRON ROD.                       | 19.) "NO." INDICATES NUMBER.                                                   |
| 8.) "VOL." INDICATES VOLUME.                       | 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. |
| 9.) "PG." INDICATES PAGE.                          | 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.                                  |
| 10.) "SQ. FT." INDICATES SQUARE FEET.              | 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.                                   |
| 11.) "W.L.E." INDICATES WATER LINE EASEMENT.       | 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.                  |
| 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT. |                                                                                |





SCALE: 1" = 60'

0 60 120

- LEGEND:
- |                                                    |                                                                                |
|----------------------------------------------------|--------------------------------------------------------------------------------|
| 1.) "B.L." INDICATES BUILDING LINE.                | 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.                                |
| 2.) "U.E." INDICATES UTILITY EASEMENT.             | 14.) "D.E." INDICATES DRAINAGE EASEMENT.                                       |
| 3.) "R.O.W." INDICATES RIGHT-OF-WAY.               | 15.) "ESMT." INDICATES EASEMENT.                                               |
| 4.) "P.O.B." INDICATES POINT OF BEGINNING.         | 16.) "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER.                           |
| 5.) "FND." INDICATES FOUND.                        | 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.                      |
| 6.) "IP" INDICATES IRON PIPE.                      | 18.) "R." INDICATES RADIUS.                                                    |
| 7.) "IR" INDICATES IRON ROD.                       | 19.) "NO." INDICATES NUMBER.                                                   |
| 8.) "VOL." INDICATES VOLUME.                       | 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. |
| 9.) "PG." INDICATES PAGE.                          | 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.                                  |
| 10.) "SQ. FT." INDICATES SQUARE FEET.              | 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.                                   |
| 11.) "W.L.E." INDICATES WATER LINE EASEMENT.       | 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.                  |
| 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT. |                                                                                |



A horizontal number line with tick marks at 0, 60, and 120. A bracket is drawn above the line, starting at 60 and ending at 120.

- 1.) "B.L." INDICATES BUILDING LINE.
- 2.) "U.E." INDICATES UTILITY EASEMENT.
- 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 4.) "P.O.B." INDICATES POINT OF BEGINNING.
- 5.) "FND" INDICATES FUND.
- 6.) "IP" INDICATES IRON PIPE.
- 7.) "IR" INDICATES IRON ROD.
- 8.) "VOL." INDICATES VOLUME.
- 9.) "PG." INDICATES PAGE.
- 10.) "SQ. FT." INDICATES SQUARE FEET.
- 11.) "W.L.E." INDICATES WATER LINE EASEMENT.
- 12.) "S.A.N.G.E." INDICATES SANITARY SEWER EASEMENT.

- 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.
- 14.) "D.E." INDICATES DRAINAGE EASEMENT.
- 15.) "ESMT." INDICATES EASEMENT.
- 16.) "H.L.P." INDICATES HOUSTON LIGHTING AND POWER.
- 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.
- 18.) "R." INDICATES RADIUS.
- 19.) "NO." INDICATES NUMBER.
- 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
- 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.
- 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.
- 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.

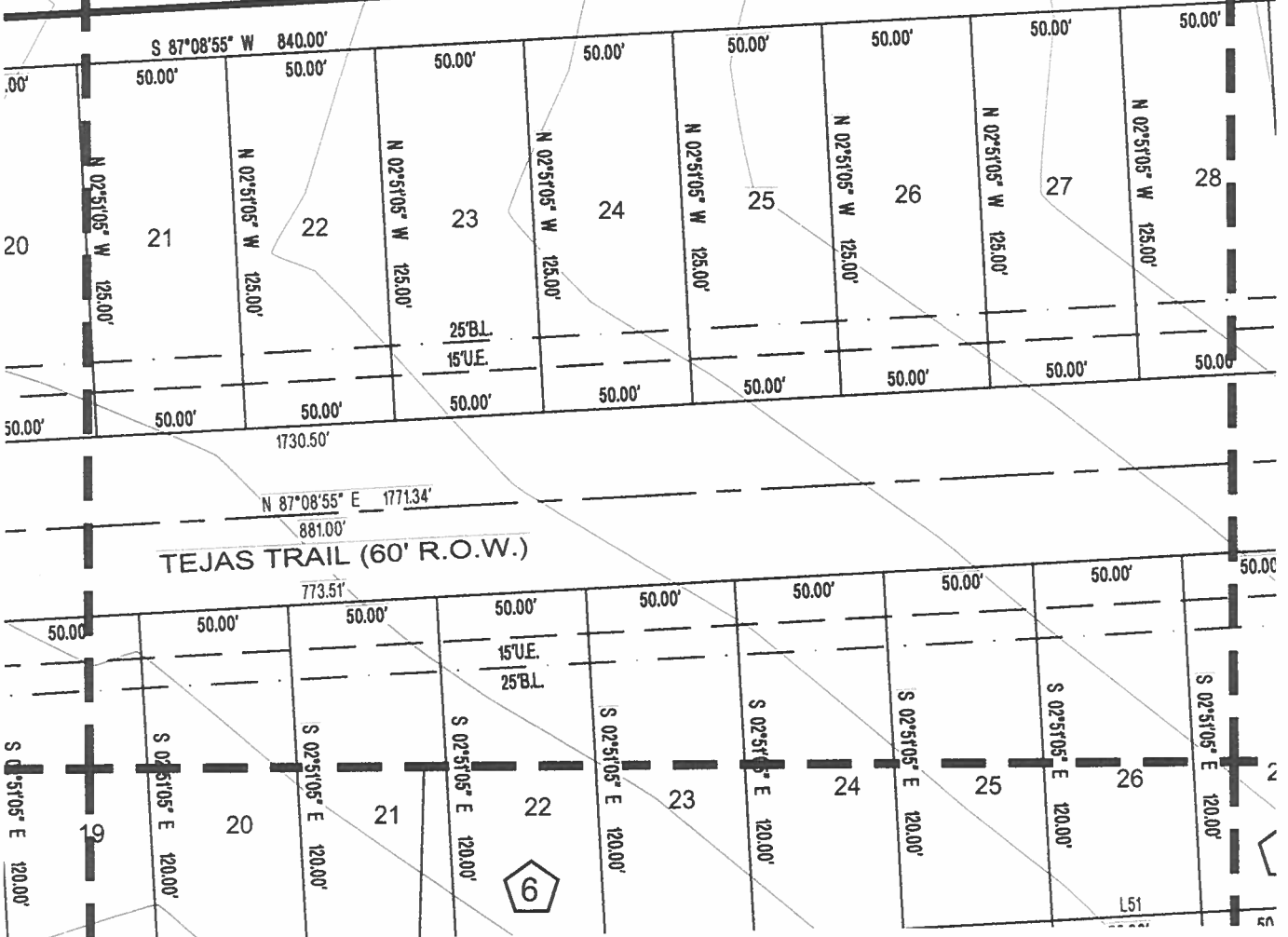
MATCHLINE - SEE PAGE 28

2

1

MATCHLINE - SEE PAGE 26

BRIDLE LANE  
(60' R.O.W.)



LEGEND:

- 1.) "BL." INDICATES BUILDING LINE.
- 2.) "UE." INDICATES UTILITY EASEMENT.
- 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
- 4.) "P.O.B." INDICATES POINT OF BEGINNING.
- 5.) "FND" INDICATES FOUND.
- 6.) "IP" INDICATES IRON PIPE
- 7.) "IR" INDICATES IRON ROD.
- 8.) "VOL." INDICATES VOLUME.
- 9.) "PG." INDICATES PAGE.
- 10.) "SQ. FT." INDICATES SQUARE FEET.
- 11.) "W.L.E." INDICATES WATER LINE EASEMENT.
- 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT.

- 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.
- 14.) "D.E." INDICATES DRAINAGE EASEMENT.
- 15.) "ESMT." INDICATES EASEMENT.
- 16.) "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER.
- 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.
- 18.) "R." INDICATES RADIUS.
- 19.) "NO." INDICATES NUMBER.
- 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
- 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.
- 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.
- 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.

NORTH



SCALE: 1" = 60'

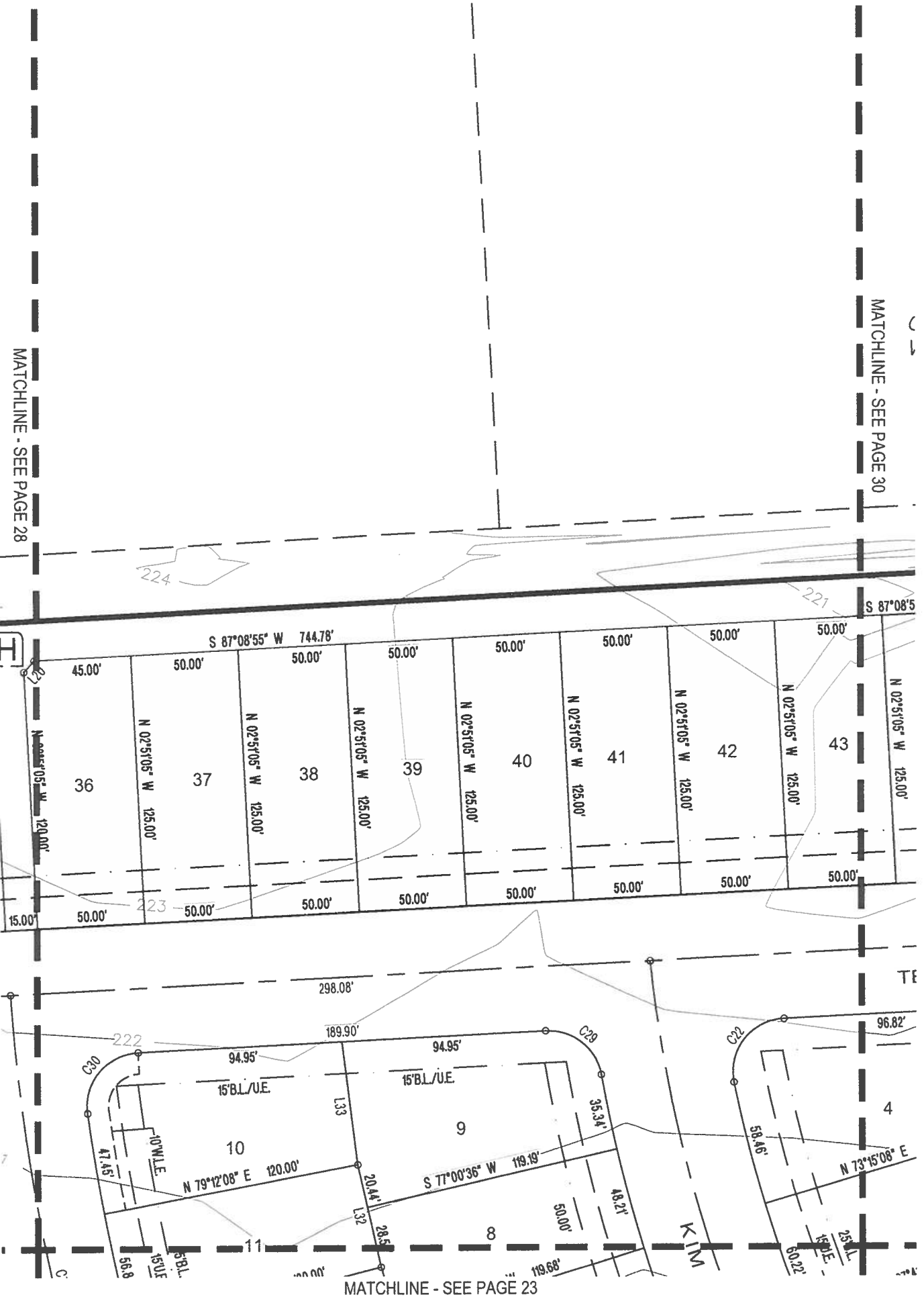
0 60 120

MATCHLINE - SEE PAGE 27

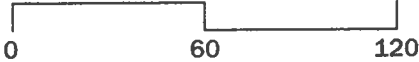


A horizontal number line with tick marks at 0, 60, and 120. A bracket is drawn above the line, starting at 60 and ending at 120.

- DECEMBER 2023



SCALE: 1" = 60'

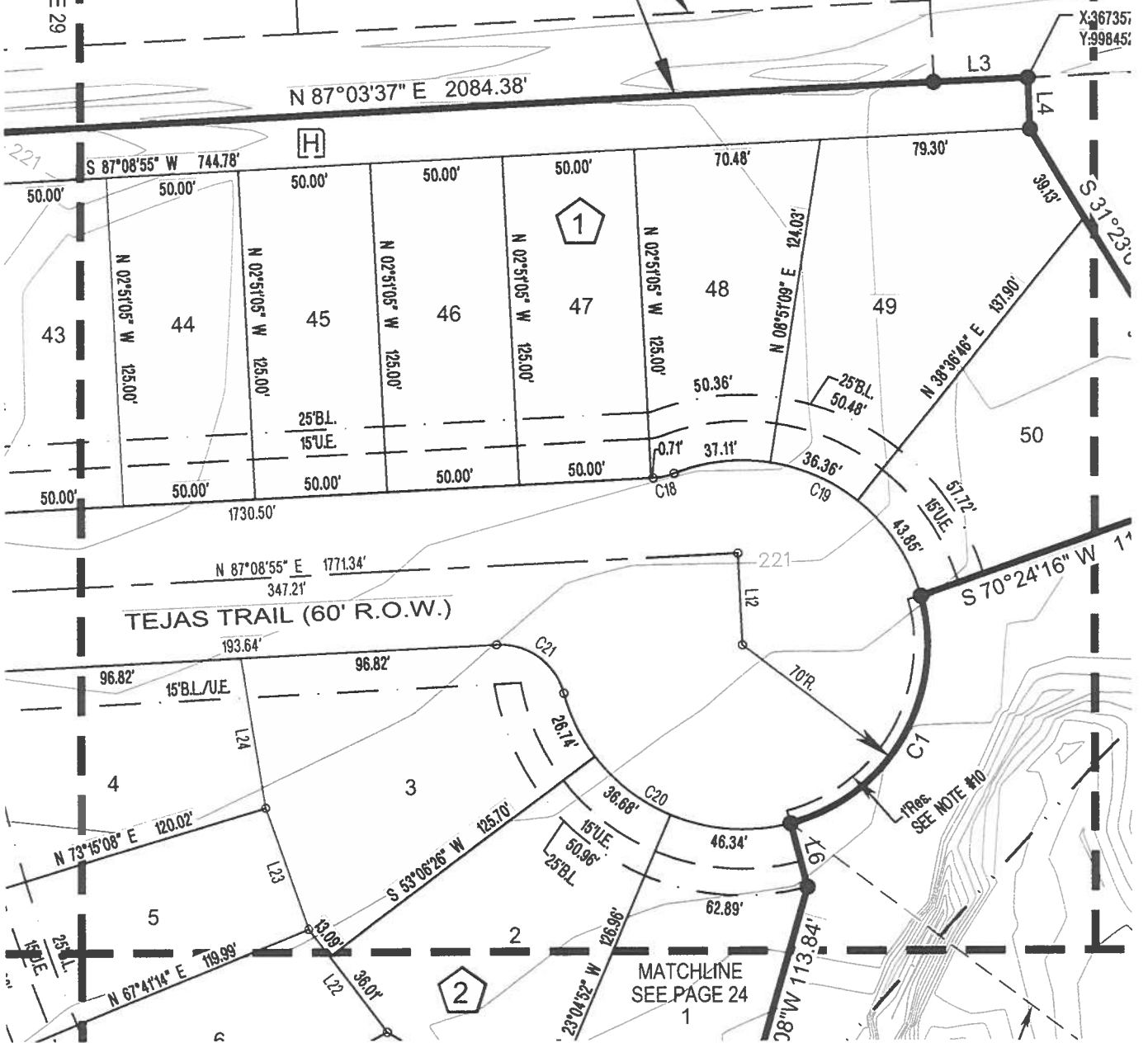


- LEGEND:
- 1.) "B.L." INDICATES BUILDING LINE.
  - 2.) "U.E." INDICATES UTILITY EASEMENT.
  - 3.) "R.O.W." INDICATES RIGHT-OF-WAY.
  - 4.) "P.O.B." INDICATES POINT OF BEGINNING.
  - 5.) "FND" INDICATES FOUND.
  - 6.) "IP" INDICATES IRON PIPE.
  - 7.) "IR" INDICATES IRON ROD.
  - 8.) "VOL." INDICATES VOLUME.
  - 9.) "PG." INDICATES PAGE.
  - 10.) "SQ. FT." INDICATES SQUARE FEET.
  - 11.) "W.L.E." INDICATES WATER LINE EASEMENT.
  - 12.) "SANSE." INDICATES SANITARY SEWER EASEMENT.
  - 13.) "STMSE." INDICATES STORM SEWER EASEMENT.
  - 14.) "D.E." INDICATES DRAINAGE EASEMENT.
  - 15.) "ESMT." INDICATES EASEMENT.
  - 16.) "H.L.P." INDICATES HOUSTON LIGHTING AND POWER.
  - 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.
  - 18.) "R." INDICATES RADIUS.
  - 19.) "NO." INDICATES NUMBER.
  - 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
  - 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.
  - 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.
  - 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.

MATCHLINE - SEE PAGE 29

CALLLED 2.012 ACRES  
CHERYL CALLOWAY SHEPPARD  
VOL. 993, PG. 504, O.P.R.W.C.T.

MATCHLINE - SEE PAGE 31



SCALE: 1" = 60'

0 60 120

LEGEND:

- |                                                    |                                                                                |
|----------------------------------------------------|--------------------------------------------------------------------------------|
| 1.) "B.L." INDICATES BUILDING LINE.                | 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.                                |
| 2.) "U.E." INDICATES UTILITY EASEMENT.             | 14.) "D.E." INDICATES DRAINAGE EASEMENT.                                       |
| 3.) "R.O.W." INDICATES RIGHT-OF-WAY.               | 15.) "ESMT." INDICATES EASEMENT.                                               |
| 4.) "P.O.B." INDICATES POINT OF BEGINNING.         | 16.) "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER.                           |
| 5.) "FND" INDICATES FOUND.                         | 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.                      |
| 6.) "IP" INDICATES IRON PIPE.                      | 18.) "R." INDICATES RADIUS.                                                    |
| 7.) "IR" INDICATES IRON ROD.                       | 19.) "NO." INDICATES NUMBER.                                                   |
| 8.) "VOL." INDICATES VOLUME.                       | 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. |
| 9.) "PG." INDICATES PAGE.                          | 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.                                  |
| 10.) "SQ. FT." INDICATES SQUARE FEET.              | 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.                                   |
| 11.) "W.L.E." INDICATES WATER LINE EASEMENT.       | 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.                  |
| 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT. |                                                                                |

REMAINDER OF A  
CALLED 20.00 ACRES  
CHERYL CALLOWAY SHEPPARD  
VOL. 993, PG. 504, O.P.R.W.C.T

MATCHLINE - SEE PAGE 230

X:3673578.35  
Y:9984522.04

L3

L4

38.13'

S 31°23'04" E

135.94'

98.89'

50

L5

114.38'

S 70°24'16" W

CALLED 141.041 ACRES  
LESS 2.599 ACRE PORTION  
OF A CALLED 3.401 ACRES  
(60' INGRESS-EGRESS & PUBLIC  
UTILITY EASEMENT)  
PHUONG LUONG  
C.F.N. 2110407 O.P.R.W.C.T.

MATCHLINE - SEE PAGE 24



SCALE: 1" = 60'

0 60 120

LEGEND:

- |                                                    |                                                                                |
|----------------------------------------------------|--------------------------------------------------------------------------------|
| 1.) "B.L." INDICATES BUILDING LINE.                | 13.) "STM.S.E." INDICATES STORM SEWER EASEMENT.                                |
| 2.) "U.E." INDICATES UTILITY EASEMENT.             | 14.) "D.E." INDICATES DRAINAGE EASEMENT.                                       |
| 3.) "R.O.W." INDICATES RIGHT-OF-WAY.               | 15.) "ESMT." INDICATES EASEMENT.                                               |
| 4.) "P.O.B." INDICATES POINT OF BEGINNING.         | 16.) "H.L.&P." INDICATES HOUSTON LIGHTING AND POWER.                           |
| 5.) "FND" INDICATES FOUND.                         | 17.) "U.V.E." INDICATES UNOBSTRUCTED VISIBILITY EASEMENT.                      |
| 6.) "IP" INDICATES IRON PIPE                       | 18.) "R." INDICATES RADIUS.                                                    |
| 7.) "IR" INDICATES IRON ROD.                       | 19.) "NO." INDICATES NUMBER.                                                   |
| 8.) "VOL." INDICATES VOLUME.                       | 20.) "O.P.R.W.C.T." INDICATES OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS. |
| 9.) "PG." INDICATES PAGE.                          | 21.) "W.C.T." INDICATES WALLER COUNTY, TEXAS.                                  |
| 10.) "SQ. FT." INDICATES SQUARE FEET.              | 22.) "C.F.N." INDICATES CLERK'S FILE NUMBER.                                   |
| 11.) "W.L.E." INDICATES WATER LINE EASEMENT.       | 23.) "M.R.W.C.T." INDICATES MAP RECORDS WALLER COUNTY, TEXAS.                  |
| 12.) "SAN.S.E." INDICATES SANITARY SEWER EASEMENT. |                                                                                |



# WALLER COUNTY

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

## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final RePlat Approval of Twinwood Commerce Center Reserve 15

**Date:** February 20, 2024

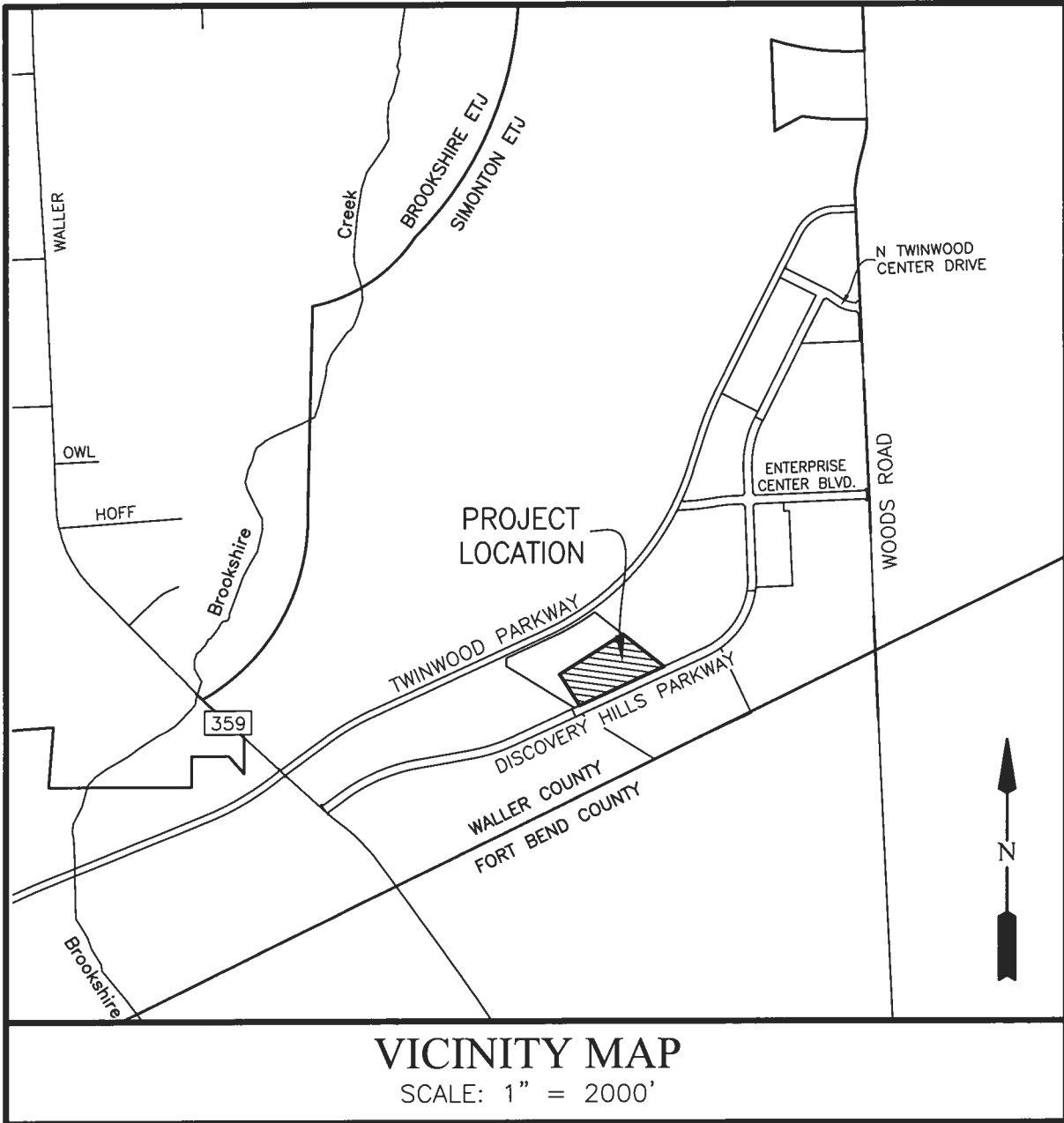
### **Background**

Final RePlat of Twinwood Commerce Center Reserve 15 Subdivision which consists of 11.383 acres will include 1 Block and 3 Commercial Reserves in Precinct 4.

### **Staff Recommendation**

Approve Plat





KEY MAP NO. 482 K

## FINAL REPLAT OF TWINWOOD COMMERCE CENTER

A SUBDIVISION OF 11.383 ACRES OF LAND SITUATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS, BEING ALL OF RESERVE 15, TWINWOOD COMMERCE CENTER, A SUBDIVISION RECORDED UNDER INSTRUMENT NO. 2302041, MAP RECORDS OF WALLER COUNTY, TEXAS.

3 COMMERCIAL RESERVES (11.383 ACRES)

1 BLOCK

DECEMBER 14, 2023

JOB NO. 4016-0003.310

REASON FOR REPLAT: TO CREATE 3 COMMERCIAL RESERVES

OWNER/DEVELOPER:

**URBAN TWINWOOD, LP,  
A TEXAS LIMITED PARTNERSHIP  
DON WEAVER, MANAGER**

2110 GRANDWAY DRIVE, KATY, TX 77449

PHONE: (713) 339-5380 EMAIL: [moverton@urbancompanies.com](mailto:moverton@urbancompanies.com)

ENGINEER:

SURVEYOR:



**RSG ENGINEERING**

13501 KATY FREEWAY  
SUITE 3180  
HOUSTON, TEXAS 77070  
PH. 713-783-7777  
EMAIL: [SOBEID@RSGCOMPANIES.COM](mailto:SOBEID@RSGCOMPANIES.COM)

**LJA Surveying, Inc.**



3600 W Sam Houston Parkway S  
Suite 175  
Houston, Texas 77042  
[aferguson@ljasurvey.com](mailto:aferguson@ljasurvey.com)

Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.E.L.S. Firm No. 10194382

WE, DON WEAVER, MANAGER AND DARLEEN ST. JEAN, VICE PRESIDENT, RESPECTIVELY OF URBAN TWINWOOD, LP, A TEXAS LIMITED PARTNERSHIP, AS GENERAL PARTNER OF URBAN TWINWOOD GP, LLC, OWNER OF THE PROPERTY SUBDIVIDED, IN THIS PLAT OF REPLAT OF RESERVE 15 TWINWOOD COMMERCE CENTER, MAKE SUBDIVISION OF THE PROPERTY ON BEHALF OF THE CORPORATION, ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN AND DEDICATED TO THE PUBLIC, THE STREETS, ALL ALLEYS, PARKS AND EASEMENTS SHOWN, AND WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERNATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO THE GRADES, AND BIND OURSELVES, OUR HEIRS SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

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


1. THAT DRAINAGE OF SEPTIC TANKS INTO ROADS, STREETS, ALLEYS, OR PUBLIC DITCHES, STREAMS, ETC., EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.
2. ALL STOCK ANIMALS, HORSES, AND FOWL SHALL BE FENCED IN AND NOT ALLOWED TO RUN AT LARGE IN THE SUBDIVISION.
3. DRAINAGE STRUCTURES UNDER PRIVATE DRIVES SHALL HAVE A B3 NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER AND SHALL BE A MINIMUM OF ONE AND ONE QUARTERS (1-1/4) SQUARE FEET (15" DIAMETER PIPE) REINFORCED CONCRETE PIPE, UNLESS SPECIFIED BY THE COUNTY ROAD ADMINISTRATOR, OR COUNTY ENGINEER. CULVERTS AND BRIDGES MUST BE USED FOR ALL DRIVEWAYS AND/OR WALKS, ALTHOUGH DIP-STYLE DRIVEWAYS ARE ENCOURAGED WHERE APPROPRIATE.
4. PROPERTY OWNERS WILL OBTAIN DEVELOPMENT PERMITS/PERMIT EXEMPTIONS FROM THE COUNTY FLOOD PLAIN ADMINISTRATOR FOR ALL DEVELOPMENT.
5. THE PROPERTY SUBDIVIDED HEREIN IS FURTHER RESTRICTED IN ITS USE AS SPECIFIED IN THE SUBDIVISION RESTRICTIONS AS FILED SEPARATELY FOR RECORD AT PAGE \_\_\_\_\_ VOLUME \_\_\_\_\_ OF THE DEED RECORDS OF WALLER COUNTY, TEXAS. A COPY OF SAID RESTRICTIONS WILL BE FURNISHED BY THE AFORESAID URBAN TWINWOOD, LP, A TEXAS LIMITED PARTNERSHIP, AS GENERAL PARTNER OF URBAN TWINWOOD GP, LLC, TO THE PURCHASER OF EACH AND EVERY LOT IN THE SUBDIVISION PRIOR TO CULMINATION OF EACH SALE.
6. THERE ARE NO UNDERGROUND PIPELINES WITHIN THE CONFINES OF THIS SUBDIVISION EXCEPT AS SHOWN ON THE ABOVE PLAT.
7. THERE SHALL BE NO SANITARY SEWER SYSTEM OR ANY WATER WELL CONSTRUCTED WITHIN 50 FEET OF ANY LOT LINE THAT DOES NOT ADJOIN A PUBLIC ROAD.

IN TESTIMONY, HERETO, THE URBAN TWINWOOD, LP, A TEXAS LIMITED PARTNERSHIP, AS GENERAL PARTNER OF URBAN TWINWOOD GP, LLC, HAS CAUSED TO BE SIGNED BY DON WEAVER, ITS MANAGER, ATTESTED BY ITS VICE PRESIDENT, DARLEEN ST. JEAN, AND ITS SEAL, THIS 15<sup>th</sup> DAY OF DECEMBER, 2023.

URBAN TWINWOOD, LP,  
A TEXAS LIMITED PARTNERSHIP

BY: URBAN TWINWOOD GP, LLC,  
AS GENERAL PARTNER

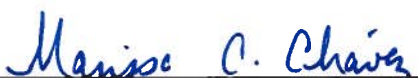
BY:   
DON WEAVER, MANAGER

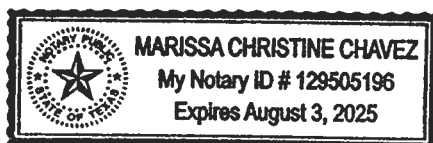
ATTEST:   
DARLEEN ST. JEAN, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF Harris

BEFORE ME, THE UNDER SIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DON WEAVER, MANAGER, AND DARLEEN ST. JEAN, VICE PRESIDENT OF URBAN TWINWOOD, LP, A TEXAS LIMITED PARTNERSHIP, AS GENERAL PARTNER OF URBAN TWINWOOD GP, LLC, KNOWN TO ME, TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS EXPRESSED, AND IN THE CAPACITIES STATED.


GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 15<sup>th</sup> DAY OF December 2023

  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NO. 48473C0350E, EFFECTIVE DATE FEBRUARY 18, 2009, THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN)

  
AARON G. FERGUSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6601

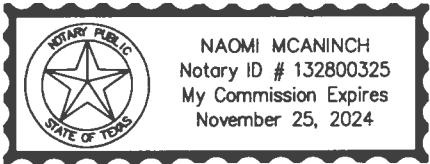


STATE OF TEXAS  
COUNTY OF HARRIS

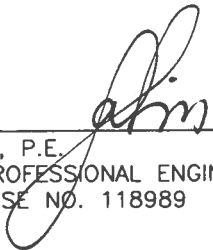
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED AARON G. FERGUSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

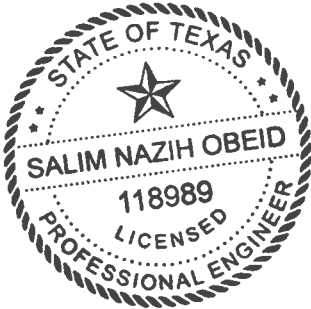
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14<sup>th</sup> DAY OF DECEMBER, 2023.

  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



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

  
SALIM OBEID, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 118989

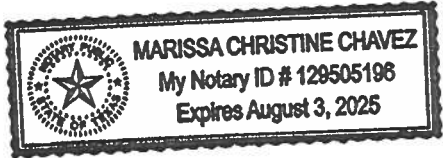


STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SALIM OBEID, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18<sup>th</sup> DAY OF December, 2023.

  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



- 1. IT IS TO BE UNDERSTOOD THAT THE APPROVAL OF THE PRELIMINARY PLAT BY THE DISTRICT DOES NOT CONSTITUTE OFFICIAL ACCEPTANCE OF THE PROPOSED DEVELOPMENT BY THE DISTRICT BUT DOES CONSTITUTE AN AUTHORIZATION TO BEGIN AND PROCEED WITH THE PREPARATION OF THE FINAL DRAINAGE PANS AND PLAT.
- 2. THE APPLICANT SHALL NOT USE THIS PRELIMINARY APPROVAL TO COMMENCE ANY CONSTRUCTION ACTIVITIES UNTIL THE FINAL DRAINAGE PLANS AND PLAT HAVE BEEN APPROVED AND ACCEPTED IN OFFICIAL ACTIONS BY THE DISTRICT AND FROM ANY GOVERNING ENTITY WITH JURISDICTION.

BROOKSHIRE-KATY DRAINAGE DISTRICT PERMIT NO. 2024-03

APPROVED BY THE BOARD OF SUPERVISORS ON 01/29/2024  
DATE  
[Signature]  
PRESIDENT  
[Signature]  
SECRETARY  
[Signature]  
DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY-FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE-APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

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

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL WALLER COUNTY PERMIT REQUIREMENTS HAVE BEEN MET.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
J. ROSS MCCALL, P.E.  
COUNTY ENGINEER

APPROVED BY COMMISSIONERS COURT OF WALLER COUNTY, TEXAS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CARBETT "TREY" J. DUHON III  
COUNTY JUDGE

\_\_\_\_\_  
JOHN A. AMSLER  
PRECINCT 1, COUNTY COMMISSIONER

\_\_\_\_\_  
KENDRIC D. JONES  
PRECINCT 3, COUNTY COMMISSIONER

\_\_\_\_\_  
WALTER E. SMITH, P.E., R.P.L.S.  
PRECINCT 2, COUNTY COMMISSIONER

\_\_\_\_\_  
JUSTIN BECKENDORFF  
PRECINCT 4, COUNTY COMMISSIONER

ACCEPTANCE OF THE ABOVE PLAT BY THE COMMISSIONERS COURT DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROADS FOR INTEGRATION INTO THE COUNTY ROAD SYSTEM. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.

I, DEBBIE HOLLAN, CLERK OF THE COUNTY COURT OF WALLER COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, IN INSTRUMENT NUMBER \_\_\_\_\_, OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HEMPSTEAD, THE DAY AND DATE LAST ABOVE WRITTEN.

\_\_\_\_\_  
DEBBIE HOLLAN  
CLERK OF THE COUNTY COURT  
WALLER COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

BEING 11.383 ACRES OF LAND LOCATED IN THE NATHAN BROOKSHIRE LEAGUE, ABSTRACT NUMBER 16, WALLER COUNTY, TEXAS, AND BEING ALL OF RESERVE 15 OF TWINWOOD COMMERCE CENTER, A SUBDIVISION OF RECORD IN INSTRUMENT NUMBER 2302041 OF THE OFFICIAL PUBLIC RECORDS OF SAID WALLER COUNTY, TEXAS (W.C.O.P.R.), SAID 11.383 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, 2001 ADJUSTMENT):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE SOUTHEAST CORNER OF SAID RESERVE 15, COMMON TO THE SOUTH CORNER OF COMMERCIAL RESERVE "B" OF ENTERPRISE PARK AT TWINWOOD, A SUBDIVISION OF RECORD IN INSTRUMENT NUMBER 2308539, W.C.O.P.R., IN THE NORTH RIGHT-OF-WAY LINE OF DISCOVERY HILLS PARKWAY AS RECORDED IN INSTRUMENT NUMBER 2201675, W.C.O.P.R.;

THENCE, SOUTH 65° 15' 24" WEST, ALONG THE SOUTH LINE OF SAID RESERVE 15, COMMON TO SAID NORTH RIGHT-OF-WAY LINE, 1,098.45 FEET TO AN X-CUT PREVIOUSLY SET FOR THE SOUTHWEST CORNER OF SAID RESERVE 15, COMMON TO THE SOUTHEAST CORNER OF RESERVE 14 OF SAID TWINWOOD COMMERCE CENTER;

THENCE, NORTH 32° 15' 20" WEST, ALONG A WEST LINE OF SAID RESERVE 15, COMMON TO THE EAST LINE OF SAID RESERVE 14, 362.96 FEET TO AN X-CUT PREVIOUSLY SET FOR A WEST CORNER OF SAID RESERVE 15, COMMON TO THE NORTH CORNER OF SAID RESERVE 14 AND THE EAST CORNER OF RESERVE 13 OF SAID TWINWOOD COMMERCE CENTER;

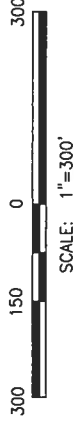
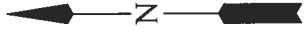
THENCE, NORTH 33° 12' 20" WEST, ALONG A WEST LINE OF SAID RESERVE 15, COMMON TO THE EAST LINE OF SAID RESERVE 13, 75.56 FEET TO AN X-CUT PREVIOUSLY SET FOR THE NORTHWEST CORNER OF SAID RESERVE 15, COMMON TO THE SOUTHWEST CORNER OF RESERVE 4 OF SAID TWINWOOD COMMERCE CENTER;

THENCE, NORTH 57° 44' 40" EAST, ALONG THE NORTH LINE OF SAID RESERVE 15, COMMON TO THE SOUTH LINES OF RESERVES 4, 5, AND 6 OF SAID TWINWOOD COMMERCE CENTER, 884.31 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY" PREVIOUSLY SET FOR THE NORTHEAST CORNER OF SAID RESERVE 15, COMMON TO THE SOUTHEAST CORNER OF SAID RESERVE 6, IN THE SOUTHWEST LINE OF THE AFOREMENTIONED COMMERCIAL RESERVE "B";

THENCE, SOUTH 51° 44' 24" EAST, ALONG THE EAST LINE OF SAID RESERVE 15, COMMON TO THE SOUTHWEST LINE OF SAID COMMERCIAL RESERVE "B", 617.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.383 ACRES OF LAND.

## NOTES:

1. THE FOLLOWING COORDINATES ARE LJA PROJECT SURFACE COORDINATES BASED ON THE TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204) AND MAY BE BROUGHT TO GRID COORDINATES BY APPLYING THE SCALE FACTOR OF 0.999877178.
2. BENCHMARK: NGS HGCS D 66: A STAINLESS-STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCS D 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.  
ELEVATION = 136.60 FEET NAVD88 (2001) FBC LIDAR DATUM
3. TEMPORARY BENCHMARK: RRP1-CP\_07: TOP OF A 1/2 IRON ROD WITH PLASTIC CAP STAMPED "LJA CONTROL" SET AT THE NORTHWEST SIDE OF TWINWOOD PARKWAY. THE POINT IS LOCATED +/- 2,200 FEET SOUTHWEST OF THE INTERSECTION OF ENTERPRISE CENTER AND TWINWOOD PARKWAY AND +/- 31 FEET NORTHWEST OF THE EDGE OF PAVEMENT OF TWINWOOD PARKWAY.  
ELEVATION = 156.73 FEET NAVD88 (2001) FBC LIDAR DATUM
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NO. 48473C0350E, EFFECTIVE DATE FEBRUARY 18, 2009, THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL CHANCE FLOODPLAIN). LJA DOES NOT WARRANT OR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
5. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "LJA ENG" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION.
6. ACCEPTANCE OF THE ABOVE PLAT BY THE COMMISSIONERS COURT DOES NOT SIGNIFY WALLER COUNTY ACCEPTANCE OF THE DEDICATED ROADS FOR INTEGRATION INTO THE COUNTY ROAD SYSTEM. THE DEVELOPER IS REQUIRED TO COMPLY WITH SECTIONS 5 AND 6 OF THE THEN CURRENT WALLER COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS, IN THIS REGARD.
7. NO PIPELINE EASEMENTS ARE WITHIN THE LIMITS OF THE SUBDIVISION.
8. ANY PLAT OR MASTER PLAN MAY MAKE REASONABLE ACCOMMODATION FOR A SPECIFIC SURFACE SITE(S) FOR EXTRACTION OF OIL AND GAS. IF A SURFACE SITE IS DESIGNATED, THE DEVELOPER SHALL PROVIDE PROOF FROM THE MINERAL OWNER, GEOLOGIST OR OTHER PROFESSIONAL THAT THE SITE DESIGNATED FOR SUCH EXTRACTION IS A REASONABLE SOLUTION FOR THE MINERAL OWNER, IN ACCORDANCE WITH THE USUAL AND CUSTOMARY PRACTICE OF THE OIL AND GAS INDUSTRY. AFTER SUCH A SITE IS DESIGNATED, AND THE PLAT IS APPROVED, NO OIL OR GAS EXTRACTION ACTIVITY MAY TAKE PLACE EXCEPT UTILIZING THE DESIGNATED SURFACE SITE.
9. WALLER COUNTY IS NOT RESPONSIBLE FOR FUTURE EXPANSION, A LARGER CROSS SECTION, CONCRETE CURB & GUTTER SECTION AND ADDITIONAL ROW OR SHIFTING OF LANES ON DISCOVERY HILLS PARKWAY.
10. PROPERTY LIES WITHIN WALLER COUNTY, BOOKSHIRE-KATY DRAINAGE DISTRICT, ROYAL INDEPENDENT SCHOOL DISTRICT, AND WALLER COUNTY MUNICIPAL UTILITY DISTRICT NUMBER 18.
11. SUBJECT TO A WATERLINE EASEMENT AGREEMENT, RECORDED IN INSTRUMENT NO. 2114554 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
12. SUBJECT TO A DRAINAGE EASEMENTS, RECORDED IN INSTRUMENT NO. 2202114 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
13. SUBJECT TO A TEMPORARY ACCESS AND UTILITY EASEMENT, RECORDED IN INSTRUMENT NO. 2203937 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
14. SUBJECT TO A SHORT FORM BLANKET EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, RECORDED IN INSTRUMENT NO. 1902658 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
15. ACCESS EASEMENT RECORDED IN INSTRUMENT NO. 2300102 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
16. WATERLINE EASEMENT RECORDED IN INSTRUMENT NO. 2215947 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
17. 10' SANITARY SEWER EASEMENT RECORDED IN INSTRUMENT NO. 2215945 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
18. 10' STORM SEWER EASEMENT RECORDED IN INSTRUMENT NO. 2215946 OF THE OFFICIAL PUBLIC RECORDS OF WALLER COUNTY, TEXAS.
19. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT.
20. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM.
21. PLEASE CONTACT THE WALLER COUNTY CLERK FOR A FULL SIZE COPY OF THIS RECORDED SUBDIVISION PLAT.



SHEET 10

SHEET 12

SHEET 9

SHEET 11

TWINWOOD PARKWAY  
(100' R.O.W.)  
TWINWOOD COMMERCE CENTER  
INSTRUMENT NO. 2302041  
O.P.R.W.C. 1

DISCOVERY HILLS PARKWAY  
(100' R.O.W.)

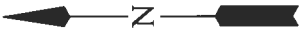
①

RES. 15C

RES. 15B

RES. 15A





SCALE: 1"=100'

CALLED 512.81 ACRES  
NBI PROPERTIES, INC.  
VOL. 1272, PG. 838, O.P.R.W.C.T.  
NOW KNOWN AS  
TWINWOOD (U.S.), INC.  
VOL. 1330, PG. 240, O.P.R.W.C.T.

CALLLED 512.81 ACRES  
NBI PROPERTIES, INC. W.C.T.

**T.B.M.**

(SEE NOTE 3)

CALLLED 512.81 ACRES  
NBI PROPERTIES, INC. W.C.T.

CALLLED 512.81 ACRES  
NBI PROPERTIES, INC. W.C.T.

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CALLLED 512.81 ACRES  
NBI PROPERTIES, INC. W.C.T.

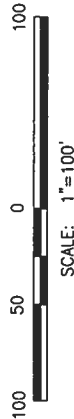
REPLAT OF RESERVE 15  
TWINWOOD COMMERCE CENTER  
JOB NO. 4016-0003.301  
SHEET 9 OF 12

LJA ENGINEERING, INC.

Item 11.

LEGEND

B.L.	INDICATES BUILDING LINE
D.E.	INDICATES DRAINAGE EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
W.L.E.	INDICATES WATERLINE EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
P.A.E.	INDICATES PRIVATE ACCESS EASEMENT
O.P.R.W.C.T.	INDICATES OFFICIAL PUBLIC RECORDS WALLER COUNTY TEXAS
W.C.D.R.	INDICATES WALLER COUNTY DEED RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
R.O.W.	INDICATES RIGHT-OF-WAY
P.O.B.	INDICATES POINT OF BEGINNING
S.N.	INDICATES SEE NUMBER
VOL.	INDICATES VOLUME
PG.	INDICATES PAGE
TEMP.	INDICATES TEMPORARY
T.B.M.	INDICATES TEMPORARY BENCHMARK
(PSX)	INDICATES X-CUT PREVIOUSLY SET
(PS)	INDICATES PREVIOUSLY SET 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "LJA SURVEY"



RESERVE  
19  
210619

RESERVE  
16  
101619

RESERVE  
17  
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101619

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101619

RESERVE  
27  
101619

ENTERPRISE PARK AT TWINWOOD  
INSTRUMENT NO. 2308539  
O.P.R.W.C.T.

(PS)

RESERVE  
6

RESERVE  
7

RESERVE  
5

S 51°44'24" E 617.48'

158

TWINWOOD COMMERCE EAST  
30' ACCESS EASEMENT (S.N.15)

10' W.L.E. (S.N.16)

10' W.L.E. (S.N.16)

10' W.L.E. (S.N.16)

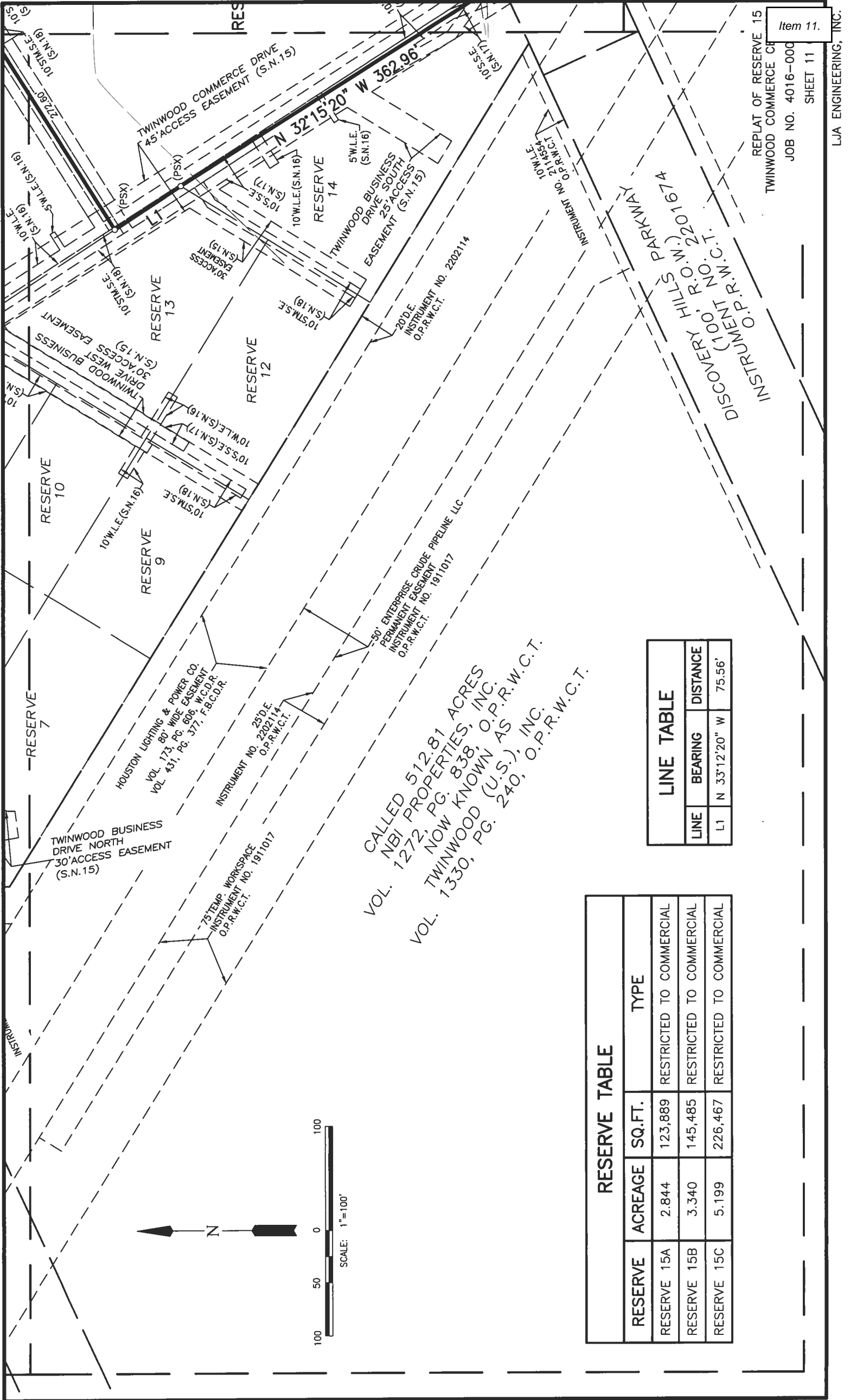
10' W.L.E. (S.N.16)

10' W.L.E. (S.N.16)

10' W.L.E. (S.N.16)

10' W.L.E. (S.N.16)

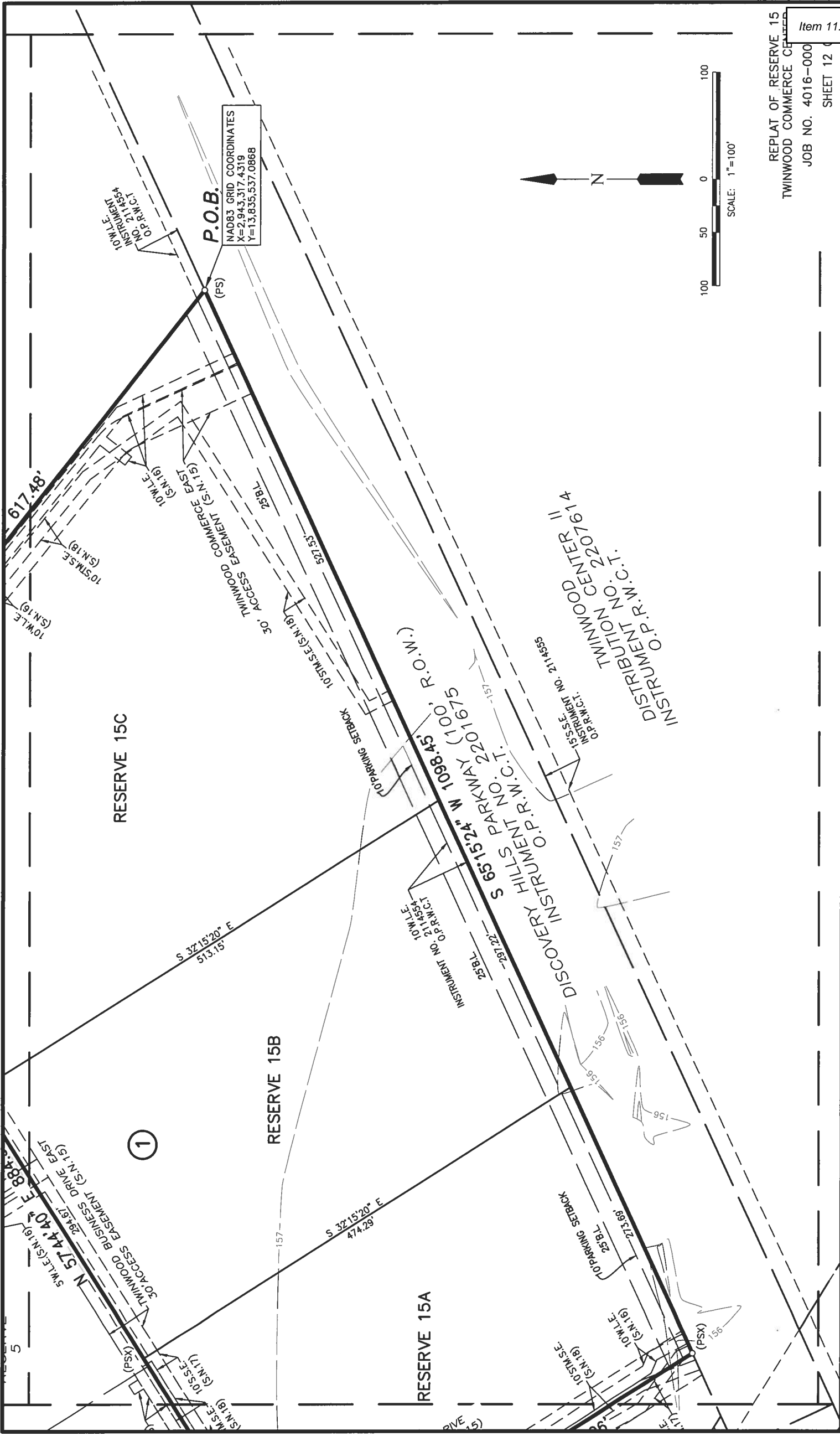
10' W.L.E. (S.N.16)

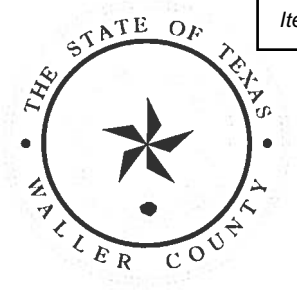


CALLLED 512.81 ACRES  
NBI PROPERTIES, INC.  
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NOW KNOWN AS  
VOL. TWINWOOD (U.S.), INC.  
VOL. 1330, PG. 240, O.P.R.W.C.T.

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
RESERVE 15A	2.844	123,889	RESTRICTED TO COMMERCIAL
RESERVE 15B	3.340	145,485	RESTRICTED TO COMMERCIAL
RESERVE 15C	5.199	226,467	RESTRICTED TO COMMERCIAL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 33°12'20" W	75.56'





# WALLER COUNTY

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

## MEMORANDUM

**To:** Honorable Commissioners' Court

**Item:** Final Plat Approval-Corner at Kingsland

**Date:** February 20, 2024


### **Background**

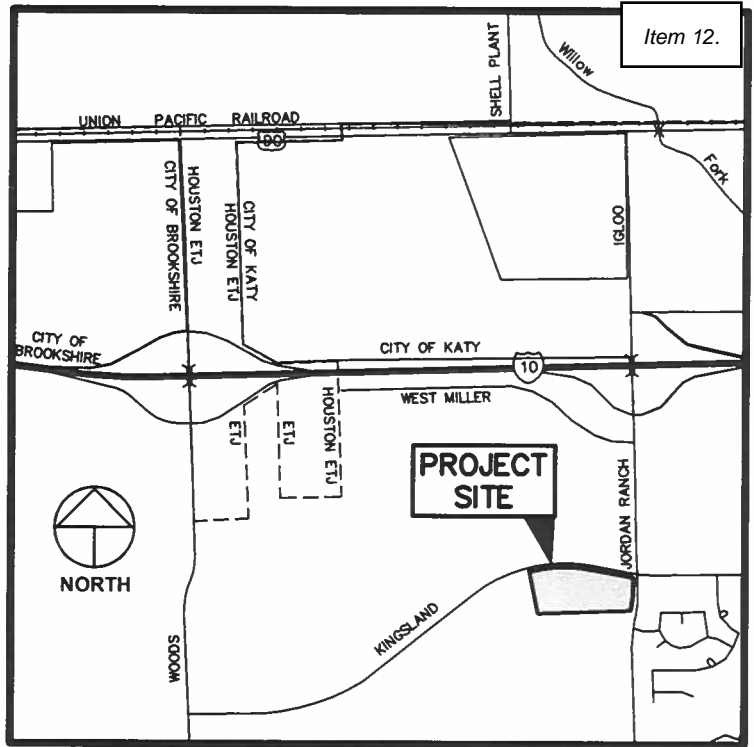
Final Plat of Corner at Kingsland Subdivision which consists of 18.204 acres will include 1 Block and 3 Reserves in Precinct 4.

### **Staff Recommendation**

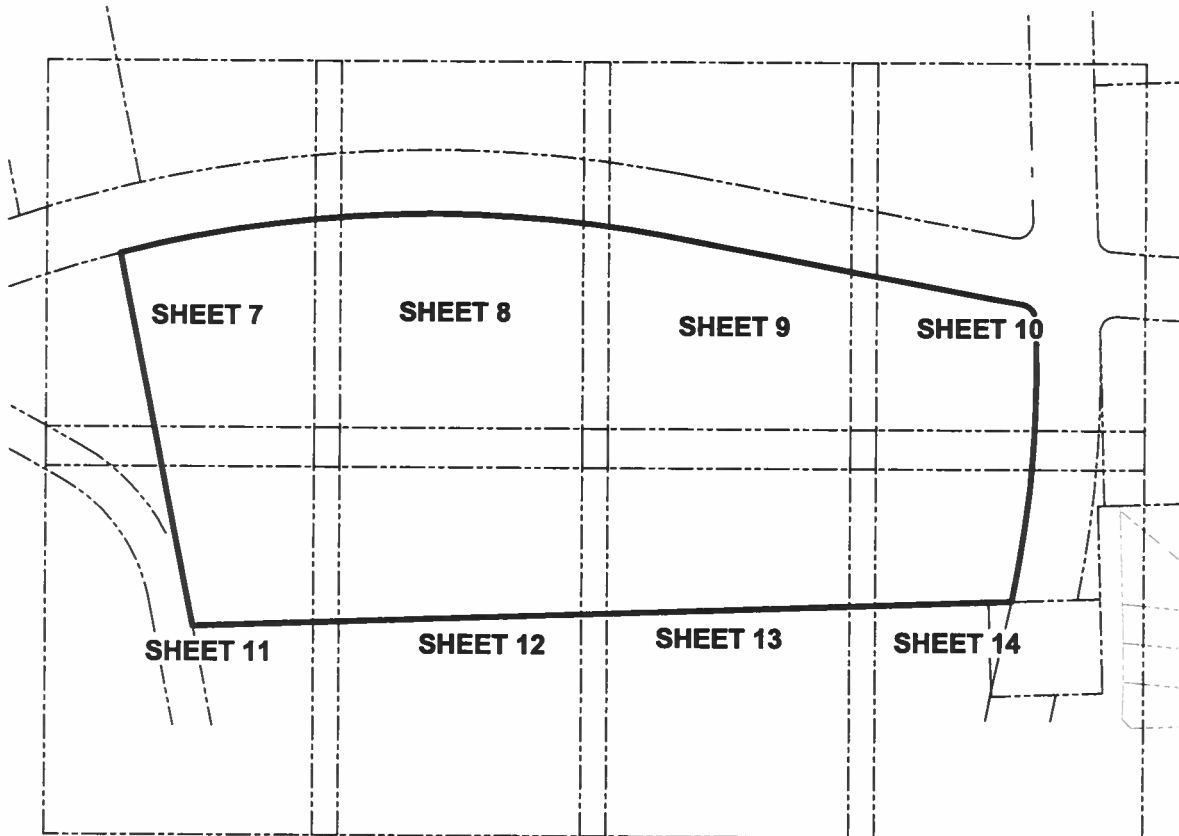
Approve Plat

ABBREVIATIONS

- A.E. - AERIAL EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT. - EASEMENT
- FND - FOUND
- W.C.C.F. - WALLER COUNTY CLERK'S FILE
- W.C.D.R. - WALLER COUNTY DEED RECORDS
- IR - IRON ROD
- NO. - NUMBER
- PG. - PAGE
- R.O.W. - RIGHT-OF-WAY
- AC. - ACRES
- SQ. FT. - SQUARE FEET
- VOL. - VOLUME
- B.L. - BUILDING LINE
- W.L.E. - WATER LINE EASEMENT
- S.S.E. - SANITARY SEWER EASEMENT
- U.E. - UTILITY EASEMENT
-  - SET 5/8" CAPPED IR "WINDROSE"



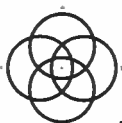
WALLER COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 1/2 MILE



**SHEET LAYOUT**  
SCALE: 1" = 300'

**Owner / Developer**  
Interstate Jordan Ranch LLC  
26077 Nelson Way #201  
Katy, TX 77494  
(832) 820-2094  
yhwang924@gmail.com

**Surveyor**



**WINDROSE**  
LAND SURVEYING | PLATTING

FIRM REGISTRATION NO. 10108800  
713.458.2281 | WINDROSESERVICES.COM  
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

BROOKSHIRE-KATY DRAINAGE  
DISTRICT PERMIT NO. 2023-46

PROPOSED SITE USE:  
COMMERCIAL DEVELOPMENT

FINAL PLAT OF

**CORNER AT  
KINGSLAND**

A SUBDIVISION OF  
18.204 ACRES / 792,962 SQ. FT.  
SITUATED IN THE  
H.T.&C. R.R. CO. SURVEY,  
SECTION 101, ABSTRACT NO. 168  
WALLER COUNTY, TEXAS

I BLOCK 3 RESERVES

DECEMBER 2023

We, Interstate Jordan Ranch LLC, acting by and through Stephen Bigelow and Youhong Wang, owner, hereinafter referred to as the Owners of the 18.204 acre tract described in the above and foregoing map of CORNER AT KINGSLAND, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

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

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

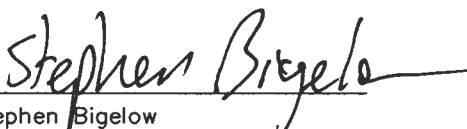

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to provide that drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1- 3/4) square feet (18" diameter) with culverts or bridges to be provided for all the private driveways or walkways crossing such drainage facilities.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

IN TESTIMONY WHEREOF, Interstate Jordan Ranch LLC, has caused these presents to be signed by Stephen Bigelow and Youhong Wang, thereunto authorized, this the 3 day of January, 2024.

Interstate Jordan Ranch LLC

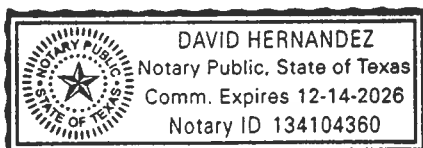
  
Stephen Bigelow  
  
Youhong Wang

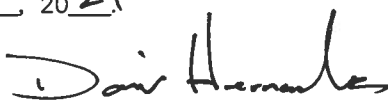
STATE OF TEXAS  
COUNTY OF WALLER

BEFORE ME, the undersigned authority, on this day personally appeared Stephen Bigelow and Youhong Wang of Interstate Jordan Ranch LLC, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein expressed, and as the act and deed for said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this the 3 day of January, 2024



  
Notary Public in and for the  
State of Texas  
12-14-2026  
My Commission Expires:

FINAL PLAT OF  
**CORNER AT  
KINGSLAND**  
A SUBDIVISION OF  
18.204 ACRES / 792,962 SQ. FT.  
SITUATED IN THE  
H.T.&C. R.R. CO. SURVEY,  
SECTION 101, ABSTRACT NO. 168  
WALLER COUNTY, TEXAS  
1 BLOCK 3 RESERVES  
DECEMBER 2023

I, J. Ross McCall, P.E., County Engineer of Waller County, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County, at such time this plat was approved. No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

\_\_\_\_\_  
Date

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

BROOKSHIRE--KATY DRAINAGE DISTRICT PERMIT NO. 2023--46

Approved by the Board of Supervisor on

2/15/24  
Date

[Signature]  
Arnold England, President

[Signature]  
David Welch, Secretary

[Signature]  
Rod Pinheiro, P.E., PMP, CFM, District Engineer

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

FINAL PLAT OF  
**CORNER AT  
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A SUBDIVISION OF  
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DECEMBER 2023

Z:\54705-WOODS ROAD\PLAT\PLAT\122549\20231226-FINAL-LEGALPLAT-CORNER AT KINGSLAND-54705-P122549.DWG - DHERNANDEZ - 01/02/24



I, MATTHEW CARPENTER, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



  
MATTHEW CARPENTER  
Registered Professional Land Surveyor  
Texas Registration No. 6942

BENCHMARK PUBLISHED ELEVATION – 155.65'

ALL ELEVATIONS SHOWN HEREON ARE BASED ON NGS MONUMENT AW5500, BEING A STAINLESS STEEL ROD W/O SLEEVE LOCATED 3.8 MILES WEST FROM KATY ALONG US HIGHWAY 90 FROM THE JUNCTION OF PIN OAK ROAD IN KATY, 64.0 FEET SOUTH OF THE CENTERLINE OF THE HIGHWAY, 36.0 FEET WEST OF THE CENTERLINE OF PETERSON ROAD, 26.0 FEET SOUTH-SOUTHWEST OF THE WEST END OF A 32-INCH PIPE CULVERT, 13.0 FEET SOUTH OF A GENCE CORNER AND A POWER POLE 2.0 FEET NORTH-NORTHEAST OF A GUY ANCHOR 2.0 FEET EAST OF A FENCE. HAVING A PUBLISHED ELEVATION OF 155.65 FEET. (NAVD88)

TEMPORARY BENCHMARK "J" ELEVATION – 153.79'

BEING A CUT "X" ON A CONCRETE INLET LOCATED ON THE SOUTH LINE OF KINGSLAND BOULEVARD, APPROXIMATELY 1,130 FEET WEST FROM THE INTERSECTION OF KINGSLAND BOULEVARD WITH JORDAN RANCH BOULEVARD. (SHOWN HEREON)

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock\_\_\_\_M., and duly recorded on \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock\_\_\_\_M., and under File No. \_\_\_\_\_ of the Official Public Records of Waller County, Texas.

\_\_\_\_\_  
Debbie Hollan  
County Clerk

By: \_\_\_\_\_  
Deputy

FINAL PLAT OF  
**CORNER AT  
KINGSLAND**  
A SUBDIVISION OF  
18.204 ACRES / 792,962 SQ. FT.  
SITUATED IN THE  
H.T.&C. R.R. CO. SURVEY,  
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I BLOCK 3 RESERVES  
DECEMBER 2023

Z:\54705-WOODS ROAD\PLAT\PI22549\20231226-FINAL-LEGALPLAT-CORNER AT KINGSLAND-54705-PI22549.DWG - DHERNANDEZ - 01/02/24

DESCRIPTION

A TRACT OR PARCEL CONTAINING 18.204 ACRES OR 792,962 SQUARE FEET OF LAND SITUATED IN THE H. & T.C. R.R. CO. SURVEY, BLOCK 1, SECTION 101, ABSTRACT NO. 168, WALLER COUNTY, TEXAS, BEING OUT OF THE RESIDUE A CALLED 158.437 ACRE TRACT CONVEYED TO A. TSAKIRIS FAMILY LIMITED PARTNERSHIP, 50% UNDIVIDED INTEREST, AS RECORDED UNDER WALLER COUNTY CLERK'S FILE (W.C.C.F.) NO. 1904068, WITH SAID 18.204 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "MSG" FOUND ON THE WESTERLY LINE OF A CALLED 50 FOOT WIDE PHILLIPS PETROLEUM CO. EASEMENT AS RECORDED IN VOL. 130, PG. 600, WALLER COUNTY DEED RECORDS (W.C.D.R.) FOR THE MOST NORTHERLY NORTHEAST CORNER OF A CALLED 138.87 ACRE TRACT CONVEYED TO CIV FCD JORDAN RANCH, LLC., AS RECORDED UNDER W.C.C.F. NO. 2111488, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,950.02 FEET, A CENTRAL ANGLE OF 25 DEG. 18 MIN. 43 SEC., AN ARC LENGTH OF 861.47 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 88 DEG. 02 MIN. 47 SEC. EAST, - 854.48 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND FOR A POINT OF TANGENCY;

THENCE, SOUTH 79 DEG. 17 MIN. 52 SEC. EAST, A DISTANCE OF 513.46 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" FOUND FOR THE SOUTHWEST CORNER OF KINGSLAND BOULEVARD (100 FEET WIDE) AS RECORDED UNDER W.C.C.F. NO. 1806479 AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, WITH SAID CURVE TO THE LEFT, AND THE SOUTH CURVED R.O.W. LINE OF SAID KINGSLAND BOULEVARD, HAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 01 DEG. 21 MIN. 37 SEC., AN ARC LENGTH OF 48.67 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 79 DEG. 58 MIN. 41 SEC. EAST, - 48.67 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF REVERSE CURVATURE;

THENCE, WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 78 DEG. 56 MIN. 39 SEC., AN ARC LENGTH OF 34.45 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 41 DEG. 11 MIN. 10 SEC. EAST, - 31.79 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST R.O.W. LINE OF JORDAN RANCH BOULEVARD (100 FEET WIDE) AS RECORDED UNDER W.C.C.F. NOS. 1600050 & 1600052, VOL. 1419, PG. 751 AND VOL. 1446, PG. 32, W.C.D.R., FOR A POINT OF TANGENCY;

THENCE, SOUTH 01 DEG. 42 MIN. 50 SEC. EAST, WITH THE WEST R.O.W. LINE OF SAID JORDAN RANCH BOULEVARD, A DISTANCE OF 33.72 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, WITH THE CURVED R.O.W. LINE OF SAID JORDAN RANCH BOULEVARD TO THE RIGHT, HAVING A RADIUS OF 1,750.00 FEET, A CENTRAL ANGLE OF 13 DEG. 27 MIN. 58 SEC., AN ARC LENGTH OF 411.30 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 05 DEG. 01 MIN. 09 SEC. WEST, - 410.35 FEET TO A TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTH LINE OF A CALLED 0.5846 ACRE TRACT CONVEYED TO WALLER COUNTY, TEXAS, AS RECORDED UNDER VOL. 1446, PG. 32, W.C.D.R., FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 88 DEG. 03 MIN. 07 SEC. WEST, WITH THE NORTH LINE OF SAID 0.5846 ACRE TRACT, PASSING AT A DISTANCE OF 36.08 FEET, A 1/2 IRON PIPE FOUND FOR THE NORTHWEST CORNER OF SAID 0.5846 ACRE TRACT, AND THE MOST EASTERLY NORTHEAST CORNER OF SAID 138.87 ACRE TRACT, AND CONTINUING WITH A NORTH LINE OF SAID 138.87 ACRE TRACT FOR A TOTAL DISTANCE OF 1,278.27 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "MSG" FOUND ON THE WESTERLY LINE OF SAID PHILLIPS PETROLEUM CO. EASEMENT FOR AN INTERIOR CORNER OF SAID 0.5846 ACRE TRACT, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 11 DEG. 07 MIN. 30 SEC. WEST, WITH THE WESTERLY LINE OF SAID PHILLIPS PETROLEUM CO. EASEMENT, A DISTANCE OF 595.74 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.204 ACRES OR 792,962 SQUARE FEET OF LAND.

FINAL PLAT OF  
CORNER AT  
KINGSLAND

A SUBDIVISION OF  
18.204 ACRES / 792,962 SQ. FT.  
SITUATED IN THE  
H.T.&C. R.R. CO. SURVEY,  
SECTION 101, ABSTRACT NO. 168  
WALLER COUNTY, TEXAS  
1 BLOCK 3 RESERVES  
JANURY 2024

NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN CITY PLANNING LETTER NO. 2791022-09791 OF CHARTER TITLE COMPANY, DATED NOVEMBER 2, 2023, AND IS SUBJECT TO THE LIMITATIONS OF THAT CITY PLANNING LETTER.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR WALLER COUNTY, TEXAS, MAP NO. 48473C0350E REVISED/DATED FEBRUARY 18, 2009, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
5. ALL PROPERTY CORNERS ARE MARKED WITH A 5/8-INCH CAPPED IRON ROD STAMPED "WINDROSE", UNLESS OTHERWISE INDICATED.
6. THIS PROPERTY LOCATED IN THE CITY OF FULSHEAR EXTRATERRITORIAL JURISDICTION AND WCRID #1.
7. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ONSITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY WALLER COUNTY ENVIRONMENTAL DEPARTMENT. PER TEXAS ADMINISTRATIVE CODE 285.4, FACILITY PLANNING [C] REVIEW OF SUBDIVISION OR DEVELOPMENT PLANS. PERSONS PROPOSING RESIDENTIAL SUBDIVISIONS, MANUFACTURED HOUSING COMMUNITIES, MULTI-UNIT RESIDENTIAL DEVELOPMENTS, BUSINESS PARKS, OR OTHER SIMILAR STRUCTURES THAT USE OSSFS FOR SEWAGE DISPOSAL SHALL SUBMIT PLANNING MATERIALS FOR THESE DEVELOPMENTS TO THE PERMITTING AUTHORITY AND RECEIVE APPROVAL PRIOR TO SUBMITTING AN OSSF APPLICATION.
8. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM.
9. ALL PIPELINE EASEMENTS WITHIN THE PLATTED AREA ARE SHOWN HEREON.

FINAL PLAT OF  
**CORNER AT  
KINGSLAND**

A SUBDIVISION OF  
18.204 ACRES / 792,962 SQ. FT.  
SITUATED IN THE  
H.T.&C. R.R. CO. SURVEY,  
SECTION 101, ABSTRACT NO. 168  
WALLER COUNTY, TEXAS  
I BLOCK 3 RESERVES  
JANURY 2024

UNRESTRICTED RESERVE "A"  
JORDAN RANCH DISTRIBUTION CENTER  
W.C.C.F. NO. 2104124

KINGSLAND BOULEVARD

100' R.O.W.  
(TO BE RECORDED)

$R=1,950.02'$   
 $D=25^{\circ}18'43''$   
 $L=861.47'$   
 $CB=N\ 88^{\circ}02'47''\ E$   
 $C=854.48'$

268.51'

P.O.B.

FND 5/8" IRC "MSG"

146.84'

N 32°04'54" E 97.48'

LIFT STATION EASEMENT  
W.C.C.F. NO. 2011847

SEE SHEET 8

3

RESTRICTED  
RESERVE "E"

KINGSLAND RANCH  
LOGISTICS PARK  
W.C.C.F. NO. 231498

N 11°07'30" W 595.74'

50' PHILLIPS PETROLEUM CO. ESMT.  
VOL. 130, PG. 600, W.C.D.R.

30' SANITARY SEWER EASEMENT  
W.C.C.F. NO. 2011849

N 11°07'35" W 424.85'

1

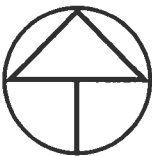
RESTRICTED  
RESERVE "C"

3.4017 AC. / 148,176 SQ. FT.  
(RESTRICTED TO DETENTION USE)

911 ADDRESSING:

30265 KINGSLAND BLVD  
BROOKSHIRE TX 77423

SEE SHEET 11



NORTH

0 60 120 Feet

GRAPHIC SCALE: 1" = 60'

FINAL PLAT OF  
CORNER AT  
KINGSLAND

A SUBDIVISION OF  
18.204 ACRES / 792,962 SQ. FT.  
SITUATED IN THE  
H.T.&C. R.R. CO. SURVEY,  
SECTION 101, ABSTRACT NO. 168  
WALLER COUNTY, TEXAS

1 BLOCK 3 RESERVES

JANUARY 2024

UNRESTRICTED RESERVE "A"  
JORDAN RANCH DISTRIBUTION CENTER  
W.C.C.F. NO. 2104124

**KINGSLAND BOULEVARD**

100' R.O.W.  
(TO BE RECORDED)

R=1,950.02'  
D=25°18'43"  
L=861.47'

TBM J  
⊕

CB=N 88°02'47" E  
C=854.48'

446.12'

35' BUILDING LINE

15' S.S.E.  
W.C.C.F. NO. 2305794

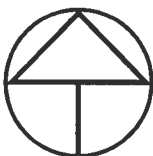
①

**UNRESTRICTED RESERVE "A"**  
11.3931 AC. / 496,282 SQ. FT.

S 01°56'53" E 501.78'

STORM SEWER EASEMENT 15'  
W.C.C.F. NO. 2401620

**SEE SHEET 12**



**NORTH**

0 60 120 Feet

GRAPHIC SCALE: 1" = 60'

FINAL PLAT OF  
**CORNER AT  
KINGSLAND**

A SUBDIVISION OF  
18.204 ACRES / 792,962 SQ. FT.  
SITUATED IN THE  
H.T.&C. R.R. CO. SURVEY,  
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WALLER COUNTY, TEXAS

1 BLOCK 3 RESERVES

JANURY 2024

**SEE SHEET 7**

**SEE SHEET 9**

UNRESTRICTED RESERVE "A"  
JORDAN RANCH DISTRIBUTION CENTER  
W.C.C.F. NO. 2104124

KINGSLAND BOULEVARD  
100' R.O.W.  
(TO BE RECORDED)

FND 5/8" IRC "WINDROSE"

S 79°17'52" E 513.46'

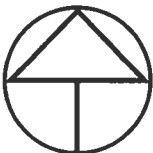
261.49'

WATER LINE EASEMENT 30'  
W.C.C.F. NO. 2401622 N 01°56'53" W 530.94'

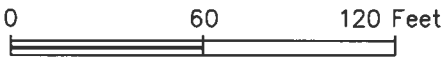
①  
UNRESTRICTED RESERVE "A"  
11.3931 AC. / 496,282 SQ. FT.

STORM SEWER EASEMENT 15'  
W.C.C.F. NO. 2401620

SEE SHEET 13



NORTH



GRAPHIC SCALE: 1" = 60'

FINAL PLAT OF  
CORNER AT  
KINGSLAND

A SUBDIVISION OF  
18.204 ACRES / 792,962 SQ. FT.  
SITUATED IN THE  
H.T.&C. R.R. CO. SURVEY,  
SECTION 101, ABSTRACT NO. 168  
WALLER COUNTY, TEXAS

I BLOCK 3 RESERVES

JANUARY 2024

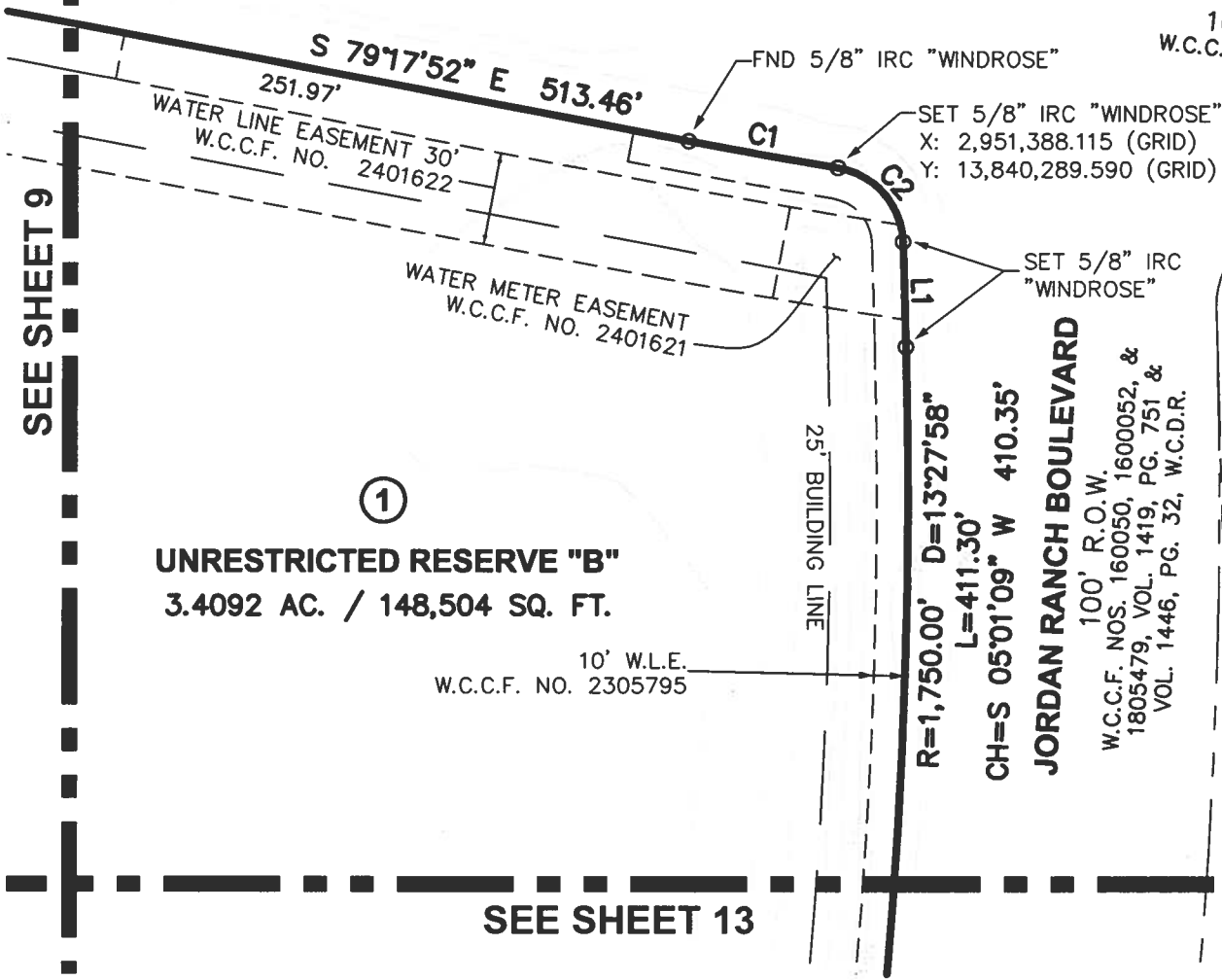
UNRESTRICTED RESERVE "A"  
JORDAN RANCH DISTRIBUTION CENTER  
W.C.C.F. NO. 2104124

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°42'50" E	33.72'

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	2,050.00'	1°21'37"	48.67'	S 79°58'41" E	48.67'
C2	25.00'	78°56'39"	34.45'	S 41°11'10" E	31.79'

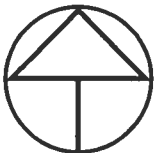
KINGSLAND BOULEVARD  
100' R.O.W.  
(TO BE RECORDED)

KINGSLAND BOULEVARD  
100' R.O.W.  
W.C.C.F. NO. 1806479



SEE SHEET 9

SEE SHEET 13



NORTH

0 60 120 Feet

GRAPHIC SCALE: 1" = 60'

FINAL PLAT OF  
CORNER AT  
KINGSLAND

A SUBDIVISION OF  
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JANUARY 2024

Z:\54705-WOODS ROAD\PLAT\P122549\20240207.-FINAL-LEGALPLAT-CORNER AT KINGSLAND-54705-P122549.DWG - DHERNANDEZ - 02/08/24

Item 12.

SEE SHEET 7

**RESTRICTED  
RESERVE "C"**

**3.4017 AC.  
148,176 SQ. FT.**

(RESTRICTED TO  
DETENTION USE)

S 88°03'07" W 235.28'

**UNRESTRICTED  
RESERVE "A"**

**11.3931 AC.  
496,282 SQ. FT.**

S 88°03'07" W 1,278.27'

**KINGSLAND RANCH DRIVE**  
60' R.O.W.  
W.C.C.F. NO. 251498

N 11°07'30" W 595.74'

50' PHILLIPS PETROLEUM CO. ESMT.  
VOL. 130, PG. 600, W.C.D.R.

30' SANITARY SEWER EASEMENT  
W.C.C.F. NO. 2011849

N 11°07'35" W 424.85'

2

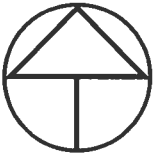
UNRESTRICTED  
RESERVE "B"

FND 5/8" IRC "MSG"  
X: 2,950,096.790 (GRID)  
Y: 13,839,779.799 (GRID)

4

UNRESTRICTED  
RESERVE "D"

SEE SHEET 12



**NORTH**

0 60 120 Feet

GRAPHIC SCALE: 1" = 60'

**FINAL PLAT OF  
CORNER AT  
KINGSLAND**

A SUBDIVISION OF  
18.204 ACRES / 792,962 SQ. FT.  
SITUATED IN THE  
H.T.&C. R.R. CO. SURVEY,  
SECTION 101, ABSTRACT NO. 168  
WALLER COUNTY, TEXAS

I BLOCK 3 RESERVES

JANUARY 2024



Z:\54705-WOODS ROAD\PLAT\20240207.-FINAL-LEGALPLAT-CORNER AT KINGSLAND-54705-P122549.DWG - DHERNANDEZ - 02/08/24

SEE SHEET 11

SEE SHEET 13

Item 12.

SEE SHEET 8

①

UNRESTRICTED RESERVE "A"  
11.3931 AC. / 496,282 SQ. FT.

235.28'

R=19.00'  
D=90°00'00"  
L=29.85'  
CB=S 43°03'07" W  
C=26.87'

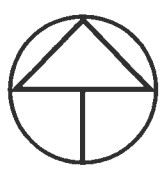
7' UTILITY EASEMENT  
W.C.C.F. NO. 2012187

1014.61'

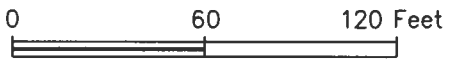
S 88°03'07" W 1,278.27'

④

UNRESTRICTED  
RESERVE "D"  
KINGSLAND RANCH LOGISTICS PARK  
W.C.C.F. NO. 231498



NORTH



GRAPHIC SCALE: 1" = 60'

FINAL PLAT OF  
**CORNER AT  
KINGSLAND**  
A SUBDIVISION OF  
18.204 ACRES / 792,962 SQ. FT.  
SITUATED IN THE  
H.T.&C. R.R. CO. SURVEY,  
SECTION 101, ABSTRACT NO. 168  
WALLER COUNTY, TEXAS  
1 BLOCK 3 RESERVES  
JANURY 2024

Z:\54705-WOODS ROAD\PLAT\P122549\20240207.-FINAL-LEGALPLAT-CORNER AT KINGSLAND-54705-P122549.DWG - DHERNANDEZ - 02/08/24

SEE SHEET 9

Item 12.

911 ADDRESSING:

- 401-407 OLYMPIC LANE
- 410-453 BRANCHWOOD LANE
- 404-439 RIVIERA LANE
- 401-412 ALPINE LANE
- 400-408 SUMMERSET LANE
- 403-425 VINTAGE LANE

①

UNRESTRICTED RESERVE "A"  
11.3931 AC. / 496,282 SQ. FT.

N 01°56'53" W 530.94'

8' AERIAL EASEMENT  
W.C.C.F. NO. 2012187

10' AERIAL EASEMENT  
W.C.C.F. NO. 2303130

10' EASEMENT  
W.C.C.F. NO. 2303130

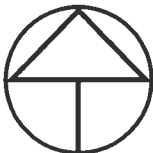
S 88°03'07" W 1,278.27'

SEE SHEET 12

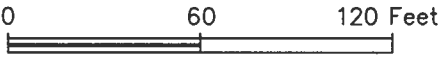
④

UNRESTRICTED  
RESERVE "D"  
KINGSLAND RANCH LOGISTICS PARK  
W.C.C.F. NO. 231498

SEE SHEET 14



NORTH



GRAPHIC SCALE: 1" = 60'

FINAL PLAT OF  
CORNER AT  
KINGSLAND

A SUBDIVISION OF  
18.204 ACRES / 792,962 SQ. FT.  
SITUATED IN THE  
H.T.&C. R.R. CO. SURVEY,  
SECTION 101, ABSTRACT NO. 168  
WALLER COUNTY, TEXAS  
I BLOCK 3 RESERVES  
JANURY 2024

Z:\54705--WOODS ROAD\PLAT\P122549\20240207.-FINAL-LEGALPLAT-CORNER AT KINGSLAND-54705-P122549.DWG - DHERNANDEZ - 02/08/24

SEE SHEET 9

Item 12.

911 ADDRESSING:

400-417 N. TURNBERRY LANE  
402-410 S. TURNBERRY LANE

①

UNRESTRICTED RESERVE "B"  
3.4092 AC. / 148,504 SQ. FT.

25' BUILDING LINE

$R=1,750.00'$   $D=13^{\circ}27'58''$   
 $L=411.30'$   
 $CH=S\ 05^{\circ}01'09''\ W\ 410.35'$   
**JORDAN RANCH BOULEVARD**  
100' R.O.W.  
W.C.C.F. NOS. 160050, 1600052, &  
1805479, VOL. 1419, PG. 751 &  
VOL. 1446, PG. 32, W.C.D.R.

263.66'  
S 88°03'07" W 1,278.27'

SET 5/8" IRC "WINDROSE"  
X: 2,951,374.154 (GRID)  
Y: 13,839,823.246 (GRID)

CALLED 0.5846 ACRES  
WALLER COUNTY, TEXAS  
VOL. 1446, PG. 32, W.C.D.R.

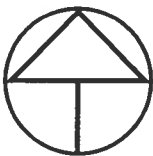
40' R.O.W. EASEMENT  
VOL. 331, PG. 210, W.C.D.R.

WILLOW CREEK FARMS  
PHASE II, SEC 2  
VOL. 1419, PG. 751, W.C.D.R.

④

UNRESTRICTED  
RESERVE "D"

SEE SHEET 13



NORTH

0 60 120 Feet

GRAPHIC SCALE: 1" = 60'

FINAL PLAT OF  
**CORNER AT  
KINGSLAND**

A SUBDIVISION OF  
18.204 ACRES / 792,962 SQ. FT.  
SITUATED IN THE  
H.T.&C. R.R. CO. SURVEY,  
SECTION 101, ABSTRACT NO. 168  
WALLER COUNTY, TEXAS

1 BLOCK 3 RESERVES

JANURY 2024

APPROVED by Commissioners Court of Waller County, Texas, this  
the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Carbett "Trey" J. Duhon III  
County Judge

\_\_\_\_\_  
John A. Amsler  
Commissioner, Precinct 1

\_\_\_\_\_  
Walter E. Smith, P.E., RLPS  
Commissioner, Precinct 2

\_\_\_\_\_  
Kendric D. Jones  
Commissioner, Precinct 3

\_\_\_\_\_  
Justin Beckendorff  
Commissioner, Precinct 4

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

Privately maintained paved streets: Interstate Jordan Ranch LLC, by filing this Plat of Record, and all future owners of property within this subdivision, by purchasing such property, acknowledge and agree that Waller County shall have no obligation whatsoever to repair or accept maintenance of the roads shown on this subdivision until and unless Interstate Jordan Ranch LLC and/or the Property Owners Association has improved the roadways to the then current standards required by Waller County and the roads have been accepted for maintenance by formal, written action of the Waller County Commissioners Court and the roadway, with all required right of way, has been dedicated by the owners thereof, and accepted by the County, as a public street. Interstate Jordan Ranch LLC and all future owners of property within this subdivision shall look solely to Interstate Jordan Ranch LLC and/or the Property Owners Association for future maintenance and repair of the roads and streets shown on this Subdivision.

FINAL PLAT OF  
**CORNER AT  
KINGSLAND**

A SUBDIVISION OF  
18.204 ACRES / 792,962 SQ. FT.  
SITUATED IN THE  
H.T.&C. R.R. CO. SURVEY,  
SECTION 101, ABSTRACT NO. 168  
WALLER COUNTY, TEXAS  
1 BLOCK 3 RESERVES  
JANURY 2024

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

**KING**  
Architectural Consulting Services PLLC

Billed To  
Danny Rothe  
Waller County  
836 Austin Street  
Hempstead, TX 77445

Date of Issue  
02/01/2024  
  
Due Date  
03/09/2024

Invoice Number  
0000026  
  
Reference  
Business Node - New  
Courthouse pay app  
#15-R1

Amount Due (USD)  
**\$2,212.99**

Description	Rate	Qty	Line Total
Third Party Architectural Services includes 1 hour in January 2024 for checking pay app #14 10 hours trip to WC on 1-30-24 for observation/review pay app 15-R1 1 hour pay app review #15-R1	\$150.00	12	\$1,800.00
Travel Expense, Mileage trip to Waller County - observation on Jan 30, 2024	\$0.585	412	\$241.02
Insurance Reimbursable for January 2024	\$82.42	1	\$82.42
Insurance Reimbursable for February 2024	\$82.42	1	\$82.42
Travel Expense, lunch	\$7.13	1	\$7.13

604-604-  
5454105

Subtotal 2,212.99  
Tax 0.00  
Total 2,212.99  
Amount Paid 0.00

Amount Due (USD)

**\$2,212.99**

APPROVED  
DANNY ROTHE  
WC/DF/CM  
2/1/2023

*D. Rothe*

Terms  
Thank You!

## Payment schedule

### King Architectural Consulting Services PLLC

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

#### Upcoming payment schedule

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

- September 7, 2023 \$82.38
- October 7, 2023 \$82.42
- November 7, 2023 \$82.42
- December 7, 2023 \$82.42
- January 7, 2024 \$82.42
- February 7, 2024 \$82.42
- March 7, 2024 \$82.42
- April 7, 2024 \$82.42
- May 7, 2024 \$82.42
- June 7, 2024 \$82.42
- July 7, 2024 \$82.42
- August 7, 2024 \$82.42

2023

INVOICE #26

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

TRIP to W.C. 1.30.24



WHATABURGER

Restaurant 1011  
4471 State Hwy 6 South  
College Station, TX 77845  
(979)690-5753

Operating Partner - Kellianne Cupit  
[www.whataburger.com/contact-us](http://www.whataburger.com/contact-us)

1/30/2024  
Order 925488

11:59AM

Cashier: Fariyal H

1 #7 WHATABURGER JR MEAL	6.59
WHATABURGER JR	0.00
SM FRIES	0.00
SM DRINK	0.00

SubTotal	6.59
Tax	0.54

Total	7.13
-------	------

Visa	7.13
Acct:XXXXXXXX9501	

Approval:05070D  
A0000000031010  
Chip Read  
SIGNATURE

\*\*\*\*\*

Customer # 70 MACHEAL

Order 925488

michael K

\*\*\*\*\*

Dine In

Thank you for visiting!



**TAG Houston Region**  
2339 Commerce St Ste 151  
Houston, TX 77002  
events@taghouston.org  
<https://www.taghouston.org>



## INVOICE

**BILL TO**  
Waller County

**INVOICE #** 2328  
**DATE** 01/12/2024  
**DUE DATE** 02/11/2024

ACTIVITY	DESCRIPTION	RATE	AMOUNT
2024 Membership Government		5,000.00	5,000.00

BALANCE DUE

**\$5,000.00**

JAN24'24PM2:51AUDITOR

JAN24'24AM8:55TREASURER

Registration # 010244  
Joan Sargent Waller Co. Treasurer  
Deputy JC Date 1.24.24

**BRAZOS VALLEY COUNCIL OF GOVERNMENTS**

P. O. DRAWER 4128 BRYAN, TX 77805  
 (979) 595-2800 FAX (979) 595-2817  
 FEDERAL I.D. #74-1562020

**Invoice**

DATE

NUMBER

1/1/2024

08143



Billing Address  
 WALLER COUNTY  
 Accounts Payable  
 836 Austin Street, Suite 203  
 Hempstead, TX 77445  
 USA

Service Address  
 WALLER COUNTY  
 836 Austin Street, Suite 203  
 Hempstead, TX 77445  
 USA

FEB1'24PM2:55TREASURER

Your Contribution Covers the Period 01/01/2024 thru 03/31/2024

Charge Date	Charge Code	Description	Fixed Charge	Quantity	Unit Price	Amount	Sales Tax
1/1/2024	948	Waller County CIHC Quarterly...	\$7,500.00	0.00	0.000000	\$7,500.00	
Registration # <b>010453</b> Joan Sargent Waller Co. Treasurer Deputy <i>MF</i> Date <i>2/2/24</i>							
Payment Terms: Net 0 Days			Sales Tax:		\$0.00		
			Total:		\$7,500.00		

Customer ID CIHC-WALCOU  
 Customer Name WALLER COUNTY

Invoice ID 08143  
 Invoice Date 1/1/2024

Charge Date	Charge Code	Description	Fixed Charge	Quantity	Unit Price	Amount	Sales Tax
1/1/2024	948	Waller County CIHC Quarterly...	\$7,500.00	0.00	0.000000	\$7,500.00	
FEB2'24AM10:22AUDITOR							

Payment Terms: Net 0 Days  
 Your Contribution Covers the Period 01/01/2024 thru 03/31/2024

Sales Tax: \$0.00  
 Total: \$7,500.00

**Highway 36A Coalition**

P.O. Box 16298  
Sugar Land, TX 77496

Phone # 281-732-7118

debbie@36Acoalition.org

Date	Invoice #
2/1/2024	2024-1002

**Bill To**

Waller County  
836 Austin Street, Suite 203  
Hempstead, TX 77445

P.O. No.

Terms

Quantity	Description	Rate	Amount
1	Board Level Membership - Counties (<100,000) term: January 1, 2024 - December 31, 2024	1,500.00	1,500.00
<p style="text-align: right;">Registration # <b>010451</b> Joan Sargent, Waller Co. Treasurer Deputy <u>NY</u> Date <u>2/2/24</u></p>		<p style="color: blue;">FEB1'24PM5:03TREASURER</p> <p style="color: red;">FEB2'24AM10:22AUDITOR</p>	
		<b>Total</b>	<b>\$1,500.00</b>

**Magnolia Funeral Home, Inc.****811 S. Magnolia****Magnolia, TX 77355****281-356-3363****INVOICE**

January 18, 2024

Registration # **010205**  
Joan Sargent Waller Co. Treasurer  
Deputy JC Date 1.24.24

Waller County

836 Austin St., Ste. 316

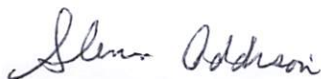
Hempstead, TX 77445

Regarding: Cremation of Waller County indigent decedent [REDACTED] who died in Waller County December 25, 2023 and was determined by Justice of the Peace J.R. Woolley to qualify for an indigent cremation.

**TOTAL DUE: \$2,016** (consisting of \$1,995 for the cremation and \$21 for the state-mandated purchase of one (1) certified death certificate.

Please remit to the address shown above.

Cordially,



Glenn Addison, owner

JAN23'24PM1:31TREASURER

JAN24'24PM2:47AUDITOR

STATE OF TEXAS           §

COUNTY OF WALLER   §

**TAX ABATEMENT AGREEMENT BETWEEN**  
**WALLER COUNTY, TEXAS,**  
**CIV FCD JORDAN RANCH, LLC., AND COLOPLAST MANUFACTURING US, LLC**

This Agreement is entered into by and between the County of Waller, Texas (“COUNTY”), duly acting herein by and through the County Judge, CIV FCD Jordan Ranch, LLC, a Delaware limited liability company (“JORDAN RANCH”), and COLOPLAST MANUFACTURING US, LLC, a Minnesota limited liability company (“COLOPLAST”); (JORDAN RANCH AND COLOPLAST are referred to collectively as (“OWNERS”)), which are the owners of the taxable real and personal property located within Waller County, Texas, and the area located within the WALLER COUNTY WOODS JORDAN RANCH REINVESTMENT ZONE 14, (“REINVESTMENT ZONE”), on this the 20th day of February, 2024.

**RECITALS:**

WHEREAS, on 8th day of June, 2022 the County passed an Order establishing a Reinvestment Zone for commercial/industrial tax abatement (“ORDER”), as authorized by Texas Tax Code Chapter 312, herein attached as Exhibit “C”; and

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

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

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



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

**NOW THEREFORE**, the parties do hereto mutually agree as follows:

**COVENANTS AND AGREEMENTS:**

1. The property that is the subject of this Agreement shall be referred to as the “Premises”, and the Premises are described in Exhibit “A,” which is attached hereto and incorporated herein.
2. OWNERS shall make or cause to be made real property and personal property improvements (the “Improvements”) at the Premises, and the Improvements shall be of the kind, number, and location specifically described in Exhibit “A” and Exhibit “B,” which is attached hereto and incorporated herein. In addition, OWNER shall install or maintain at the Premises a taxable value of the Improvement types described on Exhibit “A,” and Exhibit “B” hereto for purposes of allowing OWNERS to operate the Premises as required in Section 3.
  - a. OWNERS shall ensure the Improvements are diligently and faithfully undertaken and completed in a good and workmanlike manner, in compliance with all applicable federal, state, and local laws and regulations.
  - b. OWNERS shall have additional reasonable time to complete the Improvements in the event of “force majeure,” if OWNERS are diligently and faithfully pursuing completion of the Improvements. “Force majeure” shall mean any contingency or cause beyond the reasonable control of OWNERS including, without limitation, an act of God, public enemy, war, riot, civil commotion, insurrection, or labor strikes.

3. OWNERS shall, by YEAR 1 of the Abatement Period referenced in Section 9.a., and until the expiration of this Agreement, continuously operate and maintain the Premises as an assembly and distribution facility. If OWNERS operations at the Premises are prevented due to force majeure, such interruption of operations shall not constitute a default hereunder.
4. OWNERS shall file the Forms 50-116, 50-141, 50-142, and any other required documentation, to verify personal property values and continued compliance for the abatement granted, to the Waller County Appraisal District annually during the term of this Agreement for so long as the law requires annual application. Failure to do so will result in the termination of this Agreement.
5. OWNERS shall, in writing in a form reasonably acceptable to both OWNERS and the County and, until the expiration or termination of this Agreement, annually certify compliance with this Agreement, including the Employment requirements set forth herein.
6. EMPLOYEES: For the duration of this Agreement, COLOPLAST shall employ an agreed number of persons as set forth below.
  - a. By the end of YEAR 2 of the Abatement Period, and continuing through December 31 of the final year of the Abatement Period, at least forty-five (45) new Employees (as defined herein) must be employed at or based from the Premises. The parties agree and understand that the number of Employees within a certain job class may increase or decrease and that COLOPLAST will comply with the Employee requirements so long as forty-five (45) new Employees are employed during the term of this agreement, as described herein, regardless of the number of new Employees in each position. For purposes of calculating the number of new

Employees under this Section 6(a), the County shall use the number Employees employed by COLOPLAST as of the year ended December 31, 2025.

- b. An Employee is a person who (i) is an employee or contract employee of COLOPLAST and paid directly, or in the case of a contract employee, paid directly or indirectly, by COLOPLAST, and (ii) regularly works at least 40 hours a week at or based from the Premises, excluding time taken for holidays, vacations, sick leave, or other regular leave.
- c. To the greatest extent reasonably possible, and where there are qualified applicants living in Waller County, COLOPLAST shall make a good faith effort to employ such persons living in Waller County, Texas for its new employees. If COLOPLAST finds a resident of Waller County can be hired, but only after additional training, COLOPLAST will contact the County to assist in obtaining applicable training grants, if available, to ensure that citizens of Waller County are given every opportunity for employment.
- d. COLOPLAST, upon 48 hour prior request by the County, shall validate compliance with the terms of this Section 6 by allowing the County to review COLOPLAST'S records and documents on location at the Premises that are directly related to COLOPLAST'S obligations with regards to the Employees for the sole purpose of verification of the information contained in the compliance certifications due pursuant to Section 5; provided, however, such review must be done during normal business hours no more than once per calendar year, and the County shall not be permitted to photocopy any documentation. COLOPLAST may withhold any information it reasonably deems to be sensitive (subject to the requirements of any



applicable statute). The County agrees it will make best efforts not to interrupt the COLOPLAST'S business with such reviews, and COLOPLAST shall not be required to disclose the names or other sensitive personally identifiable information (such as social security numbers, home addresses or telephone numbers) of specific Employees.

7. It is understood, and agreed among the parties, that beginning YEAR 1 of the Abatement Period and continuing each year thereafter, the Premises and any and all Improvements shall be appraised at market value effective January 1 of each tax year, including the value of any partially completed Improvements.
8. INVENTORY: Beginning with YEAR 2 of the Abatement Period, and continuing during the term of the Agreement, COLOPLAST shall maintain a minimum \$45,000,000 rendered taxable inventory value at the Premises as a result of the improvements listed in Exhibit "B." COLOPLAST agrees to render its Personal Property for tax valuation purposes with the Chief Appraiser for the Waller County Appraisal District annually and within the deadline for filing renditions. COLOPLAST shall give the Waller County Appraisal District any necessary permission required for the Waller County Appraisal District to provide copies of COLOPLAST'S tax documents to the County for the purpose of verifying rendered inventory values.
9. Subject to the terms and conditions of this Agreement, and subject to the rights of the holders of any outstanding bonds of the County, a portion of the ad valorem property taxes only for real and personal property Improvements for the Premises, which would otherwise be owed to the County shall be abated for a period of years, commencing January 1, 2024 and terminating December 31, 2033 ("Abatement Period").

- a. Said Abatement Period shall be extended to JORDAN RANCH only for qualifying real property Improvements, referenced in Exhibit “A”, in an amount equal to the percentages listed below:

YEAR 1 (2024)	-100%
YEAR 2 (2025)	-100%
YEAR 3 (2026)	-100%
YEAR 4 (2027)	-100%
YEAR 5 (2028)	-100%
YEAR 6 (2029)	-100%
YEAR 7 (2030)	-100%
YEAR 8 (2031)	-100%
YEAR 9 (2032)	-100%
YEAR 10 (2033)	-100%

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

abatement granted in any given year under this Agreement on the Improvements would be decreased by the same percentage, rounded to the nearest whole number, thereby reducing the abatement by 7%.

**DEFAULT:**

10. OWNERS shall be in default if any of the following occurs:

- a. Improvements are not installed in accordance with this Agreement as described in Exhibit "A" and Exhibit "B", except where force majeure is provided under Section 2(b);
- b. COLOPLAST fails to employ the number of persons in accordance with this Agreement for any consecutive 90-day period, which would reduce the abatement by the same percentage as noted in Section 12;
- c. OWNERS fail to timely file annual renditions for the Premises and any and all Improvements or OWNERS fails to file an annual application with the appraisal district for so long as the law requires such an application;
- d. OWNERS allow their ad valorem taxes owed to the County, or any other taxes owed to any other taxing entity located in whole or in part in the County, to become delinquent without timely and properly following the legal procedures for protest and/or contest of any such taxes;
- e. OWNERS operate the Premises in violation of public health and safety laws, or allows the Premises or any part thereof to become a public nuisance, as provided under the appropriate ordinances of Waller County, or the State of Texas;
- f. For duration of the Abatement Period, if COLOPLAST fails to maintain an additional minimum \$45,000,000 rendered taxable value of inventory at the

Premises as a result of the improvements listed in Exhibit “B”, then COLOPLAST shall not be entitled to the abatement of property taxes for the year in which the default occurs.

11. In the event OWNERS default as described in Section 10, the County shall give OWNERS written notice of such default. If OWNERS have not cured such default under Section 10 within sixty (60) days of said written notice or, if the nature of such default is such that sixty (60) days is not sufficient to cause such cure, does not commence such cure within such sixty (60) days and diligently pursue it to completion, the County may take the actions permitted in Section 13.
12. In the event that COLOPLAST fails to maintain the required minimum number of Employees at the Premises for any consecutive 90-day period, the tax abatement granted by this Agreement will be reduced as a percentage based on the difference. The amount of the tax abatement granted by this Agreement for the tax year following the year in which the requirement was not met is reduced by the same percentage, rounded to the nearest whole number, as the percentage decrease in the actual number of Employees that is maintained in the 90-day period. For example, if the actual average number of Employees is reduced by 6.6% during a given year, then the percentage of the tax abatement granted for that year under this Agreement on the Improvements would be decreased by the same percentage, rounded to the nearest whole number reducing the abatement by 7%. Should COLOPLAST not maintain the required number of employees, and reduce the taxable value of real or property as a result of tax protest, then the greater of the two shall be applied to the reduction.

13. In the event of default under Section 10(a) and Section 10(c-e), the County may (after notice and opportunity to cure as provided for herein) terminate this Agreement, and the County, in such event, shall be entitled to recapture any and all property taxes which have been abated as a result of this Agreement for those years in which OWNERS were in default under Section 10(a) and Section 10 (c-e) and all such taxes shall be paid to the County within sixty (60) days of the expiration of the cure period described in Section 11.
- a. In addition to any taxes due as a result of default hereunder, interest on any amounts subject to recapture or not current as of the time of default may be charged at the statutory rate of delinquent taxes, as determined by Chapter 33 of the Texas Tax Code.
- b. Notwithstanding subsection (a) above, in the event of default or termination, no penalty shall be charged under Chapter 33 of the Texas Tax Code.

**MISCELLANEOUS:**

14. The County represents and warrants that the Premises do not include any property that is owned by a member of the Waller County Commissioners Court, or owned by any party responsible for the approval of this Agreement.
15. The terms and conditions of this Agreement are binding upon the successors and assigns of all parties. However, this Agreement cannot be assigned by OWNERS without the County's written consent, which shall not be unreasonably withheld. Notwithstanding the foregoing, OWNERS may assign this Agreement without written consent from the County if such assignment is to any entity that, directly or indirectly, is controlled by, or is in common control with OWNERS; provided that OWNERS shall give notice of any such assignment to the County at least thirty (30) days prior to the effective date of such

assignment. This Agreement does not inure to the benefit of any third-party, except permitted successors or assigns.

16. It is understood and agreed between the parties that OWNERS are acting independently in the performance of their obligations hereunder, and the County assumes no responsibilities or liabilities for OWNERS' performance of this Agreement. OWNERS agree to defend, indemnify, and hold harmless the County, including but not limited to the County's officials, officers, employees, agents, and affiliates, and the affiliated appraisal district, from any and all claims, losses, damages, injuries, suits, judgments, and reasonable attorney's fees relating to OWNERS' performance of this Agreement or OWNERS' Premises or Improvements.
17. OWNERS agree that the County and its agents or employees shall have the reasonable right of access to the Premises after 48 hour written notice to inspect the Improvements to ensure that the Improvements have been made and are being made in accordance with this Agreement. After completion of the Improvements, the County shall have the continuing right to ensure that the Premises are thereafter maintained and operated in accordance with this Agreement, during the term of this Agreement. The County agrees (i) to give OWNER notice of its intent to inspect the Premises at least 48 hours prior to such inspections, (ii) that such inspections shall be during normal business hours, and (iii) OWNER shall be permitted to have a representative accompany the County's representative(s) at all times during such inspections. The County's inspections, if any, shall not constitute an acknowledgment or certification to OWNERS, or any third party, that OWNERS followed federal, state, or local laws or regulations.

18. This Agreement shall be construed and interpreted in accordance with Texas law, and it is performable in Waller County, Texas. Should any part of this Agreement be found unenforceable by a court of competent jurisdiction, all other parts of this Agreement shall continue in full force and effect, and this Agreement shall be reformed to as closely as possible reflect the original terms of this Agreement. Any disputes regarding this agreement shall be litigated or mediated in Waller County, TX.
19. This Agreement was authorized by the minutes of the Commissioners Court of Waller County, Texas at this meeting on February 20, 2024, whereupon it was duly determined that the County Judge would execute the Agreement on behalf of Waller County, Texas.
20. All amendments and additions to this Agreement and its Exhibits must be approved by OWNERS and the Waller County Commissioners Court.
21. Signatories to this Agreement represent and warrant that they have the authority to bind the respective parties.
22. Except as otherwise expressly set forth in this Agreement, each of the parties will bear its own expenses in connection with the transactions contemplated by this Agreement.
23. In the event any section, subsection, paragraph, subparagraph, or sentence herein is held invalid, illegal or unenforceable, the balance of this Agreement shall stand, shall be enforceable and shall be read as if the parties intended at all times to delete said invalid section, subsection, paragraph, subparagraph, or sentence. In such event there shall be substituted for such deleted provisions a provision as similar as possible in terms and in effect to such deleted provision that is valid, legal and enforceable.
24. Except as may otherwise be provided herein, this Agreement constitutes the entire understanding among the parties with respect to the subject matter hereof and none of the

parties hereto has relied upon any fact or representation not expressly set forth herein. No obligations, agreements, representations, warranties, or certifications, expressed or implied, shall exist among the parties except as expressly stated herein.

25. All headings and captions used herein are for the convenience of the parties only and are of no meaning in the interpretation or effect of this Agreement.
26. OWNERS shall endeavor to mark any confidential documents or other information provided to the County as such. In the event that the County receives any open records requests regarding any such confidential document or information or directly regarding this Agreement or any documents or information related to or prepared in connection therewith, the County will make good faith efforts to promptly notify OWNERS of the request.
27. Any party hereto may request an estoppel certificate related to this project (each, a "Certificate") from another party hereto so long as the Certificate is requested in connection with a bona fide business purpose. The Certificate, which if requested, will be addressed to a subsequent purchaser or assignee of OWNERS or other party designated by OWNER which shall include, but not necessarily be limited to, statements that this Agreement is in full force and effect without default, if such is the case, the remaining term of this Agreement, the levels of tax abatement in effect, and such other matters reasonably requested by the party(ies) to receive the Certificate.
28. Each of the OWNERS, as a party to this Agreement, shall be deemed a proper and necessary party in any litigation questioning or challenging the validity of this Agreement or any of the underlying ordinances, resolutions, or County actions authorizing same, and OWNERS shall be entitled to intervene in said litigation.



29. Notices delivered hereunder shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested. Any notice or certification to be provided pursuant to this Agreement shall be delivered to the following persons, unless a substitute representative is designated in writing:

For County:

Honorable Trey Duhon  
County Judge  
836 Austin Street, Suite 203  
Hempstead, Texas 77445

For COLOPLAST MANUFACTURING US, LLC:

Coloplast Manufacturing US, LLC  
Attn: Jim Schumer  
1601 West River Road  
Minneapolis, MN 55417

For CIV FCD JORDAN RANCH, LLC.:

CIV FCD JORDAN RANCH, LLC  
5440 Harvest Hill Road, Suite 250  
Dallas, Texas 75230  
Attn: Doug Johnson  
Telephone: (972) 849-4009  
Email: [doug.johnson@falcon-commercial.com](mailto:doug.johnson@falcon-commercial.com)  
Attn: Ben Newell  
Email: [ben.newell@falcon-commercial.com](mailto:ben.newell@falcon-commercial.com)

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

This Agreement is being executed on February 20, 2024

WALLER COUNTY

\_\_\_\_\_  
Carbett "Trey" Duhon III  
Waller County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Debbie Hollan  
Waller County Clerk

\_\_\_\_\_  
Date

COLOPLAST MANUFACTURING US, LLC.

\_\_\_\_\_  
By:  
Name: James A. Schumer  
Title: Vice President Global Operations Americas

\_\_\_\_\_  
Date

CIV FCD JORDAN RANCH, LLC

\_\_\_\_\_  
By:  
Name: Ben Newell  
Title: Manager

\_\_\_\_\_  
Date

**EXHIBIT A - SUPPORT DOCUMENTATION FOR REINVESTMENT ZONE  
OR SITE PLAN**

Attach copy of plat and legal description (generally available from Title Company at closing) and a site plan showing the location of real property and improvements (buildings, driveways and fences, etc.). Drawing doesn't have to be an engineered drawing, but must show all proposed improvements in the reinvestment zone. Please provide the address if you have one. Include as many documents as needed to provide the information.

**Attach legal description, plat (if any) and site plan, and survey**

Please provide a clear copy of the plat, site plan and survey containing the appropriate GPS coordinates identifying the boundary, including the coordinates at each change in direction of the boundary. If possible, include it on paper no larger than legal size. This may be difficult for some attachments. If you need to use a larger page size to ensure readability, then please do.

### Legal Description (Jordan Ranch)

A tract or parcel containing 138.87 acres (6,049,030 square feet), located in the H. & T.C.R.R. Co. Survey Section 101, Abstract Number (No.) 168, The H. Pennington Survey, Abstract No. 322, and the J.G. Bennett Survey, Abstract No. 292, in Waller County, Texas and being all of that called 138.87 acres conveyed to BGM Land Investment, LLC in that certain Warranty Deed filed for record under Waller County Clerk's File (W.C.C.F.) No. 1808620, with said 138.87 acre tract being more particularly described by metes and bounds as follows, with all bearings being based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.

BEGINNING at a capped 5/8 inch iron rod stamped "MSG" found on the curved Southerly right-of-way line of Kingsland Boulevard (100' R.O.W.) as recorded in Vol. 143, Pg. 761, W.C.D.R., and in W.C.C.F. No. 1806479, marking the intersection of the Southerly right-of-way line of said Kingsland Boulevard with the Westerly line of a called 50' wide Phillips Petroleum Co. Easement as recorded in Vol. 130, Pg. 600, W.C.D.R. for the most Northerly Northeast corner of said called 138.87 acre tract, and of the herein described tract;

THENCE, South 11 Deg. 07 Min. 30 Sec. East, along and with the Easterly line of said Phillips Petroleum Co. Easement, a distance of 595.74 feet to a capped 5/8 inch iron rod stamped "MSG" found marking an interior corner of the herein described tract;

THENCE, North 88 Deg. 03 Min. 07 Sec. East, a distance of 1,242.19 feet to a 1/2" iron pipe found marking the Northwest corner of a called 0.5846 acre tract conveyed to Waller County, Texas in Vol. 1446, Pg. 32, W.C.D.R., same being the most Easterly Northeast corner of said 138.87 acre tract and of the herein described tract;

THENCE, South 01 Deg. 54 min. 20 Sec. East, a distance of 137.95 feet to a 1/2 inch iron pipe found on the curved Westerly right-of-way line of Jordan Ranch Boulevard (100' R.O.W.) as recorded in W.C.C.F. Nos. 1600050 and 1600052, and in Vol. 1419, Pg. 725, W.C.D.R. and Vol. 1446, Pg. 32, W.C.D.R. for an Easterly corner of the herein described tract and beginning of a non-tangent curve to the left;

THENCE, continuing along said Westerly right-of-way line, in a Southerly direction, with said curve to the left, having a radius of 1,850.00 feet, a central angle of 13 Deg. 23 Min. 39 Sec., an arc length of 432.48 feet, and a chord bearing and distance of South 04 Deg. 47 Min. 35 Sec. West, - 431.49 feet to a capped 5/8 inch iron rod stamped "MSG" found marking a point of tangency;

THENCE, South 01 Deg. 54 Min. 14 Sec. East, continuing along said Westerly right-of-way, a distance of 385.03 feet to a capped 5/8 inch iron rod stamped "MSG" found marking the common most Easterly Southeast corner of said called 138.87 acre tract and of the herein described tract;

THENCE, through and across the remainder of a called 279.2420 acre tract conveyed to A. Tsakiris Family Limited Partnership in W.C.C.F. No. 1904068, the following (4) courses and distances;

1. South 88 Deg. 47 Min. 20 Sec. West, a distance of 100.67 feet to a capped 5/8 inch iron rod stamped "MSG" found marking the beginning of a curve to the right;
2. In a Westerly direction, with said curve to the right, having a radius of 650.00 feet, a central angle of 12 Deg. 28 Min. 54 Sec., an arc length of 141.60 feet, and a chord bearing a distance of North 84 Deg. 58 Min. 13 Sec. West, - 141.32 feet to a capped 5/8 inch iron rod stamped "MSG" found marking a point of reverse curvature;
3. Continuing in a Westerly direction, with a curve to the left, having a radius of 1,250.00 feet, a central angle of 13 Deg. 13 Min. 07 Sec., an arc length of 288.39 feet, and a chord bearing and distance of

North 85 Deg. 20 Min. 19 Sec. West, - 287.75 feet to a capped 5/8 inch iron rod stamped "MSG" found marking a point of tangency;

4. South 88 Deg. 03 Min. 07 Sec. West, a distance of 518.99 feet to a capped 5/8 inch iron rod stamped "MSG" found on the Westerly line of said called 50' wide Petroleum Company Easement for an interior corner of the herein described tract;

THENCE, South 11 Deg. 07 Min. 30 Sec. East, along and with said Westerly line, a distance of 2,142.66 feet capped 5/8 inch iron rod stamped "MSG" found on the Northwesternly line of a 50' wide Tennessee Gas Transmission Co. Easement, marking the common most Southerly Southeast corner of said called 138.87 acre tract and of the herein described tract;

THENCE, South 40 Deg. 25 Min. 19 Sec. West, along and with said line a distance of 652.32 feet to a capped 5/8 inch iron rod stamped "MSG" found marking an angle point;

THENCE, South 65 Deg. 00 Min. 39 Sec. West, a distance of 781.90 feet to a capped 5/8 inch iron rod stamped "MSG" found marking an angle point;

THENCE, South 88 Deg. 02 min. 42 Sec. West, a distance of 38.02 feet to a capped 5/8 inch iron rod stamped "Windrose" found marking the Southeast corner of a called 16.597 acre tract conveyed to Waller County Road Improvement District in W.C.C.F. No. 2105934, for the most Southerly Southwest corner of the herein described tract;

THENCE, North 00 Deg. 00 Min. 04 Sec. West, along and with the Easterly line of said called 16.597 acre tract, a distance of 2,159.49 feet to a capped 5/8 inch iron rod stamped "Windrose" found marking the Northeast corner of said called 16.597 acre tract, same being a common interior corner of said called 138.87 acre tract and of the herein described tract;

THENCE, South 88 Deg. 35 Min. 57 Sec. West, along and with the Northerly line of said called 16.597 acre tract a distance of 765.21 feet to a capped 5/8 inch iron rod stamped "MSG" found marking the Southeast corner of a called 3.602 acre tract conveyed to Waller County Road Improvement District in W.C.C.F. No. 2105932, for the most Westerly Southwest corner of said called 138.87 acre tract and of the herein described tract;

THENCE, North 11 Deg. 07 min. 30 Sec. West, along and with the Easterly line of said called 3.602 acre tract, a distance of 1,203.39 feet to a capped 5/8 inch iron rod stamped "MSG" found on the Southeasterly right-of-way line of said Kingsland Boulevard for the Northeast corner of said called 3.602 acre tract and the common Northwest corner of said called 138.87 acre tract and of the herein described tract;

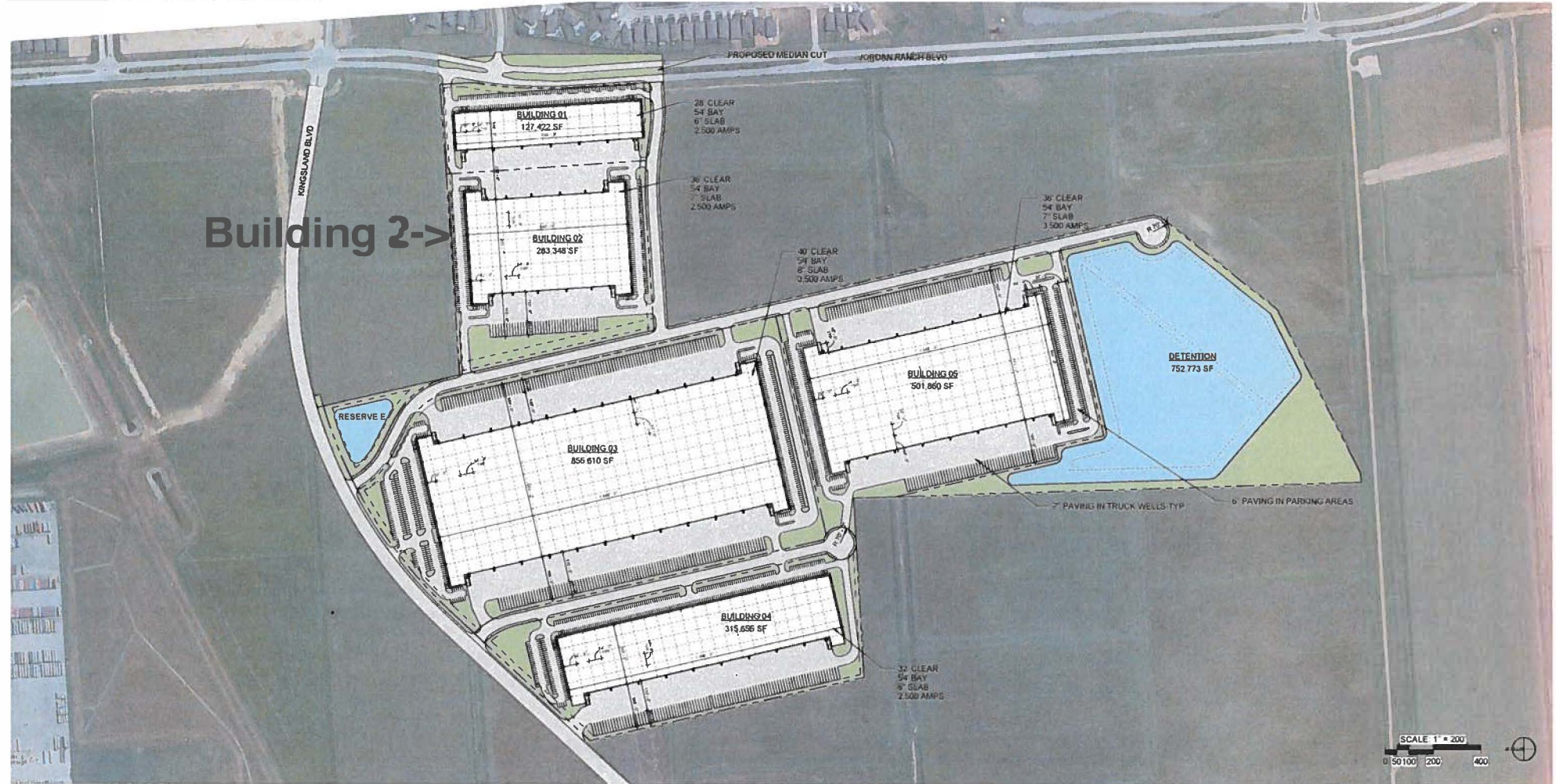
THENCE, North 44 Deg. 47 Min. 02 Sec. East, along and with said Southeasterly right-of-way line, a distance of 809.75 feet to a capped 5/8 inch iron rod stamped "MSG" found marking a point of curvature;

THENCE, continuing along said right-of-way line, with said curve to the right, having a radius of 1,950.02 feet, a central angle of 30 Deg. 36 Min. 23 Sec., an arc length of 1,041.67 feet, and a chord bearing and distance of North 60 Deg. 05 Min. 14 Sec. East, - 1,029.33 feet to the place of beginning and containing 138.87 acres or 6,049,030 square feet of land, as shown on Job No. 54705-140AC prepared by Windrose.





SITE			BUILDING		SITE COVERAGE		PARKING		STORAGE	
TYPE	AREA	NOTES	TYPE	AREA	TYPE	AREA	SPACES			SPACES
01 SITE	7.0 acres	REAR LOAD	BUILDING 01	127,422 SF	SITE COVERAGE	41.58%	165			
02 SITE	15.3 acres	CROSS DOCK	BUILDING 02	283,348 SF	SITE COVERAGE	42.57%	239		TRAILER STALLS	38
03 SITE	39.2 acres	CROSS DOCK	BUILDING 03	855,610 SF	SITE COVERAGE	50.11%	419		TRAILER STALLS	198
04 SITE	18.9 acres	REAR LOAD	BUILDING 04	315,655 SF	SITE COVERAGE	40.25%	348		TRAILER STALLS	89
05 SITE	24.8 acres	CROSS DOCK	BUILDING 05	301,860 SF	SITE COVERAGE	45.80%	298		TRAILER STALLS	118
DETENTION	23.6 acres		TOTAL	2,083,894 SF	OVERALL TOTAL	34.40%	1,469		TOTAL	443
R.O.W.	9.3 acres									
RESERVE E	1.7 acres									
TOTAL	138.9 acres									



## EXHIBIT B - SUPPORT DOCUMENTATION FOR PERSONAL PROPERTY COVERED BY THE ABATEMENT

Personal property and fixed equipment. Total values for both should match those totals provided in the economic impact data sheet.

**“Personal Property”** as designated by the Waller County Appraisal District is anything that can be removed from the building without destroying or changing the building. This category would include any machinery or equipment that may be bolted to the floor but has a shorter life than the building and is used in the primary line of business as designated by the qualifying business type set here in the Waller County Abatement Policies.

**Please include or attach a list of qualifying Personal Property Equipment (fixed-in-place and primary equipment). Include value, and descriptions to make for easy identification when comparing to tax renditions.**

Equipment Type / Description*	Estimated Cost	Estimated Installation Year
Project Star investment 83640 including racking, security system, appliances, safety equipment/fixtures, and cabling/IT equipment, and related equipment	\$2,500,000	2024
Racking/efficiency improvement equipment	\$500,000	2029

\* This list should match the personal property description and values that you enter on the Waller County Appraisal District personal property rendition form.



STATE OF TEXAS  
COUNTY OF WALLER

IN THE COMMISSIONERS COURT  
OF WALLER COUNTY, TEXAS

ORDER DESIGNATING REINVESTMENT ZONE  
WALLER COUNTY JORDAN RANCH REINVESTMENT ZONE 14  
PURSUANT TO SECTIONS 312.401 AND 312.201 OF THE TAX CODE  
(THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT)

BE IT REMEMBERED at a meeting of Commissioners Court of Waller County, Texas, held on the 8<sup>th</sup> day of June, 2022, on motion made by Beckendorff, Commissioner of Precinct No 4, and seconded by Ameler, Commissioner of Precinct No 1, the following Order was adopted:

WHEREAS, the Commissioners Court of Waller County, Texas desires to create the proper economic and social environment to induce the Investment of private resources in productive business enterprises located in the county and to provide employment to residents of the area; and,

WHEREAS, it is in the best interest of the county to designate JORDAN RANCH, LLC the property owned by CIV FCD JORDAN RANCH, LLC located in the area described as a tract or parcel containing 138.87 acres or 6,049,030 square feet of land situated in the H. & T.C.R.R. Co. Survey Section 101, Abstract No. 168, the H. Pennington Survey, Abstract No. 322, and the J.G. Bennett Survey, Abstract No. 292, in Waller County, Texas, being out of and part of the residue of a called 138.87 acre tract conveyed to BGM Land Investment, LLC, as recorded under Waller County Clerk's File No. 1808620, as a reinvestment zone, pursuant to Sections 312.401 and 312.201 of the Tax Code (The Property Redevelopment and Tax Abatement Act)

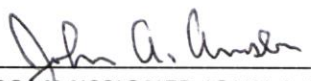
IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS

- Section 1. That the Commissioners Court hereby designates as JORDAN RANCH, LLC the property owned by CIV FCD JORDAN RANCH, LLC located at, as depicted in the T H. & T.C.R.R. Co. Survey Section 101, Abstract No. 168, the H. Pennington Survey, Abstract No. 322, and the J.G. Bennett Survey, Abstract No. 292, as further depicted in the survey attached hereto as Exhibit "A", and made apart hereof for all purpose; WALLER COUNTY WOODS JORDAN RANCH REINVESTMENT ZONE 14
- Section 2 That the Commissioners Court finds that the Zone area meets the qualifications of the Texas Redevelopment and Tax Abatement Act;
- Section 3. That the Commissioners Court has heretofore adopted Tax Abatement and Incentives Policy Guidelines & Criteria for Waller County;

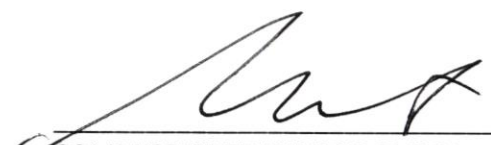
- Section 4 That the Commissioners Court held a public hearing to consider this Order on the 8<sup>th</sup> day of June, 2022;
- Section 5. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement;
- Section 6. The Commissioners Court finds that creation of the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community; and
- Section 7. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 8<sup>th</sup> day of June, 2022.

  
\_\_\_\_\_  
CARBETT "TREY" J. DUHON III  
County Judge

  
\_\_\_\_\_  
COMMISSIONER JOHN A AMSLER  
Precinct No. 1

  
\_\_\_\_\_  
COMMISSIONER KENDRIC JONES  
Precinct No. 3

  
\_\_\_\_\_  
COMMISSIONER WALTER SMITH  
Precinct No. 2

  
\_\_\_\_\_  
COMMISSIONER JUSTIN BECKENDORFF  
Precinct No. 4

**EXHIBIT A - SUPPORT DOCUMENTATION FOR REINVESTMENT ZONE  
OR SITE PLAN**

Attach copy of plat and legal description (generally available from Title Company at closing) and a site plan showing the location of real property and improvements (buildings, driveways and fences, etc.). Drawing doesn't have to be an engineered drawing, but must show all proposed improvements in the reinvestment zone. Please provide the address if you have one. Include as many documents as needed to provide the information.

**Attach legal description, plat (if any) and site plan, and survey**

Please provide a clear copy of the plat, site plan and survey containing the appropriate GPS coordinates identifying the boundary, including the coordinates at each change in direction of the boundary. If possible, include it on paper no larger than legal size. This may be difficult for some attachments. If you need to use a larger page size to ensure readability, then please do.

### Legal Description (Jordan Ranch)

A tract or parcel containing 138.87 acres (6,049,030 square feet), located in the H. & T.C.R.R. Co. Survey Section 101, Abstract Number (No.) 168, The H. Pennington Survey, Abstract No. 322, and the J.G. Bennett Survey, Abstract No. 292, in Waller County, Texas and being all of that called 138.87 acres conveyed to BGM Land Investment, LLC in that certain Warranty Deed filed for record under Waller County Clerk's File (W.C.C.F.) No. 1808620, with said 138.87 acre tract being more particularly described by metes and bounds as follows, with all bearings being based on the Texas State Plane Coordinate System, South Central Zone, NAD 83.

BEGINNING at a capped 5/8 inch iron rod stamped "MSG" found on the curved Southerly right-of-way line of Kingsland Boulevard (100' R.O.W.) as recorded in Vol. 143, Pg. 761, W.C.D.R., and in W.C.C.F. No. 1806479, marking the intersection of the Southerly right-of-way line of said Kingsland Boulevard with the Westerly line of a called 50' wide Phillips Petroleum Co. Easement as recorded in Vol. 130, Pg. 600, W.C.D.R. for the most Northerly Northeast corner of said called 138.87 acre tract, and of the herein described tract;

THENCE, South 11 Deg. 07 Min. 30 Sec. East, along and with the Easterly line of said Phillips Petroleum Co. Easement, a distance of 595.74 feet to a capped 5/8 inch iron rod stamped "MSG" found marking an interior corner of the herein described tract;

THENCE, North 88 Deg. 03 Min. 07 Sec. East, a distance of 1,242.19 feet to a 1/2" iron pipe found marking the Northwest corner of a called 0.5846 acre tract conveyed to Waller County, Texas in Vol. 1446, Pg. 32, W.C.D.R., same being the most Easterly Northeast corner of said 138.87 acre tract and of the herein described tract;

THENCE, South 01 Deg. 54 min. 20 Sec. East, a distance of 137.95 feet to a 1/2 inch iron pipe found on the curved Westerly right-of-way line of Jordan Ranch Boulevard (100' R.O.W.) as recorded in W.C.C.F. Nos. 1600050 and 1600052, and in Vol. 1419, Pg. 725, W.C.D.R. and Vol. 1446, Pg. 32, W.C.D.R. for an Easterly corner of the herein described tract and beginning of a non-tangent curve to the left;

THENCE, continuing along said Westerly right-of-way line, in a Southerly direction, with said curve to the left, having a radius of 1,850.00 feet, a central angle of 13 Deg. 23 Min. 39 Sec., an arc length of 432.48 feet, and a chord bearing and distance of South 04 Deg. 47 Min. 35 Sec. West, - 431.49 feet to a capped 5/8 inch iron rod stamped "MSG" found marking a point of tangency;

THENCE, South 01 Deg. 54 Min. 14 Sec. East, continuing along said Westerly right-of-way, a distance of 385.03 feet to a capped 5/8 inch iron rod stamped "MSG" found marking the common most Easterly Southeast corner of said called 138.87 acre tract and of the herein described tract;

THENCE, through and across the remainder of a called 279.2420 acre tract conveyed to A. Tsakiris Family Limited Partnership in W.C.C.F. No. 1904068, the following (4) courses and distances;

1. South 88 Deg. 47 Min. 20 Sec. West, a distance of 100.67 feet to a capped 5/8 inch iron rod stamped "MSG" found marking the beginning of a curve to the right;
2. In a Westerly direction, with said curve to the right, having a radius of 650.00 feet, a central angle of 12 Deg. 28 Min. 54 Sec., an arc length of 141.60 feet, and a chord bearing a distance of North 84 Deg. 58 Min. 13 Sec. West, - 141.32 feet to a capped 5/8 inch iron rod stamped "MSG" found marking a point of reverse curvature;
3. Continuing in a Westerly direction, with a curve to the left, having a radius of 1,250.00 feet, a central angle of 13 Deg. 13 Min. 07 Sec., an arc length of 288.39 feet, and a chord bearing and distance of

North 85 Deg. 20 Min. 19 Sec. West, - 287.75 feet to a capped 5/8 inch iron rod stamped "MSG" found marking a point of tangency;

4. South 88 Deg. 03 Min. 07 Sec. West, a distance of 518.99 feet to a capped 5/8 inch iron rod stamped "MSG" found on the Westerly line of said called 50' wide Petroleum Company Easement for an interior corner of the herein described tract;

THENCE, South 11 Deg. 07 Min. 30 Sec. East, along and with said Westerly line, a distance of 2,142.66 feet capped 5/8 inch iron rod stamped "MSG" found on the Northwesterly line of a 50' wide Tennessee Gas Transmission Co. Easement, marking the common most Southerly Southeast corner of said called 138.87 acre tract and of the herein described tract;

THENCE, South 40 Deg. 25 Min. 19 Sec. West, along and with said line a distance of 652.32 feet to a capped 5/8 inch iron rod stamped "MSG" found marking an angle point;

THENCE, South 65 Deg. 00 Min. 39 Sec. West, a distance of 781.90 feet to a capped 5/8 inch iron rod stamped "MSG" found marking an angle point;

THENCE, South 88 Deg. 02 min. 42 Sec. West, a distance of 38.02 feet to a capped 5/8 inch iron rod stamped "Windrose" found marking the Southeast corner of a called 16.597 acre tract conveyed to Waller County Road Improvement District in W.C.C.F. No. 2105934, for the most Southerly Southwest corner of the herein described tract;

THENCE, North 00 Deg. 00 Min. 04 Sec. West, along and with the Easterly line of said called 16.597 acre tract, a distance of 2,159.49 feet to a capped 5/8 inch iron rod stamped "Windrose" found marking the Northeast corner of said called 16.597 acre tract, same being a common interior corner of said called 138.87 acre tract and of the herein described tract;

THENCE, South 88 Deg. 35 Min. 57 Sec. West, along and with the Northerly line of said called 16.597 acre tract a distance of 765.21 feet to a capped 5/8 inch iron rod stamped "MSG" found marking the Southeast corner of a called 3.602 acre tract conveyed to Waller County Road Improvement District in W.C.C.F. No. 2105932, for the most Westerly Southwest corner of said called 138.87 acre tract and of the herein described tract;

THENCE, North 11 Deg. 07 min. 30 Sec. West, along and with the Easterly line of said called 3.602 acre tract, a distance of 1,203.39 feet to a capped 5/8 inch iron rod stamped "MSG" found on the Southeasterly right-of-way line of said Kingsland Boulevard for the Northeast corner of said called 3.602 acre tract and the common Northwest corner of said called 138.87 acre tract and of the herein described tract;

THENCE, North 44 Deg. 47 Min. 02 Sec. East, along and with said Southeasterly right-of-way line, a distance of 809.75 feet to a capped 5/8 inch iron rod stamped "MSG" found marking a point of curvature;

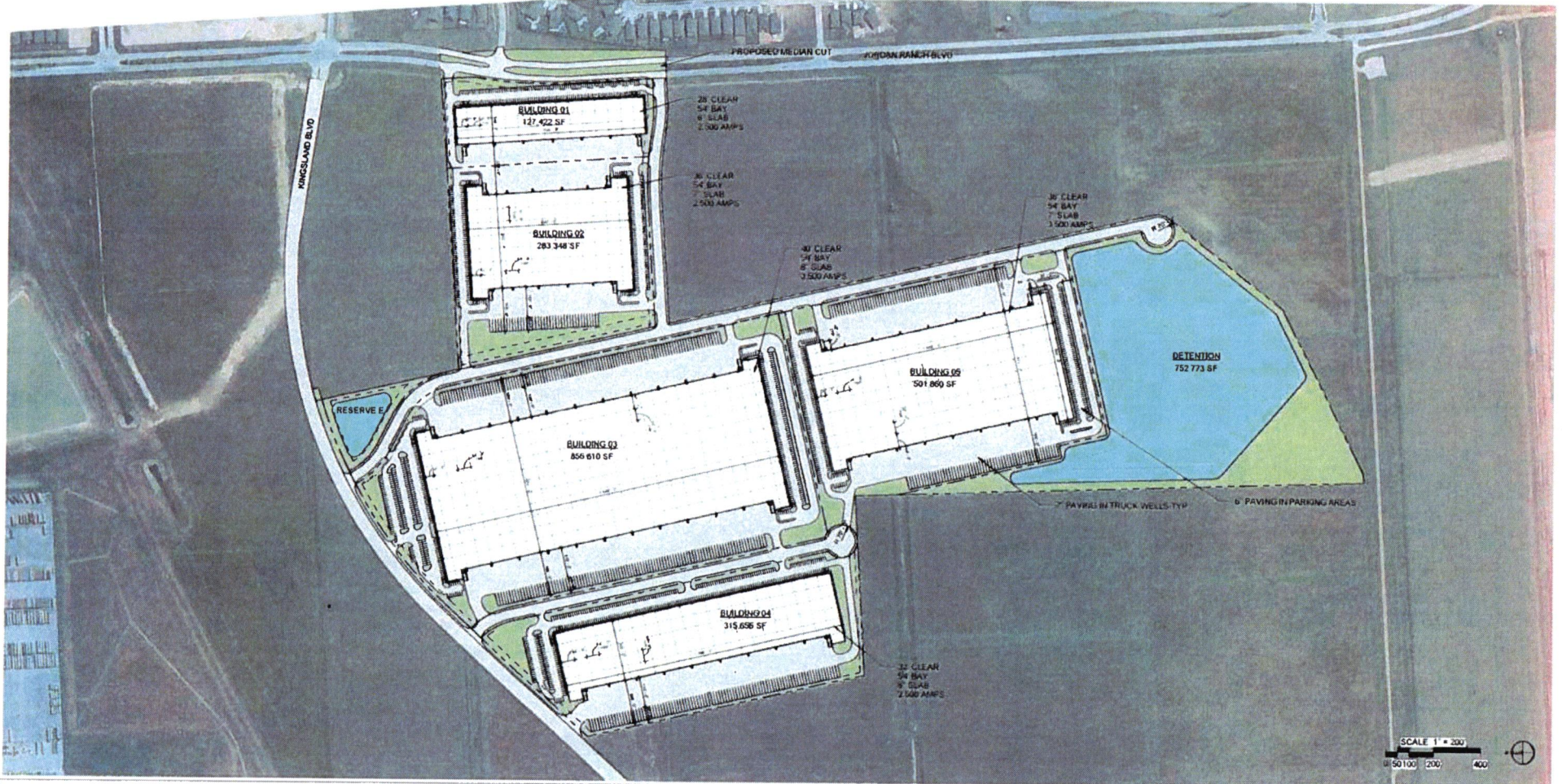
THENCE, continuing along said right-of-way line, with said curve to the right, having a radius of 1,950.02 feet, a central angle of 30 Deg. 36 Min. 23 Sec., an arc length of 1,041.67 feet, and a chord bearing and distance of North 60 Deg. 05 Min. 14 Sec. East, - 1,029.33 feet to the place of beginning and containing 138.87 acres or 6,049,030 square feet of land, as shown on Job No. 54705-140AC prepared by Windrose.







SITE			BUILDING		SITE COVERAGE		PARKING		STORAGE	
TYPE	AREA	NOTES	TYPE	AREA	TYPE	AREA	SPACES			SPACES
01 SITE	7.0 acres	REAR LOAD	BUILDING 01	127,422 SF	SITE COVERAGE	41.50%	165			38
02 SITE	15.3 acres	CROSS DOCK	BUILDING 02	283,348 SF	SITE COVERAGE	42.57%	239		TRAILER STALLS	
03 SITE	39.2 acres	CROSS DOCK	BUILDING 03	855,610 SF	SITE COVERAGE	50.11%	419		TRAILER STALLS	198
04 SITE	18.0 acres	REAR LOAD	BUILDING 04	315,656 SF	SITE COVERAGE	40.25%	348		TRAILER STALLS	89
05 SITE	24.8 acres	CROSS DOCK	BUILDING 05	501,860 SF	SITE COVERAGE	45.90%	290		TRAILER STALLS	118
DETENTION	23.6 acres		TOTAL	2,083,894 SF	OVERALL TOTAL	34.40%	1,469		TOTAL	443
R.O.W.	9.3 acres									
RESERVE E	1.7 acres									
TOTAL	138.9 acres									



**Goree**  
Interiors | Architecture | Brand



## KINGSLAND RANCH LOGISTICS PARK

KATY, TEXAS

OVERALL SITE PLAN

12/09/2021

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**THE STATE OF TEXAS,  
COUNTY OF WALLER,  
IN THE COMMISSIONERS COURT  
OF WALLER COUNTY, TEXAS**

**TERMINATION OF TAX ABATEMENT AGREEMENT**

This AGREEMENT is entered into by and between the County of Waller, Texas, duly acting herein by and through the County Judge ("COUNTY"), and CIV FCD Jordan Ranch, LLC ("OWNER"), as of February 20, 2024.

**RECITALS:**

WHEREAS, on November 30, 2022, the COUNTY entered into a Tax Abatement Agreement with OWNER, identified as Contract ID# 221130-15b;

WHEREAS, a covenant of the Tax Abatement Agreements was that OWNER shall ensure a prospective lessee for the SPEC BUILDING at the PREMISES is diligently and faithfully sought;

WHEREAS, OWNER has leased the property that is the subject of the Tax Abatement Agreement with the COUNTY to Coloplast Manufacturing US, LLC;

WHEREAS, the COUNTY has entered into a new Tax Abatement Agreement with OWNER and Coloplast Manufacturing US, LLC, identified as Contract ID# 240220-18;

NOW, THEREFORE, BE IT RESOLVED, that the COUNTY and OWNER agree to terminate the Tax Abatement Agreement identified as Contract ID# 221130-15b entered into on November 30, 2022. The effective date for the termination of the Tax Abatement Agreement is February 20, 2024.



This AGREEMENT is being executed as of February 20, 2024.

Attest:

**COUNTY OF WALLER**

---

Debbie Hollan  
County Clerk

---

Carbett “Tey” J. Duhon III  
Waller County Judge

**CIV FCD Jordan Ranch, LLC**, a Delaware  
limited liability company

By: Jordan Ranch Manager, LLC, a Delaware  
limited liability company, its managing member

By:

---

Ben Newell  
Manager

**THE STATE OF TEXAS,  
COUNTY OF WALLER,  
IN THE COMMISSIONERS COURT  
OF WALLER COUNTY, TEXAS**

**TAX ABATEMENT AGREEMENT:**

This AGREEMENT is entered into by and between the County of Waller, Texas, duly acting herein by and through the County Judge (“COUNTY”), and Urban Twinwood, LP, (“OWNER”), as of February 20, 2024.

**RECITALS:**

WHEREAS, on 10th day of May, 2023 the County passed an Order establishing a Reinvestment Zone for commercial/industrial tax abatement (“ORDER”), as authorized by Texas Tax Code Chapter 312, herein attached as Exhibit “B”; and

WHEREAS, the County has previously adopted the TAX ABATEMENT AND INCENTIVES POLICY GUIDELINES & CRITERIA FOR WALLER COUNTY (“POLICY”) governing Tax Abatement Agreements and Reinvestment Zones; and

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

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

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

**NOW THEREFORE**, the PARTIES do hereto mutually agree as follows:

**COVENANTS AND AGREEMENTS:**

1. The property that is the subject of this AGREEMENT shall be referred to as the PREMISES, and the PREMISES are described in EXHIBIT “A,” which is attached hereto and incorporated herein.
2. OWNER shall ensure a prospective lessee/buyer for the SPEC BUILDING (as such term is defined in the COUNTY’S current POLICY) at the PREMISES is diligently and faithfully sought.
3. COUNTY and OWNER agree that if a lessee/buyer does not lease the SPEC BUILDING at the PREMISES before the end of Year (2) of this abatement AGREEMENT, said AGREEMENT will hereby terminate and OWNER will be assessed and owe all taxes payable to COUNTY commencing Year (3). For purposes of this AGREEMENT, the period from (i) January 1, 2025 through and including December 31, 2025 shall be referred to as Year (1), (ii) January 1, 2026 through and including December 31, 2026 shall be referred to as Year (2), and (iii) January 1, 2027 through and including December 31, 2027 shall be referred to as Year (3).
4. Upon OWNER entering into a lease with a lessee, or sales agreement with a buyer, this AGREEMENT may be terminated, amended, or replaced on mutually acceptable terms by a written instrument duly executed by COUNTY and OWNER, based on the results of the Economic Impact Analysis as required in the COUNTY’S then-current POLICY.

5. A separate agreement may be made between the COUNTY and each lessee or buyer for specified new personal property, except inventory, the terms of which will be determined by the Economic Impact Analysis as required by the COUNTY'S then-current POLICY.
6. The improvements OWNER shall make to the PREMISES shall be referred to as the IMPROVEMENTS, and the IMPROVEMENTS shall be of the kind, number, and location specifically described in EXHIBIT "A," which is attached hereto and incorporated herein. Notwithstanding the foregoing, OWNER may amend EXHIBIT "A" with the prior written approval of the COUNTY, which approval shall not be unreasonably withheld, conditioned, or delayed.
  - a. The IMPROVEMENTS an approximate 55,000 sq. ft. building, shall have a total appraised value of at least \$3,000,000 by the beginning of Year (1).
  - b. OWNER shall ensure the IMPROVEMENTS are diligently and faithfully undertaken and completed in a good and workmanlike manner, in compliance with all applicable federal, state, and local laws and regulations.
  - c. Notwithstanding subsection a. above, OWNER shall have additional reasonable time to complete the IMPROVEMENTS in the event of "force majeure," if OWNER is diligently and faithfully pursuing completion of the IMPROVEMENTS. "Force majeure" shall mean any contingency or cause beyond the reasonable control of OWNER including, without limitation, an act of God, public enemy, war, riot, civil commotion, insurrection, or labor strikes.
7. OWNER shall, until the expiration of this AGREEMENT or until a lessee or buyer occupies the building, continuously operate (or cause to be operated) and maintain the PREMISES as a SPEC BUILDING.

8. OWNER shall, in writing and until the expiration of this AGREEMENT, annually certify compliance with this AGREEMENT to the COUNTY.
9. For the duration of this AGREEMENT, OWNER, as owner of the premises, is not required to employ persons as part of this AGREEMENT.
10. It is understood and agreed among the PARTIES that the PREMISES shall be appraised at market value for property tax purposes beginning January 1, 2025, including the value of any partially completed IMPROVEMENTS.
  - a. If there are no IMPROVEMENTS on the PREMISES on January 1, 2025, and if OWNER'S failure to make IMPROVEMENTS is not excused under section 6.c., then this AGREEMENT is subject to termination by the COUNTY as if a default had occurred under section 13, and there shall be no tax abatement for the tax year beginning January 1, 2025.
  - b. Beginning January 1, 2025 and continuing each year thereafter, the PREMISES and any and all IMPROVEMENTS shall be appraised at market value effective January 1 of each tax year.
11. OWNER agrees to confirm the PREMISES for tax valuation purposes with the Chief Appraiser for the Waller County Appraisal District annually and within the deadline for filing the appropriate forms.
12. Subject to the terms and conditions of this AGREEMENT, and subject to the rights of the holders of any outstanding bonds of the COUNTY, a portion of the ad valorem property taxes which would otherwise be owed to the COUNTY for the PREMISES shall be abated.
  - a. Said abatement shall be in an amount equal to the percentages listed in the following table:

Year 1 (2025) – 100%
Year 2 (2026) – 100%

- b. Said abatement on the SPEC BUILDING located at the PREMISES shall terminate if not occupied by a lessee or buyer by December 31, 2026/end of Year (2). In such an event, OWNER is fully liable for all ad valorem property taxes owed to COUNTY beginning January 1, 2027/Year (3). Year (1) and Year (2) ad valorem property taxes will not be payable by OWNER if the SPEC BUILDING is not leased by the end of Year (2).
- c. The abatement percentages in subsection a. above shall be applied to the taxes assessed for each year during the abatement period (including the taxes assessed on the value of the PREMISES and any and all IMPROVEMENTS) over the base value of the PREMISES in the year in which this AGREEMENT is entered. The PARTIES understand and agree that the percentages in subsection a. above only apply to IMPROVEMENTS and property that are eligible for abatement under Texas law.
- d. OWNER shall have the right to protest any appraisals of the Premises, Improvements, or any portion thereof, during the term of this Agreement. Nothing in this Agreement shall affect OWNER's right to protest and/or contest any taxes assessed on the PREMISES and any and all IMPROVEMENTS, and the abatement percentages shall be applied to the amount of taxes finally determined to be due as a result of any such protest and/or contest.
- e. If the certified appraised value of the real property IMPROVEMENTS is reduced, regardless of the initial appraised value, as the result of OWNER's protest, then the

percentage of abatement granted herein will be adjusted downward by the same percentage, then rounded upward to the nearest whole percentage. For example, if the protest of the certified appraised value is reduced by 6.6%, then the percentage of the tax abatement granted in any given year under this AGREEMENT on the IMPROVEMENTS would be decreased by the same percentage rounded to the nearest whole number, thereby reducing the abatement by 7%.

**DEFAULT:**

13. OWNER shall be in default if any of the following occurs:
  - a. IMPROVEMENTS are not completed substantially in accordance with this AGREEMENT, including EXHIBIT “A,” as may be amended in accordance with the terms of this AGREEMENT;
  - b. OWNER fails to timely file annual renditions for the PREMISES and any and all IMPROVEMENTS;
  - c. OWNER allows its ad valorem taxes owed to the COUNTY, or any other taxes owed to any other taxing entity located in whole or in part in the COUNTY, to become delinquent without timely and properly following the legal procedures for protest and/or contest of any such taxes;
  - d. OWNER operates the PREMISES (or causes the PREMISES to be operated) in violation of public health and safety laws, or allows the PREMISES or any part thereof to become a public nuisance; or
  - e. OWNER fails to comply with or violates any other part of this AGREEMENT.

14. In the event that OWNER defaults as described in section 13 above, the COUNTY shall give OWNER written notice of such default. If OWNER has not cured such default within sixty (60) days of said written notice, this AGREEMENT may be terminated by the COUNTY. Notice shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested to OWNER or its designated representative.

- a. Any notice or certification to be provided pursuant to this AGREEMENT shall be made to the following persons, unless a substitute representative is designated in writing:

COUNTY  
Carbett "Trey" J. Duhon III  
County Judge  
425 FM 1488 Suite 106  
Hempstead, Texas 77445

OWNER  
Urban Twinwood, LP  
2110 Grandway Dr.  
Katy, TX 77449

15. In the event of default or termination, the PARTIES acknowledge that actual damages would be speculative and difficult to determine and/or calculate. Accordingly, in the event of default or termination, as liquidated damages, OWNER shall owe all taxes which would have been paid to the COUNTY in the absence of this AGREEMENT for all prior years, and all such taxes shall be paid to the COUNTY within sixty (60) days of the expiration of the cure period described in section 14 above.

- a. In addition to any amounts due under section 15 above, interest on any such amounts shall be charged at the statutory rate for delinquent taxes, as determined by Chapter 33 of the Texas Tax Code
- b. Notwithstanding subsection a. above, in the event of default or termination, no penalty shall be charged under Chapter 33 of the Texas Tax Code.



- c. If the COUNTY terminates this AGREEMENT, no abatements for the PREMISES in future years will be allowed.
16. Notwithstanding section 15 above, if OWNER completes the IMPROVEMENTS in compliance with this AGREEMENT, but subsequently fails to operate (or cause to be operated) and maintain the PREMISES in accordance with this AGREEMENT, then section 15 shall not apply to require payment of taxes which would have been paid to the COUNTY in the absence of this AGREEMENT for all prior years, unless OWNER was not in compliance with this AGREEMENT during those prior years. Instead, OWNER shall only be liable to the COUNTY for those taxes which are assessed for the tax years in which OWNER ceases to operate (or cause to be operated) and maintain the PREMISES in accordance with this AGREEMENT

**MISCELLANEOUS:**

17. The COUNTY represents and warrants that the PREMISES does not include any property that is owned by a member of the Waller County Commissioners Court, or owned by any party responsible for the approval of this AGREEMENT.
18. The terms and conditions of this AGREEMENT are binding upon the successors and assigns of all PARTIES. However, except for any collateral assignment to any lender of OWNER, this AGREEMENT cannot be assigned by OWNER without the COUNTY's written consent, which shall not be unreasonably withheld. If any lender of OWNER becomes the owner of the Premises as a result of a foreclosure, deed-in-lieu of foreclosure or otherwise, notwithstanding anything in this AGREEMENT to the contrary, such lender shall not be liable for any amounts under this AGREEMENT except for the taxes which would have been paid to the COUNTY in the absence of this AGREEMENT for the years

during which this AGREEMENT was in effect or, if section 16 is applicable, then such lender shall only be liable for the amounts for which OWNER is liable under section 16.

19. This AGREEMENT may be replaced by a subsequent Tax Abatement Agreement consistent with COUNTY'S POLICY based on a qualifying lessee/buyer, COUNTY, and OWNER, in the event of a lease, all being parties to a mutually acceptable agreement. The Tax Abatement provided by any subsequent AGREEMENT SHALL BE BASED ON THE MERITS OF AN ECONOMIC IMPACT ANALYSIS AND APPLIED CONSISTENTLY WITH THEN-CURRENT COUNTY POLICIES.
20. It is understood and agreed between the PARTIES that OWNER is acting independently in the performance of its obligations hereunder, and the COUNTY assumes no responsibilities or liabilities for OWNER'S performance of this AGREEMENT. OWNER agrees to defend, indemnify, and hold harmless the COUNTY, including but not limited to the COUNTY'S officials, officers, employees, agents, and affiliates, and the affiliated appraisal district, from any and all claims, losses, damages, injuries, suits or judgments relating to OWNER'S performance of this AGREEMENT or OWNER'S PREMISES or IMPROVEMENTS.
21. OWNER agrees that the COUNTY and its agents or employees shall have the reasonable right of access to the PREMISES to inspect the IMPROVEMENTS to ensure that the IMPROVEMENTS have been made and are being made in accordance with this AGREEMENT. After completion of the IMPROVEMENTS, the COUNTY shall have the continuing right to ensure that the PREMISES are thereafter maintained and operated in accordance with this AGREEMENT, during the term of this AGREEMENT. However, the COUNTY will neither inspect for nor ensure that OWNER is in compliance with

federal, state, or local laws or regulations. The COUNTY'S inspections, if any, shall not constitute an acknowledgment or certification to OWNER or any third party that OWNER is in compliance with federal, state, or local laws or regulations.

22. This AGREEMENT shall be construed and interpreted in accordance with Texas law, and it is performable in Waller County, Texas. Should any part of this AGREEMENT be found unenforceable by a court of competent jurisdiction, all other parts of this AGREEMENT shall continue in full force and effect, and this AGREEMENT shall be reformed to as closely as possible reflect the original terms of this AGREEMENT.
23. OWNER'S rights and obligations arising under this AGREEMENT shall be effective upon OWNER'S acquisition of the PREMISES.
24. This AGREEMENT was authorized by the minutes of the Commissioners Court of Waller County, Texas at a meeting on February 20, 2024, whereupon it was duly determined that the County Judge would execute the AGREEMENT on behalf of Waller County, Texas.
25. Venue for disputes arising under or related to this AGREEMENT shall lie exclusively in Waller County, Texas.
26. All amendments and additions to this AGREEMENT and its EXHIBITS must be approved by the Waller County Commissioners Court.
27. Signatories to this AGREEMENT represent and warrant that they have authority to bind the respective PARTIES.
28. Notices delivered hereunder shall be in writing and shall be delivered by personal delivery or certified mail, return receipt requested. Any notice or certification to be provided pursuant to this Agreement shall be delivered to the following persons, unless a substitute representative is designated in writing:

For County:

County Judge  
425 FM 1488 Suite 106  
Hempstead, Texas 77445

For Urban Twinwood, LP:

Attn: Don Weaver  
2110 Grandway Drive  
Katy, TX 77449

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

This Agreement is being executed on February 20, 2024

WALLER COUNTY

\_\_\_\_\_  
Carbett "Trey" Duhon III  
Waller County Judge

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Debbie Hollan  
Waller County Clerk

\_\_\_\_\_  
Date

URBAN TWINWOOD, LP  
By: Urban Twinwood GP, LLC

\_\_\_\_\_  
By: Don Weaver  
Title: Manager

\_\_\_\_\_  
Date

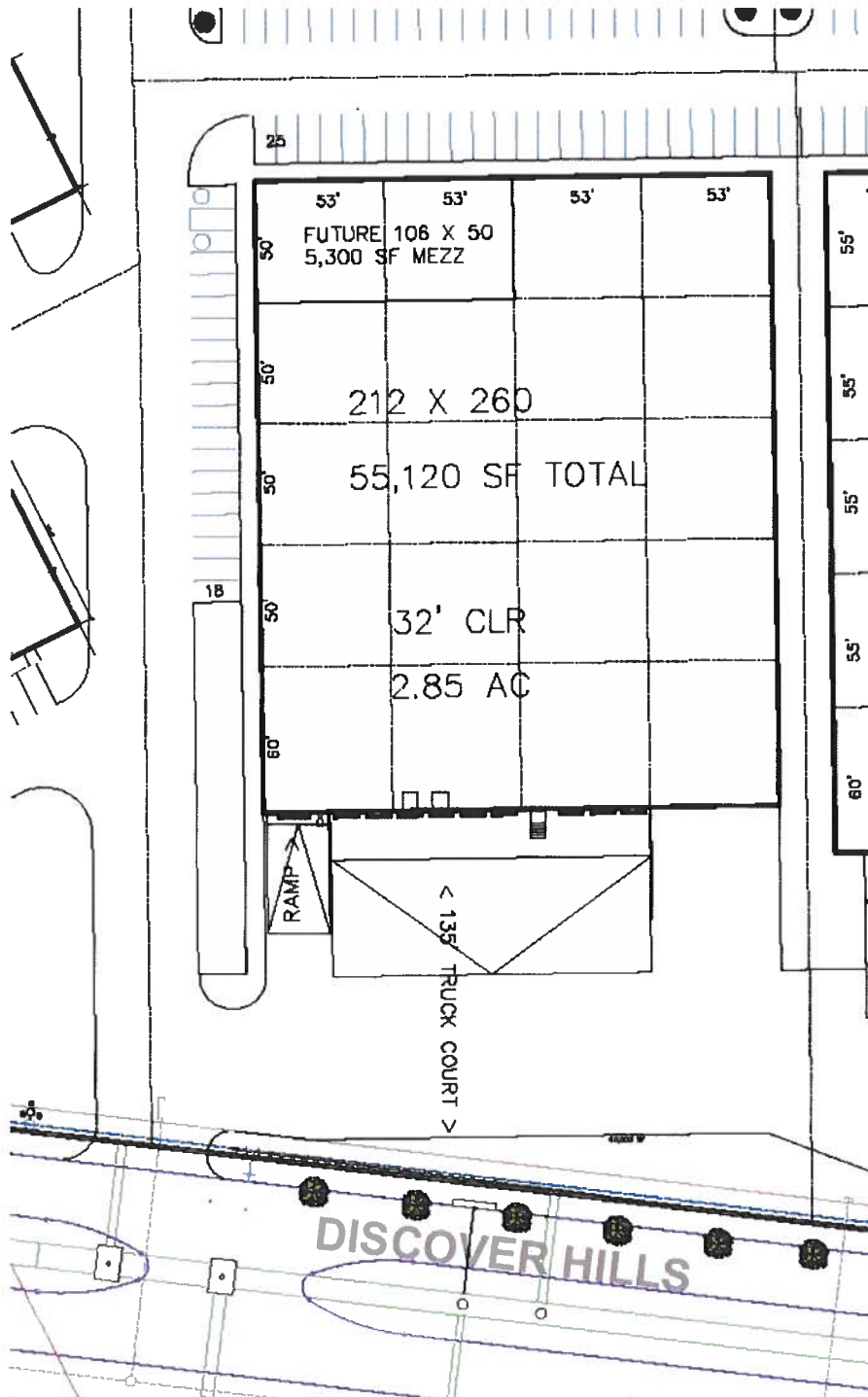
## **EXHIBIT A - SUPPORT DOCUMENTATION FOR REINVESTMENT ZONE OR SITE PLAN**

Provide a site plan drawing showing the location of real property and improvements (buildings, driveways and fences, etc.). Drawing doesn't have to be an engineered drawing, but must show all proposed improvements in the reinvestment zone. Please provide the address if you have one. Include as many documents as needed to provide the information.

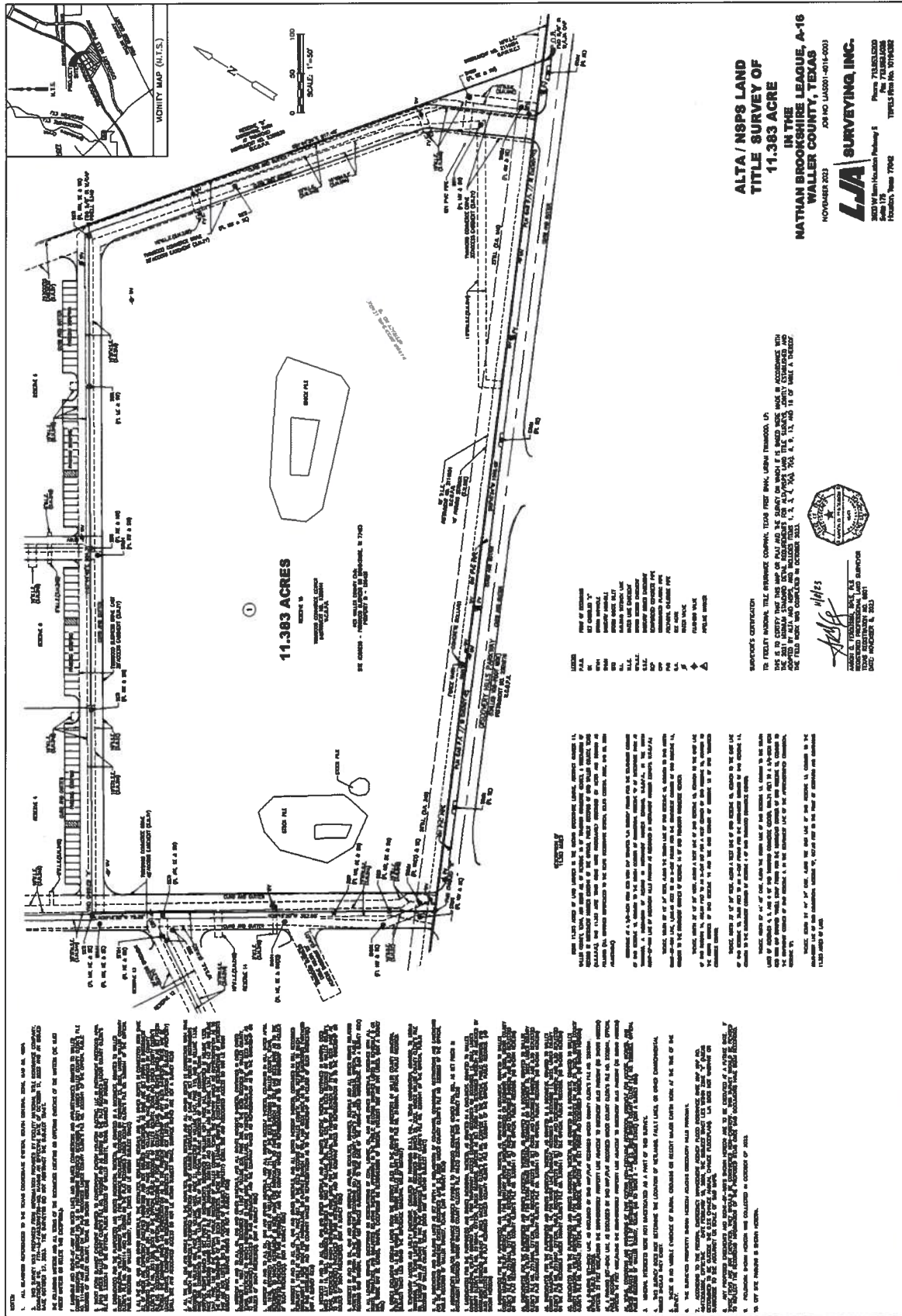
**Attach legal description, plat (if any) and site plan, and survey**

Attach copy of plat (if appropriate), a survey, and legal description (generally available from Title Company at closing). Please provide a clear copy of the plat or survey containing the appropriate GPS coordinates identifying the boundary, including the coordinates at each change in direction of the boundary. If possible, include it on paper no larger than legal size. This may be difficult for some attachments. If you need to use a larger page size to ensure readability, then please do. **Include the attachments after this page and not at the end of the application.** You will need to convert this document to a PDF and combine with your site plan, plat or survey.

2.844 Acres (Reserve 15A) in the Twinwood Commerce Center, Waller County, Texas



THIS PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.









## Exhibit B: Reinvestment Zone Order

STATE OF TEXAS  
COUNTY OF WALLER

IN THE COMMISSIONERS COURT  
OF WALLER COUNTY, TEXAS

ORDER DESIGNATING REINVESTMENT ZONE  
WALLER COUNTY TWINWOOD BUSINESS PARK REINVESTMENT ZONE 12  
PURSUANT TO SECTIONS 312.401 AND 312.201 OF THE TAX CODE  
(THE PROPERTY REDEVELOPMENT AND TAX ABATEMENT ACT)

BE IT REMEMBERED at a meeting of Commissioners Court of Waller County, Texas, held on the 10th day of May, 2023, on motion made by Kendric Jones, Commissioner of Precinct No 3, and seconded by Justin Beckendorff, Commissioner of Precinct No 4, the following Order was adopted:

WHEREAS, the Commissioners Court of Waller County, Texas desires to create the proper economic and social environment to induce the Investment of private resources in productive business enterprises located in the county and to provide employment to residents of the area; and,

WHEREAS, it is in the best interest of the county to designate Twinwood Business Park, located south of I-10, west of and adjacent to Woods Road, and north of the Waller/Fort Bend County line, as a reinvestment zone pursuant to Sections 312.401 and 312.201 of the Tax Code (The Property Redevelopment and Tax Abatement Act).

IT IS THEREFORE ORDERED BY THE COMMISSIONERS COURT OF WALLER COUNTY, TEXAS

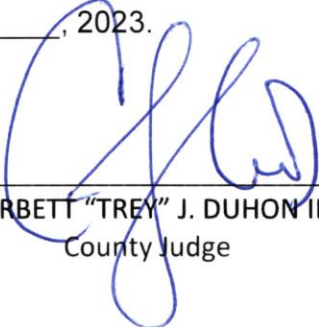
Section 1. That the Commissioners Court hereby designates as a Reinvestment Zone (the "Zone") Twinwood Business Park located in the area described as 410.9 acres of land located in the Nathan Brookshire Survey Abstract Number 16 Waller County Texas out of that certain called 372.8995 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, of the Official Public Records of said Waller County Texas (W.C.O.P.R.), that certain called 6.35 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., that certain called 14.00 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Instrument Number 1607328 W.C.O.P.R., that certain called 89.10 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 457, W.C.O.P.R., that certain called 16.93 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 467, W.C.O.P.R., that certain called 190.91 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1338, Page 389, W.C.O.P.R., and that certain called 512.81 acre tract described in deed to NBI Properties, Inc. by an instrument of record in Volume 1272, Page 838, W.C.O.P.R., said NBI Properties, Inc. acre tract now known as Twinwood (US) Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R., the

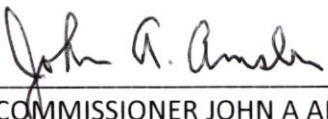


survey attached hereto as Exhibit A and made apart hereof for all purposes  
WALLER COUNTY TWINWOOD BUSINESS PARK REINVESTMENT ZONE 12;


- Section 2. That the Commissioners Court finds that the Zone area meets the qualifications of the Texas Redevelopment and Tax Abatement Act;
- Section 3. That the Commissioners Court has heretofore adopted Tax Abatement and Incentives Policy Guidelines & Criteria for Waller County;
- Section 4. That the Commissioners Court held a public hearing to consider this Order on the 10th day of May, 2023;
- Section 5. The Commissioners Court finds that such improvements are feasible and will benefit the Zone after the expiration of the agreement;
- Section 6. The Commissioners Court finds that creation of the Zone is likely to contribute to the retention or expansion of primary employment in the area and/or would contribute to attract major investments that would be a benefit to the property and that would contribute to the economic development of the community; and
- Section 7. That this Order shall take effect from and after its passage as the law in such cases provides.

Signed this 10<sup>th</sup> day of May, 2023.

  
CARBETT "TREY" J. DUHON III  
County Judge

  
COMMISSIONER JOHN A AMSLER  
Precinct No. 1

  
COMMISSIONER KENDRICK JONES  
Precinct No. 3

  
COMMISSIONER WALTER SMITH  
Precinct No. 2

  
COMMISSIONER JUSTIN BECKENDORFF  
Precinct No. 4

## Exhibit A

February 8, 2018  
Job No. 7777-2010

DESCRIPTION OF  
410.9 ACRES

Being 410.9 acres of land located in the Nathan Brookshire Survey, Abstract Number 16, Waller County, Texas, out of that certain called 372.8995 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1293, Page 229, of the Official Public Records of said Waller County, Texas (W.C.O.P.R.), that certain called 6.35 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1394, Page 828, W.C.O.P.R., that certain called 14.00 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Instrument Number 1607328, W.C.O.P.R., that certain called 89.10 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 457, W.C.O.P.R., that certain called 16.93 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1334, Page 467, W.C.O.P.R., that certain called 190.91 acre tract described in deed to Woods Road & I-10 Investments, Inc. by an instrument of record in Volume 1338, Page 389, W.C.O.P.R., and that certain called 512.81 acre tract described in deed to NBI Properties, Inc. by an instrument of record in Volume 1272, Page 838, W.C.O.P.R., said NBI Properties, Inc. acre tract now known as Twinwood (U.S.), Inc. by an instrument of record in Volume 1330, Page 240, W.C.O.P.R., said 410.9 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment):

Beginning at a 5/8-inch iron rod with cap stamped "Kalkomey Surveying" found for the southeast corner of said 512.81 acre tract, common to the northeast corner of that certain tract of land described as "Tract 3" in deed to FF Texas Holdings, LP by an instrument of record in File Number 2013104491, of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.), in the west right-of-way line of Woods Road (called 80-feet wide), and in the Waller/Fort Bend County Line;

Twinwood Business Park

February 8, 2018  
Job No. 7777-2010

Thence, South  $64^{\circ} 48' 51''$  West, departing said west right-of-way line, along the southeast line of said 512.81 acre tract, common to the northwest lines of said Tract 3 and that certain called 0.138 acre tract described in deed to State of Texas by an instrument of record in Volume 264, Page 217, of the Deed Records of said Fort Bend County, Texas, and along said County Line, 6,445.84 feet to a 5/8-inch iron rod with cap stamped "Landtech-Consultants" found for the southwest corner of said 512.81 acre tract, common to the northwest corner of said 0.138 acre tract, in the northeast right-of-way line of F.M. Highway 359 (called 100-feet wide);

Thence, North  $35^{\circ} 56' 35''$  West, along the west line of said 512.81 acre tract, common to said northeast right-of-way line, 1,754.96 feet to a point for corner;

Thence, North  $54^{\circ} 03' 40''$  East, departing said common line, 500.29 feet to a point for corner, the beginning of a tangent curve;

Thence, 618.09 feet along the arc of a tangent curve to the right, having a radius of 3,165.00 feet, a central angle of  $11^{\circ} 11' 21''$ , and a chord which bears North  $59^{\circ} 39' 21''$  East, 617.11 feet to a point for corner;

Thence, North  $65^{\circ} 15' 01''$  East, 2,257.72 feet to a point for corner, the beginning of a tangent curve;

Thence, 2,666.12 feet along the arc of a tangent curve to the left, having a radius of 3,235.00 feet, a central angle of  $47^{\circ} 13' 13''$ , and a chord which bears North  $41^{\circ} 38' 25''$  East, 2,591.31 feet to a point for corner;

Thence, North  $18^{\circ} 01' 48''$  East, 504.67 feet to a point for corner, the beginning of a tangent curve;

Thence, 471.10 feet along the arc of a tangent curve to the right, having a radius of 3065.00 feet, a central angle of  $08^{\circ} 48' 23''$ , and a chord which bears North  $22^{\circ} 26' 00''$  East, 470.63 feet to a point for corner;



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Thence, North  $26^{\circ} 50' 12''$  East, 2,093.87 feet to a point for corner, the beginning of a tangent curve;

Thence, 491.42 feet along the arc of a tangent curve to the right, having a radius of 465.00 feet, a central angle of  $60^{\circ} 33' 04''$ , and a chord which bears North  $57^{\circ} 06' 44''$  East, 468.87 feet to a point for corner;

Thence, North  $87^{\circ} 23' 16''$  East, 247.40 feet to a point for corner in the east line of the aforementioned 372.8995 acre tract, common to the aforementioned west right-of-way line of Woods Road;

Thence, South  $02^{\circ} 36' 44''$  East, 1,505.90 feet to the southeast corner of said 372.8995 acre tract, common to the intersection of the north line of the aforementioned 6.35 acre tract and said west right-of-way line, from which a found 5/8-inch iron rod bears, South  $87^{\circ} 46' 34''$  West, 1.19 feet;

Thence, North  $87^{\circ} 46' 34''$  East, along the north line of said 6.35 acre tract, 39.96 feet to a point for corner in the centerline of said Woods Road;

Thence, South  $02^{\circ} 31' 07''$  East, along the east line of said 6.35 acre tract, common to the centerline of said Woods Road, 23.05 feet to a cotton spindle found for the southeast corner of said 6.35 acre tract, common to the northeast corner of that certain tract of land described in deed to Kohinoor Group, L.P. by an instrument of record in Volume 1293, Page 107, W.C.O.P.R.;

Thence, South  $87^{\circ} 34' 15''$  West, along the south line of said 6.35 acre tract, common to the north line of said Kohinoor Group tract, 716.36 feet to the northeast corner of the aforementioned 14.00 acre tract;

Thence, South  $02^{\circ} 31' 07''$  East, along the east line of said 14.00 acre tract, 199.58 feet to the southeast corner of said 14.00 acre tract in a north line of the aforementioned 89.10 acre tract;



Twinwood Business Park

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Thence, North  $87^{\circ} 34' 14''$  East, along the south line of said Kohinoor Group tract, common to a north line of said 89.10 acre tract, passing at a distance of 675.98, a 3/4-inch iron rod with cap stamped "Kalkomey Surveying" found for the intersection of said common line with the aforementioned west right-of-way line of Woods Road, continuing for a total distance of 716.36 feet to a mag nail with shiner found for the southeast corner of said Kohinoor Group tract, common to a northeast corner of said 89.10 acre tract, in the centerline of said Woods Road;

Thence, South  $02^{\circ} 31' 07''$  East, along the centerline of said Woods Road, common to the east line of said 89.10 acre tract, passing at a distance of 399.21, a mag nail found for the common east corner of said 89.10 acre tract and the aforementioned 16.93 acre tract, continuing along said centerline, common to the east line of said 16.93 acre tract, passing at a distance of 598.84 feet, a mag nail with shiner found for the common east corner of said 16.93 acre tract and the aforementioned 190.91 acre tract, continuing along said centerline, common to the east line of said 190.91 acre tract for a total distance of 1,687.80 feet to the southeast corner of said 190.91 acre tract, from which a found cotton spindle bears, North  $87^{\circ} 43' 24''$  East, 0.81 feet;

Thence, South  $87^{\circ} 43' 24''$  West, departing said centerline, along the south line of said 190.91 acre tract, passing at a distance of 39.26, a 3/4-inch iron rod with cap stamped "Kalkomey Surveying" found for the northeast corner of that certain called 19.49 acre tract of land described in deed to Ironwood Yoakum Partners, LLC by an instrument of record in File Number 1608441, W.C.O.P.R., continuing along the north line of said 19.49 acre tract, common to said south line for a total distance of 963.14 feet to a 5/8-inch iron rod found for the northwest corner of said 19.49 acre tract, common to an east corner of the aforementioned 512.81 acre tract;

Thence, South  $02^{\circ} 40' 16''$  East, departing said south line, along the west line of said 19.49 acre tract and an east line of said 512.81 acre tract, 956.04 feet to a 3/4-inch iron pipe found for the southwest corner of said 19.49 acre tract, common to an east corner of said 512.81 acre tract;

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Thence, North  $87^{\circ} 47' 23''$  East, along the south line of said 19.49 acre tract, common to an east line of said 512.81 acre tract, 917.94 feet to a 3/8-inch iron rod found for the southeast corner of said 19.49 acre tract, common to an east corner of said 512.81 acre tract in the aforementioned west right-of-way line of said Woods Road;

Thence, South  $02^{\circ} 40' 45''$  East, along an east line of said 512.81 acre tract, common to said west right-of-way line, 845.74 feet to the POINT OF BEGINNING and containing 410.9 acres of land.

Corner monuments were not set at the client's request.



*[Handwritten signature]*  
2/8/18





# Racial Profiling Report | Full

Item 26.

Agency Name: WALLER CO. SHERIFF'S OFFICE  
Reporting Date: 02/15/2024  
TCOLE Agency Number: 473100

Chief Administrator: TROY A. GUIDRY

Agency Contact Information:  
Phone: (979) 826-8282  
Email: t.guidry@wallercounty.us

Mailing Address:  
100 R. Glenn Smith Dr.  
HEMPSTEAD, TX 77445-4699

This Agency filed a full report

WALLER CO. SHERIFF'S OFFICE has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the WALLER CO. SHERIFF'S OFFICE from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the WALLER CO. SHERIFF'S OFFICE if the individual believes that a peace officer employed by the WALLER CO. SHERIFF'S OFFICE has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the WALLER CO. SHERIFF'S OFFICE who, after an investigation, is shown to have engaged in racial profiling in violation of the WALLER CO. SHERIFF'S OFFICE policy;
- 6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
  - a. the race or ethnicity of the individual detained;
  - b. whether a search was conducted and, if so, whether the individual detained consented to the search;
  - c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
  - d. whether the peace officer used physical force that resulted in bodily injury during the stop;
  - e. the location of the stop;
  - f. the reason for the stop.
- 7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
  - a. the Commission on Law Enforcement; and
  - b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The WALLER CO. SHERIFF'S OFFICE has satisfied the statutory data audit requirements as prescribed in Article

2.133(c), Code of Criminal Procedure during the reporting period.

*Item 26.*

Executed by: JAMES E. FLYNT  
Chief Deputy

Date: 02/15/2024

# Total stops: 5765

## Street address or approximate location of the stop

City street	412
US highway	1772
County road	2557
State highway	1023
Private property or other	1

## Was race or ethnicity known prior to stop?

Yes	29
No	5736

## Race / Ethnicity

Alaska Native / American Indian	31
Asian / Pacific Islander	205
Black	1284
White	2711
Hispanic / Latino	1534

## Gender

<b>Female</b>	<b>1635</b>
Alaska Native / American Indian	6
Asian / Pacific Islander	49
Black	453
White	797
Hispanic / Latino	330
<b>Male</b>	<b>4130</b>
Alaska Native / American Indian	29
Asian / Pacific Islander	159
Black	832
White	1905
Hispanic / Latino	1205

## Reason for stop?

<b>Violation of law</b>	<b>49</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	20
White	12

Hispanic / Latino	16
<b>Preexisting knowledge</b>	<b>45</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	9
White	15
Hispanic / Latino	19
<b>Moving traffic violation</b>	<b>4379</b>
Alaska Native / American Indian	25
Asian / Pacific Islander	170
Black	878
White	2171
Hispanic / Latino	1136
<b>Vehicle traffic violation</b>	<b>1292</b>
Alaska Native / American Indian	6
Asian / Pacific Islander	32
Black	379
White	512
Hispanic / Latino	362
<b>Was a search conducted?</b>	
<b>Yes</b>	<b>323</b>
Alaska Native / American Indian	2
Asian / Pacific Islander	2
Black	123
White	97
Hispanic / Latino	99
<b>No</b>	<b>5442</b>
Alaska Native / American Indian	29
Asian / Pacific Islander	203
Black	1162
White	2613
Hispanic / Latino	1435
<b>Reason for Search?</b>	
<b>Consent</b>	<b>100</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	29
White	37

Hispanic / Latino	33				
<b>Contraband</b>	<b>18</b>				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	4				
White	8				
Hispanic / Latino	6				
<b>Probable</b>	<b>142</b>				
Alaska Native / American Indian	1				
Asian / Pacific Islander	1				
Black	75				
White	36				
Hispanic / Latino	29				
<b>Inventory</b>	<b>58</b>				
Alaska Native / American Indian	1				
Asian / Pacific Islander	0				
Black	15				
White	13				
Hispanic / Latino	29				
<b>Incident to arrest</b>	<b>5</b>				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	2				
White	1				
Hispanic / Latino	2				
<b>Was Contraband discovered?</b>					
<b>Yes</b>	<b>19</b>				
		Did the finding result in arrest?			
		(total should equal previous column)			
Alaska Native / American Indian	0	Yes	0	No	0
Asian / Pacific Islander	1	Yes	0	No	1
Black	8	Yes	1	No	7
White	5	Yes	1	No	4
Hispanic / Latino	5	Yes	1	No	4
<b>No</b>	<b>304</b>				
Alaska Native / American Indian	3				
Asian / Pacific Islander	20				
Black	75				
White	114				
Hispanic / Latino	92				



**Description of contraband**

<b>Drugs</b>	<b>71</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	37
White	19
Hispanic / Latino	15
<b>Weapons</b>	<b>3</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	2
White	0
Hispanic / Latino	1
<b>Currency</b>	<b>0</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
<b>Alcohol</b>	<b>16</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	2
White	3
Hispanic / Latino	10
<b>Stolen property</b>	<b>0</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
<b>Other</b>	<b>7</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	4
White	2
Hispanic / Latino	1

**Result of the stop**

<b>Verbal warning</b>	<b>61</b>
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Alaska Native / American Indian	0
Asian / Pacific Islander	3
Black	20
White	26
Hispanic / Latino	12
<b>Written warning</b>	<b>3815</b>
Alaska Native / American Indian	18
Asian / Pacific Islander	140
Black	876
White	2006
Hispanic / Latino	774
<b>Citation</b>	<b>1853</b>
Alaska Native / American Indian	13
Asian / Pacific Islander	62
Black	378
White	663
Hispanic / Latino	738
<b>Written warning and arrest</b>	<b>8</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	3
White	3
Hispanic / Latino	2
<b>Citation and arrest</b>	<b>13</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	4
White	5
Hispanic / Latino	4
<b>Arrest</b>	<b>15</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	6
White	5
Hispanic / Latino	4
<b>Arrest based on</b>	
<b>Violation of Penal Code</b>	<b>14</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0

Black	5
White	4
Hispanic / Latino	5
<b>Violation of Traffic Law</b>	<b>12</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	2
White	4
Hispanic / Latino	4
<b>Violation of City Ordinance</b>	<b>3</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	0
White	1
Hispanic / Latino	1
<b>Outstanding Warrant</b>	<b>7</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	3
White	2
Hispanic / Latino	2
<b>Was physical force resulting in bodily injury used during stop?</b>	
<b>Yes</b>	<b>10</b>
Alaska Native / American Indian	0
Asian / Pacific Islander	1
Black	2
White	5
Hispanic / Latino	2
<b>Resulting in Bodily Injury To:</b>	
Suspect	10
Officer	0
Both	0
<b>No</b>	<b>5755</b>
Alaska Native / American Indian	31
Asian / Pacific Islander	204
Black	1282
White	2705
Hispanic / Latino	1532

**Number of complaints of racial profiling**

Total	0
Resulted in disciplinary action	0
Did not result in disciplinary action	0

Item 26.

**Comparative Analysis**

Use TCOLE's auto generated analysis	<input checked="" type="checkbox"/>
Use Department's submitted analysis	<input type="checkbox"/>

**Optional Narrative**

N/A

Submitted electronically to the



The Texas Commission on Law Enforcement

**WALLER COUNTY  
2024 SALARY ORDER**

Amended by Commissioners' Court effective 02/25/2024

<b>2024 ADJUSTED RATES</b>	<b>2024 APPROVED RATE</b>	<b>2024 BUDGETED AMOUNT</b>	<b>SB22 BUDGETED AMOUNT</b>
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**Fund 125-Department 416**

**Criminal District Attorney**

Prosecutor III	\$ 55.52	\$ 116,370.00	\$ 23,630.00
Prosecutor VI	\$ 40.38	\$ 84,637.00	\$ 15,363.00

**Fund 125-Department 506**

**Juvenile Probation**

JPO 1	\$ 25.66	\$ 53,784.00	
JPO 2-COLA + bilingual pay	\$ 8,961.00	\$ 8,961.00	

**Fund 125-Department 516**

**Sheriff-Administration**

Deputy - Livestock	\$ 28.59	\$ 59,925.00	
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**Non Law Enforcement**

Evidence Technician	\$ 26.55	\$ 55,649.00	
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**Fund 125-Department 517**

**Sheriff-Communications**

* Dispatch Supervisor	\$ 25.58	\$ 53,616.00	
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**Fund 110-Department 524**

**Road and Bridge Administration**

* Professional Engineer	\$ 54.87	\$ 115,008.00	
* Jr Engineering Tech	\$ 23.00	\$ 48,208.00	

**Fund 110 - Department 530**

**Road and Bridge - Maintenance and Construction**

Mechanic	\$ 25.73	\$ 53,931.00	
Mechanic	\$ 24.51	\$ 51,373.00	

**Criminal District Attorney**

Increase to SB22 funds distribution

**Juvenile Probation**

Corrections to salaries as approved by the Juvenile Board

**Sheriff-Administration**

Hourly rate increases

**Sheriff-Communications**

Hourly rate increases

**Road and Bridge Administration**

Hourly rate increase

Position change and hourly rate decrease

**Road and Bridge - Maintenance and Construction**

Hourly rate increases

All requested increases are within departmental budgeted funds





## 22523 Business Node Pay App #15 January 2024 (R0)

Printed 1/29/2024 6:34 PM

## CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification is attached.  
In tabulations below, amounts are stated to the nearest dollar.  
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 15  
APPLICATION DATE: 1-Feb-24  
PERIOD TO: 31-Jan-24  
ARCHITECT'S PROJECT NO.: Multiple

A	B	C	C	C	C	C	C	C	D	E	F	G	%	H	I
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATIONS (D+E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	(G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
<b>SWING SPACE DESIGN BUILD SERVICES</b>															
1.1	Swing Space Design Fees & C.A. Services	0.00	145,800.00	145,800.00	67,654.00	213,454.00	0.00	213,454.00	213,454.00	0.00	0.00	213,454.00	100.0%	0.00	0.00
1.2	Swing Space FF&E Design Fees	0.00	16,200.00	16,200.00	7,517.00	23,717.00	0.00	23,717.00	5,000.00	0.00	0.00	5,000.00	21.1%	18,717.00	0.00
1.3	Swing Space As-Built	0.00	9,800.00	9,800.00	0.00	9,800.00	0.00	9,800.00	9,800.00	0.00	0.00	9,800.00	100.0%	0.00	0.00
1.4	Swing Space Reimbursable Allw.	0.00	5,000.00	5,000.00	0.00	5,000.00	0.00	5,000.00	2,640.61	608.39	0.00	3,250.00	65.0%	1,750.00	0.00
1.5	General Conditions	0.00	0.00	0.00	365,535.00	365,535.00	0.00	365,535.00	365,535.00	0.00	0.00	365,535.00	100.0%	0.00	0.00
1.6	Mobilization (Temp. Fence, Trailer, Etc.)	0.00	0.00	0.00	15,000.00	15,000.00	0.00	15,000.00	15,000.00	0.00	0.00	15,000.00	100.0%	0.00	0.00
1.7	Subcontractor Default Insurance	0.00	0.00	0.00	17,739.00	17,739.00	0.00	17,739.00	17,739.00	0.00	0.00	17,739.00	100.0%	0.00	0.00
1.8	General Liability & Builder's Risk Insurance	0.00	0.00	0.00	9,006.00	9,006.00	0.00	9,006.00	9,006.00	0.00	0.00	9,006.00	100.0%	0.00	0.00
1.9	AGC Fees	0.00	0.00	0.00	3,803.00	3,803.00	0.00	3,803.00	3,803.00	0.00	0.00	3,803.00	100.0%	0.00	0.00
1.10	Payment & Performance Bonds	0.00	0.00	0.00	33,304.00	33,304.00	0.00	33,304.00	33,304.00	0.00	0.00	33,304.00	100.0%	0.00	0.00
1.11	Design/Builder Overhead & Profit	0.00	7,731.00	7,731.00	78,839.00	86,570.00	0.00	86,570.00	86,570.00	0.00	0.00	86,570.00	100.0%	0.00	0.00
8	Demolition														
8.1	Mobilization	0.00	0.00	0.00	1,150.00	1,150.00	0.00	1,150.00	1,150.00	0.00	0.00	1,150.00	100.0%	0.00	0.00
8.2	Interior Demo	0.00	0.00	0.00	19,879.00	19,879.00	0.00	19,879.00	19,879.00	0.00	0.00	19,879.00	100.0%	0.00	0.00
8.3	MEP Demo	0.00	0.00	0.00	5,435.00	5,435.00	0.00	5,435.00	5,435.00	0.00	0.00	5,435.00	100.0%	0.00	0.00
8.4	Saw cut	0.00	0.00	0.00	5,550.00	5,550.00	0.00	5,550.00	5,550.00	0.00	0.00	5,550.00	100.0%	0.00	0.00
8.5	Demobilization	0.00	0.00	0.00	900.00	900.00	0.00	900.00	900.00	0.00	0.00	900.00	100.0%	0.00	0.00
8.6	PCO ALLW-1 Mold Remediation Balance (See Line Item 9.3A and 21.4)	0.00	0.00	0.00	12,727.00	12,727.00	0.00	12,727.00	12,727.00	0.00	0.00	12,727.00	100.0%	0.00	0.00
9	Sitework														
9.1	Storm Drain Materials	0.00	0.00	0.00	33,500.00	33,500.00	0.00	33,500.00	33,500.00	0.00	0.00	33,500.00	100.0%	0.00	0.00
9.2	Storm Drain Labor	0.00	0.00	0.00	36,500.00	36,500.00	0.00	36,500.00	36,500.00	0.00	0.00	36,500.00	100.0%	0.00	0.00
9.3	Tree Trimming & Removal	0.00	0.00	0.00	16,200.00	16,200.00	0.00	16,200.00	16,200.00	0.00	0.00	16,200.00	100.0%	0.00	0.00
9.3A	Offset for Line Item 8.5	0.00	0.00	0.00	-12,727.00	-12,727.00	0.00	-12,727.00	-12,727.00	0.00	0.00	-12,727.00	100.0%	0.00	0.00
10	Concrete Work														
10.1	Concrete Material (Pads & Pour-backs)	0.00	0.00	0.00	13,500.00	13,500.00	0.00	13,500.00	13,500.00	0.00	0.00	13,500.00	100.0%	0.00	0.00
10.2	Concrete Labor (Pads & Pour-backs)	0.00	0.00	0.00	17,500.00	17,500.00	0.00	17,500.00	17,500.00	0.00	0.00	17,500.00	100.0%	0.00	0.00
11	Carpentry & Millwork														
11.1	Millwork & Countertops	0.00	0.00	0.00	34,206.00	34,206.00	0.00	34,206.00	34,206.00	0.00	0.00	34,206.00	100.0%	0.00	0.00
12	Roofing														
12.1	Roof & Gutter Repairs	0.00	0.00	0.00	24,500.00	24,500.00	0.00	24,500.00	24,500.00	0.00	0.00	24,500.00	100.0%	0.00	0.00
13	Openings														
13.1	Door, Frame, & Hardware Materials	0.00	0.00	0.00	104,030.00	104,030.00	0.00	104,030.00	104,030.00	0.00	0.00	104,030.00	100.0%	0.00	0.00
13.2	Door, Frame, & Hardware Installation	0.00	0.00	0.00	9,975.00	9,975.00	0.00	9,975.00	9,975.00	0.00	0.00	9,975.00	100.0%	0.00	0.00
14	Glass and Glazing System														
14.1	Glazing & Windows	0.00	0.00	0.00	20,000.00	20,000.00	0.00	20,000.00	20,000.00	0.00	0.00	20,000.00	100.0%	0.00	0.00
15	Finishes														
15.1	Plaster	0.00	0.00	0.00	77,300.00	77,300.00	0.00	77,300.00	77,300.00	0.00	0.00	77,300.00	100.0%	0.00	0.00
15.2	Cold Formed Metal Framing & Drywall	0.00	0.00	0.00	107,456.00	107,456.00	0.00	107,456.00	107,456.00	0.00	0.00	107,456.00	100.0%	0.00	0.00
15.3	Acoustical Ceilings	0.00	0.00	0.00	44,000.00	44,000.00	0.00	44,000.00	44,000.00	0.00	0.00	44,000.00	100.0%	0.00	0.00
15.4	LVT Flooring	0.00	0.00	0.00	34,500.00	34,500.00	0.00	34,500.00	34,500.00	0.00	0.00	34,500.00	100.0%	0.00	0.00





22523 Business Node Pay App #15 January 2024 (R0)

Printed 1/29/2024 6:34 PM

## CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 16  
 APPLICATION DATE: 1-Feb-24  
 PERIOD TO: 31-Jan-24  
 ARCHITECT'S PROJECT NO.: Multiple

A	B	C	C	C	C	C	C	C	D	E	F	G	%	H	I
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATIONS (D+E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	(G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
15.5	Painting	0.00	0.00	0.00	33,400.00	33,400.00	0.00	33,400.00	33,400.00	0.00	0.00	33,400.00	100.0%	0.00	0.00
15.6	Power Wash & Cleaning	0.00	0.00	0.00	2,800.00	2,800.00	0.00	2,800.00	2,800.00	0.00	0.00	2,800.00	100.0%	0.00	0.00
16	Specialties														
16.1	Flagpoles	0.00	0.00	0.00	4,000.00	4,000.00	0.00	4,000.00	4,000.00	0.00	0.00	4,000.00	100.0%	0.00	0.00
17	Mechanical - Plumbing														
17.1	Labor, Materials, Equipment	0.00	0.00	0.00	21,400.00	21,400.00	0.00	21,400.00	21,400.00	0.00	0.00	21,400.00	100.0%	0.00	0.00
18	Mechanical - HVAC														
18.1	Mobilization	0.00	0.00	0.00	6,959.00	6,959.00	0.00	6,959.00	6,959.00	0.00	0.00	6,959.00	100.0%	0.00	0.00
18.2	HVAC Demo Labor	0.00	0.00	0.00	7,352.00	7,352.00	0.00	7,352.00	7,352.00	0.00	0.00	7,352.00	100.0%	0.00	0.00
18.3	HVAC Equipment Material	0.00	0.00	0.00	220,427.00	220,427.00	0.00	220,427.00	220,427.00	0.00	0.00	220,427.00	100.0%	0.00	0.00
18.4	HVAC Specialties & Trim Material	0.00	0.00	0.00	4,301.00	4,301.00	0.00	4,301.00	4,301.00	0.00	0.00	4,301.00	100.0%	0.00	0.00
18.5	HVAC Specialties & Trim Labor	0.00	0.00	0.00	7,505.00	7,505.00	0.00	7,505.00	7,505.00	0.00	0.00	7,505.00	100.0%	0.00	0.00
18.6	Copper Material	0.00	0.00	0.00	863.00	863.00	0.00	863.00	863.00	0.00	0.00	863.00	100.0%	0.00	0.00
18.7	Copper Labor	0.00	0.00	0.00	6,703.00	6,703.00	0.00	6,703.00	6,703.00	0.00	0.00	6,703.00	100.0%	0.00	0.00
18.8	HVAC Insulation Subcontractor	0.00	0.00	0.00	8,400.00	8,400.00	0.00	8,400.00	8,400.00	0.00	0.00	8,400.00	100.0%	0.00	0.00
18.9	HVAC Duct work Subcontractor	0.00	0.00	0.00	34,440.00	34,440.00	0.00	34,440.00	34,440.00	0.00	0.00	34,440.00	100.0%	0.00	0.00
18.10	HVAC Test & Balance Subcontractor	0.00	0.00	0.00	3,150.00	3,150.00	0.00	3,150.00	3,150.00	0.00	0.00	3,150.00	100.0%	0.00	0.00
18.11	HVAC Rigging & Hoisting Subcontractor	0.00	0.00	0.00	1,080.00	1,080.00	0.00	1,080.00	1,080.00	0.00	0.00	1,080.00	100.0%	0.00	0.00
18.12	HVAC Startup	0.00	0.00	0.00	2,284.00	2,284.00	0.00	2,284.00	2,284.00	0.00	0.00	2,284.00	100.0%	0.00	0.00
18.13	Close out Documents	0.00	0.00	0.00	500.00	500.00	0.00	500.00	500.00	0.00	0.00	500.00	100.0%	0.00	0.00
19	Electrical Systems														
19.1	Underground Material	0.00	0.00	0.00	1,734.00	1,734.00	0.00	1,734.00	1,734.00	0.00	0.00	1,734.00	100.0%	0.00	0.00
19.2	Underground Labor	0.00	0.00	0.00	353.00	353.00	0.00	353.00	353.00	0.00	0.00	353.00	100.0%	0.00	0.00
19.3	Raceway Material	0.00	0.00	0.00	8,626.00	8,626.00	0.00	8,626.00	8,626.00	0.00	0.00	8,626.00	100.0%	0.00	0.00
19.4	Raceway Labor	0.00	0.00	0.00	12,699.00	12,699.00	0.00	12,699.00	12,699.00	0.00	0.00	12,699.00	100.0%	0.00	0.00
19.5	Wire Material	0.00	0.00	0.00	5,857.00	5,857.00	0.00	5,857.00	5,857.00	0.00	0.00	5,857.00	100.0%	0.00	0.00
19.6	Wire Labor	0.00	0.00	0.00	5,953.00	5,953.00	0.00	5,953.00	5,953.00	0.00	0.00	5,953.00	100.0%	0.00	0.00
19.7	Gear Material	0.00	0.00	0.00	11,448.00	11,448.00	0.00	11,448.00	11,448.00	0.00	0.00	11,448.00	100.0%	0.00	0.00
19.8	Gear Labor	0.00	0.00	0.00	1,045.00	1,045.00	0.00	1,045.00	1,045.00	0.00	0.00	1,045.00	100.0%	0.00	0.00
19.9	Fixture Material	0.00	0.00	0.00	44,592.00	44,592.00	0.00	44,592.00	44,592.00	0.00	0.00	44,592.00	100.0%	0.00	0.00
19.10	Fixture Labor	0.00	0.00	0.00	7,703.00	7,703.00	0.00	7,703.00	7,703.00	0.00	0.00	7,703.00	100.0%	0.00	0.00
19.11	Device Material	0.00	0.00	0.00	305.00	305.00	0.00	305.00	305.00	0.00	0.00	305.00	100.0%	0.00	0.00
19.12	Device Labor	0.00	0.00	0.00	2,198.00	2,198.00	0.00	2,198.00	2,198.00	0.00	0.00	2,198.00	100.0%	0.00	0.00
19.13	Demo Labor	0.00	0.00	0.00	1,000.00	1,000.00	0.00	1,000.00	1,000.00	0.00	0.00	1,000.00	100.0%	0.00	0.00
19.14	Temporary Power	0.00	0.00	0.00	5,637.00	5,637.00	0.00	5,637.00	5,637.00	0.00	0.00	5,637.00	100.0%	0.00	0.00
20	Life Safety Systems														
20.1	Fire Alarm	0.00	0.00	0.00	16,721.00	16,721.00	0.00	16,721.00	16,721.00	0.00	0.00	16,721.00	100.0%	0.00	0.00
21	Allowances & Contingencies														
21.1	Owner Contingency	0.00	0.00	0.00	32,150.00	32,150.00	0.00	32,150.00	32,150.00	0.00	0.00	32,150.00	100.0%	0.00	0.00
21.2	Design/Builder Contingency	0.00	0.00	0.00	32,150.00	32,150.00	0.00	32,150.00	32,150.00	0.00	0.00	32,150.00	100.0%	0.00	0.00
21.3	Building Permit Allowance	0.00	0.00	0.00	2,099.00	2,099.00	0.00	2,099.00	2,099.00	0.00	0.00	2,099.00	100.0%	0.00	0.00
21.4	Mold Removal / Remediation Allowance	0.00	0.00	0.00	15,000.00	15,000.00	0.00	15,000.00	15,000.00	0.00	0.00	15,000.00	100.0%	0.00	0.00





## 22523 Business Node Pay App #15 January 2024 (R0)

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## CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 15  
 APPLICATION DATE: 1-Feb-24  
 PERIOD TO: 31-Jan-24  
 ARCHITECT'S PROJECT NO.: Multiple

A	B	C	C	C	C	C	C	C	C	D	E	F	G	H	I
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
									FROM PREV APPLICATIONS (D+E)	THIS PERIOD					
21.5	Interior Signage Allowance	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100.0%	0.00	0.00
21.6	Repair / Reconfigure Existing Sign Allowance	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100.0%	0.00	0.00
21.7	Ornamental Gates / Hardware Allowance	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100.0%	0.00	0.00
21.8	Misc. Cut & Patch Allowance	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100.0%	0.00	0.00
21.9	Storage Room Insulation Allowance	0.00	0.00	0.00	6,000.00	6,000.00	0.00	6,000.00	6,000.00	0.00	0.00	6,000.00	100.0%	0.00	0.00
22.0	Storage 112C Water Intrusion Allowance	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100.0%	0.00	0.00
22.1	Fire Extinguisher & Cabinets Allowance	0.00	0.00	0.00	2,500.00	2,500.00	0.00	2,500.00	2,500.00	0.00	0.00	2,500.00	100.0%	0.00	0.00
22.2	Property Inspection Correction Allowance	0.00	0.00	0.00	10,000.00	10,000.00	0.00	10,000.00	10,000.00	0.00	0.00	10,000.00	100.0%	0.00	0.00
22.3	Erosion Control / Site Repairs Allowance	0.00	0.00	0.00	5,000.00	5,000.00	0.00	5,000.00	5,000.00	0.00	0.00	5,000.00	100.0%	0.00	0.00
22	Change Orders to Exhibit E														
22.1	Change Order No. 1 = ALLW #2, ALLW #3, PCO #2, PCO #4, PCO #5, & PCO #7	0.00	0.00	0.00	122,435.85	122,435.85	0.00	122,435.85	122,435.85	0.00	0.00	122,435.85	100.0%	0.00	0.00
22.2	Change Order No. 2 = ALLW #4, CO #3, CO #6, CO #8, CO #9, CO #11, CO #12, & CO #13	0.00	0.00	0.00	233,968.97	233,968.97	0.00	233,968.97	233,968.97	0.00	0.00	233,968.97	100.0%	0.00	0.00
22.3	Change Order No. 3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
	SWING SPACE TOTALS	0.00	184,531.00	184,531.00	2,182,216.82	2,366,747.82	0.00	2,366,747.82	2,345,671.43	609.39	0.00	2,346,280.82	99.1%	28,467.00	8.00
23	NEW COURTHOUSE DESIGN BUILD SERVICES														
23.1A	Courthouse Replacement Design Fees (Prog/SD)	1,118,000.00	667,990.00	357,154.82	0.00	357,154.82	138,248.83	495,403.65	495,403.65	0.00	0.00	495,403.65	100.0%	0.00	0.00
23.1B	Courthouse Replacement Design Fees (DDs)	0.00	0.00	642,880.48	0.00	642,880.48	248,846.09	891,726.57	891,726.57	0.00	0.00	891,726.57	100.0%	0.00	0.00
23.1C	Courthouse Replacement Design Fees (CDs)	0.00	0.00	785,954.70	0.00	785,954.70	303,933.33	1,089,888.03	1,089,888.03	0.00	0.00	1,089,888.03	100.0%	0.00	0.00
23.1D	Courthouse Replacement C.A. Services	0.00	0.00	0.00	0.00	0.00	825,672.75	825,672.75	0.00	99,080.73	0.00	99,080.73	12.0%	726,592.02	0.00
23.2	Ex. Courthouse Demo Design Fees	0.00	30,000.00	30,000.00	0.00	30,000.00	0.00	30,000.00	30,000.00	0.00	0.00	30,000.00	100.0%	0.00	0.00
23.3	Courthouse Replacement FF&E Design Fees	0.00	284,999.00	284,999.00	0.00	284,999.00	242,026.00	527,025.00	71,249.75	0.00	0.00	71,249.75	13.5%	455,775.25	0.00
23.4	Courthouse Replacement Reimbursable Allw.	5,000.00	43,750.00	48,750.00	0.00	48,750.00	35,000.00	83,750.00	47,965.23	1,447.27	0.00	49,412.50	59.0%	34,337.50	0.00
23.5	Survey	0.00	20,990.00	20,990.00	0.00	20,990.00	0.00	20,990.00	20,990.00	0.00	0.00	20,990.00	100.0%	0.00	0.00
23.6	M.E.P. 3rd Party Review	0.00	36,000.00	36,000.00	0.00	36,000.00	0.00	36,000.00	36,000.00	0.00	0.00	36,000.00	100.0%	0.00	0.00
23.7	DAS System Design Fees	0.00	0.00	0.00	0.00	0.00	45,100.00	45,100.00	0.00	0.00	0.00	0.00	0.0%	45,100.00	0.00
23.8	Design/Builder Preconstruction Services	100,000.00	0.00	100,000.00	0.00	100,000.00	0.00	100,000.00	100,000.00	0.00	0.00	100,000.00	100.0%	0.00	0.00
23.9	General Conditions	0.00	0.00	0.00	0.00	0.00	3,309,611.00	3,309,611.00	397,153.32	66,182.22	0.00	463,345.54	14.0%	2,846,265.46	0.00
23.10	Mobilization (Temp. Fence, Trailer, Etc.)	0.00	0.00	0.00	0.00	0.00	65,000.00	65,000.00	58,500.00	8,500.00	0.00	65,000.00	100.0%	0.00	0.00
23.11	Subcontractor Default Insurance	0.00	0.00	0.00	0.00	0.00	446,540.00	446,540.00	439,379.00	0.00	0.00	439,379.00	98.4%	7,161.00	0.00
23.12	General Liability & Builder's Risk Insurance	0.00	0.00	0.00	0.00	0.00	297,728.00	297,728.00	11,909.12	23,818.24	0.00	35,727.36	12.0%	262,000.64	0.00
23.13	AGC Fees	0.00	0.00	0.00	0.00	0.00	29,425.00	29,425.00	29,425.00	0.00	0.00	29,425.00	100.0%	0.00	0.00
23.14	Payment & Performance Bonds	0.00	0.00	0.00	0.00	0.00	505,348.00	505,348.00	502,786.00	0.00	0.00	502,786.00	99.5%	2,562.00	0.00
23.15	Design/Builder Overhead & Profit	50,310.00	46,799.00	97,109.00	0.00	97,109.00	1,666,017.00	1,763,126.00	211,575.12	62,893.78	0.00	264,468.90	15.0%	1,498,657.10	0.00
24	Demolition & Abatement														
24.1	Structure Demolition & Salvaged Items	0.00	0.00	0.00	0.00	0.00	338,500.00	338,500.00	16,925.00	152,325.00	0.00	169,250.00	50.0%	169,250.00	8462.50
24.2	3rd Party Indoor Air Monitor for Abatement	0.00	0.00	0.00	0.00	0.00	22,800.00	22,800.00	0.00	22,800.00	0.00	22,800.00	100.0%	0.00	1140.00
24.3	Asbestos Abatement	0.00	0.00	0.00	0.00	0.00	225,000.00	225,000.00	146,250.00	78,750.00	0.00	225,000.00	100.0%	0.00	11250.00
25	Sitework														
25.1	Concrete Paving	0.00	0.00	0.00	0.00	0.00	330,000.00	330,000.00	0.00	0.00	0.00	0.00	0.0%	330,000.00	0.00



## 22523 Business Node Pay App #15 January 2024 (R0)

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Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 15  
 APPLICATION DATE: 1-Feb-24  
 PERIOD TO: 31-Jan-24  
 ARCHITECT'S PROJECT NO.: Multiple

A	B	C	C	C	C	C	C	C	D	E	F	G	%	H	I
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATIONS (D+E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	(C/C)	BALANCE TO FINISH (C-G)	RETAINAGE
25.2	Concrete Sidewalks	0.00	0.00	0.00	0.00	0.00	70,000.00	70,000.00	0.00	0.00	0.00	0.00	0.0%	70,000.00	0.00
25.3	Earthwork	0.00	0.00	0.00	0.00	0.00	243,920.00	243,920.00	0.00	0.00	0.00	0.00	0.0%	243,920.00	0.00
25.4	Erosion Control	0.00	0.00	0.00	0.00	0.00	21,048.00	21,048.00	0.00	0.00	0.00	0.00	0.0%	21,048.00	0.00
25.5	Termite Control	0.00	0.00	0.00	0.00	0.00	2,995.00	2,995.00	0.00	0.00	0.00	0.00	0.0%	2,995.00	0.00
25.6	Pavement Markings & Signage	0.00	0.00	0.00	0.00	0.00	24,515.00	24,515.00	0.00	0.00	0.00	0.00	0.0%	24,515.00	0.00
25.7	Fencing	0.00	0.00	0.00	0.00	0.00	88,606.00	88,606.00	0.00	0.00	0.00	0.00	0.0%	88,606.00	0.00
25.8	Landscape / Irrigation	0.00	0.00	0.00	0.00	0.00	143,000.00	143,000.00	0.00	0.00	0.00	0.00	0.0%	143,000.00	0.00
25.9	Site Utilities	0.00	0.00	0.00	0.00	0.00	159,573.00	159,573.00	0.00	0.00	0.00	0.00	0.0%	159,573.00	0.00
25.10	Temporary - Vehicular Access & Parking	0.00	0.00	0.00	0.00	0.00	29,650.00	29,650.00	0.00	0.00	0.00	0.00	0.0%	29,650.00	0.00
25.11	Traffic Control & Barricades	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	0.00	0.00	0.00	0.00	0.0%	5,000.00	0.00
25.12	Temporary - Barriers & Enclosures	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00	0.00	0.00	0.00	0.00	0.0%	15,000.00	0.00
26	Concrete Work														
26.1	Concrete Staining	0.00	0.00	0.00	0.00	0.00	29,660.00	29,660.00	0.00	0.00	0.00	0.00	0.0%	29,660.00	0.00
26.2	Polished Concrete Finishes	0.00	0.00	0.00	0.00	0.00	25,319.00	25,319.00	0.00	0.00	0.00	0.00	0.0%	25,319.00	0.00
26.3	Concrete Piers	0.00	0.00	0.00	0.00	0.00	800,000.00	800,000.00	0.00	0.00	0.00	0.00	0.0%	800,000.00	0.00
26.4	Building Foundation & Slab	0.00	0.00	0.00	0.00	0.00	501,315.00	501,315.00	0.00	0.00	0.00	0.00	0.0%	501,315.00	0.00
26.5	Elevated Concrete	0.00	0.00	0.00	0.00	0.00	275,000.00	275,000.00	0.00	0.00	0.00	0.00	0.0%	275,000.00	0.00
26.6	Misc. Concrete Work	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	0.00	0.00	0.00	0.00	0.0%	25,000.00	0.00
27	Masonry														
27.1	Masonry	0.00	0.00	0.00	0.00	0.00	3,966,600.00	3,966,600.00	0.00	0.00	0.00	0.00	0.0%	3,966,600.00	0.00
27.2	Materials	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
27.3	Labor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
28	Metals														
28.1	Structural Steel Fabrication	0.00	0.00	0.00	0.00	0.00	1,878,900.00	1,878,900.00	732,771.00	169,101.00	0.00	901,872.00	48.0%	977,028.00	45093.60
28.2	Structural Steel Erection	0.00	0.00	0.00	0.00	0.00	576,800.00	576,800.00	0.00	0.00	0.00	0.00	0.0%	576,800.00	0.00
28.3	Miscellaneous Steel	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	0.00	0.00	0.00	0.00	0.0%	25,000.00	0.00
28.4	Decorative Metal Railings	0.00	0.00	0.00	0.00	0.00	612,866.00	612,866.00	0.00	0.00	0.00	0.00	0.0%	612,866.00	0.00
29	Carpentry & Millwork														
29.1	Millwork & Countertops	0.00	0.00	0.00	0.00	0.00	1,059,750.00	1,059,750.00	0.00	0.00	0.00	0.00	0.0%	1,059,750.00	0.00
30	Thermal & Moisture Protection														
30.1	Sprayed Insulation	0.00	0.00	0.00	0.00	0.00	80,567.00	80,567.00	0.00	0.00	0.00	0.00	0.0%	80,567.00	0.00
30.2	Exterior Insulation & Finish System (EIFS)	0.00	0.00	0.00	0.00	0.00	179,200.00	179,200.00	0.00	0.00	0.00	0.00	0.0%	179,200.00	0.00
30.3	Fluid Applied Air Barrier & Sealants	0.00	0.00	0.00	0.00	0.00	330,061.00	330,061.00	0.00	0.00	0.00	0.00	0.0%	330,061.00	0.00
30.4	Roofing, Sheet Metal Trim, & Roof Accessories	0.00	0.00	0.00	0.00	0.00	1,838,037.00	1,838,037.00	0.00	0.00	0.00	0.00	0.0%	1,838,037.00	0.00
30.5	Applied Fire Protection	0.00	0.00	0.00	0.00	0.00	186,620.00	186,620.00	0.00	0.00	0.00	0.00	0.0%	186,620.00	0.00
31	Openings														
31.1	Door, Frame, & Hardware Materials	0.00	0.00	0.00	0.00	0.00	469,087.00	469,087.00	0.00	0.00	0.00	0.00	0.0%	469,087.00	0.00
31.2	Door, Frame, & Hardware Installation	0.00	0.00	0.00	0.00	0.00	47,298.00	47,298.00	0.00	0.00	0.00	0.00	0.0%	47,298.00	0.00
31.3	Access Doors & Frames	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00	0.00	0.00	0.00	0.00	0.0%	10,000.00	0.00
31.4	Fire-Protective Auto Smoke Curtains	0.00	0.00	0.00	0.00	0.00	34,900.00	34,900.00	0.00	0.00	0.00	0.00	0.0%	34,900.00	0.00
32	Glass and Glazing System														
32.1	Glazing & Windows	0.00	0.00	0.00	0.00	0.00	1,504,000.00	1,504,000.00	0.00	0.00	0.00	0.00	0.0%	1,504,000.00	0.00



## 22523 Business Node Pay App #15 January 2024 (R0)

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## CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 15  
 APPLICATION DATE: 1-Feb-24  
 PERIOD TO: 31-Jan-24  
 ARCHITECT'S PROJECT NO.: Multiple

A	B	C	C	C	C	C	C	C	D	E	F	G	%	H	I
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATIONS (D+E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	(G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
32.2	Stained Glass (Alt 3 Only)	0.00	0.00	0.00	0.00	0.00	150,000.00	150,000.00	0.00	0.00	0.00	0.00	0.0%	150,000.00	0.00
33	Finishes														
33.1	Moisture Mitigation Control - Slab-on-Grade	0.00	0.00	0.00	0.00	0.00	26,688.00	26,688.00	0.00	0.00	0.00	0.00	0.0%	26,688.00	0.00
33.2	Cold Formed Metal Framing & Drywall	0.00	0.00	0.00	0.00	0.00	2,148,698.00	2,148,698.00	0.00	0.00	0.00	0.00	0.0%	2,148,698.00	0.00
33.3	Acoustical Ceilings	0.00	0.00	0.00	0.00	0.00	146,747.00	146,747.00	0.00	0.00	0.00	0.00	0.0%	146,747.00	0.00
33.4	Stretched-Fabric Ceilings	0.00	0.00	0.00	0.00	0.00	80,015.00	80,015.00	0.00	0.00	0.00	0.00	0.0%	80,015.00	0.00
33.5	Ceramic Tiling	0.00	0.00	0.00	0.00	0.00	403,600.00	403,600.00	0.00	0.00	0.00	0.00	0.0%	403,600.00	0.00
33.6	Epoxy Terrazzo	0.00	0.00	0.00	0.00	0.00	210,300.00	210,300.00	0.00	0.00	0.00	0.00	0.0%	210,300.00	0.00
33.7	Salvage & Re-install Existing Marble Panels	0.00	0.00	0.00	0.00	0.00	51,463.00	51,463.00	25,731.50	0.00	0.00	25,731.50	50.0%	25,731.50	1286.58
33.8	Wood Flooring	0.00	0.00	0.00	0.00	0.00	50,000.00	50,000.00	0.00	0.00	0.00	0.00	0.0%	50,000.00	0.00
33.9	Resilient & Carpet Flooring	0.00	0.00	0.00	0.00	0.00	173,170.00	173,170.00	0.00	0.00	0.00	0.00	0.0%	173,170.00	0.00
33.10	Painting	0.00	0.00	0.00	0.00	0.00	235,000.00	235,000.00	0.00	0.00	0.00	0.00	0.0%	235,000.00	0.00
33.11	Floor Protection - Skudo / Ram	0.00	0.00	0.00	0.00	0.00	22,500.00	22,500.00	0.00	0.00	0.00	0.00	0.0%	22,500.00	0.00
34	Specialties & Equipment														
34.1	Signage	0.00	0.00	0.00	0.00	0.00	86,947.00	86,947.00	0.00	0.00	0.00	0.00	0.0%	86,947.00	0.00
34.2	Toilet Accessories	0.00	0.00	0.00	0.00	0.00	29,530.00	29,530.00	0.00	0.00	0.00	0.00	0.0%	29,530.00	0.00
34.3	Mobile Storage Shelving	0.00	0.00	0.00	0.00	0.00	89,823.00	89,823.00	0.00	0.00	0.00	0.00	0.0%	89,823.00	0.00
34.4	Bird Control Devices	0.00	0.00	0.00	0.00	0.00	3,450.00	3,450.00	0.00	0.00	0.00	0.00	0.0%	3,450.00	0.00
34.5	Tackboards & Tackboard Cabinets	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	0.00	0.00	0.00	0.00	0.0%	5,000.00	0.00
34.6	Cash Drawer	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	0.00	0.00	0.00	0.00	0.0%	5,000.00	0.00
34.7	Pedestrian Gates	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00	0.00	0.00	0.00	0.00	0.0%	2,000.00	0.00
34.8	Refrigerators	0.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00	0.00	0.00	0.00	0.00	0.0%	30,000.00	0.00
34.9	Roller Window Shades	0.00	0.00	0.00	0.00	0.00	33,915.00	33,915.00	0.00	0.00	0.00	0.00	0.0%	33,915.00	0.00
35	Conveying Systems														
35.1	Elevators	0.00	0.00	0.00	0.00	0.00	473,596.00	473,596.00	0.00	0.00	0.00	0.00	0.0%	473,596.00	0.00
36	Fire Protection System														
36.1	Fire Protection System	0.00	0.00	0.00	0.00	0.00	303,660.00	303,660.00	0.00	0.00	0.00	0.00	0.0%	303,660.00	0.00
37	Mechanical - Plumbing														
37.1	Submittals	0.00	0.00	0.00	0.00	0.00	1,137,229.00	1,137,229.00	0.00	0.00	0.00	0.00	0.0%	1,137,229.00	0.00
37.2	Underground Building Rough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
37.3	Plumbing Piping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
37.4	Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
37.5	Plumbing Fixtures	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
38	Mechanical - HVAC														
38.1	Submittals	0.00	0.00	0.00	0.00	0.00	2,139,200.00	2,139,200.00	0.00	0.00	0.00	0.00	0.0%	2,139,200.00	0.00
38.2	Overhead Rough In	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
38.3	Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
38.4	HVAC Controls	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
38.5	Testing, Adjusting, & Balancing	0.00	0.00	0.00	0.00	0.00	67,300.00	67,300.00	0.00	0.00	0.00	0.00	0.0%	67,300.00	0.00
39	Electrical Systems														
39.1	Submittals	0.00	0.00	0.00	0.00	0.00	1,927,400.00	1,927,400.00	0.00	0.00	0.00	0.00	0.0%	1,927,400.00	0.00
39.2	Underground Building Rough	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00





## 22523 Business Node Pay App #15 January 2024 (R0)

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## CONTINUATION SHEET

AIA DOCUMENT G703 - Computerized

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NUMBER: 15

APPLICATION DATE: 1-Feb-24

PERIOD TO: 31-Jan-24

ARCHITECT'S PROJECT NO.: Multiple

A	B	C	C	C	C	C	C	C	D	E	F	G	%	H	I
ITEM NO.	DESCRIPTION	EXHIBIT B VALUE	CHANGE AMOUNT	EXHIBIT C VALUE	CHANGE AMOUNT	EXHIBIT E SCHEDULED VALUE	CHANGE AMOUNT	EXHIBIT F SCHEDULED VALUE	WORK COMPLETED FROM PREV APPLICATIONS (D+E)	THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	(G/C)	BALANCE TO FINISH (C-G)	RETAINAGE
39.3	Temporary Power Set-Up	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
39.4	Rough In & Wire	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
39.5	Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
39.6	Light Fixtures	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
39.7	Device & Plate Trim Out	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
40	Low Voltage Systems														
40.1	Communications	0.00	0.00	0.00	0.00	0.00	272,267.00	272,267.00	0.00	0.00	0.00	0.00	0.0%	272,267.00	0.00
40.2	Audio, Video & Room Control Systems	0.00	0.00	0.00	0.00	0.00	459,198.00	459,198.00	0.00	0.00	0.00	0.00	0.0%	459,198.00	0.00
40.3	Access Control & Video Management Systems	0.00	0.00	0.00	0.00	0.00	469,262.00	469,262.00	0.00	0.00	0.00	0.00	0.0%	469,262.00	0.00
41	Life Safety Systems														
41.1	Fire Alarm	0.00	0.00	0.00	0.00	0.00	79,194.00	79,194.00	0.00	0.00	0.00	0.00	0.0%	79,194.00	0.00
42	Allowances & Contingencies														
42.1	Owner Contingency	0.00	0.00	0.00	0.00	0.00	1,299,085.00	1,299,085.00	0.00	0.00	0.00	0.00	0.0%	1,299,085.00	0.00
42.2	PCO	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
42.3	Design/Builder Contingency	0.00	0.00	0.00	0.00	0.00	893,121.00	893,121.00	0.00	0.00	0.00	0.00	0.0%	893,121.00	0.00
42.4	PCO	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
42.5	County Seal Badges per Addendum A	0.00	0.00	0.00	0.00	0.00	50,000.00	50,000.00	0.00	0.00	0.00	0.00	0.0%	50,000.00	0.00
42.6	Asbestos Abatement Allowance	0.00	0.00	0.00	0.00	0.00	75,000.00	75,000.00	0.00	0.00	0.00	0.00	0.0%	75,000.00	0.00
42.7	Existing Foundation Conflict Allowance	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	0.00	0.00	0.00	0.00	0.0%	25,000.00	0.00
42.8	Overhead Support for Maint. / Cleaning Allw.	0.00	0.00	0.00	0.00	0.00	20,000.00	20,000.00	0.00	0.00	0.00	0.00	0.0%	20,000.00	0.00
42.9	Mock-up Allowance	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	0.00	0.00	0.00	0.00	0.0%	25,000.00	0.00
42.10	Decorative Bollard Allowance	0.00	0.00	0.00	0.00	0.00	23,000.00	23,000.00	0.00	0.00	0.00	0.00	0.0%	23,000.00	0.00
42.11	City / TxDOT Permit Comment Allowance	0.00	0.00	0.00	0.00	0.00	100,000.00	100,000.00	0.00	0.00	0.00	0.00	0.0%	100,000.00	0.00
42.12	Relocate Memorial Tree Allowance	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00	0.00	0.00	0.00	0.00	0.0%	10,000.00	0.00
42.13	Domestic & Irrigation Meter / Backflow Allw.	0.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	0.00	0.00	0.00	0.00	0.0%	25,000.00	0.00
42.14	Repairs to Site Paving Allowance	0.00	0.00	0.00	0.00	0.00	213,050.00	213,050.00	0.00	0.00	0.00	0.00	0.0%	213,050.00	0.00
42.15	DAS / ERRCS Allowance	0.00	0.00	0.00	0.00	0.00	50,000.00	50,000.00	0.00	0.00	0.00	0.00	0.0%	50,000.00	0.00
42.16	DAS / Cellular System Allowance	0.00	0.00	0.00	0.00	0.00	185,271.00	185,271.00	0.00	0.00	0.00	0.00	0.0%	185,271.00	0.00
43	Change Orders to Exhibit F														
43.1	Change Order No. 1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
43.2	Change Order No. 2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
43.3	Change Order No. 3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
43.4	Change Order No. 4	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
43.5	Change Order No. 5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.00	0.00
NEW COURTHOUSE TOTALS		1,273,310.00	1,130,528.00	2,403,838.00	0.00	2,403,838.00	38,639,762.00	41,043,600.00	5,355,618.19	671,988.24	8.00	6,028,536.53	15%	35,015,063.47	67,232.68
Contract Total		1,273,310.00	1,315,059.00	2,588,369.00	2,182,216.82	4,770,585.82	38,639,762.00	43,410,347.82	7,701,299.72	873,517.63	0.00	8,374,817.35	19.3%	35,035,530.47	67,232.68

**Waller County Design Build Overview**

Printed on 1/26/2024 at 6:11 PM

Date: 1/29/2024																	
Description	Original Contract Amount In	Amount Added In	Total Through	Amount Added In	Total Through	Amount Added In	Total Through	Amount Added In	Total Through	Amount Added In Swing Space	Total Through Swing Space	Amount Added In Swing Space	Total Through Swing Space	Amount Added In	Total Through	Amount Added In	Total Through
	Exhibit A	Exhibit B	Exhibit B	Exhibit C	Exhibit C	Exhibit D	Exhibit D	Exhibit E	Exhibit E	Change Order # 001	Change Order # 001	Change Order # 002	Change Order # 002	Exhibit F	Exhibit F	Exhibit G	Exhibit G
	5/12/2021	5/2/2022		2/6/2023		4/26/2023		5/17/2023		8/2/2023		10/4/2023		10/4/2023			
<b>Programming, Pre-Schematic, &amp; Assessments</b>																	
Programming, Pre-Schematic, & Assessments Costs	\$358,353.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>PROGRAMMING &amp; ASSESSMENTS TOTAL</b>	<b>\$358,353.62</b>	<b>\$0.00</b>	<b>\$358,353.62</b>	<b>\$0.00</b>	<b>\$358,353.62</b>	<b>\$0.00</b>	<b>\$358,353.62</b>	<b>\$0.00</b>	<b>\$358,353.62</b>	<b>\$0.00</b>	<b>\$358,353.62</b>	<b>\$0.00</b>	<b>\$358,353.62</b>	<b>\$0.00</b>	<b>\$358,353.62</b>	<b>\$0.00</b>	<b>\$358,353.62</b>
<b>Maintenance Node</b>																	
Maintenance Node Design Services	\$0.00	\$970,500.00	\$970,500.00	(\$114,476.00)	\$856,024.00	\$0.00	\$856,024.00	\$0.00	\$856,024.00	\$0.00	\$856,024.00	\$0.00	\$856,024.00	\$0.00	\$856,024.00	\$0.00	\$856,024.00
Maintenance Construction Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Maintenance Node Total</b>	<b>\$0.00</b>	<b>\$970,500.00</b>	<b>\$970,500.00</b>	<b>(\$114,476.00)</b>	<b>\$856,024.00</b>	<b>\$0.00</b>	<b>\$856,024.00</b>	<b>\$0.00</b>	<b>\$856,024.00</b>	<b>\$0.00</b>	<b>\$856,024.00</b>	<b>\$0.00</b>	<b>\$856,024.00</b>	<b>\$0.00</b>	<b>\$856,024.00</b>	<b>\$0.00</b>	<b>\$856,024.00</b>
<b>BUSINESS NODE</b>																	
Courthouse Design Services	\$0.00	\$1,273,310.00	\$1,273,310.00	\$1,130,528.00	\$2,403,838.00	\$0.00	\$2,403,838.00	\$0.00	\$2,403,838.00	\$0.00	\$2,403,838.00	\$0.00	\$2,403,838.00	\$0.00	\$2,403,838.00	\$0.00	\$2,403,838.00
Courthouse Construction Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38,639,762.00	\$38,639,762.00	\$38,639,762.00
<b>Courthouse Total</b>	<b>\$0.00</b>	<b>\$1,273,310.00</b>	<b>\$1,273,310.00</b>	<b>\$1,130,528.00</b>	<b>\$2,403,838.00</b>	<b>\$0.00</b>	<b>\$2,403,838.00</b>	<b>\$0.00</b>	<b>\$2,403,838.00</b>	<b>\$0.00</b>	<b>\$2,403,838.00</b>	<b>\$0.00</b>	<b>\$2,403,838.00</b>	<b>\$0.00</b>	<b>\$38,639,762.00</b>	<b>\$41,043,600.00</b>	<b>\$41,043,600.00</b>
Swing Space Design Services	\$0.00	\$0.00	\$0.00	\$184,531.00	\$184,531.00	\$0.00	\$184,531.00	\$0.00	\$184,531.00	\$0.00	\$184,531.00	\$0.00	\$184,531.00	\$0.00	\$184,531.00	\$0.00	\$184,531.00
Swing Space Construction Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,825,812.00	\$1,825,812.00	\$0.00	\$1,825,812.00	\$0.00	\$1,825,812.00	\$0.00	\$1,825,812.00	\$0.00	\$1,825,812.00
Swing Space Change Order # 001	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$122,435.85	\$122,435.85	\$0.00	\$122,435.85	\$0.00	\$122,435.85	\$0.00	\$122,435.85
Swing Space Change Order # 002	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$233,968.37	\$233,968.37	\$0.00	\$233,968.37	\$0.00	\$233,968.37
<b>Swing Space Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$184,531.00</b>	<b>\$184,531.00</b>	<b>\$0.00</b>	<b>\$184,531.00</b>	<b>\$1,825,812.00</b>	<b>\$2,010,343.00</b>	<b>\$122,435.85</b>	<b>\$2,132,778.85</b>	<b>\$233,968.37</b>	<b>\$2,366,747.22</b>	<b>\$0.00</b>	<b>\$2,366,747.22</b>	<b>\$0.00</b>	<b>\$2,366,747.22</b>
<b>Business Node Total</b>	<b>\$0.00</b>	<b>\$1,273,310.00</b>	<b>\$1,273,310.00</b>	<b>\$1,315,059.00</b>	<b>\$2,588,369.00</b>	<b>\$0.00</b>	<b>\$2,588,369.00</b>	<b>\$1,825,812.00</b>	<b>\$4,414,181.00</b>	<b>\$122,435.85</b>	<b>\$4,536,616.85</b>	<b>\$233,968.37</b>	<b>\$4,770,585.22</b>	<b>\$38,639,762.00</b>	<b>\$43,410,347.22</b>	<b>\$0.00</b>	<b>\$43,410,347.22</b>
<b>Judicial Node</b>																	
Justice Tower Design Services	\$0.00	\$3,572,550.00	\$3,572,550.00	\$2,015,777.00	\$5,588,327.00	\$0.00	\$5,588,327.00	\$0.00	\$5,588,327.00	\$0.00	\$5,588,327.00	\$0.00	\$5,588,327.00	\$0.00	\$5,588,327.00	\$0.00	\$5,588,327.00
Justice Tower Construction Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Judicial Node Total</b>	<b>\$0.00</b>	<b>\$3,572,550.00</b>	<b>\$3,572,550.00</b>	<b>\$2,015,777.00</b>	<b>\$5,588,327.00</b>	<b>\$0.00</b>	<b>\$5,588,327.00</b>	<b>\$0.00</b>	<b>\$5,588,327.00</b>	<b>\$0.00</b>	<b>\$5,588,327.00</b>	<b>\$0.00</b>	<b>\$5,588,327.00</b>	<b>\$0.00</b>	<b>\$5,588,327.00</b>	<b>\$0.00</b>	<b>\$5,588,327.00</b>
<b>Macerator, Host, &amp; Valve</b>																	
Macerator, Host, & Valve Design Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Macerator, Host, & Valve Construction Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Macerator, Host, &amp; Valve Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>506 Upgrades &amp; Modular Building</b>																	
506 Upgrades & Modular Building Design Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$230,921.00	\$230,921.00
507 Upgrades & Modular Building Construction Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>506 Upgrades &amp; Modular Building Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$230,921.00</b>	<b>\$230,921.00</b>
<b>Design Build Contract Total</b>	<b>\$358,353.62</b>	<b>\$5,816,360.00</b>	<b>\$6,174,713.62</b>	<b>\$3,216,360.00</b>	<b>\$9,391,073.62</b>	<b>\$264,316.00</b>	<b>\$9,655,389.62</b>	<b>\$1,825,812.00</b>	<b>\$11,481,201.62</b>	<b>\$122,435.85</b>	<b>\$11,603,637.47</b>	<b>\$233,968.37</b>	<b>\$11,837,605.84</b>	<b>\$38,639,762.00</b>	<b>\$50,477,367.84</b>	<b>\$230,921.00</b>	<b>\$50,708,288.84</b>