

**ATASCOSA COUNTY
COMMISSIONERS COURT
REGULAR MEETING
COMMISSIONERS COURTROOM, SUITE 203
July 13, 2026
9 a.m.**

If after the commencement of the meeting covered by this Notice, the Commissioners Court should determine that a closed or executive meeting or session of the Court is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the Court. Purposes for a closed or executive meeting or session permitted by the Act include the following:

- 551.071 Consultation with Attorney.
- 551.072 Deliberation regarding real property.
- 551.073 Deliberation regarding prospective gifts.
- 551.074 Personnel Matters.
- 551.076 Deliberation regarding security devices or security audits.
- 551.0785 Deliberation involving medical or psychiatric records of individuals.
- 551.084 Investigation; exclusion of witness from hearing.
- 551.087 Deliberation regarding economic development negotiation.
- 551.088 Deliberation regarding test item.

AGENDA

1. Judge Cude: Call to Order.
2. Judge Cude: Prayer; Pledge of Allegiance.
3. Public Comments:
4. Martin Gonzales: Discuss and/or take appropriate action concerning the presentation of the Texas Historical Commission Distinguished Service Award to the Atascosa County Historical Commission from the Texas Historical Commission for service year 2025.
5. Matthew Dear: Discuss and/or take appropriate action on the appointment of Eddie Solis and David Schulze to the Board of Directors for Atascosa County
ACESD #1: and David Schulze to the Board of Directors for Atascosa County
Judge Cude: Emergency Services District No. 1 (ESD #1) to a two-year term.
6. Michelle King: Discuss and/or take appropriate action for approval for flooring
CAST-CAC: renovations at the CAST-CAC building owned by the County, using funds
Judge Cude: donated to CAST-CAC for repairs (no county funds will be expended).
7. Dale Rankin: Discuss and/or take appropriate action on the 4-H Annual Interpretation presented by Atascosa 4-H Council.
8. Audrey Louis: Discuss and/or take appropriate action concerning personnel:
District Attorney:
Existing Employee: Scott Simpson
Position: Asst. District Attorney

Pay Rate: \$90,400.00 Annually
Salary Budget Area: 047-400-438
Start Date: July 13, 2026
Physical: n/a
Drug Test: n/a

9. Audrey Louis: Discuss and/or take appropriate action concerning personnel:
District Attorney:

Existing Employee: Scott Simpson
Position: Asst. District Attorney
Pay Rate: \$5,000.00 Annual Longevity Pay
Salary Budget Area: 047-400-405
Start Date: July 13, 2026
Physical: n/a
Drug Test: n/a

10. Loretta Holley: Discuss and/or take appropriate action concerning personnel:
Tax Assessor:

New Employee: Jennifer Guerrero
Position: Tax Office Clerk
Pay Rate: \$21.3461 (FI Rate) hourly
Salary Budget Area: 012-444-402
Start Date: July 13, 2026
Physical: pending
Drug Test: pending

Existing Employee: Veronica Garvin
Position: Tax Office Clerk
Pay Rate: \$23.2692 (FI Rate) hourly
Salary Budget Area: 012-444-402
Start Date: July 13, 2026
Physical: n/a
Drug Test: n/a

Existing Employee: Elizabeth Garza
Position: Tax Office Clerk
Pay Rate: \$23.2692 (FI Rate) hourly
Salary Budget Area: 012-444-402
Start Date: July 13, 2026
Physical: n/a
Drug Test: n/a

Existing Employee: Tristin Shannon
Position: Tax Office Clerk
Pay Rate: \$23.0769 (FI Rate) hourly
Salary Budget Area: 012-444-402
Start Date: July 13, 2026
Physical: n/a
Drug Test: n/a

11. Courtney Grier: Discuss and/or take appropriate action concerning personnel:
EMS:

Existing Employee: Mathew Rodriguez
Position: PRN EMT to PRN Paramedic
Pay Rate: \$22.00 hourly
Salary Budget Area: 041-400-518
Start Date: July 14,2026
Physical: Complete
Drug Test: Complete

Existing Employee: Jasmine Anderson
Position: Entry EMT to Temp EMT
Pay Rate: \$15.00 hourly
Salary Budget Area: 041-400-518
Start Date: July 14,2026
Physical: Complete
Drug Test: Complete

Existing Employee: Victoria Navarro
Position: Full Time EMT
Pay Rate: \$120.00 month Uniform Allowance
Salary Budget Area: 041-400-489
Start Date: July 14,2026
Physical: Complete
Drug Test: Complete

Existing Employee: Judith Hernandez
Position: Temp Paramedic
Pay Rate: \$22.00 Hourly
Salary Budget Area: 041-400-518
Start Date: July 14,2026
Physical: Complete
Drug Test: Complete

12. Sheriff Guerra: Discuss and/or take appropriate action concerning personnel:

New Employee: Francisco Davila III
Position: Deputy Sheriff
Pay Rate: Tier 2: \$27.70 Hourly, 86 Hours Fluctuating,
\$200.00 Mo. Uniform, SB22 Eligible,
Incentive Pay, 90-Day County Probation, 1-
Year Agency Probation
Salary Budget Area: 012-440-410
Start Date: July 13,2026 9am
Physical: complete
Drug Test: complete

New Employee: Christopher Keiser
Position: Corrections Officer
Pay Rate: Tier 2: \$24.36 Hourly, 86 Hours Fluctuating,
\$200.00 Mo. Uniform, SB22 Eligible, 90-Day
County Probation, 1-Year Agency Probation

Salary Budget Area: 012-442-562
Start Date: July 13,2026 9am
Physical: complete
Drug Test: complete

New Employee: Mark Cerda
Position: Corrections Officer
Pay Rate: Tier 2: \$24.36 Hourly, 86 Hours Fluctuating,
\$200.00 Mo. Uniform, SB22 Eligible, 90-Day
County Probation, 1-Year Agency Probation

Salary Budget Area: 012-442-561
Start Date: July 13,2026 9:00 am
Physical: complete
Drug Test: complete

Existing Employee: Albert Martinez
Position: Deputy Sheriff
Pay Rate: Move to Tier 1: \$28.62 Hourly, 86 Hours
Fluctuating, \$200.00 Mo. Uniform, SB22
Eligible, Continue 1-Year Agency Probation

Salary Budget Area: 012-440-410
Start Date: July 22, 2026
Physical: n/a
Drug Test: n/a

Existing Employee: Carlos Munguia
Position: Deputy Sheriff
Pay Rate: Move to Tier 1: \$28.62 hourly, 86 hours
fluctuating, \$200.00 Mo. Uniform,
SB 22 Eligible, Continue 1 - Year Agency
Probation

Salary Budget Area: 012-440-410
Start Date: July 19, 2026
Physical: n/a
Drug Test: n/a

Existing Employee: Juan Morin
Position: Deputy Sheriff
Pay Rate: Move to Tier 1: \$28.62 Hourly, 86 Hours
Fluctuating, \$200.00 Mo. Uniform, SB22
Eligible, Continue 1-Year Agency Probation

Salary Budget Area: 012-440-410
Start Date: July 19,2026
Physical: n/a
Drug Test: n/a

Existing Employee: Anthony Cook
Position: Deputy Sheriff
Pay Rate: Move to Tier 1: \$28.62 Hourly, 86 Hours

	Fluctuating, \$200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation
Salary Budget Area:	012-440-410
Start Date:	July 19, 2026
Physical:	n/a
Drug Test:	n/a
Existing Employee:	William Ramos
Position:	Deputy Sheriff
Pay Rate:	Move to Tier 1: \$28.62 Hourly, 86 Hours Fluctuating, \$200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation
Salary Budget Area:	012-440-410
Start Date:	July 19, 2026
Physical:	n/a
Drug Test:	n/a
Existing Employee:	Samuel Hillman
Position:	Corrections Officer
Pay Rate:	Move to Tier 2: \$24.36 Hourly, 86 Hours Fluctuating, \$200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation
Salary Budget Area:	041-442-561
Start Date:	July 19, 2026
Physical:	n/a
Drug Test:	n/a
Existing Employee:	Clarissa Mendez
Position:	Corrections Officer
Pay Rate:	Move to Tier 2: \$24.36 Hourly, 86 Hours Fluctuating, \$200.00 Mo. Uniform, SB22 Eligible, Continue 90-Day County Probation, Continue 1-Year Agency Probation; Acquisition of Jailer's License
Salary Budget Area:	012-442-562
Start Date:	July 19, 2026
Physical:	n/a
Drug Test:	n/a
Existing Employee:	Dylan Wynns
Position:	Jail Lieutenant
Pay Rate:	Tier 1: \$32.91 Hourly, 86 Hours Fluctuating, \$200.00 Mo. Uniform, SB22 Eligible
Salary Budget Area:	012-442-570
Start Date:	July 13, 2026
Physical:	n/a
Drug Test:	n/a
Existing Employee:	Addie Cunningham
Position:	Sgt. Corrections Officer
Pay Rate:	Tier 1: \$27.66 Hourly, 86 Hours Fluctuating,

Salary Budget Area:	\$200.00 Mo Uniform, SB22 Eligible
Start Date:	012-442-561
Physical:	July 13,2026
Drug Test:	n/a

13. Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial for the Rural Development: Waycross Union Subdivision on Old Pleasanton Rd in Precinct 1.
14. Britni Van Curan: Discuss and/or take appropriate action concerning the approval/denial of the Rural Development: the Final Plat for the Purple Hollow Subdivision — Unit 2 on FM 1784 in Precinct 1.
15. Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the Rural Development: amended Right-of-Way Permit for Spectrum Gulf LLC on Kinney Rd in Precinct 2.
16. Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the Rural Development: Certificate of Exception for the Mario Garcia Family on Mann Rd. in Precinct 3.
17. Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the Rural Development: Final Plat for the Terra de Amphion Subdivision on FM 2146 in Precinct 3.
18. Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the Rural Development: Certificate of Exception for the Gilbert Family on County Road 307 in Precinct 3.
19. Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the Rural Development: Certificate of Exception for Texas Land Roots LLC on Interstate 37 just south of Corgey Rd in Precinct 4.
20. Britni Van Curan: Discuss and/or take appropriate action concerning the approval/denial of the Rural Development: the Certificate of Exception for Sheila Conaway (Russell) on Lucas Rd. in Precinct 4.
21. Justin Vasquez: Discuss and/or take appropriate action concerning approving monitoring I.T: contracts from Security Integrated, Inc. to monitor intrusion systems at the Fire Marshal's and JP4 offices in the amount of \$39.00/monthly and authorizing County Judge to sign and execute pending County Attorney review.
22. Tracy Barrera: Present the Atascosa County 2024 Audit Report. Take action to accept County Auditor: the Atascosa County 2024 Audit Report and enter into the minutes.
23. Tracy Barrera: Discuss and/or take appropriate action concerning personnel: County Auditor: Existing Employee: Stephanie Carreon
Position: Assistant County Auditor
Pay Rate: \$23.32 (FI Rate \$23.3173)
Salary Budget Area: 012-406-402

Start Date: July 13, 2026
Physical: N/A
Drug Test: N/A

24. Comm. Pawelek: Discuss and/or take appropriate action concerning personnel:

Existing Employee: Ruben Martinez
Position: Road and Bridge
Pay Rate: \$23.27 hourly
Salary Budget Area: 023-400-402
Start Date: July 13, 2026
Physical: n/a
Drug Test: n/a

Existing Employee: Tracy Zuniga
Position: Road and Bridge
Pay Rate: \$23.27 hourly
Salary Budget Area: 023-400-402
Start Date: July 13, 2026
Physical: n/a
Drug Test: n/a

25. Kayla Fournier: Discuss and/or take appropriate action to select the Texas Association of
H.R: Counties Premium Vision Benefit Plan for the 2026-2027 Plan Year

26. Kayla Fournier: Discuss and/or take appropriate action to select the Texas Association of
H.R: Counties Dental Benefit Plan for the 2026-2027 Plan Year.

27. Kayla Fournier: Discuss and/or take appropriate action to update the 2B-18 Longevity
H.R: policy in the Atascosa County Employee Handbook.

28. Kayla Fournier: Discuss and/or take appropriate action to Update 2A-21 Separation policy
H.R: in the Atascosa County Employee Handbook.

29. Kayla Fournier: Discuss and/or take appropriate action to add the 2A-23 Administrative
H.R: Separation policy to the Atascosa County Employee Handbook.

30. Molly Solis: Discuss and/or take appropriate action concerning personnel:
County Attorney:

Existing Employee: Blanca Baeza
Position: Assistant County Attorney
Pay Rate: Completion of 90-day County Probationary Period. The County Attorney's Office's 180-day Probationary Period continued. Increase in pay from \$98,400.00 to \$100,400.00 total pay
The county funded a salary amount of \$95,400.00 plus SB 22 funding of \$4600.00 for a total pay of \$100,000.00.
Salary Budget Area: 012-404-425
Start Date: July 13,2026
Physical: N/A
Drug Test: N/A

31. Judge Cude: Discuss and/or take appropriate action to approve the County
Curtis Vickers: Infrastructure Project Monthly Report.
32. Judge Cude: Discuss and/or take appropriate action concerning personnel:
Existing Employee Cheyenne Vyvlecka
Position: Chief of Staff
Pay Rate: \$30.00 Hourly
Salary Budget Area: 012-424-402
Start Date: July 13, 2026
Physical: N/A
Drug Test: N/A
33. Judge Cude: **Update and/or take appropriate action concerning Judge, Commissioners, and Other County Elected Officials' training course certifications, record any hours and certificates into Commissioners Court minutes and other documents not related to education needing to be filed in the court records.**
- Judge Cude completed 8 hours of continuing education at the 92nd Annual South Texas County Judges and Commissioners Association Conference in San Antonio, Tx from June 15– 18, 2026.
- Commissioner Mark Bowen completed 14 hours of continuing education at the 92nd Annual South Texas County Judges and Commissioners Association Conference in San Antonio, Tx from June 15– 18, 2026.

34. **EXECUTIVE SESSION**

The Regular Session of Atascosa County Commissioners Court will now recess in order to convene in Executive Session according to Texas Government Code 551.071 Consultation with Attorney, 551.072 Deliberation regarding real property, 551.074; and other applicable sections as announced.

A. Discuss the Purchase and/or Sale of Real Property, or legal matters related to real property.

B. Discuss and Update on pending litigation matters.

C. Discuss Hauling and Materials order and payment issue.

35. **OPEN SESSION**

Discuss and/or take action on items discussed in Executive Session.

A. Discuss the Purchase and/or Sale of Real Property, or legal matters related to real property.

B. Discuss and Update on pending litigation matters.

C. Discuss and Consider Material and Hauling and payment issues.

36. **Judge Cude:** Discuss, review and take action to accept and/or approve any
Tracy Barrera: invoices and payroll.

37. **Judge Cude:** Discuss, review and take action on reports submitted.
Tracy Barrera:

38. **COMMENTS FROM THE COMMISSIONERS COURT (No Action Can Be Taken).** The next Commissioners Court is set for Monday, July 27, 2026.

39. Judge Cude: Adjourn.



Weldon P. Cude, Atascosa County Judge

I, the undersigned, do hereby certify that this notice was posted by 9:00a.m., on Wednesday, July 8, 2026.



Jessica Kidd, Court Coordinator

AGENDA REQUEST (GENERAL)

Agenda Item 4.

Meeting Date: 07/13/2026

Item Title:

Submitted For: Martin Gonzales, Historical Commission Director

Discuss and/or take appropriate action concerning:

Martin Gonzales: Discuss and/or take appropriate action concerning the presentation of
Historical the Texas Historical Commission Distinguished Service Award to the Atascosa
Commission: County Historical Commission from the Texas Historical Commission
for service year 2025.

AGENDA REQUEST (GENERAL)

Agenda Item 5.

Meeting Date: 07/13/2026

Item Title:

Submitted For: Weldon Cude, County Judge

Discuss and/or take appropriate action concerning:

Matthew Dear: Discuss and/or take appropriate action on the appointment of Eddie Solis and
ACESD #1: David Schulze to the Board of Directors for Atascosa County Emergency
Judge Cude: Services District No. 1 (ESD #1) to a two-year term.

AGENDA REQUEST (GENERAL)

Agenda Item 6.

Meeting Date: 07/13/2026

Item Title:

Submitted For: Weldon Cude, County Judge

Discuss and/or take appropriate action concerning:

Michelle King: Discuss and/or take appropriate action for approval for flooring renovations at
CAST-CAC: the CAST-CAC building owned by the County, using funds donated to CAST-
Judge Cude: CAC for repairs (no county funds will be expended).

ATTACHMENTS

information



Children's Alliance of South Texas, A Child Advocacy Center (CAST-CAC)

Board of Directors

President

Jamie Whitwell

Vice President

Chief. Roel "Eddie" Salas

Secretary

Louisa Franklin

Treasurer

Chelsea Leavitt

Members:

Ashley Morrison

Audrey Louis

Jamison Reed

Juan Ramirez

Shannon Potthast

Sherri Foster

Pepper Jo Bauerle

Jochelle Uriegas

Dear Honorable County Judge Weldon Cude and Atascosa County Commissioners,

We are seeking your approval for flooring renovations for the office where CAST-CAC headquarters is housed (810 Main Street, Jourdanton, TX 78026.)

The air conditioning unit in the back portion of the office flooded, pouring water onto the carpeted flooring of our Finance Director's office. In spite of water extraction and dehumidifiers placed by the county, the room still has odors of mold and mildew between the carpet and underlying flooring.

We are asking for your approval to have the carpet removed, the flooring sanitized to eliminate mold/mildew spores and for it to be resurfaced using concrete coating. There will be no cost to the County for these improvements, as they are being generously donated by EMC Concrete Coatings Inc.

Additionally, we are asking permission to have the tile in our Office Manager's office area removed and have the flooring replaced with concrete coating. Again, this will be at no cost to the County thanks to a generous financial donation CAST-CAC has received.

These improvements will add long-lasting, durable flooring to the County's building and improve the aesthetic appearance, as well. Again, this will be at no cost to the Atascosa County.

Thank you for your consideration and approval. Attached is the proposal provided by EMC Concrete Coatings Inc.

With gratitude,

Michelle King
Michelle King

Development Director

development@castcac.org

(830) 393-6290, ext. 4018



Children's Alliance of South Texas
 Michelle King
 development@castcac.org
 (830) 393-6290
 810 Main St
 Jourdan, TX 78026



EMC CONCRETE COATINGS INC.

Proposal # 2993665
 Proposal Date 6/19/2026
 Proposal Amount \$1,928.00
 Job Address 810 Main St
 Jourdan, TX 78026

EMC Concrete Coatings Inc.
 115 Ella Drive
 Phone: (210) 430-4181

**DONATED BY EMC CONCRETE COATINGS, INC.
 DONATIONS PROVIDED TO COVER COST + CAST-CAC**

Line Items

Product / Service	Quantity	Price	Subtotal	Tax	Total
Office Flake Concrete Coating - Single Clear Coat	144.00	\$7.00 / Ea	\$1,008.00	\$0.00	\$1,008.00
Floor Donation					
1. Floor Preparation					
We begin by grinding and smoothing the concrete surface to ensure proper adhesion. Any cracks, pits, or imperfections are repaired to create a clean, level surface that will support a long-lasting coating.					
2. Basecoat Installation					
Next, we apply a durable polyurea basecoat—typically in a tan tone—which serves as the foundation for the entire system. This layer bonds directly to the concrete and creates a strong, flexible base.					
3. Decorative Chip Broadcast					
While the basecoat is still wet, we broadcast decorative vinyl chips across the surface to add texture, color, and slip resistance. After curing, we scrape and sand the chips to remove any jagged edges or excess build-up, ensuring a smooth and uniform finish.					
4. Final Clear Coat					
To complete the process, we apply a clear topcoat—available in matte, satin, or gloss finishes. This final layer enhances durability, provides added UV protection, and gives the floor its finished look. After curing, your floor will be ready for foot traffic within 24 hours and vehicle traffic in 72 hours.					
Office Vinyl Cove Base Removal	1.00	\$100.00 / Ea	\$100.00	\$0.00	\$100.00
Scope of Work:					
1. Site Preparation					
• Identify all areas where vinyl cove base is to be removed.					
• Protect adjacent surfaces, floors, and finishes to prevent damage during removal.					
• Confirm removal areas with the client or project manager before starting work.					
2. Cove Base Removal					
• Carefully detach and remove existing vinyl cove base using hand tools or appropriate equipment.					
• Minimize damage to underlying wall surfaces (drywall, block, or other substrates).					
3. Adhesive Residue Removal					
• Scrape or chemically remove residual adhesive to provide a clean surface for future installation.					
• Spot-repair minor wall damage or gouges caused by removal (unless otherwise specified).					
4. Cleanup and Disposal					
• Remove all debris, including vinyl base and adhesive waste, from the job site.					
• Dispose of materials in accordance with local regulations.					
• Leave the work area clean and ready for the next phase of work.					
Office Vinyl Cove Base Reapplication	1.00	\$200.00 / Ea	\$200.00	\$0.00	\$200.00
Scope of Work:					
1. Site Preparation					
• Confirm and mark all areas designated for cove base reapplication.					
• Ensure wall surfaces are clean, dry, and free of adhesive residue or damage.					
• Lightly sand or spot-patch areas as needed to promote adhesion.					
2. Cove Base Installation					
• Install vinyl cove base using a professional-grade cove base adhesive.					
• Ensure all corners, seams, and edges are installed cleanly and securely, with proper adhesion and alignment.					
• Cut and fit around door frames, columns, and fixtures as required.					

3. Quality Assurance

- Press and roll installed cove base to ensure full contact with substrate.
- Touch up or reapply any loose edges or bubbles for a clean, finished appearance.

4. Cleanup

- Remove installation debris, adhesive residue, and tools from the site.
- Leave all areas clean and ready for occupancy.

Jolene's Office Flake Concrete Coating - Single Clear Coat

60.00

\$7.00 / Ea

\$420.00

\$0.00

\$420.00

Floor Donation

1. Floor Preparation

We begin by grinding and smoothing the concrete surface to ensure proper adhesion. Any cracks, pits, or imperfections are repaired to create a clean, level surface that will support a long-lasting coating.

2. Basecoat Installation

Next, we apply a durable polyurea basecoat—typically in a tan tone—which serves as the foundation for the entire system. This layer bonds directly to the concrete and creates a strong, flexible base.

3. Decorative Chip Broadcast

While the basecoat is still wet, we broadcast decorative vinyl chips across the surface to add texture, color, and slip resistance. After curing, we scrape and sand the chips to remove any jagged edges or excess build-up, ensuring a smooth and uniform finish.

4. Final Clear Coat

To complete the process, we apply a clear topcoat—available in matte, satin, or gloss finishes. This final layer enhances durability, provides added UV protection, and gives the floor its finished look. After curing, your floor will be ready for foot traffic within 24 hours and vehicle traffic in 72 hours.

Jolene's Office -Vinyl Cove Base Removal

1.00

\$100.00 / Ea

\$100.00

\$0.00

\$100.00

Scope of Work:

1. Site Preparation

- Identify all areas where vinyl cove base is to be removed.
- Protect adjacent surfaces, floors, and finishes to prevent damage during removal.
- Confirm removal areas with the client or project manager before starting work.

2. Cove Base Removal

- Carefully detach and remove existing vinyl cove base using hand tools or appropriate equipment.
- Minimize damage to underlying wall surfaces (drywall, block, or other substrates).

3. Adhesive Residue Removal

- Scrape or chemically remove residual adhesive to provide a clean surface for future installation.
- Spot-repair minor wall damage or gouges caused by removal (unless otherwise specified).

4. Cleanup and Disposal

- Remove all debris, including vinyl base and adhesive waste, from the job site.
- Dispose of materials in accordance with local regulations.
- Leave the work area clean and ready for the next phase of work.

Jolene's Office -Vinyl Cove Base Removal

1.00

\$100.00 / Ea

\$100.00

\$0.00

\$100.00

Scope of Work:

1. Site Preparation

- Identify all areas where vinyl cove base is to be removed.
- Protect adjacent surfaces, floors, and finishes to prevent damage during removal.
- Confirm removal areas with the client or project manager before starting work.

2. Cove Base Removal

- Carefully detach and remove existing vinyl cove base using hand tools or appropriate equipment.
- Minimize damage to underlying wall surfaces (drywall, block, or other substrates).

3. Adhesive Residue Removal

- Scrape or chemically remove residual adhesive to provide a clean surface for future installation.
- Spot-repair minor wall damage or gouges caused by removal (unless otherwise specified).

4. Cleanup and Disposal

- Remove all debris, including vinyl base and adhesive waste, from the job site.
- Dispose of materials in accordance with local regulations.
- Leave the work area clean and ready for the next phase of work.

Michelle's Office Flake Concrete Coating -Single Clear Coat

144.00

\$7.00 / Ea

\$1,008.00

\$0.00

\$1,008.00

Floor Donation

VOID

1. Floor Preparation

We begin by grinding and smoothing the concrete surface to ensure proper adhesion. Any cracks, pits, or

Imperfections are repaired to create a clean, level surface that will support a long-lasting coating.

2. Basecoat Installation

Next, we apply a durable polyurea basecoat—typically in a tan tone—which serves as the foundation for the entire system. This layer bonds directly to the concrete and creates a strong, flexible base.

3. Decorative Chip Broadcast

While the basecoat is still wet, we broadcast decorative vinyl chips across the surface to add texture, color, and slip resistance. After curing, we scrape and sand the chips to remove any jagged edges or excess build-up, ensuring a smooth and uniform finish.

4. Final Clear Coat

To complete the process, we apply a clear topcoat—available in matte, satin, or gloss finishes. This final layer enhances durability, provides added UV protection, and gives the floor its finished look. After curing, your floor will be ready for foot traffic within 24 hours and vehicle traffic in 72 hours.

Michelle's Office Vinyl Cove Base Removal	1.00	\$166.00 / Ea	\$166.00	\$0.00	\$166.00
Scope of Work:					

VOID

1. Site Preparation

- Identify all areas where vinyl cove base is to be removed.
- Protect adjacent surfaces, floors, and finishes to prevent damage during removal.
- Confirm removal areas with the client or project manager before starting work.

2. Cove Base Removal

- Carefully detach and remove existing vinyl cove base using hand tools or appropriate equipment.
- Minimize damage to underlying wall surfaces (drywall, block, or other substrates).

3. Adhesive Residue Removal

- Scrape or chemically remove residual adhesive to provide a clean surface for future installation.
- Spot-repair minor wall damage or gouges caused by removal (unless otherwise specified).

4. Cleanup and Disposal

- Remove all debris, including vinyl base and adhesive waste, from the job site.
- Dispose of materials in accordance with local regulations.
- Leave the work area clean and ready for the next phase of work.

Michelle's Office Vinyl Cove Base Reapplication	1.00	\$200.00 / Ea	\$200.00	\$0.00	\$200.00
Scope of Work:					

VOID

1. Site Preparation

- Confirm and mark all areas designated for cove base reapplication.
- Ensure wall surfaces are clean, dry, and free of adhesive residue or damage.
- Lightly sand or spot-patch areas as needed to promote adhesion.

2. Cove Base Installation

- Install vinyl cove base using a professional-grade cove base adhesive.
- Ensure all corners, seams, and edges are installed cleanly and securely, with proper adhesion and alignment.
- Cut and fit around door frames, columns, and fixtures as required.

3. Quality Assurance

- Press and roll installed cove base to ensure full contact with substrate.
- Touch up or reapply any loose edges or bubbles for a clean, finished appearance.

4. Cleanup

- Remove installation debris, adhesive residue, and tools from the site.
- Leave all areas clean and ready for occupancy.

Sales Discount Donation of a new floor coating, for the office amount of donation is \$1,308.00	1.00	(\$1,308.00)	(\$1,308.00)	\$0.00	(\$1,308.00)
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Subtotal \$1,928.00

Tax \$0.00

Total \$1,928.00

Proposal Summary

Line Item Total

\$1,928.00

Proposal Total

\$1,928.00

Deposit Required

\$964.00 (50.00%)

Existing Flooring Removal

All carpet, tile, adhesives, tack strips, and related flooring materials must be completely removed by others prior to EMC's arrival. The concrete substrate must be exposed and accessible for preparation and coating installation. Any delays, additional labor, or rescheduling required due to existing flooring not being removed may result in additional charges and/or schedule adjustments.

Furniture Removal Requirement – Prior to EMC Concrete Coatings Arrival

All furniture, personal items, and obstacles must be removed from the work area prior to the scheduled arrival of EMC Concrete Coatings. This includes but is not limited to:

- Furniture
- Rugs or mats
- Appliances (if applicable)
- Storage items or boxes
- Any other obstructions that may interfere with the coating process

Important Notes:

- EMC Concrete Coatings is not responsible for moving or storing furniture or personal belongings.
- Failure to clear the area may result in delays, additional charges, or rescheduling of your project.
- If the area is not properly cleared, our crew may not begin work until it has been adequately prepared.

Deposit Policy

The customer agrees to pay a 50% deposit of the total invoice amount prior to the commencement of work and to secure the scheduled start date(s). Once work has begun, the deposit becomes non-refundable.

Terms and Conditions

Access

The Parties agree to grant EMC Concrete Coatings employees reasonable access to the appropriate portions of the facility for the duration of the project.

Change Orders

Project pricing will remain as stated unless the scope of work is modified or unforeseen concrete repairs, not visible at the time of proposal, are required. All change orders will be documented with real-time photos and must receive Customer acknowledgment via email or the Contractor's Change Management & Reporting (CMR) system prior to proceeding.

Communication

The Parties agree to communicate in good faith regarding the project, including but not limited to setting mutually agreed upon working hours for EMC Concrete Coatings, and providing timely notification of any changes in personnel, operations, or policies that may affect the project.

Deposit

The Customer agrees to pay a deposit of the total invoice amount prior to work commencing in order to hold the start date(s). Once work has started, the deposit is non-refundable.

Deposit Authorization & Binding Agreement

Submission and acceptance of the deposit, including payment by check, shall constitute the Customer's full authorization for EMC Concrete Coatings to proceed with the project and shall serve as a binding agreement to all terms, conditions, pricing, and scope of work outlined in this Agreement and related proposal. No additional signature shall be required once the deposit has been received and accepted.

Dust

All equipment is connected to HEPA vacuums; however, the process is not 100% dustless. EMC recommends the Customer hire a cleaning crew if required.

Exclusions / Not Included In Scope

Unless expressly stated in the proposal or a signed change order, any labor, materials, permits, or services not outlined in this Agreement are excluded from EMC's scope of work.

Final Payment

The remaining balance, including any approved change orders, is due immediately upon project completion. Any outstanding balance not paid within 24 hours of project completion will incur a 3% late fee.

Force Majeure / Act of God Exclusion

EMC Concrete Coatings is not responsible for damage to coatings caused by unforeseen circumstances beyond its control, including but not limited to extreme weather events.

Low Spots, Wavy Concrete & Finished Product

EMC does not alter the footprint of the concrete. Wavy slabs will remain wavy after coatings are installed. Decorative coatings do not eliminate waves or low spots. Diamond grinding smooths the surface but does not fix depressions or change the substrate footprint. Minor roller lines or sharp edges may be present; pedestrian and vehicular traffic typically wears these down over time.

Moisture Exclusion

Moisture testing will be performed prior to work commencing. If high moisture levels are detected, an appropriate moisture vapor barrier (MB) will be installed before coatings are applied (no exceptions). The cost for MB installation will be processed through a change order. EMC Concrete Coatings cannot be held liable for coating failure caused by direct moisture-related issues within the slab.

Overhead Lighting & Electrical Access

Functional overhead lighting must be in place prior to project start. Storage closets, IT rooms, and other small spaces must be well lit for coating application. If EMC must supply drop lights or temporary lighting, additional charges will apply. Most equipment is propane powered or runs off generators; however, the Customer must provide access to standard 120V, 20-amp outlets for smaller equipment.

Owner

The term "Owner" refers to the person, company, tenant, or authorized representative engaging EMC to perform the work described in this Agreement. The Owner is responsible for providing access, approvals, and payment and may include anyone authorized to act on behalf of the property owner or project representative.

Payment Terms

Accepted Methods: EMC accepts checks, wire transfers, ACH, cashier's checks, money orders, and credit cards (credit cards are subject to a 3% processing fee).

Check Requirements: All checks must clearly display the signer's driver's license number on the face of the check at the time of issuance. EMC reserves the right to refuse any check that does not meet this requirement.

Returned Checks: Any check returned for insufficient funds (NSF), closed account, or other dishonor will incur a \$35 service fee or the maximum allowed by law, in addition to the original amount due. Returned checks not resolved promptly will be referred to the District Attorney's Hot Check Division and pursued through all available legal remedies.

Late Payments: Outstanding balances will accrue a finance charge of 1.5% per month (18% per annum) or the maximum rate allowed by law.

Future Payments: If a Customer issues a returned or dishonored check, EMC reserves the right to require all future payments to be made via certified funds (cashier's check, money order, or wire transfer) only.

Collection Costs: In the event of non-payment, the Customer will be responsible for all collection costs, attorney's fees, and court costs incurred by EMC Concrete Coatings to recover outstanding balances.

Pricing

All pricing is inclusive of material, labor, taxes, and warranties unless otherwise specified.

AGENDA REQUEST (GENERAL)

Agenda Item 7.

Meeting Date: 07/13/2026

Item Title: 4-H Annual Interpretation presented by Atascosa 4-H Council

Submitted For: Dale Rankin, Director

Discuss and/or take appropriate action concerning:

Dale Rankin: Discuss and/or take appropriate action on the 4-H Annual Interpretation presented by Atascosa 4-H Council.

ATTACHMENTS

2026 4-H Interpretation

ATASCOSA COUNTY 4-H

HIGHLIGHTS

2025-2026



Dale Rankin - CEA Ag/NR
Ashlie Stayton - CEA FCH
Sandra Andrade- CEA FCH Prairie View A&M
Holly Kopplin- 4-H Program Assistant
Monica Zepeda - Administrative Secretary

📍 25 East Fifth Street P.O. Box 379 Leming, Texas 78050

☎ 830-569-0034

ENROLLMENT

**ATASCOSA COUNTY 4-H HAD
275 MEMBERS ENROLLED IN THE
2025-2026 4-H YEAR.**

**ENROLLMENT FOR THE 2025-2026 4-H YEAR
WAS UP 109.13% OVER 2024-2025 4-H YEAR.**

CLUBS

BLACKHILL
CHARLOTTE
LA PARITA
LEMING/VERDI
LYTLE
MESQUITE
POTEET

NUMBER OF MEMBERS THAT ATTENDED A DISTRICT CONTEST

Food Show-5	Postal League-52
Consumer Decision Making-7	Photography-15
Archery-17	Recordbook-10
Fashion Show-6	Leadership Lab-5
Round Up-2	Livestock Judging-4
Rifle-24	Food Challenge-11

COMMUNITY SERVICE

Show Barn Cleanup Days
Food Bank Distribution
Sang carols at local nursing homes
Donated items to local shelters & organizations
Highway Cleanup
Acts of Kindness Grant recipient to donate
blankets to 77 area nursing home residents

STATE 4-H CONTESTS ATTENDED

Round Up Indoor Rifle Match-8
Talent Show Case-1
Fashion Show-1
3-D Archery-1
Shooting Sports State Games-10
Horse Show-1
Dog Show-1
Entomology Collection Contest-1



COUNTY CONTESTS ATTENDED

Food Show-6
Fashion Show-6
Photography-24
Recordbook-19
Roundup-2
Food Challenge-11
Showmanship Show-47
Project Fair-9

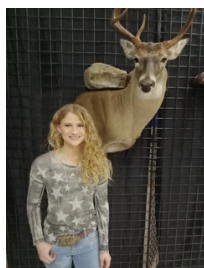


COUNTY 4-H VOLUNTEER SUPPORT

Volunteers Supporting Clubs-36
Club Managers, Co-Managers, and Project Leaders-25
Certified Shooting Sports Coaches-9
Junior Certified Shooting Sports Coaches-2



MEMBER ACCOMPLISHMENTS



STOCKSHOWS

2 members placed at the State Fair of Texas

106 Atascosa County 4-H members made the sale at the Atascosa County Livestock Show

9 members placed at the Grandstand Livestock Show

12 members participated at the Fort Worth Livestock Show

12 members participated at the San Angelo Livestock Show & Rodeo

137 members participated at the San Antonio Livestock Show & Rodeo in various events

9 members placed at the San Antonio Livestock Show & Rodeo

51 members participated at the Houston Livestock Show & Rodeo

15 members placed at the Houston Livestock Show & Rodeo

37 members participated in Rodeo Austin

3 members placed at the Austin Livestock Show

OTHER AWARDS

25,000 in Scholarships awarded to 4-H members

2 Gold Star Award recipients

DISTRICT AND STATE AWARDS

District Food Show-2nd place Senior Appetizer, 1st place Intermediate Healthy dessert, Junior- 3rd place Healthy Dessert & 3rd place Side Dish

District Food Challenge- 1st place Intermediate team

District Consumer Decision Making Contest-2nd place Intermediate team, 3rd place Intermediate individual

District Archery- 3-D Barebow Junior- 3rd place, 3-D Barebow Senior- 2nd place, 3-D Compound Aided Intermediate- 3rd place, 3-D Compound Aided Senior- 1st place, 3-D Compound Unaided Senior- 3rd place, 3-D NASP Genesis Junior- 1st place, 3-D Recurve Junior- 1st place, 3-D Recurve Intermediate- 1st place, Mod 420 Compound Aided Senior- 3rd place, Mod 420 Compound Unaided Intermediate- 1st place, Mod 420 Compound Unaided Senior- 2nd place, Mod 420 NASP Genesis Junior- 2nd place, Mod 420 Recurve Junior- 1st place, Mod 420 Recurve Intermediate- 1st place

District Storyboard-1st Place Junior Individual, 1st place Intermediate Individual

District Livestock Judging-Intermediate team, Senior Individual

District Fashion Show-1st place Senior Construction Formal/Semiformal, Intermediate- 1st place Construction Refashion, 3rd place Buying FabFinds Under \$25 Junior- 1st place Buying, Formal/Semiformal 1st place Buying FabFinds under \$25, 1st place Construction Formal/Semiformal

District Roundup- 1st place Senior Talent Showcase Instrumental, 1st place Junior Public Speaking

District Rifle-Silhouette Telescopic- 2nd place Junior, 3rd place Intermediate, 1st & 2nd place Senior, Non-Conventional 1st, 2nd & 3rd place Senior, 3-P- Junior- 3rd place, Intermediate- 1st place, Senior- 1st & 2nd place, 1st place Junior Team, 1st & 2nd place Senior team

District Postal League- Archery Compound Aided- 2nd place Senior, Barebow- 1st place Junior, 3rd place Intermediate, NASP Genesis- 1st & 2nd place Junior, 3rd place Intermediate, Recurve- 1st place Junior, 2nd place Juniors, 1st place Intermediate, Compound Unaided- 1st place Intermediate, Pistol- 1st & 2nd place Juniors, Shotgun- Trap- 2nd place Junior, 3rd place Intermediate, Skeet- 2nd place Junior, Rifle- Junior 1st & 3rd place teams, Intermediate- 3rd place individual, 3rd place team, Senior- 1st & 3rd place individuals, 1st & 3rd place teams

District Photography-Junior- 9 Blue awards, 4 Red awards, 4 Best of Class, 1 Best of Show overall, Intermediate- 8 Blue awards, 6 Red awards, 3 Best of Class, Senior- 9 Blue awards, 2 Red awards, 7 Best of Class, 1 overall Grand Champion of Show

Shooting Sports State Games- 10 members participated

State Horse Show-1 member participated

State Photography-1 Best of Show award, 10 blue awards, 5 red awards, 1 white award

State Dog Show- 1 member participated



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Existing Employee, new position or promotion

Requested Action

Audrey Louis:
District Attorney: Discuss and/or take appropriate action concerning personnel:

Existing Employee:	Scott Simpson
Position:	Asst. District Attorney
Pay Rate:	\$90,400.00 Annually
Salary Budget Area:	047-400-438
Start Date:	July 13, 2026
Physical:	n/a
Drug Test:	n/a



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Existing Employee, new position or promotion

Requested Action

Audrey Louis:	Discuss and/or take appropriate action concerning personnel:	
District Attorney:	Existing Employee	Scott Simpson
	Position:	Asst. District Attorney
	Pay Rate:	\$5,000.00 Annual Longevity Pay
	Salary Budget Area:	047-400-405
	Start Date:	July 13, 2026
	Physical:	n/a
	Drug Test:	n/a



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: New employee

Requested Action

Loretta Holley:
Tax Assessor: Discuss and/or take appropriate action concerning personnel:

New Employee:	Jennifer Guerrero
Position:	Tax Office Clerk
Pay Rate:	\$21.3461 (FI Rate) hourly
Salary Budget Area:	012-444-402
Start Date:	July 13, 2026
Physical:	pending
Drug Test:	pending



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Existing Employee, new position or promotion

Requested Action

Existing Employee:	Veronica Garvin
Position:	Tax Office Clerk
Pay Rate:	\$23.2692 (FI Rate) hourly
Salary Budget Area:	012-444-402
Start Date:	July 13, 2026
Physical:	n/a
Drug Test:	n/a



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Existing Employee, new position or promotion

Requested Action

Existing Employee:	Elizabeth Garza
Position:	Tax Office Clerk
Pay Rate:	\$23.2692 (FI Rate) hourly
Salary Budget Area:	012-444-402
Start Date:	July 13, 2026
Physical:	n/a
Drug Test:	n/a



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Existing Employee, new position or promotion

Requested Action

Existing Employee:	Tristin Shannon
Position:	Tax Office Clerk
Pay Rate:	\$23.0769 (FI Rate) hourly
Salary Budget Area:	012-444-402
Start Date:	July 13, 2026
Physical:	n/a
Drug Test:	n/a



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Existing Employee, new position or promotion

Requested Action

Courtney Grier:
EMS:

Discuss and/or take appropriate action concerning personnel:

Existing Employee:	Mathew Rodriguez
Position:	PRN EMT to PRN Paramedic
Pay Rate:	\$22.00 hourly
Salary Budget Area:	041-400-518
Start Date:	July 14,2026
Physical:	Complete
Drug Test:	Complete



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Existing Employee, new position or promotion

Requested Action

Existing Employee:	Jasmine Anderson
Position:	Entry EMT to Temp EMT
Pay Rate:	\$15.00 hourly
Salary Budget Area:	041-400-518
Start Date:	July 14,2026
Physical:	Complete
Drug Test:	Complete



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Existing Employee, new position or promotion

Requested Action

Existing Employee:	Victoria Navarro
Position:	Full Time EMT
Pay Rate:	\$120.00 month Uniform Allowance
Salary Budget Area:	041-400-489
Start Date:	July 14,2026
Physical:	Complete
Drug Test:	Complete



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Existing Employee, new position or promotion

Requested Action

Existing Employee:	Judith Hernandez
Position:	Temp Paramedic
Pay Rate:	\$22.00 Hourly
Salary Budget Area:	041-400-518
Start Date:	July 14,2026
Physical:	Complete
Drug Test:	Complete



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: New employee

Requested Action

Sheriff Guerra:	Discuss and/or take appropriate action concerning personnel:
New Employee:	Francisco Davila III
Position:	Deputy Sheriff
Pay Rate:	Tier 2: \$27.70 Hourly, 86 Hours Fluctuating, \$200.00 Mo. Uniform, SB22 Eligible, Incentive Pay, 90-Day County Probation, 1-Year Agency Probation
Salary Budget Area:	012-440-410
Start Date:	July 13, 2026 9am
Physical:	complete
Drug Test:	complete



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: New employee

Requested Action

New Employee:	Christopher Keiser
Position:	Corrections Officer
Pay Rate:	Tier 2: \$24.36 Hourly, 86 Hours Fluctuating, \$200.00 Mo. Uniform, SB22 Eligible, 90-Day County Probation, 1-Year Agency Probation
Salary Budget Area:	012-442-562
Start Date:	July 13, 2026 9am
Physical:	complete
Drug Test:	complete



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: New employee

Requested Action

New Employee:	Mark Cerda
Position:	Corrections Officer
Pay Rate:	Tier 2: \$24.36 Hourly, 86 Hours Fluctuating, \$200.00 Mo. Uniform, SB22 Eligible, 90-Day County Probation, 1-Year Agency Probation
Salary Budget Area:	012-442-561
Start Date:	July 13, 2026 9:00 am
Physical:	complete
Drug Test:	complete



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Existing Employee:	Albert Martinez
Position:	Deputy Sheriff
Pay Rate:	Move to Tier 1: \$28.62 Hourly, 86 Hours Fluctuating, \$200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation
Salary Budget Area:	012-440-410
Start Date:	July 22, 2026
Physical:	n/a
Drug Test:	n/a



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Existing Employee:	Carlos Munguia
Position:	Deputy Sheriff
Pay Rate:	Move to Tier 1: \$28.62 hourly, 86 hours fluctuating, \$200.00 Mo. Uniform, SB 22 Eligible, Continue 1 - Year Agency Probation
Salary Budget Area:	012-440-410
Start Date:	July 19, 2026
Physical:	n/a
Drug Test:	n/a



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Existing Employee:	Juan Morin
Position:	Deputy Sheriff
Pay Rate:	Move to Tier 1: \$28.62 Hourly, 86 Hours Fluctuating, \$200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation
Salary Budget Area:	012-440-410
Start Date:	July 19,2026
Physical:	n/a
Drug Test:	n/a



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Existing Employee:	Anthony Cook
Position:	Deputy Sheriff
Pay Rate:	Move to Tier 1: \$28.62 Hourly, 86 Hours Fluctuating, \$200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation
Salary Budget Area:	012-440-410
Start Date:	July 19, 2026
Physical:	n/a
Drug Test:	n/a



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Existing Employee:	William Ramos
Position:	Deputy Sheriff
Pay Rate:	Move to Tier 1: \$28.62 Hourly, 86 Hours Fluctuating, \$200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation
Salary Budget Area:	012-440-410
Start Date:	July 19,2026
Physical:	n/a
Drug Test:	n/a



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Existing Employee:	Samuel Hillman
Position:	Corrections Officer
Pay Rate:	Move to Tier 2: \$24.36 Hourly, 86 Hours Fluctuating, \$200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation
Salary Budget Area:	041-442-561
Start Date:	July 19, 2026
Physical:	n/a
Drug Test:	n/a



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Existing Employee:	Clarissa Mendez
Position:	Corrections Officer
	Move to Tier 2: \$24.36 Hourly, 86 Hours
	Fluctuating, \$200.00 Mo. Uniform, SB22
Pay Rate:	Eligible, Continue 90-Day County Probation,
	Continue 1-Year Agency Probation; Acquisition
	of Jailer's License
Salary Budget Area:	012-442-562
Start Date:	July 19, 2026
Physical:	n/a
Drug Test:	n/a



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Existing Employee, new position or promotion

Requested Action

Existing Employee:	Dylan Wynns
Position:	Jail Lieutenant
Pay Rate:	Tier 1: \$32.91 Hourly, 86 Hours Fluctuating, \$200.00 Mo. Uniform, SB22 Eligible
Salary Budget Area:	012-442-570
Start Date:	July 13, 2026
Physical:	n/a
Drug Test:	n/a



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Existing Employee, new position or promotion

Requested Action

Existing Employee:	Addie Cunningham
Position:	Sgt. Corrections Officer
Pay Rate:	Tier 1: \$27.66 Hourly, 86 Hours Fluctuating, \$200.00 Mo Uniform, SB22 Eligible
Salary Budget Area:	012-442-561
Start Date:	July 13,2026
Physical:	n/a
Drug Test:	n/a

AGENDA REQUEST (GENERAL)

Agenda Item 13.

Meeting Date: 07/13/2026
Item Title: Subdivision - Waycross Union
Submitted For: Britni Van Curan, Rural Development Director

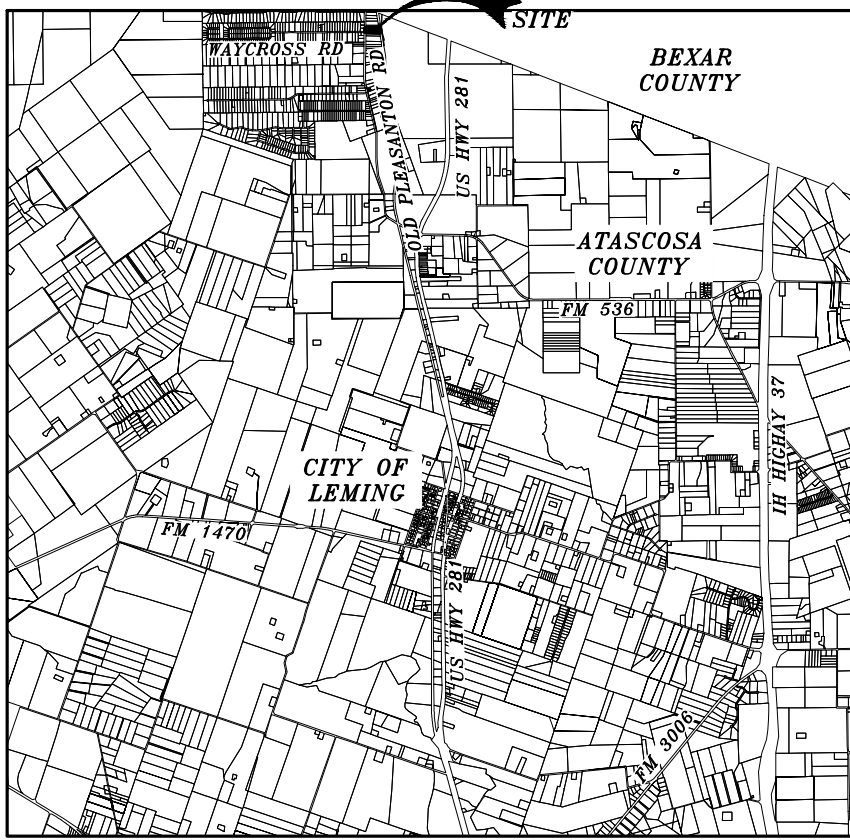
Discuss and/or take appropriate action concerning:

Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial for the
Rural Waycross Union Subdivision on Old Pleasanton Rd in Precinct 1.
Development:

ATTACHMENTS

Plat - Waycross Union

Date: Jun 18, 2026, 4:11pm User ID: Duncan
File: K:\Projects\2023\25-3685 River Path Homes Plat.dwg

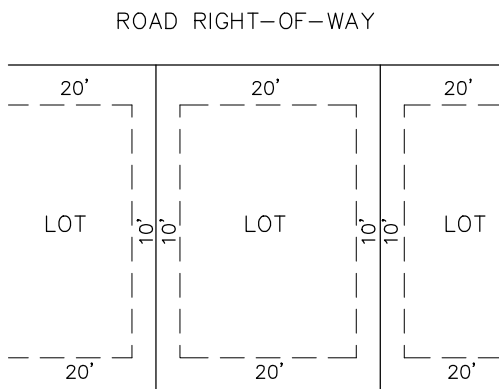


LOCATION MAP
1" = 1000'

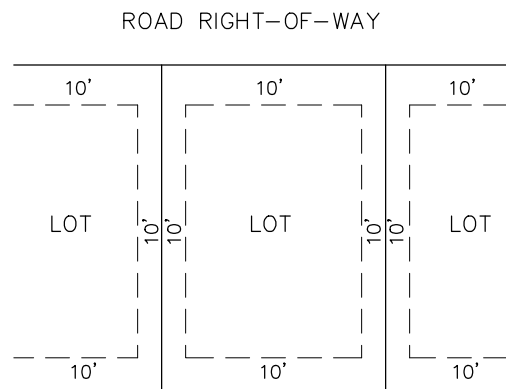
LEGEND

- D.R. = DEED RECORDS OF ATASCOSA COUNTY, TEXAS
ESMT = EASEMENT
NTS = NOT TO SCALE
OPR = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
PGS = PAGES
R.O.W. = RIGHT-OF-WAY
VOL = VOLUME
1 = LOT NUMBER
250 AC = GROSS LOT ACREAGE
○ = FOUND STEEL ROD MONUMENT
● = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
- = PROPERTY LINE
— = LOT LINE
— = ADJOINER
- - - - -512- - - = EXISTING CONTOUR

TYPICAL LOT
WITH SETBACK LINES



TYPICAL LOT WITH
MINIMUM UTILITY EASEMENT



THE STATE OF TEXAS
COUNTY OF ATASCOSA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WALT F. RAKOWITZ, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ATASCOSA COUNTY, TEXAS.

PRELIMINARY

WALT F. RAKOWITZ
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6435, STATE OF TEXAS
515 W. OAKLAWN, STE. A
PLEASANTON, TEXAS 78064

THE STATE OF TEXAS
COUNTY OF ATASCOSA

I, BRADLEY A. KOETHER, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT PREPARED BY ME, DOES TO THE BEST OF MY KNOWLEDGE ACCURATELY REFLECT THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES, OTHER WATER FEATURES OR ANY SENSITIVE FEATURES AND COMPLIES WITH THE SUBDIVISION AND FLOODPLAIN MANAGEMENT ORDINANCES ADOPTED BY ATASCOSA COUNTY, TEXAS.

PRELIMINARY

BRADLEY A. KOETHER
LICENSED PROFESSIONAL ENGINEER
NO. 105048, STATE OF TEXAS
515 W. OAKLAWN, STE. A
PLEASANTON, TEXAS 78064



Engineering & Surveying

Texas Registered Engineering Firm F-9155
Texas Registered Surveying Firm 101812-00

ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

- THE SUBDIVISION IS IN THE PLEASANTON ISO.
- CONVEYANCE OF LOTS SHALL NOT BE PERMITTED UNTIL THE FINAL PLAT HAS BEEN APPROVED BY THE ATASCOSA COUNTY COMMISSIONERS COURT, AND THE RECORDED PLAT FILED WITH THE COUNTY CLERK.
- IF A CULVERT IS INSTALLED, THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES. IF A CULVERT IS NOT INSTALLED, THEN MAKE SURE DRIVEWAY IS CONSTRUCTED IN A MANNER TO NOT BLOCK UPGRADIENT WATER.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY ATASCOSA COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE SEWAGE FACILITY THAT HAS BEEN APPROVED AND PERMITTED BY THE ATASCOSA COUNTY SANITATION OFFICER.
- ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
- NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
- THE LOCATION AND DIMENSIONS OF STREETS AS SET FORTH AND LAID OUT ON THIS PLAT ARE IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF ATASCOSA COUNTY, TEXAS.
- NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT(S) UNTIL FLOODPLAIN PERMITS (IF NEEDED) HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
- THIS SUBDIVISION WILL BE SERVED BY SAWS 2800 U.S. HWY. 281 NORTH SAN ANTONIO, TX 78298-2449. INFORMATION ON SAWS IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS AND BE STATED IN THE DEED RESTRICTIONS.
- WATER SERVICE PROVIDED TO WAYCROSS UNION SUBDIVISION BY SAWS.
- ELECTRIC SERVICE PROVIDED TO WAYCROSS UNION SUBDIVISION BY KARNES ELECTRIC COOPERATIVE, INC.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN APPROVED BY THE PRECINCT COMMISSIONER OF ATASCOSA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TxDOT STANDARDS, AS APPLICABLE.

PROPERTY INFORMATION
PROPERTY ID: 73521
LEGAL ACRES: 2.00
LEGAL DESC.: HAIDUK S/D LOT PT OF 2 TR107
2.0 ACRES

LOT SUMMARY TABLE				
LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	1			1
2.5-10 AC				
> 10 AC				
TOTAL	1			1

PLAT INCLUDES 0 LF STREET

SURVEYOR NOTES:

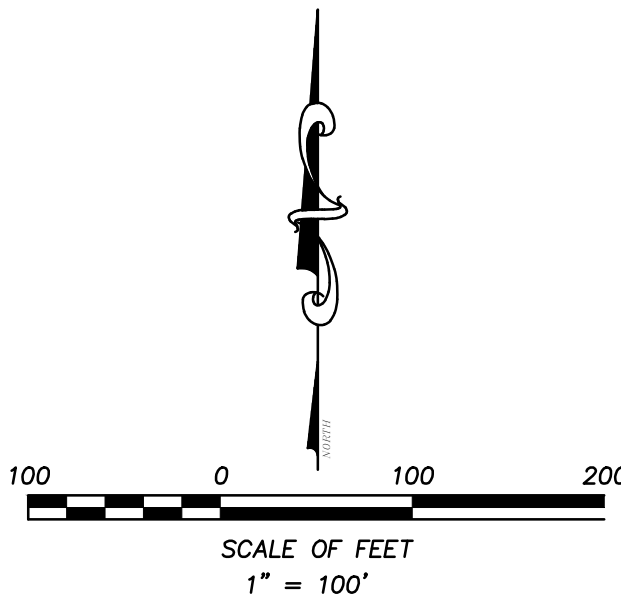
- THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE.
- 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING AND SURVEYING" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

SETBACK NOTES:

BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS:
20' FRONT (ROADWAY SIDE)
20' BACK (REAR)
10' SIDE

FLOODPLAIN NOTE:

THIS PLAT IS NOT WITHIN FEMA FLOODPLAIN PER FEMA FIRM MAP NUMBER 48013C0125C EFFECTIVE NOVEMBER 4, 2010.



THE STATE OF TEXAS §
COUNTY OF ATASCOSA §

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ADDITIONALLY, THE OWNERS AGREE TO EXTEND PUBLIC UTILITIES LISTED ON THIS PLAT ADJACENT TO EACH PLATTED LOT BEFORE SAID LOT IS SOLD.

RIVER PATH HOMES, LLC
DANIEL BRIGGS
1602 N. INTERSTATE 35
SAN ANTONIO, TX 78208

STATE OF TEXAS §
COUNTY OF ATASCOSA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS DAY OF , 2026 A.D.

NOTARY PUBLIC

CERTIFICATE OF FINAL APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS DAY OF , 2026 A.D.

ATASCOSA COUNTY JUDGE

COMMISSIONER PRECINCT 1

COMMISSIONER PRECINCT 2

COMMISSIONER PRECINCT 3

COMMISSIONER PRECINCT 4

CERTIFICATE OF COUNTY ATTORNEY

ALL REQUIREMENTS OF THE SUBDIVISION ORDER CURRENTLY IN EFFECT HAVE BEEN MET ACCORDING TO MY BEST KNOWLEDGE AND BELIEF, AND THIS PLAT IS APPROVED FOR FINAL SUBMISSION.

COUNTY ATTORNEY

CERTIFICATE OF THE PRECINCT COMMISSIONER

I, THE UNDERSIGNED COMMISSIONER IN THE PRECINCT IN WHICH THE LAND SUBDIVIDED ACCORDING TO THE PLAT TO WHICH THIS CERTIFICATE IS PRESENTED, HEREBY CERTIFY THAT I HAVE REVIEWED THE SAID PLAT AND THAT ALL REQUIREMENTS OF ATASCOSA COUNTY FOR THE PRESENTATION OF THE PLAT FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COMMISSIONER PRECINCT 1

PLAT OF

WAYCROSS UNION SUBDIVISION

ESTABLISHING LOT 1, BEING ALL OF A 2.001 ACRE TRACT, CALLED PLEASANTON RD. LOT #107, DESCRIBED IN AN INSTRUMENT, RECORDED IN CLERK'S FILE NO. 254011, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS AND ALSO PART OF SUBDIVISION NO.2 OF THE THOMAS L. HAIDUK ESTATE, DESCRIBED IN AN INSTRUMENT, RECORDED IN SHEET 29-B, PLAT RECORDS, NEW PLAT CABINET, ATASCOSA COUNTY, TEXAS, AND LYING IN THE SAN ANTONIO AND MEXICAN GULF RAILROAD COMPANY SURVEY NO. 709, ABSTRACT NO. 813, ATASCOSA COUNTY, TEXAS

ENGINEER & SURVEYOR:
RAKOWITZ ENGINEERING AND SURVEYING
515 W OAKLAWN, SUITE A
PLEASANTON, TX 78064
(830) 281-4060

OWNER:
RIVER PATH HOMES, LLC
DANIEL BRIGGS
1602 N. INTERSTATE 35
SAN ANTONIO, TX 78208

NO.	REVISION	DATE	BY
1	PLAT CREATED	02/22/26	DJM
2	PLAT UPDATED	06/01/26	DJM

AGENDA REQUEST (GENERAL)

Agenda Item 14.

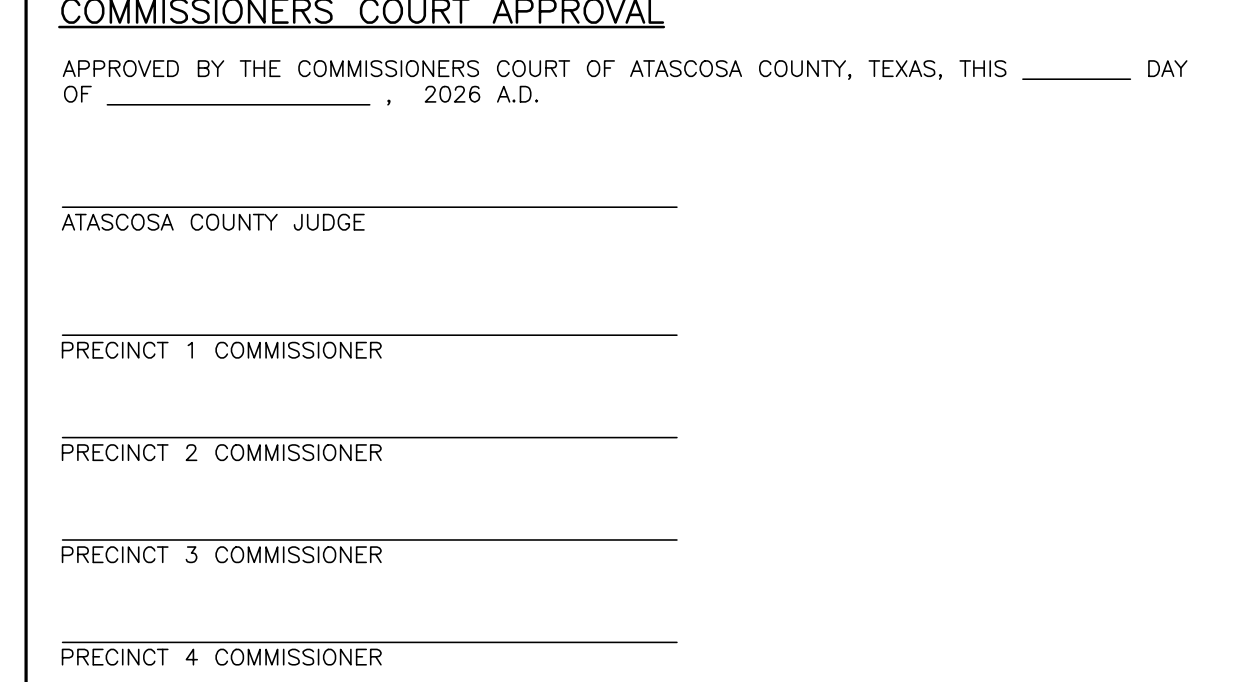
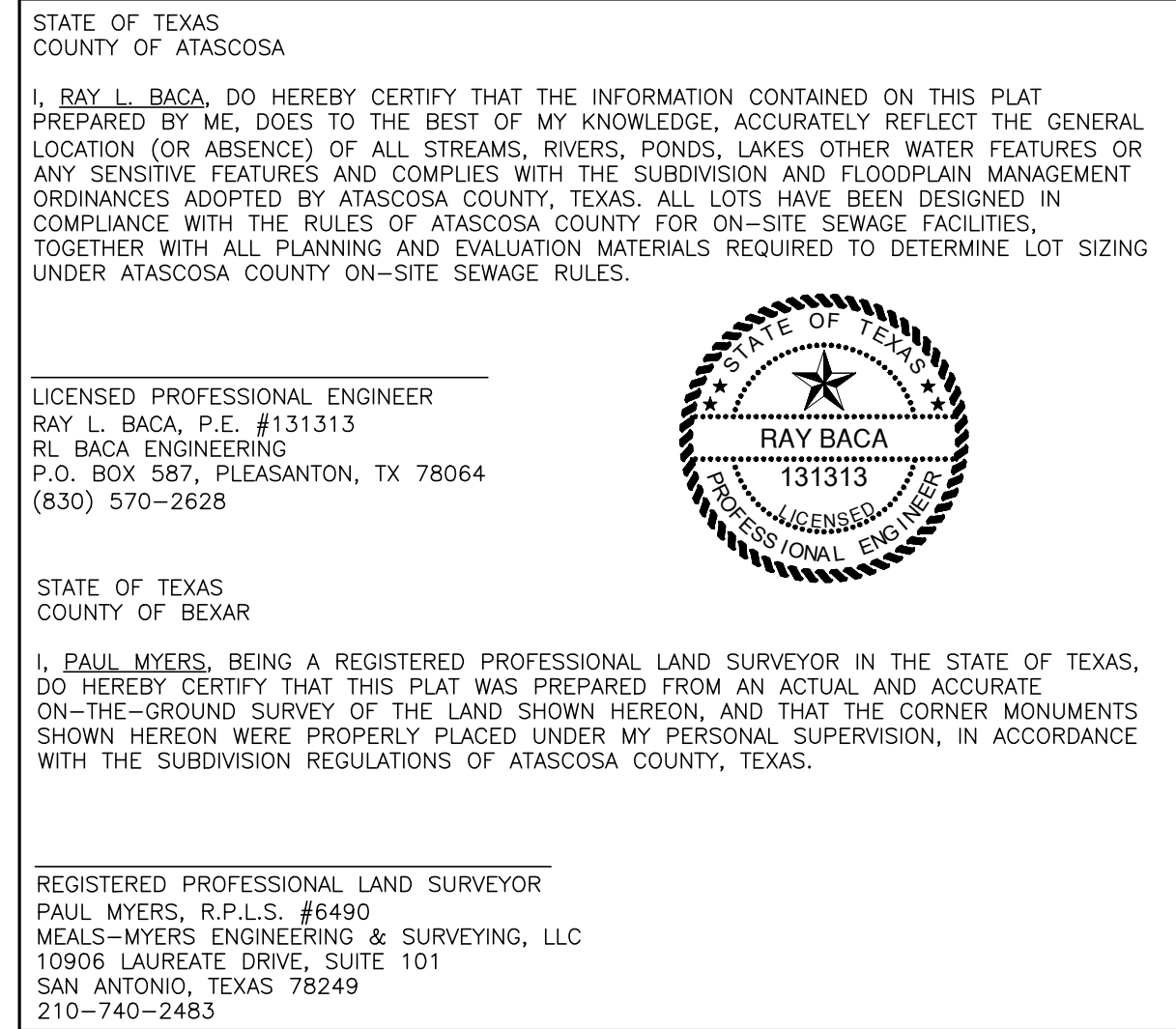
Meeting Date: 07/13/2026
Item Title: Subdivision - Purple Hollow Unit 2
Submitted For: Britni Van Curan, Rural Development Director

Discuss and/or take appropriate action concerning:

Britni Van Curan: Discuss and/or take appropriate action concerning the approval/denial of the
Rural Final Plat for the Purple Hollow Subdivision — Unit 2 on FM 1784 in Precinct 1.
Development:

ATTACHMENTS

Purple Hollow Unit 2 Plat



AGENDA REQUEST (GENERAL)

Agenda Item 15.

Meeting Date: 07/13/2026
Item Title: ROW Permits - Spectrum Kinney Amended
Submitted For: Britni Van Curan, Rural Development Director

Discuss and/or take appropriate action concerning:

Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the
Rural amended Right-of-Way Permit for Spectrum Gulf LLC on Kinney Rd in Precinct
Development: 2.

ATTACHMENTS

Amended Kinney Rd Permit

Notice of Proposed Commercial Installation Utility Line on Non-Controlled Access Roadway

Residential Use: _____

FEE: \$500

Amending

Commercial Use: ✓

PAID: ✓

Date: 06/10/2026

To: County of Atascosa--Commissioners Court
1 Courthouse Circle Dr.
Jourdanton, Texas 78026

Formal notice is hereby given that Spectrum Gulf LLC

Company proposes to place a 1,036' of fiber optic cable via directional bore through 2" HDPE Conduit

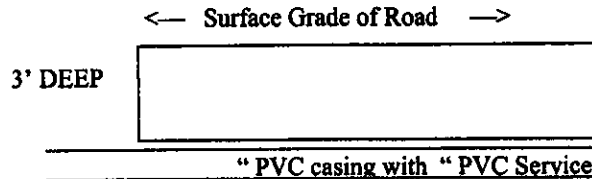
line within the right-of-way of Kinney Rd

in Precinct 2

Atascosa County, Texas as follows: (give location, length, general design, etc.)

(Please see attached map)

—Diagram Location



**** (NOTE—IF APPLICABLE CASING TO BE PLACED 30" BELOW DITCH ELEVATION)**

1. The line will be constructed and maintained on the highway right-of-way as shown on the attached drawing and in accordance with the rules, regulations and policies of the Atascosa County Commissioners Court, and all governing laws, including but not limited to the “Federal Clean Water Act”, the “Federal Endangered Species Act”, and the “Federal Historic Preservation Act”. Upon request by the County of Atascosa, proof of compliance with all governing laws, rules, and regulations will be submitted to the County of Atascosa before commencement of construction.
2. Our firm will use Best Management Practices to minimize erosion and sedimentation resulting from the proposed installation, and we will re-vegetate the area as indicated under “Re-vegetation Special Provisions”.
3. Our firm will ensure that traffic control measures complying with applicable portions of the *Texas Manual of Uniform Traffic Control Devices* will be installed and maintained for the duration of this installation.
4. Our firm agrees to indemnify and hold Atascosa County, its officers, agents or employees, harmless from any personal injury, property damage or real property related claims against County, its officers, agents or employees, that result from Company’s operations under this permit, or facilities installed under this permit, EVEN IF SUCH CLAIMS RESULT IN WHOLE OR PART FROM THE NEGLIGENCE, OR NONCOMPLIANCE WITH A STATUTORY DUTY, OF COUNTY, ITS OFFICERS, AGENTS OR EMPLOYEES.
5. The firm agrees to release the County, and any emergency services personnel operating on behalf of the County, from any and all claims for damages done to Company’s property, during emergency operations.
6. The firm agrees to waive receipt of notice from the County, of routine maintenance operations in the right of way, or adjoining drainage easements, and to bear the cost of any additional fortifications, barriers, conduits, or

Notice of Proposed Commercial Installation Utility Line on Non-Controlled Access Roadway

Residential Use: _____
FEE: \$500

Commercial Use: ✓
PAID: ✓

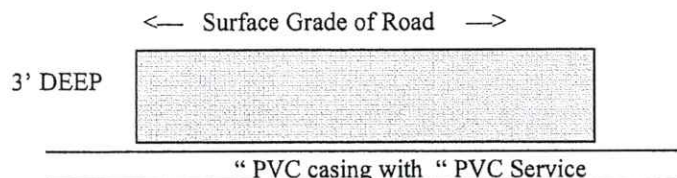
To: County of Atascosa--Commissioners Court
1 Courthouse Circle Dr.
Jourdanton, Texas 78026

Date: 03/09/2026

Formal notice is hereby given that Spectrum Gulf LLC
Company proposes to place a 1011' of fiber optic cable via directional bore through 2" HDPE conduit
line within the right-of-way of Kinney Rd in Precinct 2
Atascosa County, Texas as follows: (give location, length, general design, etc.)

~~(Please see attached map)~~

—Diagram Location



****(NOTE—IF APPLICABLE CASING TO BE PLACED 30" BELOW DITCH ELEVATION)**

1. The line will be constructed and maintained on the highway right-of-way as shown on the attached drawing and in accordance with the rules, regulations and policies of the Atascosa County Commissioners Court, and all governing laws, including but not limited to the "Federal Clean Water Act", the "Federal Endangered Species Act", and the "Federal Historic Preservation Act". Upon request by the County of Atascosa, proof of compliance with all governing laws, rules, and regulations will be submitted to the County of Atascosa before commencement of construction.
2. Our firm will use Best Management Practices to minimize erosion and sedimentation resulting from the proposed installation, and we will re-vegetate the area as indicated under "Re-vegetation Special Provisions".
3. Our firm will ensure that traffic control measures complying with applicable portions of the *Texas Manual of Uniform Traffic Control Devices* will be installed and maintained for the duration of this installation.
4. Our firm agrees to indemnify and hold Atascosa County, its officers, agents or employees, harmless from any personal injury, property damage or real property related claims against County, its officers, agents or employees, that result from Company's operations under this permit, or facilities installed under this permit, EVEN IF SUCH CLAIMS RESULT IN WHOLE OR PART FROM THE NEGLIGENCE, OR NONCOMPLIANCE WITH A STATUTORY DUTY, OF COUNTY, ITS OFFICERS, AGENTS OR EMPLOYEES.
5. The firm agrees to release the County, and any emergency services personnel operating on behalf of the County, from any and all claims for damages done to Company's property, during emergency operations.
6. The firm agrees to waive receipt of notice from the County, of routine maintenance operations in the right of way, or adjoining drainage easements, and to bear the cost of any additional fortifications, barriers, conduits, or

other changes or improvements necessary to protect the public or pipeline facility, that the firm requires under §756.123 Texas Health and Safety Code.

7. The location and description of the proposed line and appurtenances is more fully shown by (number) -1- complete sets of drawings attached to this notice.

8. Construction of this line will begin on or after the 16th day of March, 2026.

SPECIAL PROVISIONS CONCERNING ENERGY UTILITY LINES

If the firm represents that it is a "gas corporation" as defined by Chapter 181, Texas Utilities Code, and/or a "common carrier" as defined by Chapter 111, Texas Natural Resources Code, AND the firm represents that it has the power of eminent domain to place THIS line on the County Right of Way, under Chapter 181, Texas Utilities Code, and/or Chapter 111, Texas Natural Resources Code, then provide the following information:

9. The firm's Operator Number assigned by the Texas Rail Road Commission: _____.

10. A copy of the firm's complete application, to the Texas Rail Road Commission, for a T-4 permit, for the pipeline:

Is attached _____. OR Will be submitted with T-4 permit _____. (Check One)

OR

No T-4 permit is required for this pipeline because: (describe why no permit is required, ie: "low pressure transmission pipeline of less than 1 mile.")

11. A copy of the Texas Rail Road Commission T-4 permit for the pipeline:

N/A under # 9 _____ Is attached _____.

Will be submitted when received _____. (Check One)

12. A copy of the firm's complete PS-48, New Construction Report, to the Texas Rail Road Commission, for the pipeline:

Is attached _____. OR Will be submitted when filed with RRC _____. (Check One)

OR

No PS-48 is required for this pipeline because: (describe why no permit is required, ie: "low pressure distribution pipeline of less than 5 miles.")

A permit granted without the attachments required under items 10-12 is contingent upon the firm obtaining a T-4 permit (if required by the RRC), submitting copies of the T-4 permit and the complete application for the T-4 permit (if required by the RRC), and the PS-48 (if required by the RRC) to Atascosa County, and maintaining the T-4 permit (if required by the RRC).

13. If State or Federal law requires registration and/or signage of the pipeline, Firm agrees to abide by that law, at all points where the pipeline touches the County right of way. If no such law requires registration, and/or signage:

(a) Firm shall at its sole expense, register the line, where it touches the County Road right of way, as an underground facility, with the Texas Underground Facility Notification Corporation, and shall maintain such registration during the entire life of the permit, and any additional time that Company may utilize the line.

(b) Firm shall place and maintain in good repair and condition permanent line markers as close as practical over the line at each crossing of a County Road right of way, in order to assist the County, and utility providers in identifying the exact location of such line. Each such line marker shall be of permanent type construction and contain labeling identifying: (1) the Company; (2) a twenty-four-hour contact telephone for the Company; (3) the appropriate Texas One Call System telephone number; (4) the size of the line, and (5) a description of the product transported in the line; e.g., natural gas, oil or salt water.

(c) Firm shall maintain all such line markers in good condition, shall promptly replace any such line markers that are lost or stolen, and shall promptly repair any such line markers that require re-painting.

By signing below, I certify that I am authorized to represent the FIRM listed below, and that the FIRM agrees to the conditions/provisions included in this permit.

FIRM Spectrum Gulf LLC

By (Print) Phillip Gunn

Signature *Phillip Gunn*

Title Telecommunications Planner II

Address 1922 Dry Creek Way, Suite 116

San Antonio, TX 78259

Phone No. 303-788-9168

Fax No. _____

Submitted by Phillip Gunn of ENTRUST Solutions Group,
1922 Dry Creek Way, Ste 116, San Antonio, TX 78259
on behalf of Spectrum a Franchise Utility Company. Work
will be performed by a Contractor along with Spectrum's
Construction Coordinator
pgunn@entrustsol.com | 303-788-9168

To: _____

Roadway Kinney Rd
Beg. RM _____ Offset _____ End RM _____
County Precincts No. 2 Atascosa County, Texas
Date: 03/09/2026

UTILITY PERMIT NO.

The County of Atascosa, Texas, offers no objection to the location on the right-of-way of your proposed

(Please see attached map)

as shown by accompanied drawings and notice dated _____ except as noted below.

1. It is expressly understood that the County of Atascosa does not, hereby, grant any right, claim, title, or easement in or upon this county road. The firm is cautioned that it should ensure that it has a valid easement from the owner of the land under the county road right of way.
2. It is further understood that the County of Atascosa may require the owner to relocate this line, subject to provisions of governing laws, by giving thirty (30) day written notice.
3. You are requested to notify the appropriate Precinct Commissioner prior to commencement of any routine or periodic maintenance which requires pruning of trees within the highway right-of-way, so that the Commissioner may be made aware and may provide specifications for the extent and methods to govern in trimming, topping, tree balance, type of cuts, painting cuts, and clean up. These specifications are intended to preserve our considerable investment in roadway construction/maintenance.
4. The installation shall not damage any part of the highway and adequate provisions must be made to cause minimum inconveniences to traffic and adjacent property owners. In the event the Owner fails to comply with any or all of the requirements as set forth herein, the County of Atascosa may take such action as it deems appropriate to compel compliance.
5. This permit is _____ is not _____ contingent upon later receipt of a T-4 permit, or T-4 permit and complete application for T-4 permit, or PS-48.

• **General Special Provisions:**

- **Re-vegetation Special Provisions:** In order to minimize erosion and sedimentation resulting from the proposed installation, the project area will be re-vegetated

- ☐ in accordance with Standard Specification Item 164 which specifies the appropriate grass seed mix to be used, or
- ☐ as indicated on the attachment.

Please notify _____ forty-eight (48) hours prior to starting construction of the line in order that we may have a representative available.

County of Atascosa—Commissioners Court: DATE: _____

By: _____

COUNTY JUDGE

COMMISSIONER, PRECINCT No. 2

COUNTY OF ATASCOSA

“LIST OF REQUIRED INFORMATION” FROM (TXDOT) “SAFETY AND MAINTENANCE OPERATIONS DIVISION MANUAL”

- 1) Location of proposed installation. (This should include a written description as well as a sketch or drawing. Adequate information, with reference to the nearest highway, street or county road intersection or river or creek crossing should be included.)
- 2) Size and total length of proposed installation.
- 3) Whether the proposed utility installation will parallel or cross roadway right-of-way.
- 4) Whether any paving, riprap, or roadway material is involved.
- 5) Working pressure of pipelines.
- 6) Whether sewer line is gravity flow or pressure.
- 7) Voltage of transmission lines.
- 8) Whether communication cables are copper or fiber optic.
- 9) Type of pipe, encasement, or any other such information.
- 10) Longitude/latitude (GPS points)

Permit applications for high pressure pipelines shall contain the following additional information:

- 1) Diameter
- 2) Wall Thickness
- 3) Material Specifications
- 4) Minimum Yield Strength
- 5) Maximum Operating Pressure of the Pipeline

SUBMIT APPLICATION TO:

Precinct 1 Commissioner:

Mark Gillespie
830-569-2901
152 Ben Parker
Pleasanton, TX 78064

Precinct 3 Commissioner:

George "Butch" Pawelek
830-277-1213
76 Yule Ave
Charlotte, TX 78011

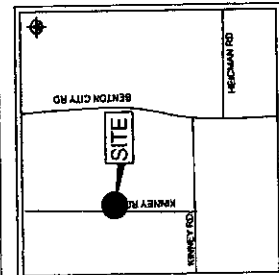
Precinct 2 Commissioner:

Mark Bowen
830-742-3946
1625 FM 3175
Lytle, TX 78052

Precinct 4 Commissioner:

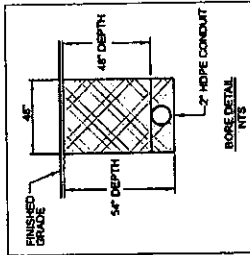
Joseph Eustrace
830-569-1147
384 Shale Rd
Pleasanton, TX 78064

Permit Fees: Residential – No Fee, Commercial - \$500/mile or part of a mile. Checks made payable to Atascosa County.



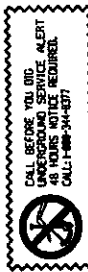
LOCATION MAP
NTS

NO TREES WILL BE REMOVED OR IMPACTED



PROPOSED CONDUIT WILL CLEAR A MINIMUM OF 2' FROM ALL UNDERGROUND EXISTING UTILITIES AND DRAINAGE STRUCTURES FROM HORIZONTAL AND VERTICAL CLEARANCE.

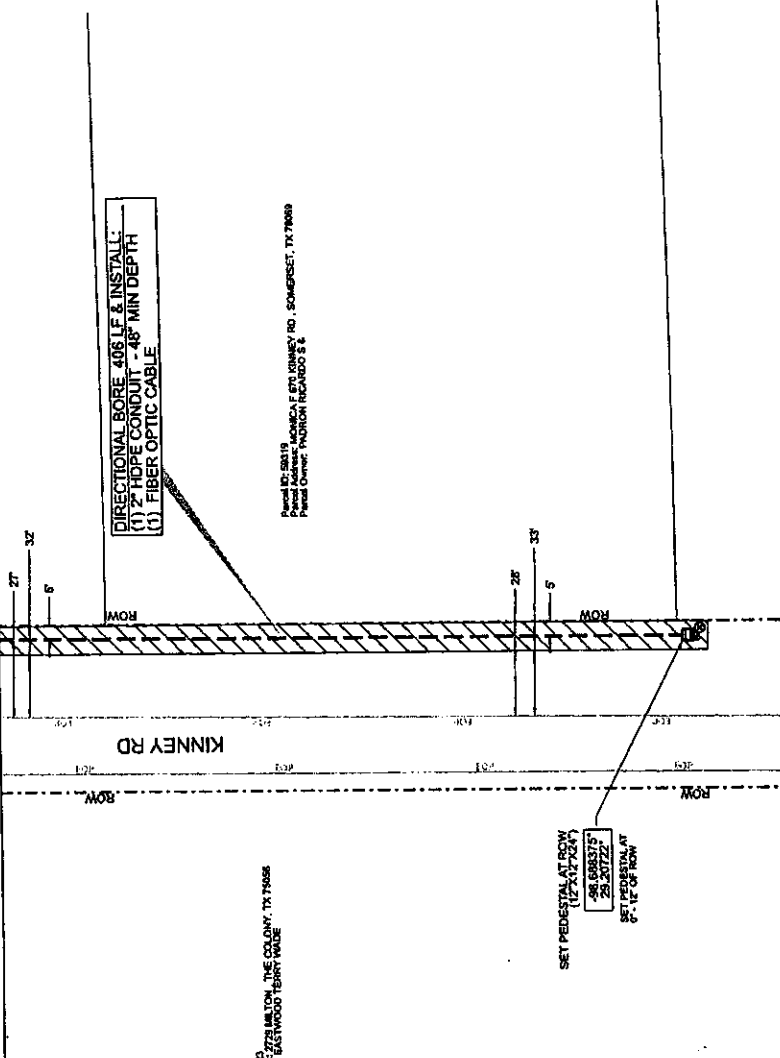
NO FACILITIES OF KINNEY RD WERE MARKED IN FIELD, LOCATES WERE NOT MARKED.



CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
48 HOURS NOTICE REQUIRED
CALL: 1-888-344-5377

NOTE:
THE INFORMATION AND GRAPHICS DEPICTED ON THIS SHEET HAVE BEEN PLOTTED FROM AVAILABLE RECORDS AND FIELD OBSERVATIONS BUT ARE NOT NECESSARILY EXACT. IT IS THE EXCAVATOR'S RESPONSIBILITY TO VERIFY AND FIELD LOCATE ALL UNDERGROUND OBSTRUCTIONS AND UTILITIES PRIOR TO EXCAVATION. COMPLETE REPAIR OF ANY AND ALL DAMAGES INCURRED SHALL BE AT THE EXPENSE OF THE EXCAVATOR.

MATCH LINE TO PAGE 02



Parcel ID: 11425
Tract: 278140101, THE COLONY, TX 75058
Parcel Owner: EASTWOOD TERRY VALE

Parcel ID: 58019
Tract: 278140101, THE COLONY, TX 75058
Parcel Owner: MONICA E FRY KINNEY RD, SOMERSET, TX 75089

WORK AREA WILL BE REVEGETATED USING SOOD/TURF/ANNUAL SEED.

Spectrum

PROJECT: MFISAX ASH LN
SHEET: ASH LANE
ENTRUST
2022190

DATE: 2026-01-28
JOB: ATASCOSA, TX
SHEET: 03 OF 6

DESIGNED BY: JONATHAN SOMMER
CHECKED BY: JONATHAN SOMMER

REBAR POLE POWER POLE BURE PT. PEDESTAL

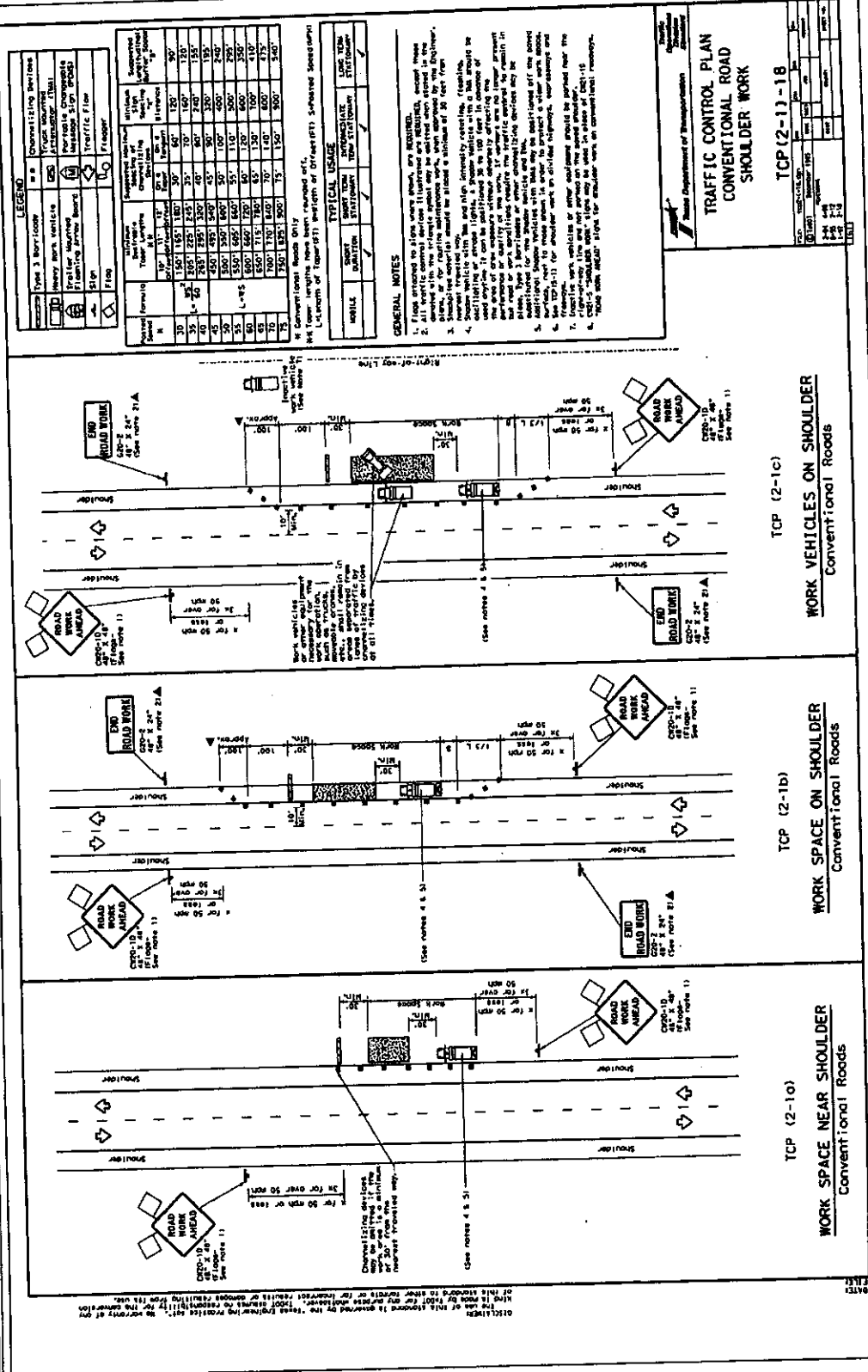
W - WATER UTILITY
G - NATURAL GAS UTILITY
C - CABLE TV JARITY
T - TELEPHONE UTILITY
E - ELECTRIC UTILITY

STO - STORAGE BOWER LINE
PROPERTY LINE
RIGHT OF WAY LINE
EDGE OF PAVEMENT
SANITARY SEWER UTIL

DATE: 2026-01-28
JOB: ATASCOSA, TX
SHEET: 03 OF 6

REVISIONS
DATE: 2026-01-28
JOB: ATASCOSA, TX
SHEET: 03 OF 6

ENTRUST



PROJECT INFORMATION

PROJECT NAME: **ASH LANE**

PROJECT NUMBER: **2002190**

PROJECT LOCATION: **ATASCOSA TX**

PROJECT DATE: **2008-01-28**

PROJECT STATUS: **04 OF 5**

PROJECT OWNER: **ATASCOSA TX**

PROJECT DESIGNER: **ENTRUST**

PROJECT ENGINEER: **JOHNNY SUMNER**

REVISIONS

NO.	DATE	REVISION
1	01/28/08	ISSUED FOR CONSTRUCTION
2	01/28/08	REVISED TO SHOW NEW SIGNAGE

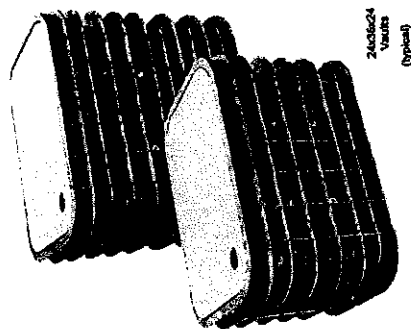
APPROVED BY:

 PROJECT ENGINEER

 PROJECT OWNER

ENTRUST

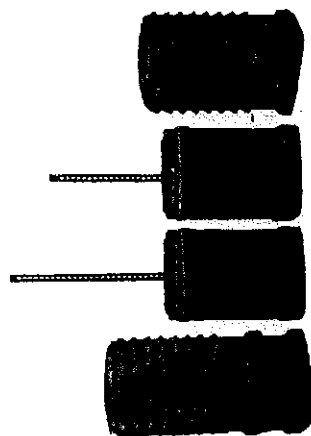
2002190



(For LIG butt-splices & storage loops/pull points)

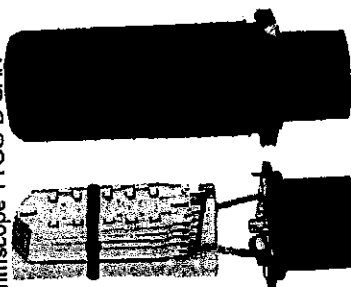
24036024
VZUITS
Typical

12x12x25 Vertical Pedestals
(Cylinder)



butt-splice
OH canister
(typical)

Commscope TYCO D CAN



Spectrum

PROJECT NO. **INFSA3 ASH UN**

DATE **2026-01-28**

PROJECT BY **ENTRUST**

PROJECT NO. **20022780**

PROJECT NAME **ASH LANE**

DATE **2026-01-28**

PROJECT BY **UG DESIGN**

PROJECT NO. **20022780**

PROJECT LOCATION **ATACOSA, TX**

DATE **2022-01-28**

PROJECT BY **JOHNATHAN SORNER**

PROJECT NO. **07 of 6**

REVISIONS

DATE	COMMENTS

LEGEND

— W —	WATER UTILITY
— G —	NATURAL GAS UTILITY
— C —	CABLE TV UTILITY
— T —	TELEPHONE UTILITY
— E —	ELECTRIC UTILITY

REVISIONS

DATE	COMMENTS

ENTRUST

2022-01-28

ATACOSA, TX

07 of 6

JOHNATHAN SORNER

AGENDA REQUEST (GENERAL)

Agenda Item 16.

Meeting Date: 07/13/2026
Item Title: Exception - Garcia Mann Rd
Submitted For: Britni Van Curan, Rural Development Director

Discuss and/or take appropriate action concerning:

Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the
Rural Certificate of Exception for the Mario Garcia Family on Mann Rd. in Precinct 3.
Development:

ATTACHMENTS

Garcia - Certificate
Garcia - Packet

CERTIFICATE OF PLAT EXCEPTION**THE STATE OF TEXAS****COUNTY OF ATASCOSA**

It is the order of the Commissioners Court of Atascosa County, Texas that the tract of land shown on the surveys attached hereto as Exhibit A as being approximately 4 tract of land out of an original 10.00 acres, more or less, described in a Deed, Instrument Number 235031, Official Public Records, Atascosa County, Texas, and being currently owned by Mario & Yolanda Garcia, is excepted from platting requirements. This exception is based on Article IV of the Atascosa County Subdivision Regulations and based on the fact that all tracts are being divided as Family tracts. Owners acknowledge and agree that all tracts shall remain subject to on-site wastewater rules and development permit requirements of the County and acknowledge and agree that should further subdivision occur or additional roads servicing more than one tract constructed, a new application for subdivision must be filed.

This certificate of exception shall be recorded with a duplicate copy of the conveyance instrument with a legible metes and bounds description attached thereto; and a survey or sketch showing the boundaries of the lot, adjacent roads and adjacent property owners.

It is therefore ORDERED that this certificate of exception be issued and presented to the County Clerk for certifying that the division of land mentioned above is excepted from platting requirements, by Commissioners Court on this the ____ day of _____, 2026.

County Judge, Atascosa County, Texas

Commissioner Precinct No. 1

Commissioner Precinct No. 2

Commissioner Precinct No. 3

Commissioner Precinct No. 4

Attest: _____

Theresa Carrasco, County Clerk
Atascosa County, Texas



Registration for Division of Land in Atascosa County

I MARIO R. GARCIA, am the owner of the attached filed division of land located at ABS ADD 26 D Alderete SV-1211-10-0 ^{14.05} (legal description). I have had the division of land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

Exception Type (see attachment for definitions of each type):

☐ Agricultural Use

☒ Family

☐ 10+ Acres

☐ Veterans Land Board

☐ State Agency

☐ Political Subdivision

☐ Divided into two parts

☐ All parts to original owner

Adopted 6/27/2022



Date: June 26, 2026

Signature: Mario R. Garcia

Printed Name: MARIO R Garcia

ACKNOWLEDGMENT

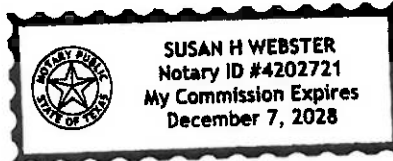
STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Mario R Garcia, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this June 26, 20 26.
Susan H. Webster

Notary Public, in and for
State of Texas





Registration for Division of Land in Atascosa County

I Yolanda A. Garcia am the owner of the attached filed division of land located at ABS A00026 D Alderete SV-1211, 10.0 Acres (legal description). I have had the division of land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

Exception Type (see attachment for definitions of each type):

☐ Agricultural Use

☒ Family

☐ 10+ Acres

☐ Veterans Land Board

☐ State Agency

☐ Political Subdivision

☐ Divided into two parts

☐ All parts to original owner

Adopted 6/27/2022



Date: June 26, 2026

Signature: Yolanda A. Garcia

Printed Name: Yolanda A. Garcia

ACKNOWLEDGMENT

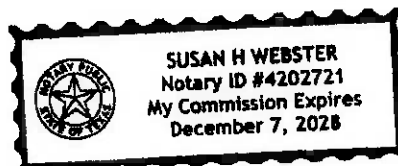
STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Yolanda A. Garcia, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this June 26, 2026.
Susan H. Webster

Notary Public, in and for
State of Texas



GF#16573MAC

6 pgs
WDVL

235031

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: June 21, 2023

Grantor(s): BERTHA MARIE MANN, a single person, individually and as Independent Executrix of the Estate of Tony Celest Mann, deceased, under Cause No. 6977, County Court, Atascosa County, Texas

Grantor's Mailing Address: 4578 W. FM 476
Poteet, Atascosa County, Texas 78065

Grantee: MARIO GARCIA a/k/a MARIO R. GARCIA and spouse, YOLANDA ADAME GARCIA a/k/a YOLANDA A. GARCIA

Grantee's Mailing Address: P.O. Box 1223
Poteet, Atascosa County, Texas 78065

Consideration: Ten and No/100 (\$10.00) Dollars and other good and valuable consideration and a note of even date executed by Grantee, in the principal amount of Sixty Eight Thousand and 00/100 Dollars (\$68,000.00), payable to the order of CAPITAL FARM CREDIT, ACA, as agent/nominee. Said Note bears interest and is due and payable as therein set out and provides for acceleration of maturity and payment of attorney's fees in the event of default. It is secured by a Vendor's Lien retained in favor of CAPITAL FARM CREDIT, ACA, as agent/nominee, in this Deed and by a Deed of Trust of even date from Grantee to JEFFREY C. NORTE, Trustee.

Property (together with all improvements):

BEING 10.00 acres, more or less, out of the D. Alderete Survey, Abstract No. 26, in Atascosa County, Texas, and also being a portion of that certain 77.18 acre tract described in Volume 417, Page 245, Deed Records, Atascosa County, Texas; said 10.00 acre tract being more particularly described by metes and bounds in Exhibit A, attached hereto and incorporated herein for all purposes.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

- Any visible or apparent roadway or easement over or across the subject Property, the existence of which does not appear of record.
- All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records of Atascosa County, Texas.
- Oil Lease dated November 1, 1946, executed by Clara Mann, et al., to Frank Frohnhoefer, recorded in Volume 182, Page 446, Deed Records, Atascosa County, Texas.

- Right-of-Way Deed dated January 31, 1950, executed by Mrs. Clara L. Mann to the State of Texas, recorded in Volume 199, Page 152, Deed Records, Atascosa County, Texas.
- Oil Lease dated October 17, 1951, executed by Clara Mann, et al., to Leon F. Steinle, recorded in Volume 216, Page 342, Deed Records, Atascosa County, Texas.
- Oil Lease dated December 1, 1959, executed by Henry A. Mann, et al., to G.R. Schimmel, recorded in Volume 273, Page 1, Deed Records, Atascosa County, Texas.
- Oil Lease dated June 16, 1968, executed by Clara Laura Mann, et al., to F. Wm. Foran, recorded in Volume 335, Page 79, Deed Records, Atascosa County, Texas.
- Oil Lease dated July 17, 1968, executed by Martha Gasch, et vir to R.S. Mather, recorded in Volume 336, Page 122, Deed Records, Atascosa County, Texas.
- Oil Lease dated May 20, 1976, executed by Tony Celest Mann et ux to Don Bisett, recorded in Volume 451, Page 441, Deed Records, Atascosa County, Texas.
- Mineral and/or Royalty Reservation as set out in Deed dated October 10, 1994, executed by Tony C. Mann, et ux to the State of Texas, recorded in Book 18, Page 140, Official Public Records, Atascosa County, Texas.
- Any restrictions, covenants, rules, and/or regulations concerning the subdivision of land adopted by the City, County, and/or Municipality in which the subject Property is located.

Grantor, owner of the Property, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, GRANTS, SELLS, AND CONVEYS to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to WARRANT AND FOREVER DEFEND all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, except as to the Reservations from Conveyance and Exceptions to Conveyance and Warranty.

The Vendor's Lien against and superior title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed shall become absolute.

The Vendor's Lien and superior title to the Property are retained for the benefit of CAPITAL FARM CREDIT, ACA, as agent/nominee, and are transferred to that party, without recourse on Grantor.

When the context requires, singular nouns and pronouns include the plural.

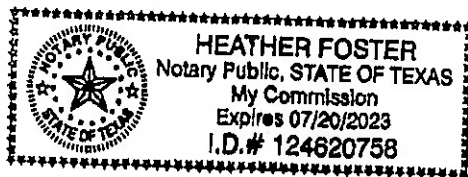
{SIGNATURES AND ACKNOWLEDGMENTS BEGIN ON NEXT PAGE}

{REMAINDER OF PAGE INTENTIONALLY BLANK}

Bertha Marie Mann
 BERTHA MARIE MANN, individually and as
 Independent Executrix of the Estate of
 Tony Celest Mann, deceased, under Cause
 No. 6977, County Court, Atascosa County, Texas

STATE OF TEXAS §
 §
 COUNTY OF ATASCOSA §

This June instrument was acknowledged before me on this the 27 day of June, 2023, by BERTHA MARIE MANN, individually and as Independent Executrix of the Estate of Tony Celest Mann, deceased, under Cause No. 6977, County Court, Atascosa County, Texas.



Heather Foster
 NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN:

Law Office of Jaime J. Trevino Jr., PLLC
 P.O. Box 163
 Pleasanton, TX 78064

AFTER RECORDING RETURN TO:

Mario Garcia and Yolanda Adame Garcia
 P.O. Box 1223
 Poteet, TX 78065

EXHIBIT A

LEGAL DESCRIPTION: Being 10.00 acres of land out of the D. Alderete Survey, Abstract No. 26, Atascosa County, Texas and also being a portion of that certain 77.18 acre tract described in Volume 417, Page 245 of the Deed Records of Atascosa County, Texas; Said 10.00 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in June, 2023:

BEGINNING at a 1/2 inch iron rod set the west line of Mann Road for the south corner of that certain 4.199 acre tract described in Document No. 167517 of the Official Public Records of Atascosa County, Texas, an east corner of said 77.18 acre tract and the east corner hereof and from which a 1/2 inch iron rod found for the east corner of said 4.199 acre tract bears North 29°15'37" East a distance of 217.61 feet;

THENCE South 29°15'39" West a distance of 913.26 feet along the common line of Mann Road and said 77.18 acre tract to a 1/2 inch iron rod set for the south corner hereof;

THENCE over and across said 77.17 acre tract, the following 2 courses:

1. North 61°22'59" West a distance of 479.95 feet to a 1/2 inch iron rod set for the west corner hereof;
2. North 29°37'51" East a distance of 913.34 feet to a pipe fence corner post found in the southwest line of said 4.199 acre tract and a northeast line of said 77.18 acre tract for the north corner hereof;

THENCE South 61°22'59" East a distance of 474.05 feet along the common line of said 4.199 acre tract and said 77.18 acre tract to the **POINT OF BEGINNING** containing 10.00 acres more or less, and as shown on certified plat herewith.

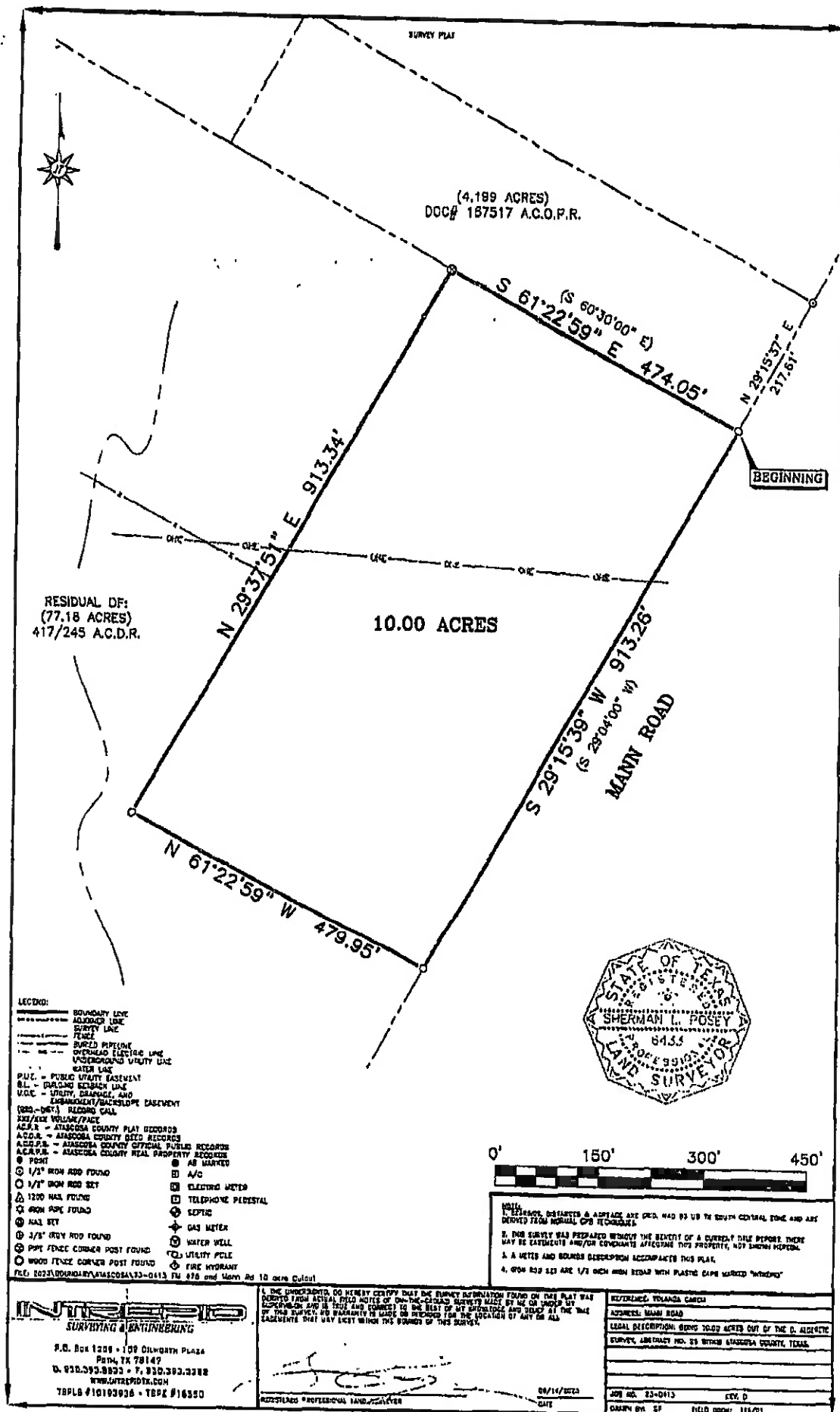
Note: Bearings, distances and acreage shown hereon are NAD 83, South Central Zone and are derived from GPS techniques. Iron Rods set are a 1/2 inch rod with plastic caps marked "INTREPID".

Surveyed by;

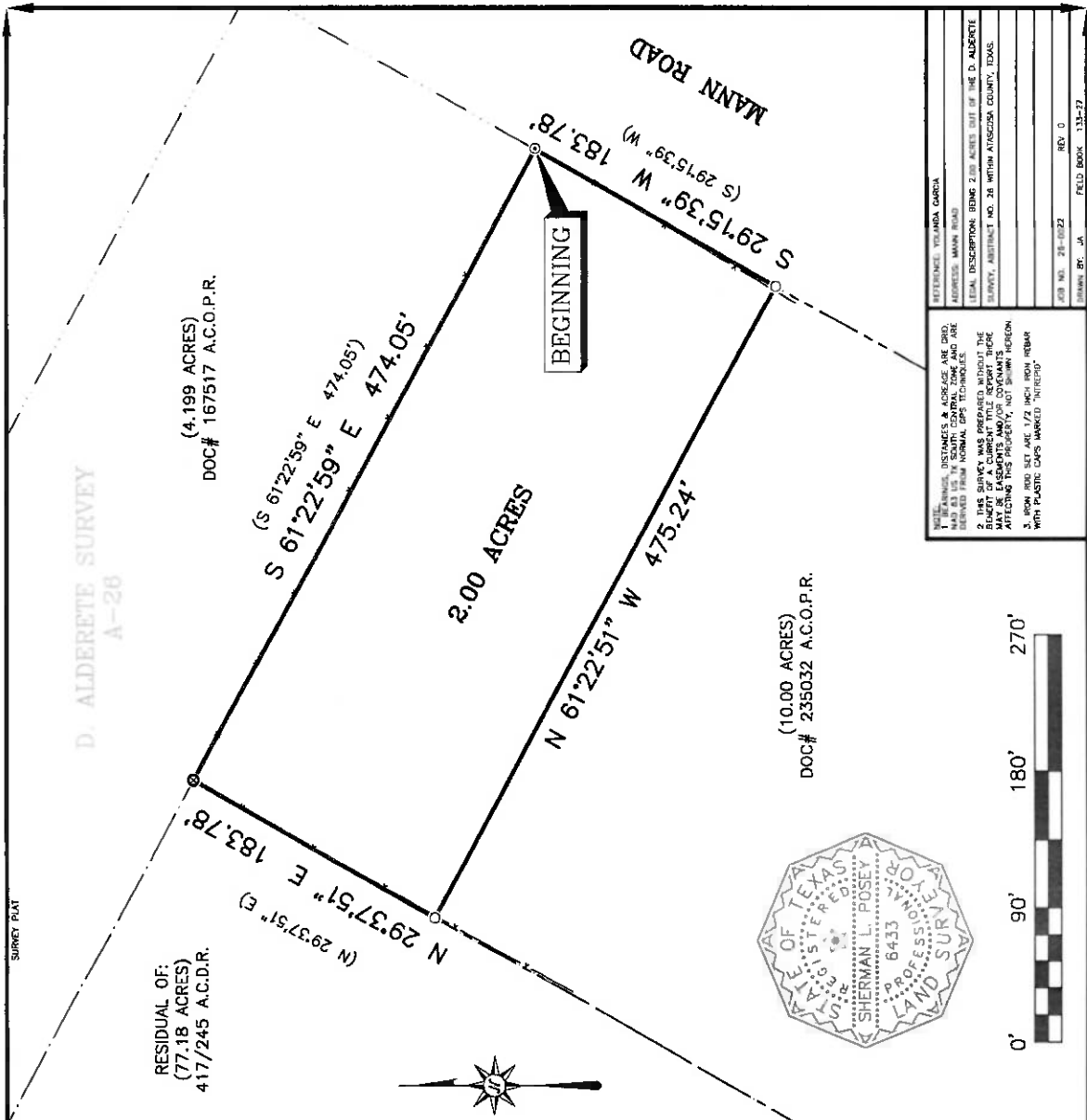

Sherman L. Posey, R.P.L.S.
Job# 23-0413

June 14, 2023

EXHIBIT A



THENCE South 61°22'59" East a distance of 474.05 feet along the southwest line of said 4.199 acre tract and the northeast line of said 10.00 acre tract to the POINT OF BEGINNING containing 2.00 acres more or less, and as shown hereon.



TRACT 1 - 2.00 ACRES

LEGAL DESCRIPTION: Being 2.00 acres of land out of the D. Alderete Survey, Abstract No. 26, Alameda County, Texas and also being a portion of that certain 10.00 acre tract described in Document No. 235032 of the Official Public Records of Alameda County, Texas, Said 2.00 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in May, 2026.

BEGINNING at a 1/2 inch iron rod found in the northwest line of Mann Road and the southeast line of said 10.00 acre tract for the south corner of that certain 2.00 acre tract surveyed January, 2026 by: Intrepid Surveying & Engineering Corporation and the east corner hereof;

THENCE South 29°15'39" West a distance of 187.31 feet along the northwest line of Mann Road and the southeast line of said 10.00 acre tract to a 1/2 inch iron rod set for the east corner of that certain 3.00 acre tract (Tract 2) surveyed this same day by: Intrepid Surveying & Engineering Corporation and the south corner hereof;

THENCE North 60°22'09" West a distance of 476.38 feet over and across said 10.00 acre tract and along the northeast line of said 3.00 acre tract (Tract 2) to a 1/2 inch iron rod set in the southeast line of the residual of that certain 77.18 acre tract described in Volume 417, Page 245 of the Deed Records of Alameda County, Texas and the northwest line of said 10.00 acre tract for the north corner of said 3.00 acre tract (Tract 2) and the west corner hereof;

THENCE North 29°37'51" East a distance of 178.91 feet along the southeast line of the residual of said 77.18 acre tract and the northwest line of said 10.00 acre tract to a 1/2 inch iron rod found for west corner of said 2.00 acre tract the north corner hereof;

THENCE South 61°22'51" East a distance of 475.24 feet over and across said 10.00 acre tract and the southwest line of said 2.00 acre tract the **POINT OF BEGINNING** containing 2.00 acres more or less, and as shown hereon on.

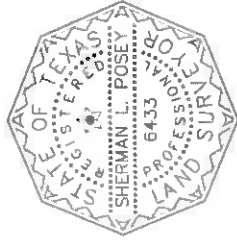
- LEGEND:**
- BOUNDARY LINE
 - ADJUNCTION LINE
 - SURVEY LINE
 - OVERHEAD ELECTRIC LINE
 - WATER LINE
 - SEWER LINE
 - BARRED PIPELINE
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - B.L. - BUILDING SETBACK LINE
 - U.O.E. - URBAN OUTREACH EASEMENT
 - EMMINENT DOMAIN/BACKSLOPE EASEMENT
 - (B.C. - DIST.) RECORD DALL
 - XXX/XXX VOLUME/PAGE
 - XXX/XXX COUNTY DEED RECORDS
 - AC.C.P.R. - ALAMEDA COUNTY OFFICIAL PUBLIC RECORDS
 - AC.C.F.R. - ALAMEDA COUNTY REAL PROPERTY RECORDS
 - POINT
 - AS MARKED
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - 1200 NAIL FOUND
 - 1200 NAIL SET
 - IRON PIPE FOUND
 - IRON PIPE SET
 - 3/8" IRON ROD FOUND
 - 3/8" IRON ROD SET
 - PIPE FENCE CORNER POST FOUND
 - PIPE FENCE CORNER POST SET
 - WOOD FENCE CORNER POST FOUND
 - WOOD FENCE CORNER POST SET
 - AS MARKED
 - AS/C
 - ELECTRIC METER
 - TELEPHONE PEDISTAL
 - SEPTIC
 - GAS METER
 - WATER WELL
 - UTILITY POLE
 - FIRE HYDRANT

THE UNDERSIGNED DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS MAP WAS OBTAINED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY. NO WARRANTY IS MADE BY ME OR FOR THE LOCATION OF ANY OF ALL EASEMENTS AND ANY DISTURBANCE WITHIN THE BOUNDS OF THIS SURVEY.

INTREPID SURVEYING & ENGINEERING
P.O. BOX 1209 • 109th St. North Plaza
Palm, TX 78147
O. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TEPLS #10193936 • T9PE #16550

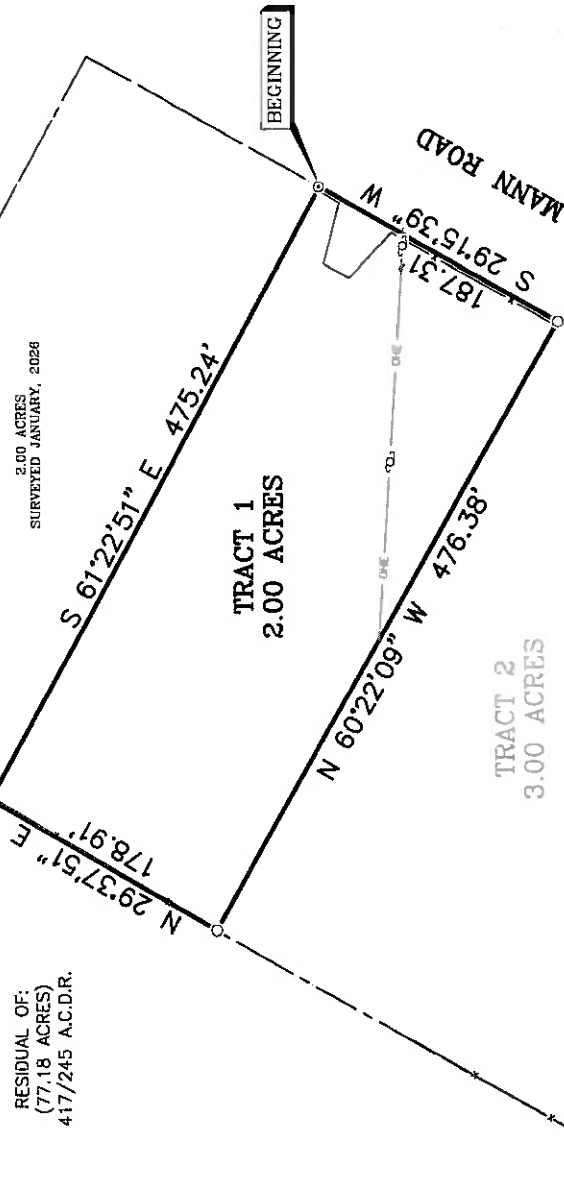
01-14-2028

SURVEY PLAN



RESIDUAL OF:
(77.18 ACRES)
417/245 A.C.D.R.

2.00 ACRES
SURVEYED JANUARY, 2028



TRACT 2
3.00 ACRES

(10.00 ACRES)
DOC# 235032 A.C.O.P.R.

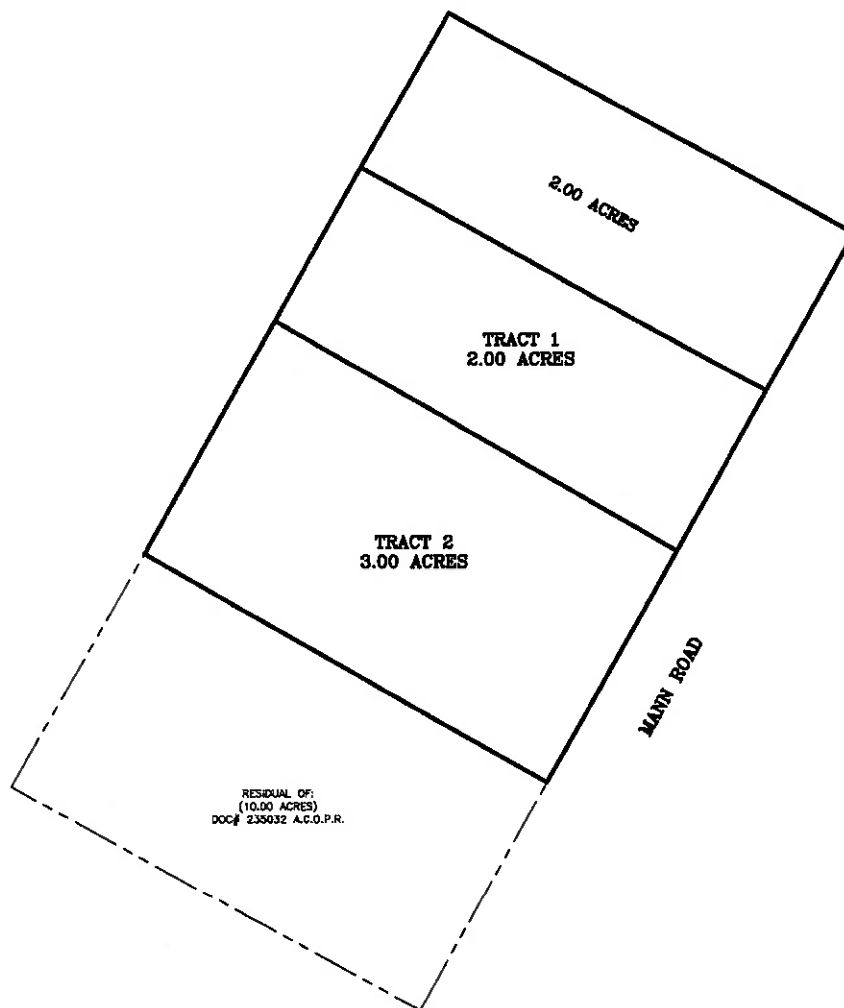


REFERENCE: YOUNGDA GARDEN
ADDRESS: MANN ROAD
LEGAL DESCRIPTION: BEING 2.00 ACRES OF LAND OUT OF THE
D. ALDERETE SURVEY, ABSTRACT NO. 26 WITHIN ALAMEDA
COUNTY, TEXAS.
JOB NO. 28-1011
DATE: 01-14-2028
DRAWN BY: JA
FILED BOOK: IN THE

NOTES:
1. DISTANCES & ACRES ARE OBTAINED BY GPS SURVEYING AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
2. THIS SURVEY WAS PREPARED WITHOUT THE ASSISTANCE OF A PROFESSIONAL LAND SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY AFFECT THIS PROPERTY, NOT SHOWN HEREON.
3. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTREPID".

INTERDIP
SURFACING & ENGINEERING

P.O. BOX 1209 • 109 DILWORTH PLAZA
PORT, TX 78147
D. 830.393.8833 • F. 830.393.3388
WWW.INTERDIPTX.COM
TBPLS #10193936 • TSPS #16550



INTREPID
SURVEYING & ENGINEERING

P.O. Box 1209 • 109 DILLWORTH PLAZA
FOTM, TX 79147
O. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPLS #10199936 • TBPE #16550

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

AGENDA REQUEST (GENERAL)

Agenda Item 17.

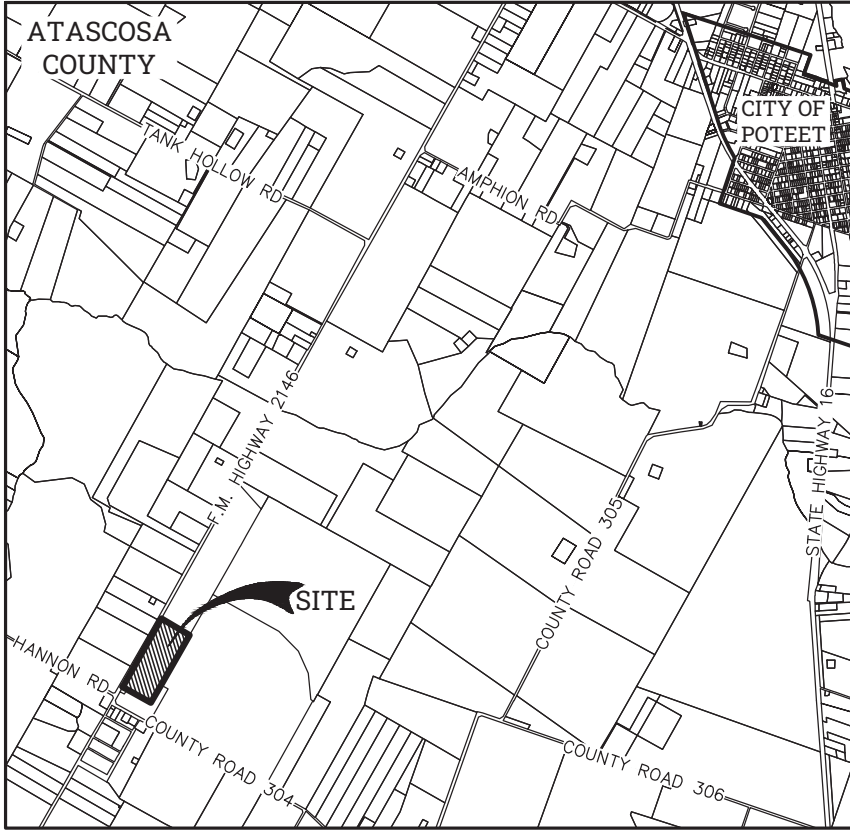
Meeting Date: 07/13/2026
Item Title: Subdivision - Terra De Amphion
Submitted For: Britni Van Curan, Rural Development Director

Discuss and/or take appropriate action concerning:

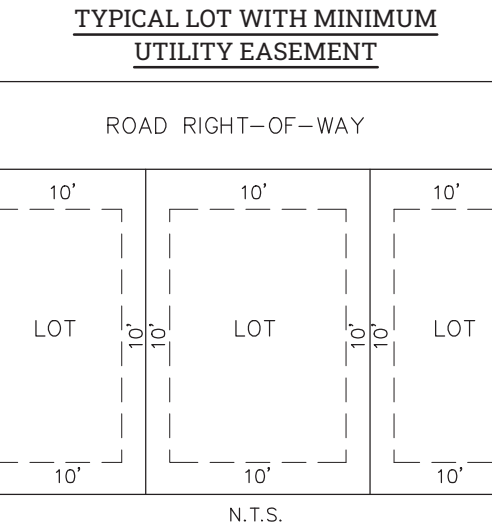
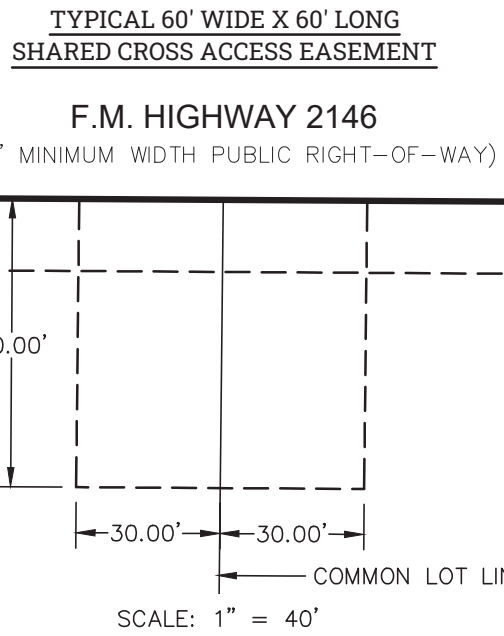
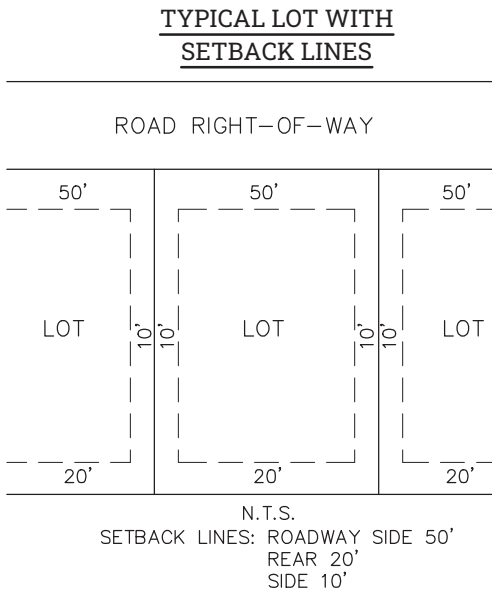
Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the Final
Rural Plat for the Terra de Amphion Subdivision on FM 2146 in Precinct 3.
Development:

ATTACHMENTS

Plat - Terra de Amphion



LOCATION MAP
1" = 5000'



LOT SUMMARY TABLE				
LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	1			1
2.5-10 AC	9			9
> 10 AC				
TOTAL	10			10

PLAT INCLUDES 0 LF STREET

THE STATE OF TEXAS
COUNTY OF ATASCOSA

KNOW ALL MEN BY THESE PRESENTS:

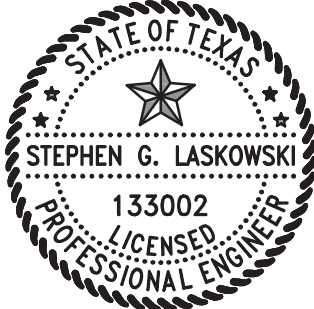
THAT I, WALT F. RAKOWITZ, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ATASCOSA COUNTY, TEXAS.



WALT F. RAKOWITZ
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6435, STATE OF TEXAS
515 W. OAKLAWN, STE. A
PLEASANTON, TEXAS 78064

THE STATE OF TEXAS
COUNTY OF ATASCOSA

I, STEPHEN G. LASKOWSKI, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT PREPARED BY ME, DOES TO THE BEST OF MY KNOWLEDGE ACCURATELY REFLECT THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES, OTHER WATER FEATURES OR ANY SENSITIVE FEATURES AND COMPLIES WITH THE SUBDIVISION AND FLOODPLAIN MANAGEMENT ORDINANCES ADOPTED BY ATASCOSA COUNTY, TEXAS.



STEPHEN G. LASKOWSKI
LICENSED PROFESSIONAL ENGINEER
NO. 133002, STATE OF TEXAS
515 W. OAKLAWN, STE. A
PLEASANTON, TEXAS 78064



NO.	REVISION	DATE	BY
1	PLAT CREATED	08/26/25	SQL
2	PLAT UPDATED	11/10/25	SQL
3	PLAT UPDATED	11/25/25	SQL
4	PLAT UPDATED	01/06/26	SQL
5	PLAT UPDATED	03/02/26	SQL
6	FINAL PLAT	06/25/26	SQL

LEGEND

- D.R. = DEED RECORDS OF ATASCOSA COUNTY, TEXAS
ESMT = EASEMENT
NTS = NOT TO SCALE
OPR = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
PGS. = PAGES
R.O.W. = RIGHT-OF-WAY
VOL. = VOLUME
LOT NUMBER
1
3.74 AC
○ = FOUND STEEL ROD MONUMENT
△ = FOUND TXDOT CONCRETE MONUMENT
◇ = FOUND WOOD CORNER POST
● = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
— = PLAT BOUNDARY LINE
— = LOT LINE
— = ADJOINER
- - - - -488- - - - - = EXISTING CONTOUR
① 60' WIDE X 60' LONG SHARED CROSS ACCESS ESMT (EASEMENTS ARE CENTERED ON COMMON LOT LINES)
② 15' WIDE WATERLINE EASEMENT

ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

- THE SUBDIVISION IS IN THE JOURDANTON ISO.
- CONVEYANCE OF LOTS SHALL NOT BE PERMITTED UNTIL THE FINAL PLAT HAS BEEN APPROVED BY THE ATASCOSA COUNTY COMMISSIONERS COURT, AND THE RECORDED PLAT FILED WITH THE COUNTY CLERK.
- IF A CULVERT IS INSTALLED, THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES. IF A CULVERT IS NOT INSTALLED, THEN MAKE SURE DRIVEWAY IS CONSTRUCTED IN A MANNER TO NOT BLOCK UPGRADIENT WATER.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY ATASCOSA COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE SEWAGE FACILITY THAT HAS BEEN APPROVED AND PERMITTED BY THE ATASCOSA COUNTY SANITATION OFFICER.
- ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
- NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
- THE LOCATION AND DIMENSIONS OF STREETS AS SET FORTH AND LAID OUT ON THIS PLAT ARE IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF ATASCOSA COUNTY, TEXAS.
- NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT(S) UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
- THIS SUBDIVISION WILL BE SERVED BY BENTON CITY WATER SUPPLY CORPORATION, 980 FM 3175, LYTLE, TX 78052. INFORMATION ON BENTON CITY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
- WATER SERVICE PROVIDED TO TERRA DE AMPHION SUBDIVISION BY BENTON CITY WATER SUPPLY CORPORATION.
- ELECTRIC SERVICE PROVIDED TO TERRA DE AMPHION SUBDIVISION BY KARNES ELECTRIC COOPERATIVE, INC.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN APPROVED BY THE PRECINCT COMMISSIONER OF ATASCOSA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TXDOT STANDARDS, AS APPLICABLE.
- THE SHARED CROSS ACCESS EASEMENTS ARE INTENDED TO PROVIDE UNOBSTRUCTED ACCESS FOR THE BENEFIT OF THE LOT OWNERS TO F.M. HIGHWAY NO. 2146. THE EASEMENTS SHALL REMAIN OPEN AND FREELY ACCESSIBLE TO THE LOT OWNERS, THEIR GUESTS, SUCCESSORS, OR ASSIGNS FOR THE APPLICABLE EASEMENT THAT CROSSES THE LOT OWNERS LOT LINE.
- THE MAINTENANCE OF THE SHARED CROSS ACCESS EASEMENTS AND DRIVEWAYS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, OR THEIR SUCCESSORS OR ASSIGNS FOR THE PORTION OF THE EASEMENT ON THE LOT OWNER'S LOT (30' WIDE X 60' LONG). THE MAINTENANCE OF THESE SHARED CROSS ACCESS EASEMENTS AND DRIVEWAYS SHALL NOT BE THE RESPONSIBILITY OF TXDOT OR ATASCOSA COUNTY.
- THIS SUBDIVISION IS LOCATED WITHIN THE ATASCOSA COUNTY EMERGENCY SERVICES DISTRICT NO. 2.

TXDOT NOTES:

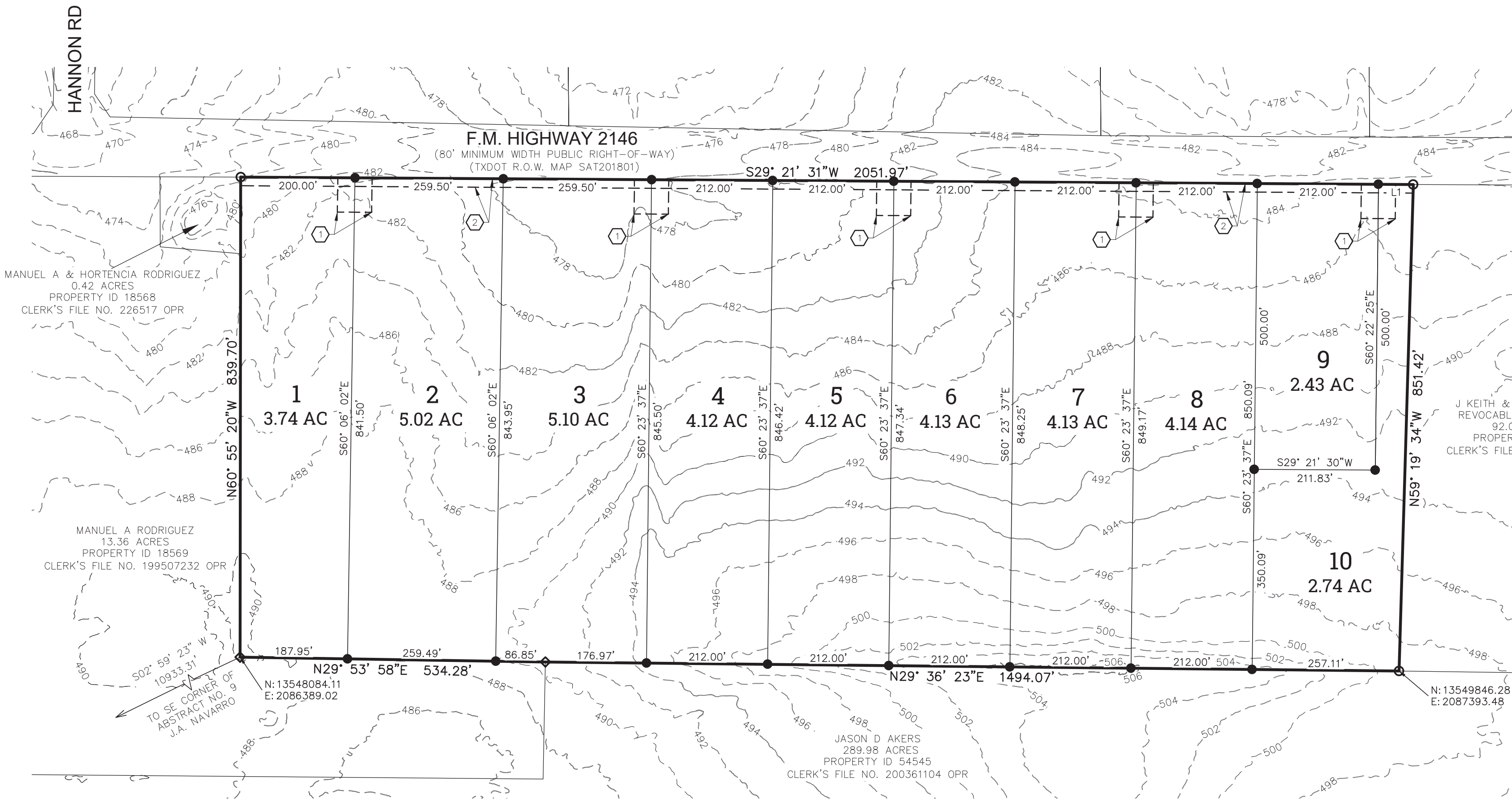
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.
- DEVELOPER IS RESPONSIBLE TO CONSTRUCT ALL DRIVEWAYS BEFORE ANY LOTS ARE SOLD.
- DEVELOPER IS REQUIRED TO OBTAIN ALL MUNICIPAL APPROVALS REQUIRED BEFORE TXDOT PERMITTING WILL BE ISSUED.
- DEVELOPER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND/OR ADJUSTMENTS.
- DRIVEWAYS WITHIN TXDOT R.O.W. ARE THE SOLE MAINTENANCE RESPONSIBILITY OF ADJACENT LOT OWNER(S), THEIR SUCCESSORS, OR ASSIGNS IN WHICH THE DRIVEWAY SERVES.
- BOTH LOT OWNERS, THEIR SUCCESSORS, OR ASSIGNS OF EACH LOT SHARING A DRIVEWAY SHALL HAVE EQUAL RESPONSIBILITY TO MAINTAIN ADEQUATE DRAINAGE OF THE DRIVEWAY TO PREVENT WATER FROM BACKING UP TO OR ONTO TXDOT ROADWAYS.
- TXDOT OR ANY OTHER PUBLIC AGENCY SHALL NOT HAVE ANY MAINTENANCE RESPONSIBILITY ON A DRIVEWAY WITHIN TXDOT R.O.W. UNLESS TXDOT OR ANY OTHER PUBLIC AGENCY DAMAGE THE DRIVEWAY DURING A MAINTENANCE OR CONSTRUCTION PROJECT.

SETBACK NOTE:

BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS:
50' FRONT (ROADWAY SIDE)
20' BACK (REAR)
10' SIDE

PROPERTY INFORMATION
PROPERTY ID: 189626
LEGAL ACRES: 40.00
LEGAL DESC: A85 A00009 J NAVARRO SV-46,
40 ACRES

LINE TABLE		
LINE NUMBER	LENGTH	BEARING
L1	60.97'	S29° 21' 31"W



PLAT OF

TERRA DE AMPHION SUBDIVISION

ESTABLISHING LOTS 1 - 10, BEING A TOTAL OF 39.64 ACRES, OUT OF A 40.00 ACRE TRACT OF LAND, DESCRIBED IN AN INSTRUMENT, RECORDED IN CLERK'S FILE NO. 255646, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, AND ALSO LYING IN THE J.A. NAVARRO FOUR LEAGUE GRANT SURVEY NO. 46, ABSTRACT NO. 9, ATASCOSA COUNTY, TEXAS.

ENGINEER & SURVEYOR:
RAKOWITZ ENGINEERING AND SURVEYING
515 W OAKLAWN, SUITE A
PLEASANTON, TX 78064
(830) 281-4060

OWNER/DEVELOPER:
FM 2146 LTD, BY ITS GENERAL PARTNER,
SBI DEVELOPMENT, INC.
1155 LOOP 337
NEW BRAUNFELS, TX 78130-3431
(830) 237-9680

SURVEYOR'S NOTES:

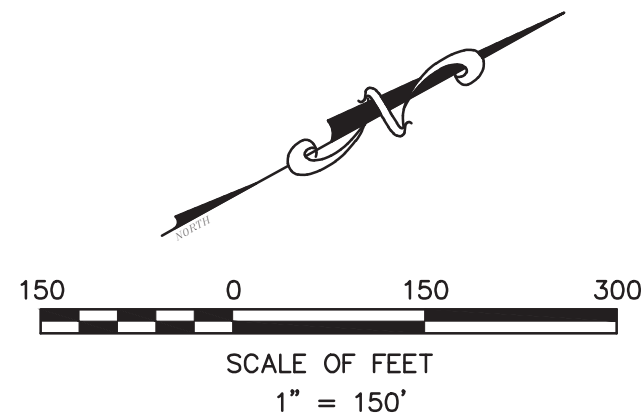
- THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE.
- 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING AND SURVEYING" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

FLOODPLAIN NOTE:

THIS PLAT IS NOT WITHIN FEMA FLOODPLAIN PER FEMA FIRM MAP NUMBER 48013C0175C EFFECTIVE NOVEMBER 4, 2010.

BENTON CITY WATER SUPPLY CORPORATION (WSC) NOTES:

- THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ON BEHALF OF THE OWNER AND OWNER'S SUCCESSORS AND ASSIGNS, INCLUDING BUT NOT LIMITED TO THE OWNERS OF THE LOTS SHOWN ON THIS PLAT, ACKNOWLEDGE AND AGREE THAT BENTON CITY WATER SUPPLY CORPORATION WILL NOT PROVIDE WATER SERVICE TO THE SUBDIVISION OR TO ANY LOT WITHIN THE SUBDIVISION UNLESS AND UNTIL THE OWNER ENTERS INTO AN AGREEMENT WITH BENTON CITY WSC FOR NONSTANDARD SERVICE AND FULLY PERFORMS THE AGREEMENT. BENTON CITY WSC MAKES NO REPRESENTATION THAT OWNER HAS OR WILL ENTER INTO OR FULLY PERFORM THE AGREEMENT REQUIRED FOR BENTON CITY WSC TO SUPPLY WATER TO THE SUBDIVISION OR LOTS.
- THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY BENTON CITY WSC FOR EASEMENTS ONLY. IF OWNER ENTERS INTO AN AGREEMENT WITH BENTON CITY WATER SUPPLY CORPORATION AND FULLY PERFORMS THE OBLIGATIONS UNDER THAT AGREEMENT TO THE SATISFACTION OF BENTON CITY WSC, THEN, (A) THE OWNER, ITS SUCCESSORS AND ASSIGNS, DEDICATES THE WATER TRANSMISSION AND DISTRIBUTION FACILITIES TO BENTON CITY WSC UPON COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY BENTON CITY WSC AND (B) UPON REQUEST OF AN OWNER OF THE LOT AND PAYMENT OF THE REQUIRED FEES, BENTON CITY WSC WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE OWNER, BUT NOT OTHERWISE.
- THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO BENTON CITY WATER SUPPLY CORPORATION, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT MARKED AS "WATERLINE EASEMENT" OR "UTILITY EASEMENT" WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER ACCESS AND USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, UPGRADE, PARALLEL AND REMOVE WATER TRANSMISSION, COLLECTION AND/OR DISTRIBUTION LINES AND APPURTENANCES AND ANY OTHER FACILITIES NECESSARY TO SERVE GRANTOR'S PROPERTY, AS WELL AS GRANTEE'S CURRENT AND FUTURE SYSTEM-WIDE CUSTOMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS UNDER, OVER AND ACROSS GRANTOR'S ADJACENT LANDS AND IN ALL PUBLIC OR PRIVATE STREETS AND ROADS, AND BYWAYS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, INCLUDING THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS HERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, STRUCTURE, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH BENTON CITY WSC. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.
- ANY MONETARY LOSS TO BENTON CITY WSC, ITS SUCCESSORS OR ASSIGNS, RESULTING FROM REMOVAL OF A BUILDING, STRUCTURE, CONCRETE SLAB, OR WALLS, MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, BENTON CITY WSC WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.
- IF OWNER PAYS BENTON CITY WSC FOR THE REQUIRED FACILITIES TO AND WITHIN THE SUBDIVISION, BUT NOT OTHERWISE, THE PUBLIC WATER MAIN SYSTEM WILL BE DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 250 GPM CONTINUOUSLY FOR A MINIMUM OF TWO HOURS AT 20 PS RESIDUAL PRESSURE TO MEET TCEQ FIRE FLOW REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES MUST BE REVIEWED PRIOR TO APPROVAL IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE ATASCOSA COUNTY FIRE MARSHAL.
- THE NUMBER OF WATER EQUIVALENT DWELLING UNITS (EDU) FOR THE SUBDIVISION PLAT IS LIMITED TO THE NUMBER KEPT ON FILE AT BENTON CITY WSC.
- THE PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING EASEMENT HELD BY BENTON CITY WSC UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.



THE STATE OF TEXAS §
COUNTY OF ATASCOSA §

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ADDITIONALLY, THE OWNERS AGREE TO EXTEND PUBLIC UTILITIES LISTED ON THIS PLAT ADJACENT TO EACH PLATTED LOT BEFORE SAID LOT IS SOLD.

OWNER/DEVELOPER:
FM 2146, LTD., BY ITS GENERAL PARTNER,
SBI DEVELOPMENT, INC.
BY JAMES C. STOLTE, JR., ITS PRESIDENT
1155 LOOP 337
NEW BRAUNFELS, TX 78130-3431

STATE OF TEXAS §
COUNTY OF ATASCOSA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES C. STOLTE, JR., KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS DAY OF , 2026 A.D.

NOTARY PUBLIC

CERTIFICATE OF THE PRECINCT COMMISSIONER

I, THE UNDERSIGNED COMMISSIONER IN THE PRECINCT IN WHICH THE LAND SUBDIVIDED ACCORDING TO THE PLAT TO WHICH THIS CERTIFICATE IS PRESENTED, HEREBY CERTIFY THAT I HAVE REVIEWED THE SAID PLAT AND THAT ALL REQUIREMENTS OF ATASCOSA COUNTY FOR THE PRESENTATION OF THE PLAT FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COMMISSIONER PRECINCT 3

CERTIFICATE OF FINAL APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS DAY OF , 2026 A.D.

ATASCOSA COUNTY JUDGE

COMMISSIONER PRECINCT 1

COMMISSIONER PRECINCT 2

COMMISSIONER PRECINCT 3

COMMISSIONER PRECINCT 4

CERTIFICATE OF COUNTY ATTORNEY

ALL REQUIREMENTS OF THE SUBDIVISION ORDER CURRENTLY IN EFFECT HAVE BEEN MET ACCORDING TO MY BEST KNOWLEDGE AND BELIEF, AND THIS PLAT IS APPROVED FOR FINAL SUBMISSION.

COUNTY ATTORNEY

AGENDA REQUEST (GENERAL)

Agenda Item 18.

Meeting Date: 07/13/2026
Item Title: Exception - Gilbert County Road 307
Submitted For: Britni Van Curan, Rural Development Director

Discuss and/or take appropriate action concerning:

Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the
Rural Certificate of Exception for the Gilbert Family on County Road 307 in Precinct
Development: 3.

ATTACHMENTS

Gilbert - Registration Packet
Gilbert - Certificate



Registration for Division of Land in Atascosa County

I Megan & Michael Gilbert am the owner of the attached filed division of land located at 420 CR 301 Jourdanton TX 78026 (legal description). I have had the division of land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

Exception Type (see attachment for definitions of each type):

☒ Agricultural Use

☒ Family

☐ 10+ Acres

☐ Veterans Land Board

☐ State Agency

☐ Political Subdivision

☐ Divided into two parts

☐ All parts to original owner



Date: July 11, 2026

Signature:

Printed Name:

Megan Michael Gilbert
Megan Gilbert Michael Gilbert

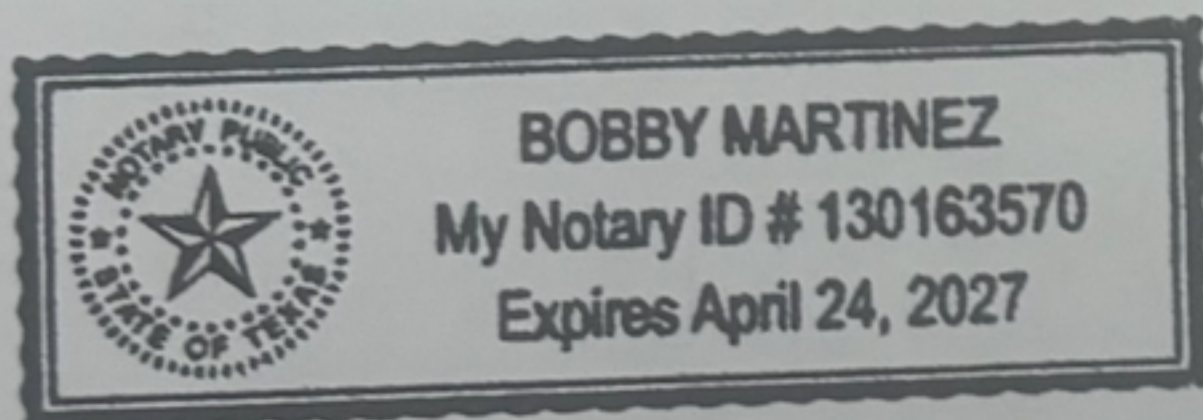
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Megan Gilbert & Michael Gilbert known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this July 11, 2026.



Bobby Martinez

Notary Public, in and for
State of Texas

3 pgs
D

223131

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

Date: March 22, 2022

Grantor: Deborah K. Riley
Address: 420 County Road 307, Jourdanton Texas, 78026

Grantee: Michael P. Gilbert & Megan J. Gilbert
Address: 420 County Road 307, Jourdanton Texas, 78026

Consideration:

Ten and no/100 (10.00) dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and for which consideration no lien expressed or implied, does or shall exist.

Property (including any improvements): Please see "Field Notes for 24.16 Acres of Land"

Commonly Known As: 420 County Road 307, Jourdanton Texas, 78026.

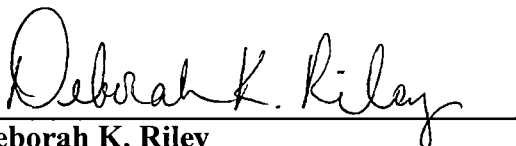
Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the current year and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utilities easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse or Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) statutory water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

Grantor, for the Consideration and subject to the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Exceptions to Conveyance and Warranty.

As a material part of the Consideration for this deed, the grantor is not warranting the habitability of the premises on said property Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property.

At the direction of the parties to this transaction, no title policy was requested and title to the property was not researched nor tax certificates ordered. The law firm preparing the documents makes no representations, express or implied, as to the status of title or payment of property taxes, nor has any legal advice been given to the parties.

When the context requires, singular nouns and pronouns include the plural.



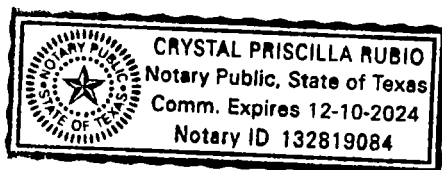
Deborah K. Riley

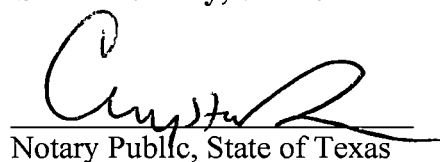
STATE OF TEXAS

§
§
§

COUNTY OF BEXAR

SWORN TO AND SUBSCRIBED before me by **Deborah K. Riley**, on this the **22nd** day of **March**, 2022.




Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF ATASCOSA

FIELD NOTES FOR 24.16 ACRES OF LAND

BEING 24.16 ACRES OF LAND WITHIN THE CITY OF JURDANTON CITY OUT OF THE J.A. NAVARRO SURVEY NO. 46, ABSTRACT NO. 9, ATASCOSA COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEAYNCE TO DEBORAH KAY RILEY IN THE DEED OF RECORD IN DOCUMENT 101598 OF THE OFFICIAL PUBLIC RECORDS OF ATACOSA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING a found $\frac{1}{2}$ " rebar on the northwesterly right-of-way of County Road 307 for the easterly corner of the Larry A. Tiner, et al land as described in Volume 250, Page 258 of the Official Public Records of Atascosa County, Texas and the southerly corner of this tract;

THENCE North $60^{\circ} 22' 44''$ West, with the common line of the Tiner land, a distance of 1178.94 feet to a 14" corner post on the southeasterly line of the Juan Antonio Espinosa land as described Volume 824, Page 721 of the Official Public Records of Atascosa County, Texas for the northerly corner of said Tiner land and the westerly corner of this tract;

THENCE North $29^{\circ} 34' 02''$ East, with the common line of said Espinosa land, a distance of 894.43 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap for the westerly corner of Nathan T. Smith land as described in Document 2015-160653 of the Official Public Records of Atascosa County, Texas and the northerly corner of this tract;

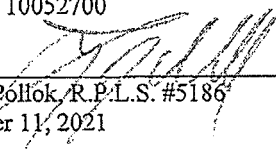
THENCE South $60^{\circ} 09' 44''$ East, with the common line of said Smith land, a distance of 1179.79 feet to a set $\frac{1}{2}$ " rebar with a "Pollok & Sons" cap on the aforementioned northwesterly right-of-way of County Road 307 for the southerly corner of said Smith land and the easterly corner of this tract;

THENCE South $29^{\circ} 37' 16''$ West, with the said right-of-way, a distance of 889.97 feet to the **POINT OF BEGINNING** and containing 24.16 acres of land as shown on a plat that accompanies this description.

The bearing system is based on NAD83, Texas South Central.

POLLOK & SONS SURVEYING, INC.

Firm No. 10052700


Larry J. Pollok, R.P.L.S. #5186
November 11, 2021

Refer. 21-0703



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Diane Gonzales, County Clerk

Atascosa County Texas

March 25, 2022 10:10:48 AM

FEE: \$34.00

KPONTON

223131

D

LEGEND

- IRF - STEEL ROD FOUND
- IRS - 1/2" REBAR SET WITH "POLLOK & SONS" CAP
- CP - CORNER POST
- DDMM'SS" DIST. - FIELD
- (DDMM'SS" DIST.) - RECORD
- X - BARBED WIRE FENCE
- (T) POWER/UTILITY POLE
- (W) WATER WELL/WATER METER (AS NOTED)
- (S) SEPTIC TANK
- O - CHAIN LINK FENCE
- II - WOOD PRIVACY FENCE

J. A. NAVARRO SURVEY NO. 46 ABSTRACT NO. 9



SCALE: 1" = 100'

RESIDUE OF
MICHAEL P. GILBERT
AND MEGAN J. GILBERT LAND
DOC. # 2022-223131



SURVEY PLAT OF 1.00 ACRES OF LAND OUT OF THE J. A. NAVARRO SURVEY NO. 46, ABSTRACT NO. 9, ATASCOSA COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO MICHAEL P. GILBERT AND MEGAN J. GILBERT IN THE DEED OF RECORD IN DOCUMENT 223131 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

SURVEYOR NOTES:

- 1.) A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.
- 2.) RECORDS WERE NOT RESEARCHED FOR EASEMENTS ON THIS TRACT OF LAND.
- 3.) THE BASIS OF THE BEARING SYSTEM IS NAD83 TEXAS SOUTH CENTRAL.
- 4.) THIS PLAT WAS PREPARED FOR MICHAEL P. GILBERT. NO LICENSE HAS BEEN CREATED, EXPRESSED, OR IMPLIED TO COPY THIS SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
- 5.) THIS SURVEY IS ONLY VALID WITH THE SURVEYOR'S ORIGINAL SIGNATURE IN GREEN INK. THE SURVEYOR ASSUMES NO LIABILITY FOR THIS SURVEY WITHOUT AN ORIGINAL SEAL AND SIGNATURE.



**POLLOK & SONS
SURVEYING, INC.**
FIRM NO. 10052700
FLORESVILLE, TEXAS
(830) 393-4770

STATE OF TEXAS
COUNTY OF ATASCOSA



I HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY PEOPLE WORKING UNDER MY DIRECT SUPERVISION

THIS 8TH DAY OF OCTOBER, 2025 A.D.

LARRY J. POLLOK
© 2025 ALL RIGHTS RESERVED

R.P.L.S. NO. 5186
JOB NO. 25-422

REFERENCE:
DOC. # 2022-223131 - DEED

CERTIFICATE OF PLAT EXCEPTION

THE STATE OF TEXAS

COUNTY OF ATASCOSA

It is the order of the Commissioners Court of Atascosa County, Texas that the tract of land shown on the surveys attached hereto as Exhibit A as being approximately 1 tract of land out of an original 24.16 acres, more or less, described in a Deed, Instrument Number 223131, Official Public Records, Atascosa County, Texas, and being currently owned by Michael & Megan Gilbert, is excepted from platting requirements. This exception is based on Article IV of the Atascosa County Subdivision Regulations and based on the fact that all tracts are being divided as Family tracts. Owners acknowledge and agree that all tracts shall remain subject to on-site wastewater rules and development permit requirements of the County and acknowledge and agree that should further subdivision occur or additional roads servicing more than one tract constructed, a new application for subdivision must be filed.

This certificate of exception shall be recorded with a duplicate copy of the conveyance instrument with a legible metes and bounds description attached thereto; and a survey or sketch showing the boundaries of the lot, adjacent roads and adjacent property owners.

It is therefore ORDERED that this certificate of exception be issued and presented to the County Clerk for certifying that the division of land mentioned above is excepted from platting requirements, by Commissioners Court on this the ____ day of _____, 2026.

County Judge, Atascosa County, Texas

Commissioner Precinct No. 1

Commissioner Precinct No. 2

Commissioner Precinct No. 3

Commissioner Precinct No. 4

Attest: _____

Theresa Carrasco, County Clerk
Atascosa County, Texas

AGENDA REQUEST (GENERAL)

Agenda Item 19.

Meeting Date: 07/13/2026
Item Title: Exception - Texas Land Roots Interstate 37
Submitted For: Britni Van Curan, Rural Development Director

Discuss and/or take appropriate action concerning:

Britni Van Curan: Discuss and/or take appropriate action concerning approval/denial of the
Rural Certificate of Exception for Texas Land Roots LLC on Interstate 37 just south of
Development: Corgey Rd in Precinct 4.

ATTACHMENTS

Texas Land Roots - Registration
Texas Land Roots - Certificate



Registration for Division of Land in Atascosa County

I Trenton Cavness, am the owner of the attached filed division of land located at ABS A00501 S Jones SV-893, 54.0 Acres (legal description). I have had the division of land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

Exception Type (see attachment for definitions of each type):

- | | | |
|---|--|--|
| ☐ Agricultural Use | ☐ Family | ☒ 10+ Acres |
| ☐ Veterans Land Board | ☐ State Agency | ☐ Political Subdivision |
| ☐ Divided into two parts | ☐ All parts to original owner | |



Date: 19/June/2026

Signature:

Trenton Cavness

Printed Name:

Trenton Cavness

ACKNOWLEDGMENT

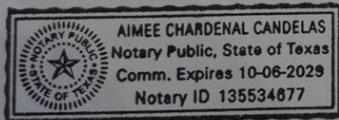
STATE OF TEXAS

COUNTY OF Guadalupe

BEFORE ME, the undersigned Notary Public, on this day personally appeared Trenton Cavness, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 19th day of June 2026

Aimee Chardenal Candelas



Notary Public, in and for
State of Texas

After Recording Return to:

TEXAS SPECIAL WARRANTY DEED
WITH VENDOR’S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.

Effective Date: April 14th 2026

Grantor(s): Derek Loetzerich, Receiver, as appointed for the estates of Holy Land LLC and Charles David Crockett, under Cause No. 25-04-0297-CVA, in the County Court at Law No. 1 of Atascosa County, Texas

Grantor’s Mailing Address: P.O. Box 542069
Houston TX 77254

Grantee(s): Texas Land Roots, LLC

Grantee’s Mailing Address: 4609 Pebble Run
Schenz, TX 78154

Consideration:

Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, including a note of the same date in the principal amount of THREE HUNDRED THOUSAND and NO/100 DOLLARS (\$300,000.00) (the “Note”), executed by the Grantee and payable to the order of SOS Funding, LLC (the “Lender”). The Note is secured by a first and superior vendor’s lien and superior title retained in this deed in favor of the Lender, and by a deed of trust of the same date herewith from Grantee to Kent M. Hanszen, Trustee for the benefit of the Lender.

Property (including any improvements):

That certain property located in ATASCOSA County, Texas to-wit:

SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF

Reservations from Conveyance: The first and superior vendor’s lien and superior title to secure payment of the Note.

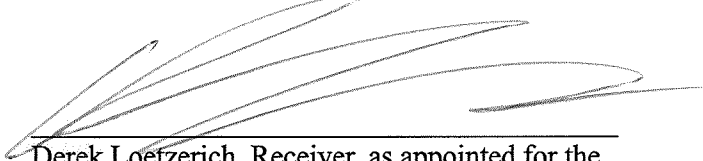
Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or to which title is taken subject to; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor(s), other than conveyances of the surface fee estate, that affect the Property; any discrepancies or conflicts in boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay, and any subsequent assessments for the current year and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging; To Have and To Hold unto Grantee, and Grantee's successors and assigns, forever. Grantor promises or covenants to defend title to the property from and against all lawful claims and demands of all persons claiming by, through or under Grantor and none other.

The Lender, at Grantee's request, has paid in cash to Grantor the portion of the purchase price of the Property that is evidenced by the Note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of the Lender, and are transferred to the Lender without recourse against Grantor.

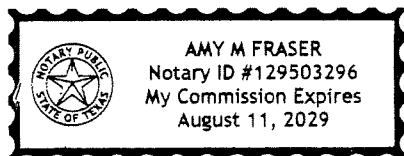
Executed to be effective as of the Effective Date.

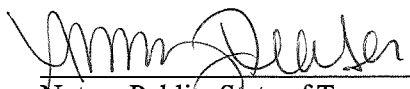


Derek Loetzerich, Receiver, as appointed for the estates of Holy Land LLC and Charles David Crockett, under Cause No. 25-04-0297-CVA, in the County Court at Law No. 1 of Atascosa County, Texas

STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on April 14th, 2026, by Derek Loetzerich, Receiver, as appointed for the estates of Holy Land LLC and Charles David Crockett, under Cause No. 25-04-0297-CVA, in the County Court at Law No. 1 of Atascosa County, Texas.





Notary Public, State of Texas
Printed Name: Amy Fraser

EXHIBIT A

BEING 54.00 ACRES OF LAND, SITUATED IN THE SAMUEL JONES SURVEY NO. 893, ABSTRACT NO. 501, ATASCOSA COUNTY, TEXAS, AND BEING OUT OF A CALLED 75.80 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A DEED TO DOROTHY CROCKETT LYSSY RECORDED IN VOLUME 135, PAGE 139, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS (OPR), SAID 54.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of this 54.000 acre tract and said 75.80 acre tract, the southwest corner of a 13.33 acre tract of land described in a deed to Figueroa Manuel Jr. recorded in Document Number 172710 (OPR), on the existing east right-of-way of IH-37 and the POINT OF BEGINNING;

THENCE with the lines common to this 54.000 acre tract and said 13.33 acre tract, the following two (2) courses and distances; North 76o26'38" East 482.67 feet to a 1/2 inch iron rod found for an angle corner of this 54.000 acre tract; South 89 deg 38'29" East 943.03 feet to a 1/2 iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 6500" for the northeast corner of this 54.000 acre tract;

THENCE departing the north line of and severing said 75.80 acre tract, the following two (2) courses and distances; South 00 deg 43'07" East 1517.82 feet to a 1/2 iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 6500" for the southeast corner of this 54.000 acre tract; South 88"48'35" West 1701.26 feet to a 1/2 iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 6500" for the southwest corner of this 54.000 acre tract and on the existing east right-of-way of IH-37;

THENCE North 10 deg 33'49" East 1470.73 feet with the existing east right-of-way of IH-37 to the POINT OF BEGINNING and containing 54.00 acres of land.

The company does not represent the acreage or square footage calculations are correct.



CAUSE NO. 25-04-0297-CVA

HOLY LAND LLC, PLAINTIFF	§	IN THE COUNTY COURT
	§	
VS.	§	AT LAW NO. 1
	§	
CHARLES CROCKETT, DEFENDANT	§	OF ATASCOSA COUNTY, TEXAS

**ORDER TO SUBSTITUE RECEIVER AND SUPPLEMENT THE
RECEIVERSHIP**

On this day, the Platiniff came to be heard on its MOTION TO SUBSTITUTE RECEIVERSHIP AND MOTION TO SUPPLEMENT THE RECEIVERSHIP. The Court after hearing the arguments, reviewing the pleadings, and proper evidence before the Court, finds that the motion is well taken and is hereby **GRANTED** thusly the Court **FINDS** as follows:

The Receiver, ROXIE ADLER should be substituted with the following:

DEREK LOETZERICH
PO Box 542069
Houston, Texas 77254
(713) 955-8543
derek@loetzerichlaw.com

It is **THEREFORE ORDERED** that the Receiver is hereby appointed and vested with the powers to do the following:

- 1. Sell the following Real Property located and commonly referred to as 108014 IH-37 N, Pleasanton, Texas 78064, more specifically described as:

BEING 54.00 ACRES OF LAND, SITUATED IN THE SAMUEL JONES SURVEY NO. 893,

ABSTRACT NO. 501, ATASCOSA COUNTY, TEXAS, AND BEING OUT OF A CALLED 75.80

ACRE TRACT OF LAND DESCRIBED AS TRACT 1 IN A DEED TO DOROTHY CROCKETT

LYSSY RECORDED IN VOLUME 135, PAGE 139, OFFICIAL PUBLIC RECORDS, ATASCOSA

Filed 11/18/2025 9:34AM
Margaret E. Littleton
District Clerk
Atascosa County, Texas
Reviewed By: Brittany Esparza

COUNTY, TEXAS (OPR), SAID 54.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 1/2 inch iron rod found for the northwest corner of this 54.000 acre tract and said 75.80 acre tract. the southwest corner of a 13.33 acre track of land described in a deed to Figueroa Manuel Jr. recorded in Document Number 59706 (OPR), on the existing east right-of-way of IH-37 and the POINT OF BEGINNING;

THENCE with the lines common to this 54.000 acre tract and said 13.33 acre tract, the following two (2) courses and distances;

North 76°26'38" East 482.67 feet to a 1/2 inch iron rod found for an angle corner of this 54.000 acre tract:

South 89°38'29" East 943.03 feet to a 1/2 iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 6S00" for the northeast corner of this 54.000 acre tract;

THENCE departing the north line of and severing said 75.80 acre tract, the following two (2) courses and distances:

South 00°43'07" East 1517.82 feet to a 1/2 iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 6S00" for the southeast corner of this 54.000 acre tract;

South 88°48'35" West 1701.26 feet to a 1/2 iron rod set with cap stamped "ALLIANCE LAND SURVEYORS RPLS 6S00" for the southwest corner of this 54.000 acre tract and on the existing east right-of-way of IH-37;

THENCE North 10°33'49" East 1470.73 feet with the existing east right-of-way of IH-37 to the POINT OF BEGINNING and containing 54.00 acres of land.

2. Hire a Licensed Real Estate Agent to list, market, and sell the Real Property for a commercially reasonable percentage commission/fee (not in excess of 6% for all brokers involved) to be paid at closing;
3. Hire a Title Company for closing of the Real Property and pay all fees, liens, and mortgages associated with title at closing;
4. Determine within the sole discretion of the Receiver the sale price and all terms of the sale of the Real Property;

5. Negotiate, prepare, and execute on behalf of all parties listed in the Judgment Satisfaction Agreement, as necessary of applicable, all documents relating to the closing of the sale and the transfer of ownership of the Real Property;
6. with the Receiver being specifically authorized and vested with the power, including the power of attorney, to sign all documents relating to the closing of the sale, confirm the sale, and the transfer of ownership of the Real Property to the buyer on behalf of HOLY LAND LLC and CHARLES CROCKETT as if he was them;
7. Pay or otherwise resolve the existing mortgage debt and any existing liens that impair the Real Property so that all existing liens are released upon transfer of title of the Real Property to the new buyer and so that the Real Property is transferred free and clear of all liens and/or recorded lien claims to the new buyer; and
8. The Receiver shall be compensated at the closing of the sale of the Real Property with a fixed fee of Five Thousand and No/1 00 Dollars (\$5,000.00) and the Receiver shall also be entitled to recover at the closing all reasonable out of pocket expenses incurred and paid by the Receiver relating to the sale of the Real Property.
9. The Receiver is protected with judicial immunity so long as he acts with authority from this Court and without intentional misconduct or willful malfeasance.
10. Once the Real Property is sold and the Receiver receives funds from the sale, and the funds are settled, the Receiver shall forward the remaining funds 50% to counsel for Holy Land, LLC and the remaining 50% to Charles Crockett and/or seek to interplead them into the Court Registry. Prior to this, the Receiver shall file a report with the Court documenting the sale.
11. The Receiver may request supplementation of this Order in aid of the sale of the Real Property.
12. The Receiver is entitled to a writ of possession in the event that tenants/owners are remaining.


JUDGE PRESIDING 1/18/2025

APPROVED AS TO FORM
Efron & Efron, PLLC.


Abby L. Efron
Attorney for Holy Land LLC

Texas Bar No. 24119131
7550 W. IH-10, Suite 730
San Antonio, TX 78229
Office Phone: (210) 366-9676
Fax: (210) 366-9681
aebron@ebron-efron.com

Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Abby Efron on behalf of Abby Efron
Bar No. 24119131
abby@abbyefronlaw.com
Envelope ID: 108123901
Filing Code Description: Motion (No Fee)
Filing Description: Motion to Substitute Receiver
Status as of 11/18/2025 9:34 AM CST

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
Abby Efron		aefron@efron-efron.com	11/17/2025 1:32:59 PM	SENT
Abby Efron		abby@abbyefronlaw.com	11/17/2025 1:32:59 PM	SENT

OPERATING AGREEMENT OF TEXAS LAND ROOTS LLC

This Operating Agreement ("Agreement") of TEXAS LAND ROOTS LLC (the "Company") is entered into and made effective as of September 09, 2025, by and between Trenton Cavness, the sole member (the "Member").

ARTICLE I – FORMATION

1. Name. The name of the Company is TEXAS LAND ROOTS LLC.
2. Formation. This Company was formed as a Texas limited liability company ("LLC") by filing a Certificate of Formation with the Texas Secretary of State in accordance with the Texas Business Organizations Code ("TBOC").
3. Term. The Company shall continue until dissolved in accordance with this Agreement or as required by law.
4. Registered Office and Agent. The registered office and registered agent of the Company shall be as stated in the Company's Certificate of Formation or as later designated by the Member.

ARTICLE II – SOLE MEMBER & MANAGEMENT

1. Sole Member. The sole Member of the Company is:
 - Name: Trenton Cavness
 - Address: _____
2. Management. The Company shall be managed by the Member. The Member has full and complete authority, power, and discretion to manage and control the business, affairs, and properties of the Company.
3. Authority. The Member may execute all documents, instruments, contracts, and agreements on behalf of the Company.

ARTICLE III – PURPOSE

The purpose of the Company is to engage in any lawful business for which an LLC may be organized under the laws of the State of Texas, including but not limited to real estate investment, land development, and related business activities.

ARTICLE IV – CAPITAL CONTRIBUTIONS

1. Initial Contribution. The Member has contributed capital to the Company as follows:
 - Trenton Cavness: \$0.00 (no initial contribution)
2. Additional Contributions. No additional contributions are required. However, the Member may contribute additional capital at their discretion.

ARTICLE V – ALLOCATIONS & DISTRIBUTIONS

1. Profits & Losses. All profits and losses of the Company shall be allocated to the Member.
2. Distributions. All distributions of cash or other assets shall be made to the Member at the times and in the aggregate amounts determined by the Member.

ARTICLE VI – INDEMNIFICATION

To the fullest extent permitted by Texas law, the Company shall indemnify and hold harmless the Member from and against any and all claims and liabilities arising out of Company business, except in cases of fraud, willful misconduct, or gross negligence.

ARTICLE VII – DISSOLUTION

The Company shall dissolve and its affairs shall be wound up upon the first to occur of the following:

1. The decision of the Member to dissolve the Company.
2. The entry of a decree of judicial dissolution under applicable Texas law.

Upon dissolution, the Company's assets shall be distributed first to creditors (if any), then to the Member.

ARTICLE VIII – MISCELLANEOUS

1. Amendments. This Agreement may be amended only by the written consent of the Member.
2. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

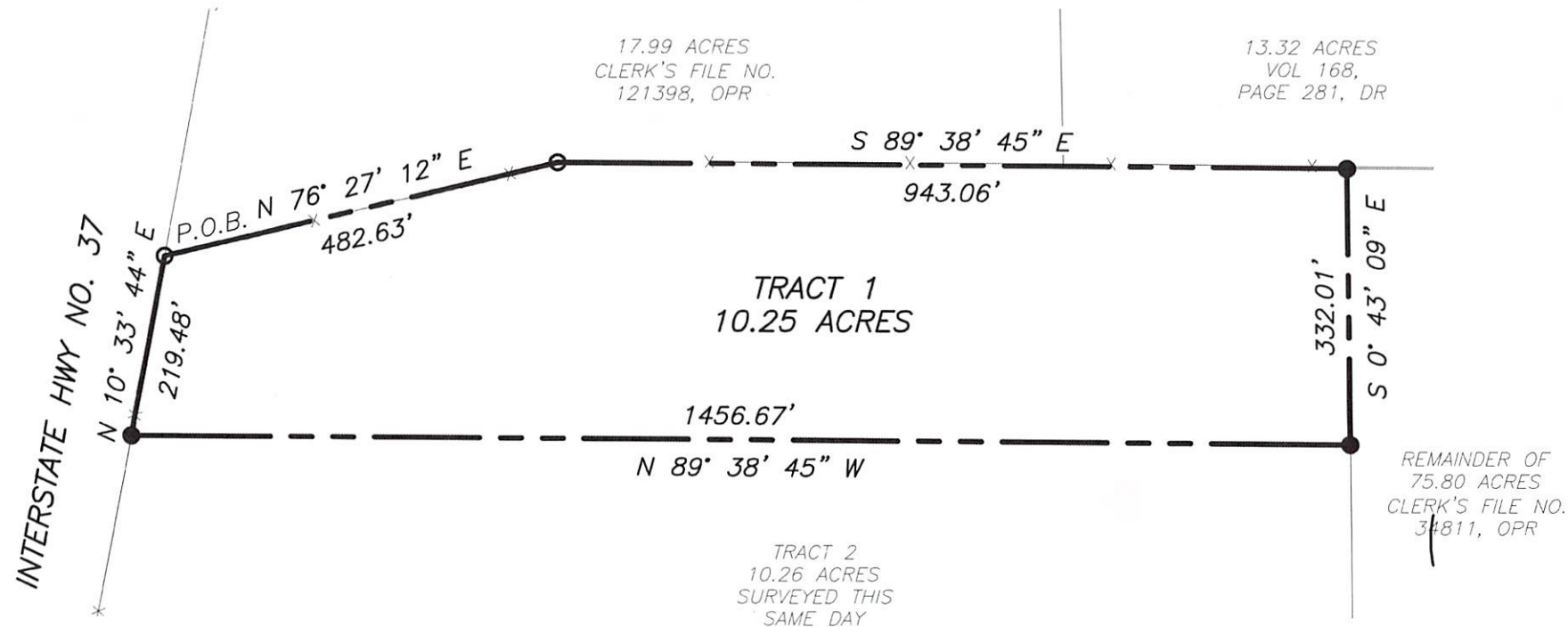
IN WITNESS WHEREOF, the undersigned has executed this Operating Agreement as of the date first written above.

<i>Trenton Cavness</i>	dotloop verified 09/10/25 9:07 PM CDT ZKV1-BK2X-Y75A-LQXG
------------------------	---

Trenton Cavness
Sole Member & Operator

PLAT OF SURVEY

OF
10.25 ACRE, CALLED TRACT 1, OUT OF A 75.80 ACRE TRACT OF LAND, LYING IN THE SAMUEL JONES SURVEY NO. 893,
ABSTRACT NO. 501, ATASCOSA COUNTY, TEXAS



1" = 200'

THE BASIS OF BEARING
ON THIS PLAT IS GRID
NORTH, TEXAS STATE
PLANE COORDINATE
SYSTEM, NAD 83 (2011),
SOUTH CENTRAL ZONE

Prepared for:
Holy Land, LLC

REFERENCES:

DEED: Clerk's File No. 34811, OPR

THIS SURVEY WAS DONE WITHOUT THE
BENEFIT OF A TITLE COMMITMENT,
VISIBLE ENCROACHMENTS ARE SHOWN

I, Richard Pollok, being a Registered
Professional Land Surveyor, registered in
the State of Texas, do hereby certify that
this plat was prepared from an actual
survey done by me or under my direct
supervision, and that to the best of my
knowledge and belief it is a true and
correct representation of said survey.



LEGEND

- Set 5/8 inch steel rod monument
with cap stamped Rakowitz
Engineering & Surveying
- Found 1/2 inch steel rod monument

- Boundary line
- Adjoiner
- X — Barbed wire fence
- OHE — OHE — Overhead electric

Rakowitz
ENGINEERING & SURVEYING

TBPELS No. F-9155 & No. 101812-00
515 W OAKLAWN, SUITE A, PLEASANTON, TX 78064
830.281.4060 www.rak-eng.com

Date of survey: January 4, 2023

Job No. 22-2913

State of Texas
County of Atascosa

Field notes for 10.25 acres, called Tract 1, out of a 75.80 acre tract of land, lying in the Samuel Jones Survey No. 893, Abstract No. 501, Atascosa County, Texas, as shown on the accompanying Plat of Survey prepared for the Holy Land, LLC, dated January 4, 2023.

10.25 acres, called Tract 1, out of a 75.80 acre tract of land, described in an instrument, recorded in Clerk's File No. 34811, Official Public Records, Atascosa County, Texas, and lying in the Samuel Jones Survey No. 893, Abstract No. 501, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch steel rod monument, found lying on the East line of Interstate Highway No. 37, being the Northwest corner of said 75.80 acre tract of land, being the Southwest corner of a 17.99 acre tract of land, described in an instrument, recorded in Clerk's File No. 121398, Official Public Records, Atascosa County, Texas, said point of beginning being the Northwest corner of this tract of land;

Thence North 76° 27' 12" East, 482.63 feet, along the North line of said 75.80 acre tract of land, being the South line of said 17.99 acre tract of land, to a point marked by a 1/2 inch steel rod monument, found for an angle point of said 75.80 acre tract of land, said point being an angle point of this tract of land;

Thence South 89° 38' 45" East, 943.06 feet, continuing along the same common line, being the South line of a 13.32 acre tract of land, described in an instrument, recorded in Volume 168, Page 281, Deed Records, Atascosa County, Texas, to a point marked by 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being the Northeast corner of this tract of land;

Thence across the said 75.80 acre tract of land, the following bearings and distances;

South 00° 43' 09" East, 332.01 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, being the Northeast corner of a 10.26 acre tract of land, called Tract 2, surveyed this same day, said point being the Southeast corner of this tract of land;

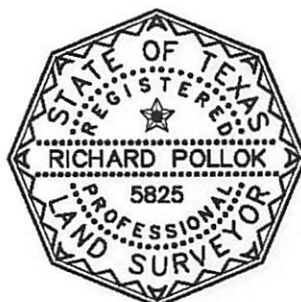
North 89° 38' 45" West, 1456.67 feet, along the North line of said Tract 2, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, lying on the East line of said Interstate Highway No. 37, being the West line of said 75.80 acre tract of land, being the Northwest corner of said Tract 2, said point being the Southwest corner of this tract of land;

Thence North 10° 33' 44" East, 219.48 feet, along the East line of said Interstate Highway No. 37, being the West line of said 75.80 acre tract of land, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

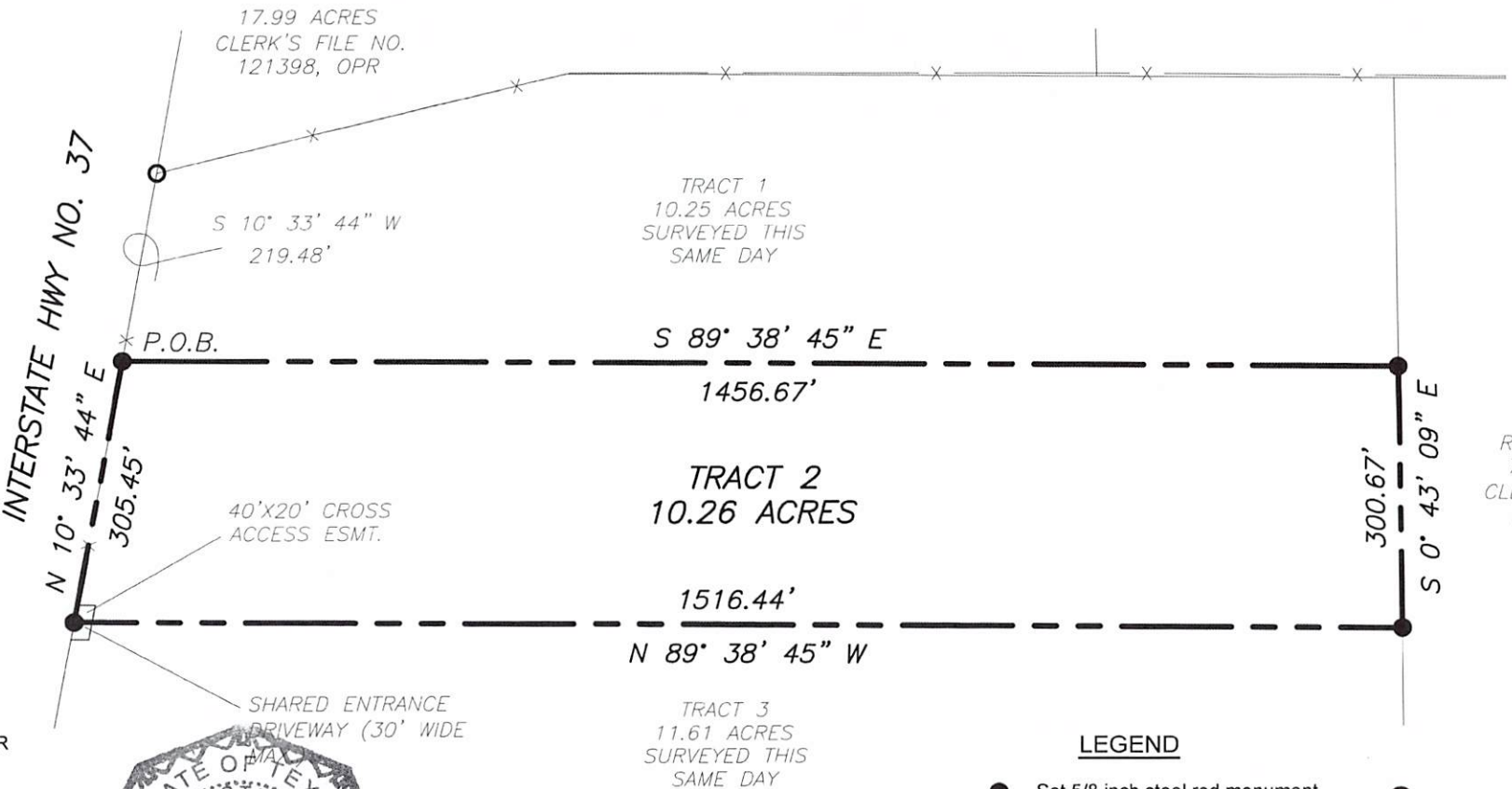
I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 10.25 acres, called Tract 1, on the accompanying Plat of Survey prepared for the Holy Land, LLC, dated January 4, 2023, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.


Richard Pollok R.P.L.S. 5825
Rakowitz Engineering and Surveying
515 W. Oaklawn Ste. A
Pleasanton, Texas 78064
830-281-4060



PLAT OF SURVEY

OF
10.26 ACRE, CALLED TRACT 2, OUT OF A 75.80 ACRE TRACT OF LAND, LYING IN THE SAMUEL JONES SURVEY NO. 893,
ABSTRACT NO. 501, ATASCOSA COUNTY, TEXAS



1" = 200'

THE BASIS OF BEARING
ON THIS PLAT IS GRID
NORTH, TEXAS STATE
PLANE COORDINATE
SYSTEM, NAD 83 (2011),
SOUTH CENTRAL ZONE

Prepared for:
Holy Land, LLC

REFERENCES:

DEED: Clerk's File No. 34811, OPR

THIS SURVEY WAS DONE WITHOUT THE
BENEFIT OF A TITLE COMMITMENT,
VISIBLE ENCROACHMENTS ARE SHOWN

I, Richard Pollok, being a Registered
Professional Land Surveyor, registered in
the State of Texas, do hereby certify that
this plat was prepared from an actual
survey done by me or under my direct
supervision, and that to the best of my
knowledge and belief it is a true and
correct representation of said survey.



LEGEND

- Set 5/8 inch steel rod monument
with cap stamped Rakowitz
Engineering & Surveying
- Found 1/2 inch steel rod monument
- Boundary line
- Adjoiner
- X — Barbed wire fence
- OHE — OHE — Overhead electric

Rakowitz
ENGINEERING & SURVEYING

TBPELS No. F-9155 & No. 101812-00
515 W OAKLAWN, SUITE A, PLEASANTON, TX 78064
830.281.4060 www.rak-eng.com

Date of survey: January 4, 2023

Job No. 22-2913

State of Texas
County of Atascosa

Field notes for 10.26 acres, called Tract 2, out of a 75.80 acre tract of land, lying in the Samuel Jones Survey No. 893, Abstract No. 501, Atascosa County, Texas, as shown on the accompanying Plat of Survey prepared for the Holy Land, LLC, dated January 4, 2023.

10.26 acres, called Tract 2, out of a 75.80 acre tract of land, described in an instrument, recorded in Clerk's File No. 34811, Official Public Records, Atascosa County, Texas, and lying in the Samuel Jones Survey No. 893, Abstract No. 501, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, lying on the East line of Interstate Highway No. 37, being the West line of said 75.80 acre tract of land, being the Southwest corner of a 10.25 acre tract of land, called Tract 1, surveyed this same day, which bears South 10° 33' 44" West, 219.48 feet, from a 1/2 inch steel rod monument, found lying on the East line of said Interstate Highway No. 37, being the Northwest corner of said 75.80 acre tract of land, and the Southwest corner of a 17.99 acre tract of land, described in an instrument, recorded in Clerk's File No. 121398, Official Public Records, Atascosa County, Texas, said point of beginning the Northwest of this tract of land;

Thence across the said 75.80 acre tract of land, the following bearings and distances;

South 89° 38' 45" East, 1456.67 feet, along the South line of said Tract 1, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Southeast corner of said Tract 1, said point being the Northeast corner of this tract of land;

South 00° 43' 09" East, 300.67 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Northeast corner of a 11.61 acre tract of land, called Tract 3, surveyed this same day, said point being the Southeast corner of this tract of land;

North 89° 38' 45" West, 1516.44 feet, along the North line of said Tract 3, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, lying on the East line of said Interstate Highway No. 37, being the West line of said 75.80 acre tract of land, and the Northwest corner of said Tract 3, said point being the Southwest corner of this tract of land;

Thence North 10° 33' 44" East, 305.45 feet, along the East line of said Interstate Highway No. 37, being the West line of said 75.80 acre tract of land, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 10.26 acres, called Tract 2, on the accompanying Plat of Survey prepared for the Holy Land, LLC, dated January 4, 2023, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.


Richard Pollok R.P.L.S. 5825
Rakowitz Engineering and Surveying
515 W. Oaklawn Ste. A
Pleasanton, Texas 78064
830-281-4060



PLAT OF SURVEY

OF
11.61 ACRE, CALLED TRACT 3, OUT OF A 75.80 ACRE TRACT OF LAND, LYING IN THE SAMUEL JONES SURVEY NO. 893,
ABSTRACT NO. 501, ATASCOSA COUNTY, TEXAS

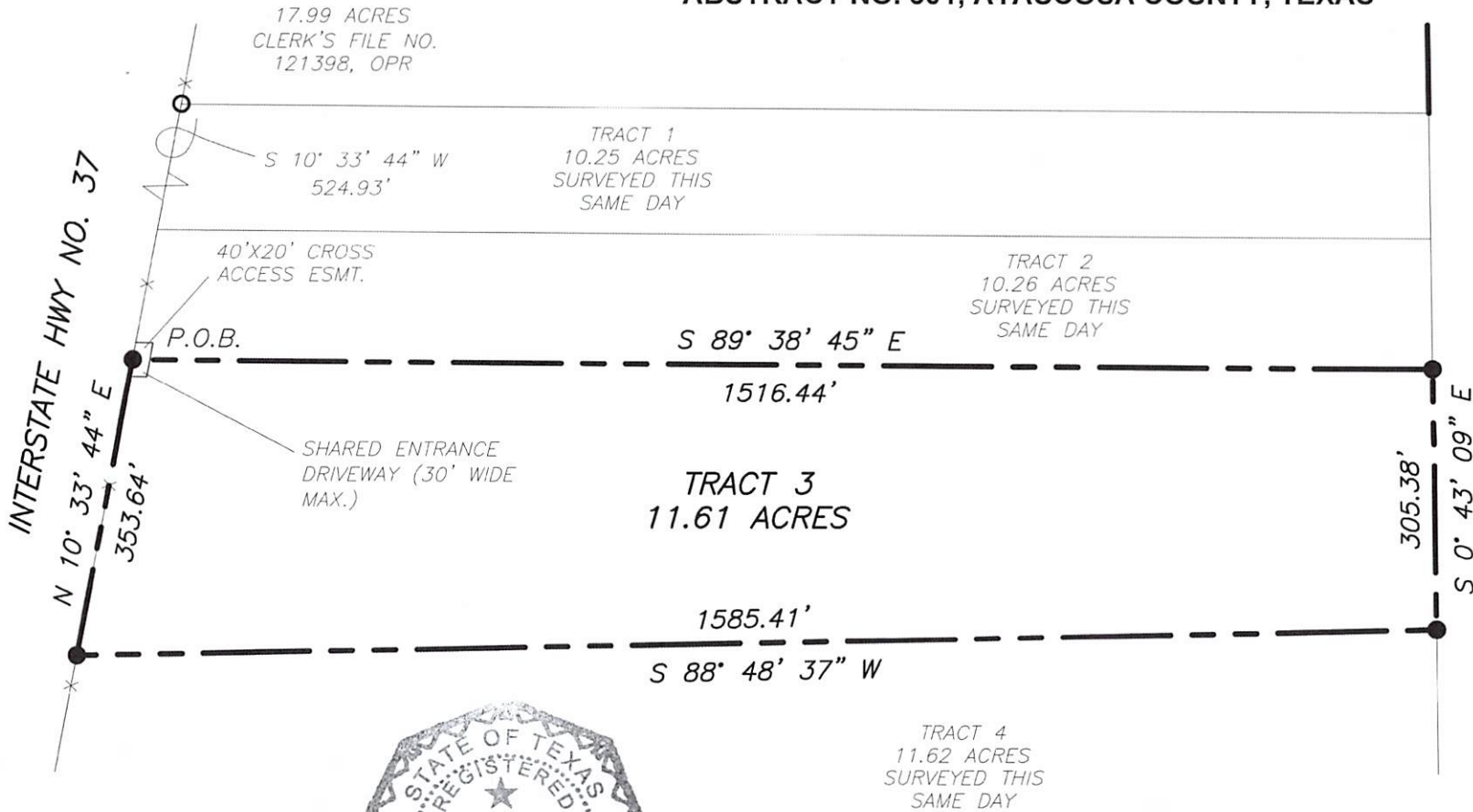


1" = 200'

THE BASIS OF BEARING
ON THIS PLAT IS GRID
NORTH, TEXAS STATE
PLANE COORDINATE
SYSTEM, NAD 83 (2011),
SOUTH CENTRAL ZONE

LEGEND

- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found 1/2 inch steel rod monument
- Boundary line
- Adjoiner
- X — Barbed wire fence
- OHE — OHE — Overhead electric



THIS SURVEY WAS DONE WITHOUT THE
BENEFIT OF A TITLE COMMITMENT,
VISIBLE ENCROACHMENTS ARE SHOWN

I, Richard Pollok, being a Registered
Professional Land Surveyor, registered in
the State of Texas, do hereby certify that
this plat was prepared from an actual
survey done by me or under my direct
supervision, and that to the best of my
knowledge and belief it is a true and
correct representation of said survey.

Prepared for:
Holy Land, LLC

REFERENCES:

DEED: Clerk's File No. 34811, OPR

Rakowitz
ENGINEERING & SURVEYING

TBPELS No. F-9155 & No. 101812-00
515 W OAKLAWN, SUITE A, PLEASANTON, TX 78064
830.281.4060 www.rak-eng.com

Date of survey: January 4, 2023

Job No. 22-2913

State of Texas
County of Atascosa

Field notes for 11.61 acres, called Tract 3, out of a 75.80 acre tract of land, lying in the Samuel Jones Survey No. 893, Abstract No. 501, Atascosa County, Texas, as shown on the accompanying Plat of Survey prepared for the Holy Land, LLC, dated January 4, 2023.

11.61 acres, called Tract 3, out of a 75.80 acre tract of land, described in an instrument, recorded in Clerk's File No. 34811, Official Public Records, Atascosa County, Texas, and lying in the Samuel Jones Survey No. 893, Abstract No. 501, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, lying on the East line of Interstate Highway No. 37, being the West line of said 75.80 acre tract of land, being the Southwest corner of a 10.26 acre tract of land, called Tract 2, surveyed this same day, which bears South 10° 33' 44" West, 524.93 feet, from a 1/2 inch steel rod monument, found lying on the East line of said Interstate Highway No. 37, being the Northwest corner of said 75.80 acre tract of land, and the Southwest corner of a 17.99 acre tract of land, described in an instrument, recorded in Clerk's File No. 121398, Official Public Records, Atascosa County, Texas, said point of beginning the Northwest of this tract of land;

Thence across the said 75.80 acre tract of land, the following bearings and distances;

South 89° 38' 45" East, 1516.44 feet, along the South line of said Tract 2, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Southeast corner of said Tract 2, said point being the Northeast corner of this tract of land;

South 00° 43' 09" East, 305.38 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Northeast corner of a 11.62 acre tract of land, called Tract 4, surveyed this same day, said point being the Southeast corner of this tract of land;

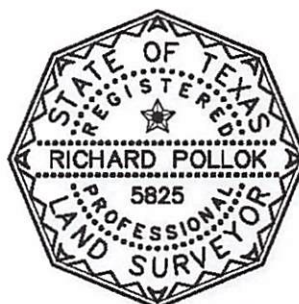
South 88° 48' 37" West, 1585.41 feet, along the North line of said Tract 4, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set lying on the East line of said Interstate Highway No. 37, being the West line of said 75.80 acre tract of land, and the Northwest corner of said Tract 4, said point being the Southwest corner of this tract of land;

Thence North 10° 33' 44" East, 353.64 feet, along the East line of said Interstate Highway No. 37, being the West line of said 75.80 acre tract of land, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

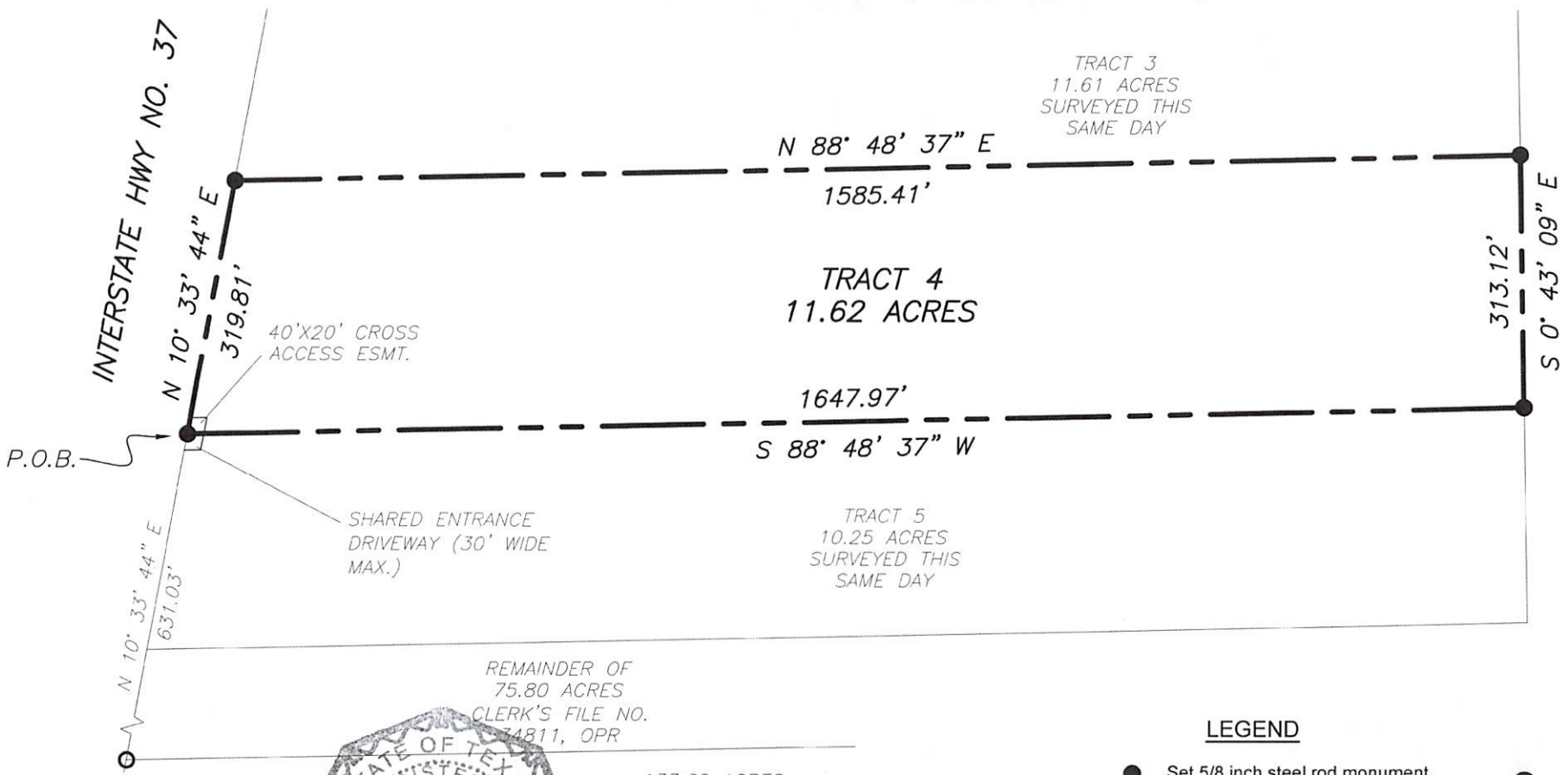
I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 11.61 acres, called Tract 3, on the accompanying Plat of Survey prepared for the Holy Land, LLC, dated January 4, 2023, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.


Richard Pollok R.P.L.S. 5825
Rakowitz Engineering and Surveying
515 W. Oaklawn Ste. A
Pleasanton, Texas 78064
830-281-4060



PLAT OF SURVEY

OF
11.62 ACRE, CALLED TRACT 4, OUT OF A 75.80 ACRE TRACT OF LAND, LYING IN THE SAMUEL JONES SURVEY NO. 893,
ABSTRACT NO. 501, ATASCOSA COUNTY, TEXAS



1" = 200'

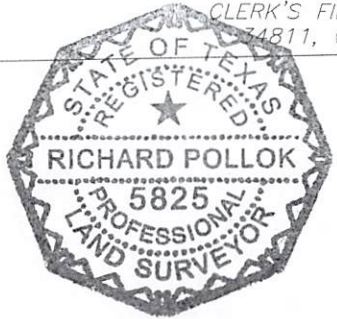
THE BASIS OF BEARING
ON THIS PLAT IS GRID
NORTH, TEXAS STATE
PLANE COORDINATE
SYSTEM, NAD 83 (2011),
SOUTH CENTRAL ZONE

Prepared for:
Holy Land, LLC

REFERENCES:
DEED: Clerk's File No. 34811, OPR

LEGEND

- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found 1/2 inch steel rod monument
- Boundary line
- Adjoiner
- X --- Barbed wire fence
- OHE --- OHE --- Overhead electric



THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT, VISIBLE ENCROACHMENTS ARE SHOWN

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that this plat was prepared from an actual survey done by me or under my direct supervision, and that to the best of my knowledge and belief it is a true and correct representation of said survey.



Rakowitz

ENGINEERING & SURVEYING

TBPELS No. F-9155 & No. 101812-00
515 W OAKLAWN, SUITE A, PLEASANTON, TX 78064
830.281.4060 www.rak-eng.com

Date of survey: January 4, 2023
Job No. 22-2913

State of Texas
County of Atascosa

Field notes for 11.62 acres, called Tract 4, out of a 75.80 acre tract of land, lying in the Samuel Jones Survey No. 893, Abstract No. 501, Atascosa County, Texas, as shown on the accompanying Plat of Survey prepared for the Holy Land, LLC, dated January 4, 2023.

11.62 acres, called Tract 4, out of a 75.80 acre tract of land, described in an instrument, recorded in Clerk's File No. 34811, Official Public Records, Atascosa County, Texas, and lying in the Samuel Jones Survey No. 893, Abstract No. 501, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, lying on the East line of Interstate Highway No. 37, being the West line of said 75.80 acre tract of land, being the Northwest corner of a 10.25 acre tract of land, called Tract 5, surveyed this same day, which bears North 10° 33' 44" East, 631.03 feet, from a 1/2 inch steel rod monument, found lying on the East line of said Interstate Highway No. 37, being the Southwest corner of said 75.80 acre tract of land, and the Northwest corner of a 133.62 acre tract of land, described in an instrument, recorded in Clerk's File No. 181591, Official Public Records, Atascosa County, Texas, said point of beginning the Southwest of this tract of land;

Thence North 10° 33' 44" East, 319.81 feet, along the East line of said Interstate Highway No. 37, being the West line of said 75.80 acre tract of land, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Southwest corner of a 11.61 acre tract of land, called Tract 3, surveyed this same day, said point being the Northwest corner of this tract of land;

Thence across the said 75.80 acre tract of land, the following bearings and distances;

North 88° 48' 37" East, 1585.41 feet, along the South line of said Tract 3, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Southeast corner of said Tract 3, said point being the Northeast corner of this tract of land;

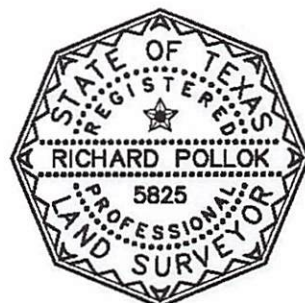
South 00° 43' 09" East, 313.12 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Northeast corner of said Tract 5, said point being the Southeast corner of this tract of land;

South 88° 48' 37" West, 1647.97 feet, along the North line of said Tract 5, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

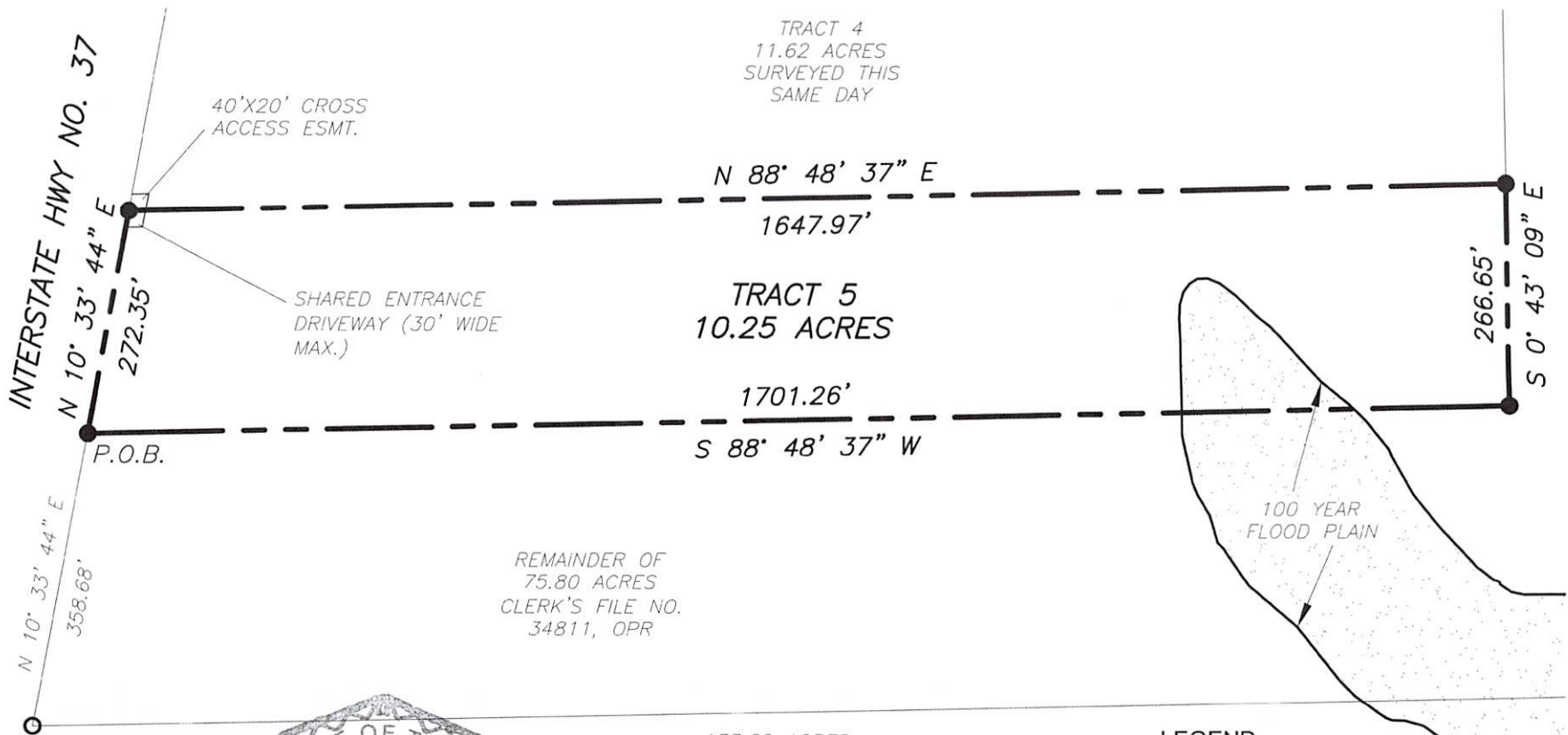
I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 11.62 acres, called Tract 4, on the accompanying Plat of Survey prepared for the Holy Land, LLC, dated January 4, 2023, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.


Richard Pollok R.P.L.S. 5825
Rakowitz Engineering and Surveying
515 W. Oaklawn Ste. A
Pleasanton, Texas 78064
830-281-4060



PLAT OF SURVEY

OF
10.25 ACRE, CALLED TRACT 5, OUT OF A 75.80 ACRE TRACT OF LAND, LYING IN THE SAMUEL JONES SURVEY NO. 893,
ABSTRACT NO. 501, ATASCOSA COUNTY, TEXAS



1" = 200'

REMAINDER OF
75.80 ACRES
CLERK'S FILE NO.
34811, OPR

THE BASIS OF BEARING
ON THIS PLAT IS GRID
NORTH, TEXAS STATE
PLANE COORDINATE
SYSTEM, NAD 83 (2011),
SOUTH CENTRAL ZONE

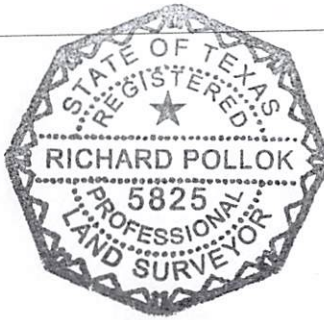
Prepared for:
Holy Land, LLC

REFERENCES:

DEED: Clerk's File No. 34811, OPR
Flood plain panel #48013C0350C
Issued date: 11-04-2010

LEGEND

- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found 1/2 inch steel rod monument
- Boundary line
- Adjoiner
- X --- Barbed wire fence
- OHE --- Overhead electric



THIS SURVEY WAS DONE WITHOUT THE
BENEFIT OF A TITLE COMMITMENT,
VISIBLE ENCROACHMENTS ARE SHOWN

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that this plat was prepared from an actual survey done by me or under my direct supervision, and that to the best of my knowledge and belief it is a true and correct representation of said survey.

Rakowitz
ENGINEERING & SURVEYING
TBPELS No. F-9155 & No. 101812-00
515 W OAKLAWN, SUITE A, PLEASANTON, TX 78064
830.281.4060 www.rak-eng.com

Date of survey: January 4, 2023
Job No. 22-2913

State of Texas
County of Atascosa

Field notes for 10.25 acres, called Tract 5, out of a 75.80 acre tract of land, lying in the Samuel Jones Survey No. 893, Abstract No. 501, Atascosa County, Texas, as shown on the accompanying Plat of Survey prepared for the Holy Land, LLC, dated January 4, 2023.

10.25 acres, called Tract 5, out of a 75.80 acre tract of land, described in an instrument, recorded in Clerk's File No. 34811, Official Public Records, Atascosa County, Texas, and lying in the Samuel Jones Survey No. 893, Abstract No. 501, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, lying on the East line of Interstate Highway No. 37, being the West line of said 75.80 acre tract of land, which bears North 10° 33' 44" East, 358.68 feet, from a 1/2 inch steel rod monument, found lying on the East line of said Interstate Highway No. 37, being the Southwest corner of said 75.80 acre tract of land, and the Northwest corner of a 133.62 acre tract of land, described in an instrument, recorded in Clerk's File No. 181591, Official Public Records, Atascosa County, Texas, said point of beginning the Southwest of this tract of land;

Thence North 10° 33' 44" East, 272.35 feet, along the East line of said Interstate Highway No. 37, being the West line of said 75.80 acre tract of land, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Southwest corner of a 11.62 acre tract of land, called Tract 4, surveyed this same day, said point being the Northwest corner of this tract of land;

Thence across the said 75.80 acre tract of land, the following bearings and distances;

North 88° 48' 37" East, 1647.97 feet, along the South line of said Tract 4, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the Southeast corner of said Tract 4, said point being the Northeast corner of this tract of land;

South 00° 43' 09" East, 266.65 feet, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set, said point being the Southeast corner of this tract of land;

South 88° 48' 37" West, 1701.26 feet, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Richard Pollok, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 10.25 acres, called Tract 5, on the accompanying Plat of Survey prepared for the Holy Land, LLC, dated January 4, 2023, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.


Richard Pollok R.P.L.S. 5825
Rakowitz Engineering and Surveying
515 W. Oaklawn Ste. A
Pleasanton, Texas 78064
830-281-4060



CERTIFICATE OF PLAT EXCEPTION**THE STATE OF TEXAS****COUNTY OF ATASCOSA**

It is the order of the Commissioners Court of Atascosa County, Texas that the tract of land shown on the surveys attached hereto as Exhibit A as being approximately 5 tracts of land out of an original 54 acres, more or less, described in a Deed, Instrument Number 260801, Official Public Records, Atascosa County, Texas, and being currently owned by Texas Land Root LLC, is excepted from platting requirements. This exception is based on Article IV of the Atascosa County Subdivision Regulations and based on the fact that all tracts are being divided as 10+ acre tracts. Owners acknowledge and agree that all the lot shall remain subject to on-site wastewater rules and development permit requirements of the County and acknowledge and agree that should further subdivision occur or additional roads servicing more than one tract constructed, a new application for subdivision must be filed.

This certificate of exception shall be recorded with a duplicate copy of the conveyance instrument with a legible metes and bounds description attached thereto; and a survey or sketch showing the boundaries of the lot, adjacent roads and adjacent property owners.

It is therefore ORDERED that this certificate of exception be issued and presented to the County Clerk for certifying that the division of land mentioned above is excepted from platting requirements, by Commissioners Court on this the ____ day of _____, 2026.

County Judge, Atascosa County, Texas

Commissioner Precinct No. 1

Commissioner Precinct No. 2

Commissioner Precinct No. 3

Commissioner Precinct No. 4

Attest: _____

Theresa Carrasco, County Clerk
Atascosa County, Texas

AGENDA REQUEST (GENERAL)

Agenda Item 20.

Meeting Date: 07/13/2026
Item Title: Exception - Conaway Lucas Rd
Submitted For: Britni Van Curan, Rural Development Director

Discuss and/or take appropriate action concerning:

Britni Van Curan: Discuss and/or take appropriate action concerning the approval/denial of the
Rural Certificate of Exception for Sheila Conaway (Russell) on Lucas Rd. in Precinct
Development: 4.

ATTACHMENTS

Conaway Registration Packet
Conaway Certificate

CERTIFICATE OF PLAT EXCEPTION

THE STATE OF TEXAS

COUNTY OF ATASCOSA

It is the order of the Commissioners Court of Atascosa County, Texas that the tract of land shown on the surveys attached hereto as Exhibit A as being approximately 3 tracts of land out of an original 140 acres, more or less, described in a Deed, Instrument Number 188729, Official Public Records, Atascosa County, Texas, and being currently owned by Sheila Dianne Conaway (Russell), is excepted from platting requirements. This exception is based on Article IV of the Atascosa County Subdivision Regulations and based on the fact that all tracts are being divided as 10+ acre tracts. Owners acknowledge and agree that all the lot shall remain subject to on-site wastewater rules and development permit requirements of the County and acknowledge and agree that should further subdivision occur or additional roads servicing more than one tract constructed, a new application for subdivision must be filed.

This certificate of exception shall be recorded with a duplicate copy of the conveyance instrument with a legible metes and bounds description attached thereto; and a survey or sketch showing the boundaries of the lot, adjacent roads and adjacent property owners.

It is therefore ORDERED that this certificate of exception be issued and presented to the County Clerk for certifying that the division of land mentioned above is excepted from platting requirements, by Commissioners Court on this the ____ day of _____, 2026.

County Judge, Atascosa County, Texas

Commissioner Precinct No. 1

Commissioner Precinct No. 2

Commissioner Precinct No. 3

Commissioner Precinct No. 4

Attest: _____

Theresa Carrasco, County Clerk
Atascosa County, Texas



Registration for Division of Land in Atascosa County

I Sheila Emery Russell am the owner of the attached filed division of land located at THORNTON Ranch, Lot 71, ACRES 100.25 (legal description). I have had the division of land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

Exception Type (see attachment for definitions of each type):

☐ Agricultural Use

☐ Family

☒ 10+ Acres

☐ Veterans Land Board

☐ State Agency

☐ Political Subdivision

☐ Divided into two parts

☐ All parts to original owner



Date: May 5, 2026

Signature:

Sheila D. Conaway (Russell)
SR.

Printed Name:

Sheila D. Rossett Conaway Russell

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Jessica Ann Pawelek Kidd, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this May 5, 2026



Jessica Ann Pawelek Kidd
Notary Public, in and for
State of Texas

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GIFT WARRANTY DEED

Date: July 9th, 2018

Grantor: DAVID W. MILLS and wife, MARY LOU MILLS

Grantor's Mailing Address: 523 Commerce, Pleasanton, Atascosa County, Texas 78064

Grantee: SHEILA DIANNE CONAWAY, as her sole and separate property

Grantee's Mailing Address: 11514 Windtree, San Antonio, Bexar County, Texas 78253

Consideration: Love and affection borne by Grantor for Grantee

Property (together with all improvements):

See Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservation(s) from Conveyance:

- NONE

Exception(s) to Conveyance and Warranty:

- Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments (other than liens and conveyances) that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary, and discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GRANTS, GIVES, AND CONVEYS to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to WARRANT AND FOREVER DEFEND all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, except as to the reservations from and exceptions to conveyance and warranty. When the context requires, singular nouns and pronouns include the plural.

[Signatures to follow on the next page]

188729

3 pgs
D

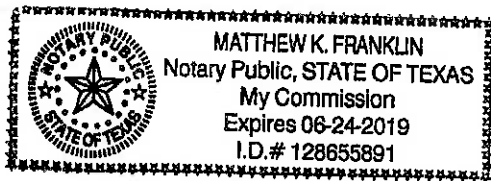


David W. Mills
DAVID W. MILLS

Mary Lou Mills
MARY LOU MILLS

THE STATE OF TEXAS:

This instrument was acknowledged before me on this the 9th day of JULY, 2018, by David W. Mills and wife, Mary Lou Mills.



Matthew K. Franklin
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE LAW OFFICE OF:

Matthew K. Franklin
120 Preston Street
Pleasanton, TX 78064

AFTER RECORDING RETURN TO:

Sheila D. Conaway
11514 Windtree
San Antonio, TX 78253

Exhibit "A"

TRACT ONE:

BEING all of Farm Tract No. Seventy-One (71), THORNTON RANCH SUBDIVISION, Atascosa County, Texas, as per map or plat of said Subdivision of record in the Plat Records of Atascosa County, Texas. Said Tract 71 being approximately 100.7 acres of land, more or less, and being that same property described as Tract Two in a Correction Warranty Deed from Mary Lou Mills to David W. Mills of record under Clerk's File No. 56592, Official Public Records, Atascosa County, Texas.

TRACT TWO:

BEING all of that certain 40.00 acre tract or parcel of land out of Tracts Thirty-Six (36) and Thirty-Seven (37) of the THORNTON RANCH SUBDIVISION as per map or plat of said Subdivision of record in the Plat Records of Atascosa County, Texas. Said 40.00 acres being more particularly described by metes and bounds in a Correction Warranty Deed from Mary Lou Mills to David W. Mills of record under Clerk's File No. 56592, Official Public Records, Atascosa County, Texas.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Diane Gonzales

Diane Gonzales County Clerk

Atascosa County Texas

July 11 2018 09 32 46 AM

FEE \$34.00

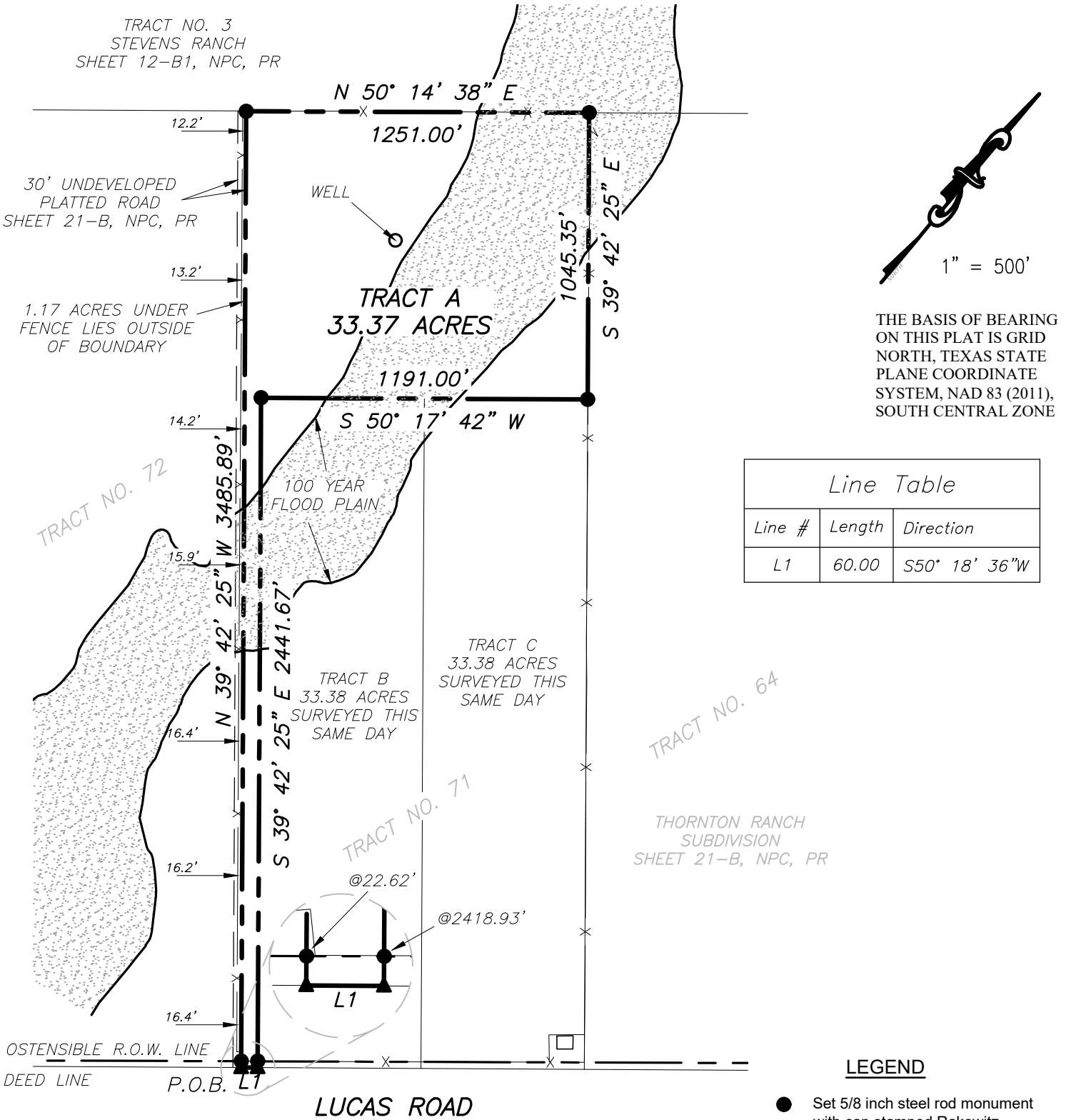
MVALDEZ

188729

D

EXHIBIT OF SURVEY

OF
A 33.37 ACRE TRACT OF LAND, CALLED TRACT A, OUT OF A CALLED 100.17 ACRE TRACT OF LAND,
BEING TRACT NO. 71 OF THE THORNTON RANCH SUBDIVISION, ATASCOSA COUNTY, TEXAS



Prepared for:
Sheila Russell

REFERENCES:

DEED: Clerk's File No. 188729, OPR
PLAT: Sheet No. 21-B, NPC, PR
Flood plain panel #48013C0375C
Issued date: 11-04-2010

THIS SURVEY WAS DONE WITHOUT THE
BENEFIT OF A TITLE COMMITMENT,
VISIBLE ENCROACHMENTS ARE SHOWN

I, Walt F. Rakowitz, being a Registered
Professional Land Surveyor, registered in
the State of Texas, do hereby certify that
this plat was prepared from an actual
survey done by me or under my direct
supervision, and that to the best of my
knowledge and belief it is a true and
correct representation of said survey.



Walt F. Rakowitz



RAKOWITZ
Engineering & Surveying
Texas Registered Engineering Firm F-9155
Texas Registered Surveying Firm 101812-00
830-281-4060

Date of survey: May 28, 2026
Job No. 26-3869

State of Texas
County of Atascosa

Field notes for a tract of land containing 33.37 acres, called Tract A, out of a called 100.07 acre tract of land, being Tract No. 71 of the Thornton Ranch Subdivision, Atascosa County, Texas, as shown on the accompanying Exhibit of Survey, prepared for Sheila Russell, on May 28, 2026, and under Job No. 26-3869.

A tract of land containing 33.37 acres, called Tract A, out of a called 100.07 acre tract of land, being Tract No. 71 of the Thornton Ranch Subdivision, Atascosa County, Texas, described in an instrument, recorded in Clerk's File No. 188729, Official Public Records, Atascosa County, Texas, and Sheet No. 21-B, New Plat Cabinet, Plat Records, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a calculated point being the South corner of said Tract No. 71, lying at the East corner of a section of a 30 foot undeveloped, platted road, described in an instrument, recorded in Sheet 21-B, New Plat Cabinet, Plat Records, Atascosa County, Texas, and lying within Lucas Road, which bears South 39° 42' 25" East, 22.62 feet from a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set on the ostensible right of way line of Lucas Road, being the occupied South corner of said Tract No. 71, said point of beginning being the South corner of this tract of land;

Thence North 39° 42' 25" West, along the Southwest line of said Tract No. 71, and the Northeast line of said 30 foot undeveloped, platted road, at 22.62 feet passing said point being the occupied South corner of said Tract No. 71, in all a total distance of 3485.89 feet, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set for the West corner of said Tract No. 71, being the North corner of said section of 30 foot undeveloped, platted road, and lying on the Southeast line of Tract No. 3 of Stevens Ranch Subdivision, described in an instrument, recorded in Sheet 12-B1, New Plat Cabinet, Plat Records, Atascosa County, Texas, said point being the West corner of this tract of land;

Thence North 50° 14' 38" East, 1251.00 feet, along the Northwest line of said Tract No. 71, being the Southeast line of said Tract No. 3, to a point marked by a 5/8 inch steel rod monument, with a cap stamped Rakowitz Engineering and Surveying, set for the North corner of said Tract No. 71, being the West corner of Tract No. 64 of said Thornton Ranch Subdivision, said point being the North corner of this tract of land;

Thence South 39° 42' 25" East, 1045.35 feet, along the Northeast line of said Tract No. 71, being the Southwest line of said Tract No. 64, to a set point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, being the North corner of a 33.38 acre tract of land, called Tract C, surveyed this same day, said point being the upper East corner of this tract of land;

Thence across said Tract No. 71, the following bearings and distances:

South 50° 17' 42" West, 1191.00 feet, along the Northwest line of said Tract C, and a 33.38 acre tract of land, called Tract B, surveyed this same day to a set point marked by a 5/8 inch

steel rod monument with a cap stamped Rakowitz Engineering and Surveying, being the West corner of said Tract B, said point being a reentrant corner of this tract of land;

South 39° 42' 25" East, along the Southwest line of said Tract B, at 2418.93 feet, passing a set point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, being the South corner of the occupied boundary of said Tract B, and the lower East corner of the occupied boundary of this tract of land, continuing across said Lucas Road, in all a total distance of 2441.67 feet, to a calculated point, lying on the Southeast line of said Tract No. 71, being the South corner of said Tract B, said calculated point being the lower East corner of this tract of land;

Thence South 50° 18' 36" West, 60.00 feet, along the Southeast line of said Tract No. 71, and across said Lucas Road, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 33.37 acres, called Tract A as shown on the accompanying Exhibit of Survey prepared for Sheila Russell, dated May 288, 2026, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.

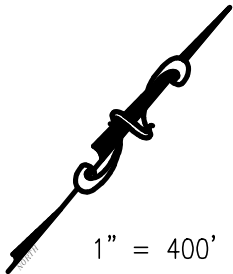
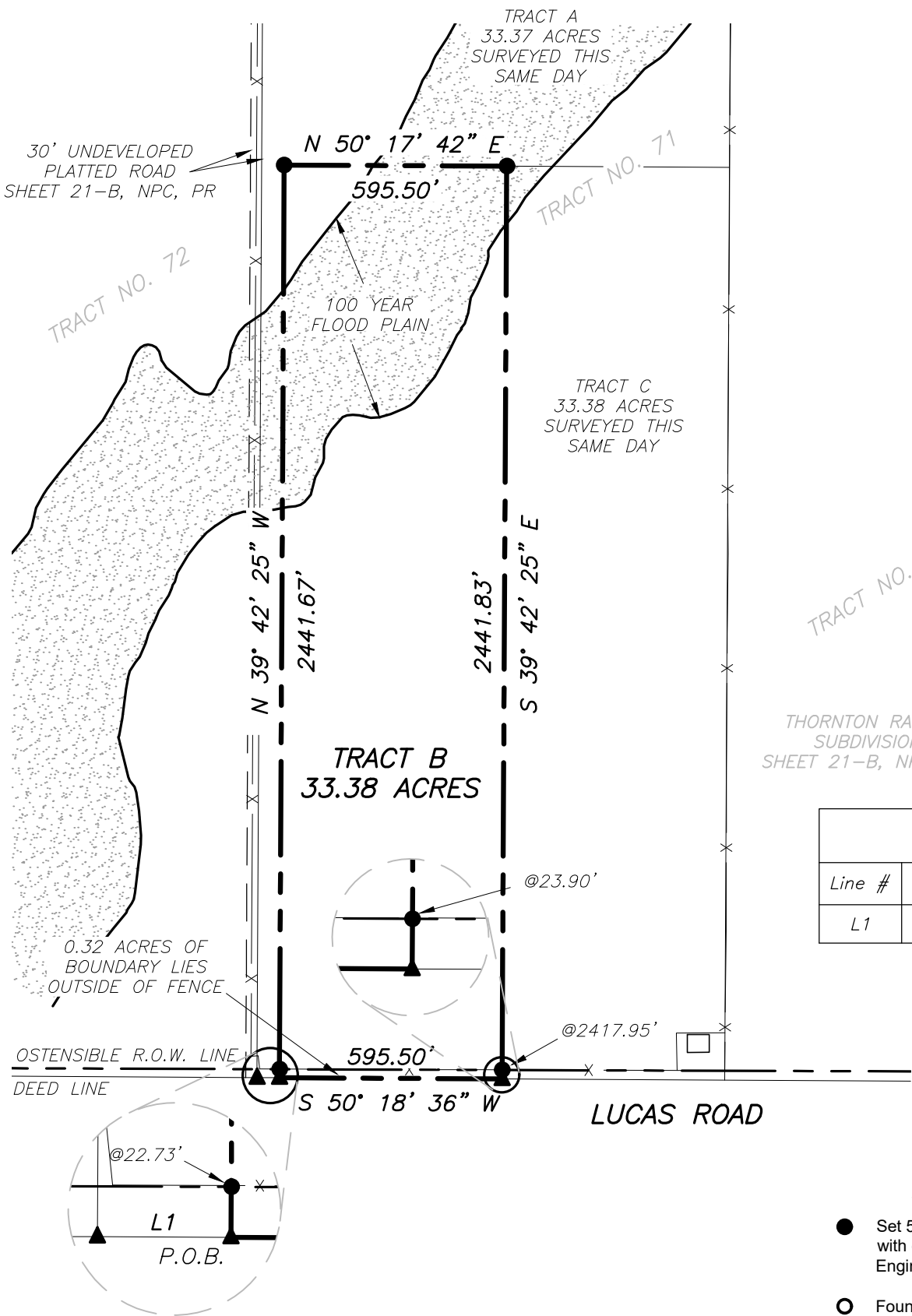
Walt F. Rakowitz

Walt F. Rakowitz R.P.L.S. 6435
Rakowitz Engineering and Surveying
515 W. Oaklawn Ste. A
Pleasanton, Texas 78064
830-281-4060



EXHIBIT OF SURVEY

OF
A 33.38 ACRE TRACT OF LAND, CALLED TRACT B, OUT OF A CALLED 100.17 ACRE TRACT OF LAND,
BEING TRACT NO. 71 OF THE THORNTON RANCH SUBDIVISION, ATASCOSA COUNTY, TEXAS



1" = 400'

THE BASIS OF BEARING
ON THIS PLAT IS GRID
NORTH, TEXAS STATE
PLANE COORDINATE
SYSTEM, NAD 83 (2011),
SOUTH CENTRAL ZONE

THORNTON RANCH
SUBDIVISION
SHEET 21-B, NPC, PR

Line Table		
Line #	Length	Direction
L1	60.00	N50° 18' 36"E

LEGEND

- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found 1/2 inch steel rod monument
- ▲ A calculated point

- Boundary line
- Adjoiner
- X --- Barbed wire fence
- OHE --- OHE --- Overhead electric

Prepared for:
Sheila Russell

REFERENCES:

DEED: Clerk's File No. 188729, OPR
PLAT: Sheet No. 21-B, NPC, PR
Flood plain panel #48013C0375C
Issued date: 11-04-2010

THIS SURVEY WAS DONE WITHOUT THE
BENEFIT OF A TITLE COMMITMENT,
VISIBLE ENCROACHMENTS ARE SHOWN

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that this plat was prepared from an actual survey done by me or under my direct supervision, and that to the best of my knowledge and belief it is a true and correct representation of said survey.



Walt F Rakowitz



RAKOWITZ
Engineering & Surveying
Texas Registered Engineering Firm F-9155
Texas Registered Surveying Firm 101812-00
830-281-4060

Date of survey: May 28, 2026
Job No. 26-3869

State of Texas
County of Atascosa

Field notes for a tract of land containing 33.38 acres, called Tract B, out of a called 100.07 acre tract of land, being Tract No. 71 of the Thornton Ranch Subdivision, Atascosa County, Texas, as shown on the accompanying Exhibit of Survey, prepared for Sheila Russell, on May 28, 2026, and under Job No. 26-3869.

A tract of land containing 33.38 acres, called Tract B, out of a called 100.07 acre tract of land, being Tract No. 71 of the Thornton Ranch Subdivision, Atascosa County, Texas, described in an instrument, recorded in Clerk's File No. 188729, Official Public Records, Atascosa County, Texas, and Sheet No. 21-B, New Plat Cabinet, Plat Records, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a calculated point lying on the Southeast line of said Tract No. 71, being the lower East corner of a 33.37 acre tract of land, called Tract A, surveyed this same day, and lying within Lucas Road, which bears North 50° 18' 36" East, 60.00 feet from a calculated point, being the South corner of said Tract No. 71, and the South corner of a 33.37 acre tract of land, called Tract A, surveyed this same day, and the East corner of a section of a 30 foot undeveloped, platted road, said calculated point of beginning being the South corner of this tract of land;

Thence across said Tract No. 71 the following bearings and distances;

North 39° 42' 25" West, along a common line of said Tract A, at 22.73 feet passing said point being the occupied lower East corner of said Tract A, in all a total distance of 2441.67 feet, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying set for a reentrant corner of said Tract A, said point being the West corner of this tract of land;

North 50° 17' 42" East, 595.50 feet, along a common line of said Tract A, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set for the West corner of a 33.38 acre tract of land, called Tract C, surveyed this same day, said point being the North corner of this tract of land;

South 39° 42' 25" East, along the Southwest line of said Tract C, at 2417.95 feet, passing a set point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, being the South corner of the occupied boundary of said Tract C, and the east corner of the occupied boundary of this tract of land, continuing across Lucas Road, in all a total distance of 2441.83 feet, to a calculated point, lying on the Southeast line of said Tract No. 71, being the South corner of said Tract B, said calculated point being the East corner of this tract of land;

Thence South 50° 18' 36" West, 595.50 feet, along the Southeast line of said Tract No. 71, and across Lucas Road, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 33.38 acres, called Tract B as shown on the accompanying Exhibit of Survey prepared for Sheila Russell, dated May 28, 2026, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.

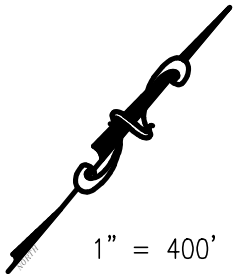
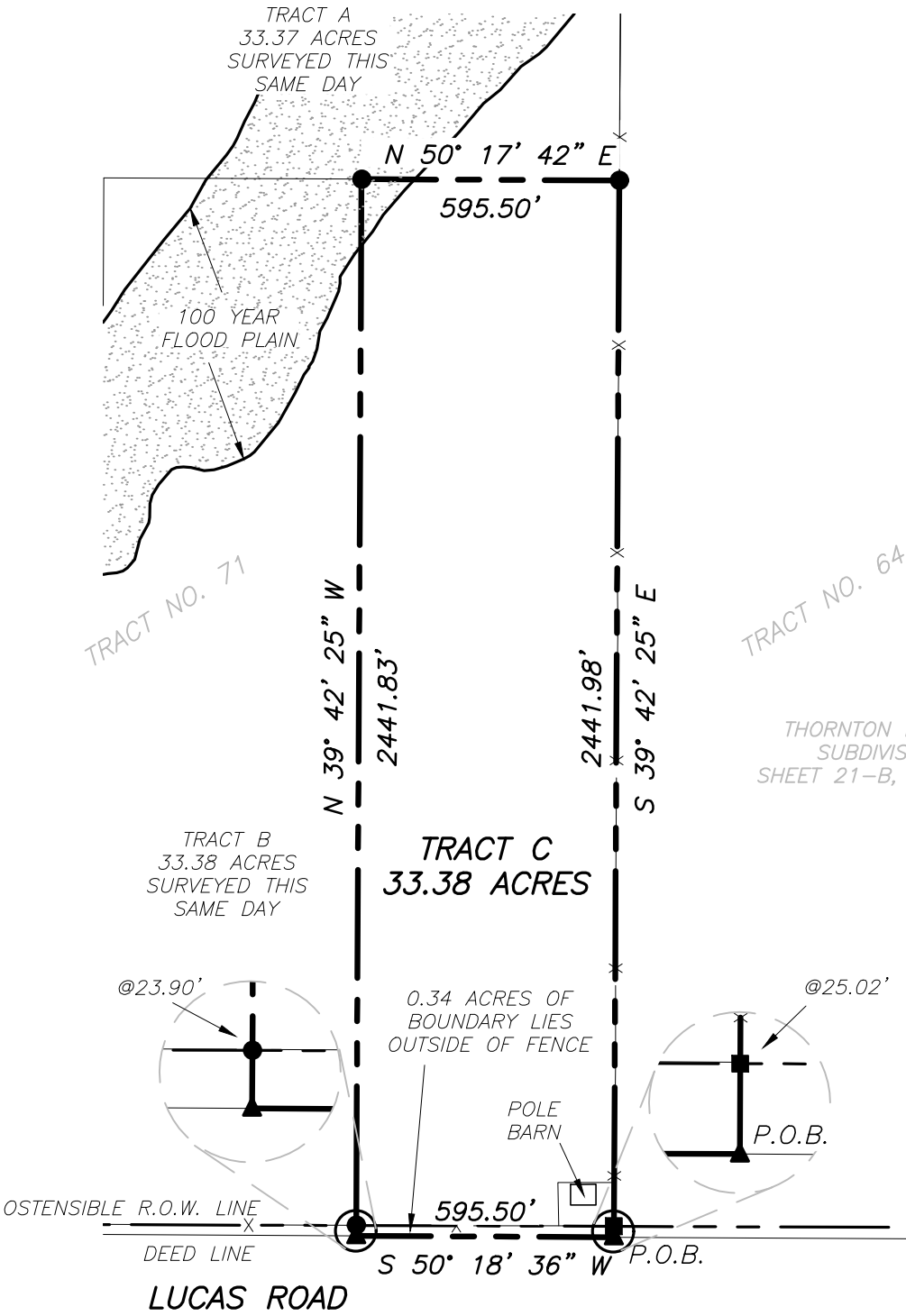
Walt F. Rakowitz

Walt F. Rakowitz R.P.L.S. 6435
Rakowitz Engineering and Surveying
515 W. Oaklawn Ste. A
Pleasanton, Texas 78064
830-281-4060



EXHIBIT OF SURVEY

OF
A 33.38 ACRE TRACT OF LAND, CALLED TRACT C, OUT OF A CALLED 100.17 ACRE TRACT OF LAND,
BEING TRACT NO. 71 OF THE THORNTON RANCH SUBDIVISION, ATASCOSA COUNTY, TEXAS



THE BASIS OF BEARING
ON THIS PLAT IS GRID
NORTH, TEXAS STATE
PLANE COORDINATE
SYSTEM, NAD 83 (2011),
SOUTH CENTRAL ZONE

LEGEND

- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Found steel pipe corner post
- ▲ A calculated point

- Boundary line
- Adjoiner
- X --- Barbed wire fence
- OHE --- OHE --- Overhead electric

Prepared for:
Sheila Russell

REFERENCES:

DEED: Clerk's File No. 188729, OPR
PLAT: Sheet No. 21-B, NPC, PR
Flood plain panel #48013C0375C
Issued date: 11-04-2010

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VISIBLE ENCROACHMENTS ARE SHOWN

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that this plat was prepared from an actual survey done by me or under my direct supervision, and that to the best of my knowledge and belief it is a true and correct representation of said survey.



Walt F. Rakowitz



RAKOWITZ

Engineering & Surveying
Texas Registered Engineering Firm F-9155
Texas Registered Surveying Firm 101812-00
830-281-4060

Date of survey: May 28, 2026
Job No. 26-3869

State of Texas
County of Atascosa

Field notes for a tract of land containing 33.38 acres, called Tract C, out of a called 100.07 acre tract of land, being Tract No. 71 of the Thornton Ranch Subdivision, Atascosa County, Texas, as shown on the accompanying Exhibit of Survey, prepared for Sheila Russell, on May 28, 2026, and under Job No. 26-3869.

A tract of land containing 33.38 acres, called Tract C, out of a called 100.07 acre tract of land, being Tract No. 71 of the Thornton Ranch Subdivision, Atascosa County, Texas, described in an instrument, recorded in Clerk's File No. 188729, Official Public Records, Atascosa County, Texas, and Sheet No. 21-B, New Plat Cabinet, Plat Records, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a calculated point being the East corner of said Tract No. 71, the South corner of Tract No. 64 of said Thornton Ranch Subdivision, and lying within Lucas Road, which bears South 39° 42' 25" East, 25.02 feet from a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set on the ostensible right of way line of Lucas Road, being the occupied East corner of said Tract No. 71, said calculated point of beginning being the East corner of this tract of land;

Thence South 50° 18' 36" West, 595.50 feet, along the Southeast line of said Tract No. 71, and across Lucas Road, to a calculated point, being the East corner of a 33.38 acre tract of land, called Tract B, surveyed this same day, said calculated point being the South corner of this tract of land;

Thence North 39° 42' 25" West, across said Tract No. 71, and Lucas Road, being a common line of said Tract B, at 23.90 feet, passing a point marked by a 5/8 inch steel rod monument, being the occupied East corner of said Tract B, and the occupied South corner of this tract, in all a total distance of 2441.83 feet, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, set for the North corner of said Tract B, and lying on a Southeast line of a 33.37 acre tract of land, called Tract A, surveyed this same day, said point being the West corner of this tract of land;

Thence North 50° 17' 42" East, 595.50 feet, continuing across said Tract No. 71, being a Southeast line of said Tract A, to a point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, lying on the Northeast line of said Tract No. 71, being the Southwest line of said Tract No. 64, set for the upper East corner of said Tract A, said point being the North corner of this tract of land;

Thence South 39° 42' 25" East, 2441.98 feet, along the Northeast line of said Tract No. 71, being the Southwest line of said Tract No. 64, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 33.38 acres, called Tract C as shown on the accompanying Exhibit of Survey prepared for Sheila Russell, dated May 28, 2026, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.

Walt F. Rakowitz

Walt F. Rakowitz R.P.L.S. 6435
Rakowitz Engineering and Surveying
515 W. Oaklawn Ste. A
Pleasanton, Texas 78064
830-281-4060



CERTIFICATE OF PLAT EXCEPTION**THE STATE OF TEXAS****COUNTY OF ATASCOSA**

It is the order of the Commissioners Court of Atascosa County, Texas that the tract of land shown on the surveys attached hereto as Exhibit A as being approximately 3 tracts of land out of an original 140 acres, more or less, described in a Deed, Instrument Number 188729, Official Public Records, Atascosa County, Texas, and being currently owned by Sheila Dianne Conaway (Russell), is excepted from platting requirements. This exception is based on Article IV of the Atascosa County Subdivision Regulations and based on the fact that all tracts are being divided as 10+ acre tracts. Owners acknowledge and agree that all the lot shall remain subject to on-site wastewater rules and development permit requirements of the County and acknowledge and agree that should further subdivision occur or additional roads servicing more than one tract constructed, a new application for subdivision must be filed.

This certificate of exception shall be recorded with a duplicate copy of the conveyance instrument with a legible metes and bounds description attached thereto; and a survey or sketch showing the boundaries of the lot, adjacent roads and adjacent property owners.

It is therefore ORDERED that this certificate of exception be issued and presented to the County Clerk for certifying that the division of land mentioned above is excepted from platting requirements, by Commissioners Court on this the ____ day of _____, 2026.

County Judge, Atascosa County, Texas

Commissioner Precinct No. 1

Commissioner Precinct No. 2

Commissioner Precinct No. 3

Commissioner Precinct No. 4

Attest:

Theresa Carrasco, County Clerk
Atascosa County, Texas

AGENDA REQUEST (GENERAL)

Agenda Item 21.

Meeting Date: 07/13/2026

Item Title:

Submitted For: Justin Vasquez, I.T. Manager

Discuss and/or take appropriate action concerning:

Justin Vasquez: Discuss and/or take appropriate action concerning approving monitoring contracts from Security Integrated, Inc. to monitor intrusion systems at the Fire Marshal's and JP4 offices in the amount of \$39.00/monthly and authorizing I.T: County Judge to sign and execute pending County Attorney review.

ATTACHMENTS

FM Contract

JP4 Contract



Address: 14080 Nacogdoches RD #536 San Antonio, TX 78247
Office: 210-519-5009 Email: team@siinc.systems
TX DPSPSB Lic. # B17654 TX Fire Lic. # ACR1759490

Website: www.siinc.systems

Commercial Monitoring Agreement

1. This **Agreement** is made this 3 day of June, 2026 by and between Security Integrated, Inc. (the "Company") and the "Customer" who owns the business located at the address shown below (the "Premises"). Company agrees to provide, or cause to be provided, the monitoring services for the system (the "System") installed at the Premises as set forth herein.

Business Legal Name: Atascosa Co. Fire Marshal's Office **DBA:** _____ **Phone:** _____

Customer Officer Name: _____ **Phone:** _____ **Email:** _____

Business Type: ☐ Corporation ☐ L.L.C. ☐ Partnership ☐ Proprietorship ☒ Other: Government

Protected Premises: Address, City, State, Zip _____

Billing Address (if different than above): Address, City, State, Zip _____

2. Monitoring Services Provided:

Service	Price	
☒ Security Alarm	\$	per month
☐ Fire Alarm	\$ 39.99	per month
☐ Video	\$	per month
☐ Honeywell Total Connect	\$	per month
☐ Remote Services	\$	per month
☒ LTE Cellular	\$ Included	per month
☐ IP	\$	per month
☒ Warranty ☒ Standard ☐ See Warranty Attachment	\$ Included	per month
☐ SurePlan See Attachment	\$	per month
☐ Other	\$	per month
Total Monthly Fee (sales tax will be added at billing)	\$ 39.99	

Payment Method:
Invoices and statements will be emailed to this **accounts payable email address:** _____
☐ **Checking Auto-Pay** (fill out attached form)
☐ **Credit / Debit Card Auto-Pay** (fill out attached form)

Financial Disclosure Statement

There is no finance charge or cost of credit (0% APR) associated with this agreement.		
A. Number of Payments for the Original Term is 12	B. Amount of Each Payment is \$ 39.99 (Total Monthly Fee from above)	Total of Payments for the Original Term is \$ 479.88 (A. times B.) (exclusive of any applicable levies, charges, taxes, fees, fines and rate increases)
Late Charge – Company may impose a one-time late charge on each payment that is more than ten days past due, at the maximum amount permitted by law, up to \$5.00.		Prepayment – If you prepay the Total of Payments prior to the end of the original term of this Agreement, there is no penalty or refund.
		See Section 15 of this Agreement for additional information about nonpayment, default and liquidated damages.

Many counties and cities require an alarm permit for monitored alarm systems. It is the customer's responsibility to obtain the proper alarm permit(s) for the jurisdiction the alarm is installed in. Ask your Security Integrated Rep. for details.

Customer Responsibility To Read Agreement

CUSTOMER ACKNOWLEDGES THAT THEY HAVE RECEIVED A COPY OF THIS AGREEMENT AND HAVE READ AND UNDERSTOOD ALL TERMS AND CONDITIONS INCLUDING THOSE CONTAINED ON THE REVERSE SIDE AND INCORPORATED BY REFERENCE HEREIN. THESE TERMS AND CONDITIONS INCLUDE A DISCLAIMER OF WARRANTIES IN SECTION 5, A \$1000 LIMITATION OF LIABILITY IN SECTION 6, A LIST OF CUSTOMER'S RESPONSIBILITIES IN SECTION 7, TRANSMISSION SYSTEMS IN SECTION 9, AND AN ARBITRATION CLAUSE IN SECTION 14. CUSTOMER AUTHORIZES PAYMENT BY THE METHOD SPECIFIED ABOVE.

Accepted and copy received by:

Customer Officer's Printed Name & Title _____ Customer EIN _____ Customer Officer's Signature _____ Date _____

Security Integrated Sales Representative's Printed Name _____ Date _____ Sales Representative's Signature _____

THIS AGREEMENT SHALL NOT BE BINDING UPON COMPANY UNLESS EITHER APPROVED IN WRITING BY AN OFFICER OF THE COMPANY OR COMPANY BEGINS INSTALLATION OF THE SYSTEM.

Accepted By Company _____
Printed Name & Title _____ Signature _____ Date _____

Account Numbers:	Services: 24 Hr Security Alarm Monitoring. LTE. TC	Date Installed:	Next Billing Date:
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Company, or its contractor, upon receipt of a signal from Customer's Premises indicating that the System has been activated, is responsible only for endeavoring to notify the police, fire, medical services unit, guard service, other authorities, or other persons whose names and telephone numbers are set forth in the subscriber contact list to be completed by Customer and submitted to Company. Company or its contractor may attempt to verify the nature of the emergency by communicating with someone at the Customer's Premises or by notifying a guard service prior to notifying the emergency contacts named in the subscriber contact list. Customer understands that neither Company nor its contractor represents or promises that anyone notified will respond to the call (see disclaimers in Section 5), and Customer releases Company and its contractor from any and all responsibility or liability for any failure or delay in responding to any such notification. Customer understands that Company will not send any Company personnel to Customer's location in response to any alarm signal. Customer authorizes Company to temporarily disconnect the service for nuisance or safety reasons if Company is unable to notify Customer or Customer's emergency contacts or if Customer or Customer's emergency contacts refuse or fail to arrive at Customer's location within reasonable time.

3. SERVICE FEES & TERM OF AGREEMENT: This Agreement shall continue for an initial term of 12 months, unless earlier terminated pursuant to the provisions hereof, and shall thereafter automatically renew on a month-to-month basis, unless either party gives proper written notice of cancellation to the other party at least thirty (30) days prior to the end of the initial or any renewal term. To prevent unauthorized cancellations, "proper written notice" means a signed written notice including name, address, account number, and account password. Customer agrees to pay the total monthly fee above plus all sales, service, property, use and local taxes; any permit fees, any false alarm charges, telephone charges, return check charges, or Late Charges, if applicable, whether imposed on Company or Customer. Company may increase Total Monthly Fee up to 5% annually during the initial or any renewal term without prior notice. Return check charges are \$25.00 or 5% of the face value of the check, whichever is greater.

4. BILLING/LATE CHARGES/RETURN CHECK FEES: The intention of the Company is to conform strictly to applicable state law, and in the event that any Late Charges or Return Check Charges are held to be in excess of the highest lawful amount, such charges shall be reduced to the highest lawful amount and any excess charges will be promptly refunded or applied against other payments due hereunder, at Company's option. Auto-Pay and Credit Card payment Customers will not receive a billing statement. Company will follow local laws and ordinances regarding the dispatching of assistance. Should additional charges be incurred in following the local laws and ordinances, Customer will bear the total responsibility for the charges.

5. DISCLAIMER OF WARRANTIES: Neither Company nor its contractor represents or warrants that the System or the monitoring service will prevent any loss by burglary, fire, robbery or otherwise, or that the System or the monitoring service will in all cases provide the notification service for which it is intended. Customer acknowledges and agrees that neither Company nor its contractor has made any representations or warranties, express or implied, including without limitation the condition of the System or the monitoring service, their merchantability or their fitness for any particular purpose, other than those expressly contained herein. Customer acknowledges and understands that the System or Company's or its contractor's equipment may fail to function properly and that Company or its contractor may fail to properly respond to the receipt of a signal from the System. Customer acknowledges and agrees that there are no warranties which extend beyond the face of this Agreement and that neither Company nor its contractor has control over the response time or capability of any agency or person who may be notified. In the event that Company is determined to be directly or indirectly liable for any loss, damage, or injury, Customer understands and agrees that the limitation of liability in Section 6 applies.

6. COMPANY IS NOT AN INSURER AND LIMITATION OF LIABILITY: Customer acknowledges and agrees that neither Company nor its contractor is an insurer; that Customer assumes all risk of personal injury and loss or damage to Customer's Premises or to the contents thereof. Customer further acknowledges and agrees that if any insurance is desired, Customer must obtain it. In addition to the Company's other rights at law or under this Agreement, the Customer specifically releases the Company and its contractor from any liability for any event or condition covered by the Customer's insurance. Customer understands and agrees that if Company or its contractor should be found liable for loss or damage due to Company's or its contractor's negligence, failure to perform any of the obligations herein, or failure of the monitoring service or the equipment in any respect whatsoever, Company's and its contractor's liability shall be limited to the sum of One Thousand Dollars (\$1,000) and this liability shall be Company or its contractor's sole and exclusive liability. If Customer wishes Company or its contractor to assume a greater liability, Customer may obtain from Company a higher limitation of liability by paying an additional periodic service charge to Company. If Customer elects to exercise this option, a rider shall be attached to this Agreement setting forth the terms, conditions and the amount of the limited liability and the additional periodic charge. Such rider and additional obligation shall in no way be interpreted to hold Company or its contractor as an insurer.

7. CUSTOMER'S DUTIES: Customer shall maintain the System in good operating condition and shall secure and maintain all licenses or permits that may be necessary from governmental or insurance authorities for the continued monitoring and use of System. Customer shall properly test and set the System immediately prior to the securing of the Premises. **The Customer is responsible for testing the System Weekly** and notifying Company or its Contractor promptly if Customer believes there is a problem with the System. Customer shall promptly notify Company or its Contractor of any trouble conditions displayed by the System. Customer agrees to provide Company and its contractor with written notice of any changes, revisions and modifications to the system, and further agrees to provide and maintain current and correct subscriber and emergency contact information with Company and contractor.

8. DISCONNECTION: Company or its contractor may terminate monitoring services in the event the Customer is in breach of or default under this Agreement. Upon such event, this Agreement and all of Company's responsibilities hereunder shall cease, and Customer agrees that Company or its contractor shall have no liability if such monitoring services are terminated. Upon termination of this Agreement, Customer agrees to permit Company or its Contractor to discontinue monitoring and to either remotely disconnect Customer's system from the monitoring network or to enter Customer's Premises and disconnect the System from Company's or its contractor's monitoring network. System may not be monitored by other alarm companies without reprogramming or replacement of the communicator.

9. TRANSMISSION SYSTEMS: Your System communicates with the Company's monitoring facility utilizing one or more networks - telephone, cable, Internet, cellular, radio, etc. It may also utilize equipment in your business / home - telephone or cable equipment, modem, router, power supply, security panel, etc. Together, the network and equipment represent the "transmission system". **This transmission system is beyond the control of Company and we take no responsibility for its reliability or its continued compatibility with this intended usage. Each network and the related in-business / home equipment have its own inherent risks and reliability levels and the Customer should consider Customer's own needs and requirements before choosing a transmission system.** In order for the System to transmit signals over the Internet, it must have uninterrupted access to an always-on high-speed Internet connection. If a signal from your System does not reach our monitoring facility for any reason we will not be able to respond and we will not know about the communication problem. Communication issues might include, but are not limited to, network outages, severed lines, lack of power to key components, signal jamming, obsolescence or failure of components, and/or changes in laws or regulations, etc. For these reasons the Customer should test the System on a regular monthly basis and at any time there is a change to any aspect of the transmission system (See Section 7). The Customer should immediately notify the Company of any changes to the transmission system (including use of DSL, BPL, VoIP or other broadband services as these may interfere with or prevent signal transmission) or any communication issues identified by Customer during testing. If Customer has chosen a means of communication which causes the System to seize control of a transmission system in order to communicate with the monitoring facility, Customer understands that they will not be able to use that same transmission system to call for emergency response during the time that the transmission system is in use.

10. INTERRUPTION OF SERVICE: Neither Company nor its contractor assumes any liability for interruption of monitoring service due to strikes, riots, floods, storms, earthquakes, fires, power failures, insurrection, interruption, or unavailability of telephone service, acts of God, or for any other cause beyond the control of Company or its contractor. Neither Company nor its contractor will be required to supply monitoring service to Customer while any such cause continues and Customer shall not be entitled to any notification of any interruption of service or to any refund or credit of any charges for such an interruption of monitoring service. Company or its contractor may suspend or cancel this Agreement without notice or liability or penalty should the System, Customer's Premises, or Company or its contractor's monitoring facilities become so substantially damaged that further service is impractical, or in the event that Company or its contractor is unable to either secure or obtain the connections or privileges necessary for the transmission of signals between Customer's location, Company or its contractor's monitoring facility and local police or fire departments. Neither Company nor its contractor shall have any liability for delay in installation or maintenance of the equipment.

11. THIRD PARTY INDEMNIFICATION: Customer agrees to and shall indemnify, defend, and hold harmless Company and its officers, directors, employees, agents, contractors and any person or entity for whom the Company is legally responsible, from and against any and all claims arising from this Agreement brought by parties other than the parties to this Agreement.

12. SUBROGATION: Customer hereby releases, discharges, and agrees to hold Company and its contractor harmless from any and all claims, liabilities, damages, losses or expenses, arising from or caused by any hazard covered by insurance in or on the Customer's Premises whether said claims are made by Customer, his agents, or insurance carrier or other parties claiming under, or through Customer. Customer agrees to indemnify, defend and hold harmless Company and its contractor from any action for subrogation which may be brought against Company or its contractor by any insurer or insurance carrier, or its agents or assigns, including the payment of all damages, expenses, costs and attorney's fees. Customer shall notify his insurance carrier of the terms of this provision.

Customer Initials _____

Page 2 of 3

Rev. 02/02/2020

- 13. LIMITATION ON ACTIONS:** Both parties hereby agree that no suit or action that relates in any way to this Agreement (whether based upon contract, negligence or otherwise) shall be brought against the other more than one (1) year after the accrual of the cause of action therefrom.
- 14. BINDING ARBITRATION:** The parties agree to resolve through binding arbitration all suits, causes of action, controversies, claims, disputes, differences, disagreement or matters at issue (collectively referred to as "claims"), whether or not they arise by virtue of this Agreement, are of an extra contractual, contractual or other nature, arise by virtue of regulations or common law, that the parties may have between themselves and their respective principal organization, subsidiaries and affiliates as well as with the officers, directors, employees or agents acting within or outside of the scope of their capacity. The parties agree that arbitration shall be conducted according to Federal Arbitration Act ("FAA") rules, unless the matter in arbitration is not covered under FAA, in which case the arbitration will be conducted in accordance with the applicable commercial arbitration rules of the American Arbitration Association ("AAA"). If one of the parties refuses to honor its obligation under this arbitration agreement, the other party may compel arbitration in state or federal tribunals in San Antonio, Texas, or if this Agreement is not held by or assigned to Security Integrated, Inc., in a state or federal tribunal where the nearest AAA office is located, to which jurisdiction both parties voluntarily submit. Notwithstanding the aforementioned, the arbitrator is not authorized to grant punitive damages with respect to any claim. The costs of any arbitration, including registration and transcription costs, administrative costs, attorney fees, and all other fees and costs, shall be paid by the non-prevailing party as determined by the arbitrator, or shall be levied in an equitable manner as determined by the arbitrator. The arbitrator shall have the exclusive authority to resolve any dispute relating to the interpretation, applicability or formation of this arbitration agreement including any claim alleging that all or part of this Agreement is null or voidable. The proceedings conducted under this arbitration agreement, including any order, decision or award by the arbitrator, shall be held in confidence by the parties. The parties acknowledge that by virtue of the execution of this agreement they waive all rights that they may have to a jury trial or bench trial as relates to any claims alleged by the other party, except as otherwise provided in this paragraph. The provisions of this Agreement which apply to any claim will remain in effect even after this Agreement is terminated.
- 15. REMEDIES:** Customer shall be in default hereunder and there shall be a breach of this Agreement if: (a) Customer fails to pay any fees or charges of any kind when due or fails to perform other obligations set forth in this Agreement and such failure continues for a period of ten (10) days after issuance of written notice by Company; (b) Customer attempts to remove, sell, transfer or encumber the System except as expressly permitted herein; or (c) Customer otherwise fails to comply with any of its obligations hereunder. In the event of Customer's default or breach hereunder, Company may at its option do any or all of the following: (i) by notice to Customer, terminate the Agreement; and/or (ii) declare immediately due and payable to Company all accrued charges incurred prior to the effective date of termination of service, and in as much as the breach of this Agreement by Customer will cause serious and substantial damage to Company and because it will be difficult if not impossible to prove the amount of such damage, Customer will pay an additional amount as liquidated damages and not as a penalty, an amount equal to eighty percent (80%) of the remaining payments which Customer would have been obligated to pay from the effective date of termination until the end of the existing Agreement term. Should liquidated damages be unavailable under state law, Customer acknowledges and agrees that Company or contractor shall still be entitled to recover all sums which they may otherwise be entitled to under the law by virtue of Customer's default. All amounts are due immediately without presentment, demand, protest, or further notice of any kind all of which are expressly waived by the Customer.
- 16. FALSE ALARMS:** Customer understands that local governments may levy a fine or charge for any false alarms or signals, and Customer agrees to assume all responsibility for and indemnify the Company and its contractors, officers, employees, and agents against any false alarm or signal and to pay related fees, levies, court costs, attorney fees, and fines. If, in Company's sole judgment, it is determined that the Customer is generating an excessive number of false alarms or signals which may affect Company's or its contractor's monitoring facilities. Company or its contractors may charge Customer a fee for processing such false alarms and/or Company may cancel this Agreement. In the event of cancellation of this Agreement, neither Company nor its contractor shall refund any moneys previously paid by Customer and shall retain the right to collect any moneys due or to become due hereunder.
- 17. RESIDENTIAL LIFETIME SERVICE PLAN OPTION:** If the Residential Lifetime Service Plan is included in the Total Monthly Fee, Company will provide repair or maintenance service including parts and labor after the installation warranty term, for the deductible stated in the Agreement for as long as Company or its contractor provides monitoring service and Customer is current with all payments. Company shall provide Lifetime Service during Company's regular business hours of Monday through Friday, excluding holidays, from 8:00 a.m. until 5:00 p.m. Lifetime Service provided at other times shall be paid by Customer at Company's customary rate. Customer must provide full access to the Premises and to the System requiring repair. Company shall not be responsible for failure to render Lifetime Service due to causes beyond the Company's control. Lifetime Service excludes replacement of batteries, key fobs, alarm screens, touchscreen keypads, any cellular backup devices, camera/video equipment, or repair of the System as a result of damage from abuse, misuse, faulty telephone, or electrical connections, unauthorized repair, modification of or tampering with the System, remodeling or construction, vandalism, theft, acts of God, acts of war, cosmetic damage, or other causes, other than normal wear and tear. Company may use new or reconditioned parts at the time of replacement and retain any parts removed from the System. Security Alarm "BURGLARY" Equipment is the only equipment covered by the Residential Lifetime Service Plan.
- 18. ASSIGNMENT:** This Agreement may not be assigned in whole or in part by Customer. Company may assign or subcontract all or any portion of this Agreement without notice to Customer and any such assignee or subcontractor shall be entitled to the rights, benefits, privileges and protection afforded to Company under the terms of this Agreement.
- 19. ACKNOWLEDGMENT:** Customer acknowledges that this Agreement shall not take effect until Company has received a satisfactory credit report on the Customer. Customer hereby authorizes release of credit information to the Company and/or its assigns at any time during the term. Neither Company nor its contractor shall be obligated to provide monitoring service until it has received: (i) a fully executed copy of this Agreement, (ii) the completed subscriber contact list, and (iii) valid test signals from Customer's System.
- 20. ENTIRE AGREEMENT:** This writing is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms thereof. Company's or its contractor's duty and obligation to provide monitoring service to Customer arise solely from this Agreement. This Agreement supersedes all prior representations, understandings, or agreements of the parties. This Agreement can only be modified (a) in writing, signed by the parties or their duly authorized agent or (b) by written notice sent by Company to Customer, provided that customer does not object in writing within 30 days after receiving the notice. No waiver or breach of any term or condition of this Agreement shall be construed to be waiver of any succeeding breach. Customer agrees that Company may convert this Agreement to electronic media, which may serve as the exclusive original.

Auto Check / Bank Transfer Authorization Form

I authorize Security Integrated, Inc. to electronically debit my bank account according to the terms outlined below.

I acknowledge that electronic debits against my account must comply with United States law.

Terms of billing:

One time on _____ for the amount of \$ _____.
Date

Starting on ^{1 Jul 2026} _____ and on the ^{1st} _____ of each month through ^{until canceled} _____ for the amount of \$ ^{39.99} _____.
Start Date Day of Month Stop Date

Starting on _____ for the amount of \$ _____ and accordingly thereafter per the terms in invoice(s) / agreement _____.
Start Date Invoice #

Customer bank account information:

Routing Number Account Number

Account type: ☐ Checking ☐ Savings ☐ Consumer ☐ Business

This payment authorization is to remain in effect until I, _____, notify

Customer Name

Security Integrated, Inc. of its cancellation by giving written notice in enough time for the business and receiving financial institution to have a reasonable opportunity to act on it.

Please type or sign your name if you choose this option Date

Automatic Credit Card Billing Authorization Form

If you would like to enjoy the convenience of automatic billing, simply complete the Credit Card Information section below and sign the form. All requested information is required. Upon approval, we will automatically bill your credit card for the amount indicated and your total charges will appear on your monthly credit card statement. You may cancel this automatic billing authorization at any time by contacting us.

Customer name: _____ Customer Account number: _____ Phone: _____

I authorize Security Integrated, Inc. to automatically bill the card listed below as specified:

Amount: ^{39.99} _____ Frequency: ☐ Weekly ☒ Monthly ☐ Quarterly ☐ Annually

Start billing date: ^{1 JUL 2026} _____ End billing when: Customer provides written cancelation or invoice amount has been satisfied

Credit/Debit Card Information

Security Integrated, Inc. accepts the following credit/debit cards: ☐ MC ☐ Visa ☐ MEX ☐ Discover

Credit / Debit card number: _____ Expires: _____

Name on card: _____

Card billing street address: _____ Zip Code: _____

Please type or sign your name if you choose this option

Date

Central Monitoring Station Fact Sheet

OFFICE: _____

DLR#: 0713

DATE: _____



NEW

☐ CHANGE

ACCOUNT #: _____

ABORT ID / VERBAL PASSWORD: _____

(FOR ACCESS TO ACCOUNT WHEN COMMUNICATING WITH THE CENTRAL MONITORING STATION, EXAMPLE: WOLF DOG -OR- BULLS)

ACCOUNT TYPE:

☐ RESIDENTIAL



COMMERCIAL



COMMERCIAL FIRE

SERVICE TYPE:



BURGLARY

☐ FIRE

☐ CAMERA MONITORING

☐ ELEVATOR

☐ CRITICAL

☐ DOOR PROPS

☐ SUPERVISORY / OTHER

TRANSMISSION:



CELLULAR



DIGITAL

☐ IP

☐ RADIO

☐ VIDEO

PANEL PHONE NUMBER: _____

PANEL TYPE: _____

TEST TIMER FREQUENCY: _____

FORMAT: CONTACT ID

Subscriber: _____

Address: _____

Premises Phone or Main Mobile Phone and Name:

Primary

Secondary

(ONCE AN ACTIONABLE ALARM SIGNAL IS RECEIVED CENTRAL STATION WILL CALL THE PRIMARY NUMBER FIRST THEN A SECONDARY NUMBER BEFORE NOTIFYING THE RESPONDING AGENCY. IF THERE IS NOT A SECONDARY PHONE SELECT ONE OR MORE OF THE EMERGENCY CONTACTS LISTED BELOW AS THE SECONDARY PHONE TO CONTACT BEFORE NOTIFYING THE RESPONDING AGENCY)

SUBDIVISION: _____

CROSS STREET _____

POLICE: _____ PHONE: _____

FIRE: _____ PHONE: _____

EMS: _____ PHONE: _____ OTHER: _____ PHONE: _____

SPECIAL INSTRUCTIONS: _____

EMERGENCY CONTACTS

After a Responding Agency has been notified, I request that one of the following parties be notified.

Check the enhanced verification contact box for any party you would prefer to be contacted prior to the responding agency.

(1) NAME OF SUBSCRIBER EMERGENCY CONTACT _____

TELEPHONE NUMBER _____



ENHANCED VERIFICATION CONTACT

(2) NAME OF SUBSCRIBER EMERGENCY CONTACT _____

TELEPHONE NUMBER _____



ENHANCED VERIFICATION CONTACT

(3) NAME OF SUBSCRIBER EMERGENCY CONTACT _____

TELEPHONE NUMBER _____



ENHANCED VERIFICATION CONTACT

(4) NAME OF SUBSCRIBER EMERGENCY CONTACT _____

TELEPHONE NUMBER _____



ENHANCED VERIFICATION CONTACT

1. Purchase of the System. Customer hereby agrees to buy, and Company hereby agrees to sell, at the Premises the system described above and incorporated herein for all purposes by this reference (the "System"), in accordance with the terms and conditions hereinafter set forth.

2. Purchase Price and Payment. Customer agrees to pay to Company for the System and the installation thereof the total amount shown.

3. Installation of the System. Company agrees to install or cause to be installed the System at the Premises in a workmanlike manner and in compliance with applicable laws, regulations and industry standards, and to furnish all material and labor necessary for such installation, subject to the following conditions: (a) Customer authorizes and empowers the Company to enter upon the Premises for such purpose and agrees to make the Premises available for such purpose during normal working hours (constituting 8:00 a.m. - 5:00 p.m., Monday through Friday, excluding national holidays); (b) Customer will provide required electrical power outlets at the location or locations designated by Company for equipment requiring such power; (c) Customer will provide any communication network to which the system may be connected, including any internet, intranet, cable, transmission, or telephone lines and service (Company recommends that Customer properly install a RJ31X jack for connection of the System to Customer's telephone service); (d) Customer understands that installation will require drilling and cutting into certain parts of the Premises, which shall be identified to Customer before the work commences, and that certain wiring may be required to be exposed, although Company will attempt to conceal wiring in the furnished areas of the Premises whenever possible, and Customer agrees to provide for lifting and moving furniture or product, lifting and replacing carpeting, if required, for installation of floor mats, switches, or wiring; (e) Customer agrees to provide any labor, materials or equipment included in above list or on attachment / rider that they stated that they will provide; (f) Customer agrees to provide any replanting or soiling any area that was disturbed due to digging or trenching and/or provide any painting, patching or repair of any location within or about the Premises that must be damaged to complete the installation; and (g) Company will attempt to complete installation within 30 days following execution of this Agreement by Company, but Company expressly assumes no liability for delay in installation of the System due to strikes, riots, floods, storms, earthquakes, fires, power failures, insurrection, acts of God, shortages of labor or materials, magnitude or scope of the installation, or any other cause beyond the control of Company.

4. Title to the System; Risk of Loss. Customer acknowledges and agrees that title to and ownership of the System, and all component parts, shall remain the sole and exclusive property of Company until Customer has paid in full all amounts required hereunder. However, until System has been paid for in full by Customer, Customer shall bear the entire risk of loss to the System. If Customer defaults in any payment under this agreement for System, then Customer hereby authorizes and empowers Company to enter upon the Premises and to remove the System. Removal of the System shall not be deemed a waiver of Company's right to damages or to collect any payments due hereunder, and Company shall continue to have the right to enforce any legal remedy available to Company. Further, Company shall be in no way obligated to restore the Premises to its original condition or redecorate same in the event the System is removed as a result of Customer's default.

5. Limited One Year Warranty. (a) Company warrants that the System will be free from defects in material and workmanship under normal use and operating conditions for a period of one year from the date of installation. Company will repair or replace, at Company's sole option, any component of the System proven to be defective during such period without further charge to Customer. (b) Warranty Service will be furnished during Company's regular business hours of Monday - Friday, excluding holidays, from 8:00 a.m. until 5:00 p.m. Emergency Service provided at other times shall be paid by Customer at Company's customary rate. Customer must provide full access to the Premises and to the System requiring repair at the time agreed upon by Company and Customer. (c) Warranty Service excludes: existing Customer's equipment, wiring or supplies that were connected to the System, repair of the system as a result of: replacement of batteries; or damage from accident or abuse; misuse; faulty communication network, transmission, telephone or electrical connections; unauthorized repair, modification of or tampering with the System; remodeling or construction; vandalism, theft, acts of God, cosmetic damage, or other causes other than normal wear and tear. Company reserves the right to use new or reconditioned parts of similar specifications in fulfillment of this warranty, and retain any parts removed from the System. Parts required which were not defective shall be at additional cost to Customer. Company shall not be responsible for failure to render service due to causes beyond Company's control. (d) Company shall not be required to make repairs or replace any parts of the System that has been abused or not operated in accordance with instructions provided to Customer. Any other service provided shall be paid by Customer at Company's prevailing material and hourly rates.

6. DISCLAIMER OF ALL OTHER WARRANTIES. COMPANY DOES NOT REPRESENT OR WARRANT THAT THE SYSTEM OR ANY MONITORING SERVICE WILL PREVENT ANY LOSS BY BURGLARY, FIRE, HOLD-UP OR OTHERWISE, OR THAT THE SYSTEM OR ANY MONITORING SERVICE WILL IN ALL CASES PROVIDE THE NOTIFICATION SERVICE FOR WHICH IT IS INTENDED. CUSTOMER ACKNOWLEDGES AND AGREES THAT COMPANY HAS MADE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING WITHOUT LIMITATION THE CONDITION OF THE SYSTEM OR ANY MONITORING SERVICE, THEIR MERCHANTABILITY OR THEIR FITNESS FOR ANY PARTICULAR PURPOSE; NOR HAS CUSTOMER RELIED ON ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, OTHER THAN THOSE EXPRESSLY CONTAINED HEREIN. CUSTOMER FURTHER ACKNOWLEDGES AND AGREES THAT ANY AFFIRMATION OF FACT OR PROMISE SHALL NOT BE DEEMED TO CREATE AN EXPRESS WARRANTY, THAT CLIENT IS NOT RELYING ON COMPANY'S SKILL OR JUDGMENT IN SELECTING OR FURNISHING A SYSTEM, AND THAT THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE FACE OF THE AGREEMENT HEREOF. CUSTOMER FURTHER ACKNOWLEDGES AND AGREES THAT COMPANY IS NOT AN INSURER; THAT CUSTOMER ASSUMES ALL RISK OF PERSONAL INJURY AND LOSS OR DAMAGE TO CUSTOMER'S PREMISES OR TO THE CONTENTS THEREOF; AND THAT CUSTOMER HAS READ AND UNDERSTANDS ALL OF THIS AGREEMENT, PARTICULARLY PARAGRAPHS 10, 11 AND 12, WHICH SET FORTH COMPANY'S MAXIMUM LIABILITY IN THE EVENT OF ANY LOSS OR DAMAGE TO CUSTOMER OR ANYONE ELSE.

7. Acceptance of Installation. Customer hereby acknowledges and agrees that any error or omission in the installation of the System must be brought to the attention of Company in writing within five (5) days after completion of installation; otherwise, the installation shall be deemed accepted by and satisfactory to Customer.

8. Not a Monitoring Contract. Customer hereby acknowledges and agrees that this Agreement is not a monitoring contract and does not provide for monitoring services to be provided by Company or any other party with respect to the System. Monitoring services to be provided to Customer with respect to the System shall be pursuant to a separate agreement to be separately negotiated by the parties, if desired. Customer acknowledges that the central station receiver telephone number is the property of Company. Upon expiration or cancellation of this Agreement, Customer will be charged for extended use and signals sent to this telephone number.

9. Company is Not an Insurer: Limitation of Liability. Customer agrees and understands that Company is not an insurer, that insurance, if any, covering personal injury, including death, and real or personal property loss or damage in, about or to the Premises shall be obtained by Customer; that COMPANY MAKES NO GUARANTY, REPRESENTATION OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE that the System will avert or prevent occurrences or the consequences therefrom which the System is designed to detect or avert. Customer acknowledges that it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from Company's negligence, a failure of Company to perform any of Company's obligations herein, including, but not limited to, any breach or failure by Company to perform under any service call or agreement, failure to reasonably respond to service requests, failure of the System, communication networks, monitoring service, or equipment to properly operate with a resulting loss to Customer because of, among other things: (a) The uncertain amount or value of Customer's property or the property of others kept on the Premises which may be lost, stolen, destroyed, damaged or otherwise affected by occurrences which the System or service is designed to detect or avert; (b) the uncertainty of the response time of the police department, fire department, paramedic unit, or others, should the police department, fire department, paramedic unit, or others, be dispatched as a result of a signal being received; (c) the inability to ascertain what portion, if any, of any loss would be proximately caused by Company's failure to perform or by the System to operate;

(d) the uncertain nature of occurrences which might cause injury or death to Customer or any other person which the System is designed to detect or avert or, (e) the nature of the services to be performed by Company. Consequently, Customer hereby acknowledges and agrees that Company shall not be liable for any loss or damage which may occur even if due to the active or passive sole, joint or several negligence of Company or its agents, servants, employees, suppliers or contractors, or to the improper performance of and/or failure to perform of the System, or to breach of contract, express or implied, or breach of warranty, express or implied, or by loss or damage to monitoring facilities, in excess of the maximum sum of Two Hundred Fifty Dollars (\$250.00) and this liability shall be exclusive. If Customer wishes Company to assume a greater limited liability, Customer may obtain from Company a higher limitation of liability by paying an additional charge to Company. If Customer elects to exercise this option, a rider shall be attached to this Agreement setting forth such additional charge. Such rider and additional obligation shall in no way be interpreted to hold Company as an insurer.

10. Third Party Indemnification. When Customer in the ordinary course has the property of others in Customer's custody or other persons are on the Premises, or the System extends to protect other persons or the property of others, Customer agrees to and shall indemnify, defend, and hold harmless Company and its employees and agents, from and against all claims brought by parties other than the parties to this Agreement. This provision shall apply to all claims, demands, or lawsuits, regardless of cause, including Company's performance or failure to perform any of the obligations herein, Company's negligence, or a failure of the System, whether these claims are based upon negligence, express or implied warranty, contribution, indemnification, strict liability, or product liability, on the part of Company or its employees or agents.

11. Subrogation. Customer hereby releases, discharges, and agrees to hold Company harmless from any and all claims, liabilities, damages, losses or expenses, arising from or caused by any hazard covered by insurance in, about or to the Premises whether said claims are made by Customer, Customer's agents, or insurance company or other parties claiming under, or through Customer. Customer agrees to indemnify Company against and defend and hold Company harmless from any action for subrogation which may be brought against Company by any insurer or insurance company or its agents or assigns including the payment of all damages, expenses, costs and attorney's fees. Customer shall notify Customer's insurance carrier of the terms of this provision.

12. Limitation of Actions: Waiver of Jury Trial. Both parties hereby agree that no suit or action that relates in any way to this Agreement (whether based upon contract, negligence or otherwise) shall be brought against the other more than one (1) year after the accrual of the cause of action therefrom. In addition, both parties hereby waive any rights to a jury trial in any judicial action brought by either party which relates in any way to this Agreement (whether based upon contract, negligence or otherwise).

13. Changes in Standards and Regulations of Regulatory Agencies. Company shall not be responsible nor liable for any costs or changes necessitated by changes in the regulations and standards of any and all regulatory agencies after the date of execution of this Agreement. Customer shall be responsible for and shall pay to Company the cost of any additions, corrections or changes to the System that may be requested or required, after the execution of this Agreement by Customer, by any of the regulatory agencies or institutions, including, but not limited to any State Fire Marshall, any insurance companies, the National Fire Protection Association, Underwriters' Laboratories, Inc., or any other municipal or local police, fire or electrical agencies.

14. Company's Right to File Mechanic's Lien. Customer acknowledges that Customer is aware that if Customer defaults in the performance of any of the terms or conditions of this Agreement, Company may have the right to record a Mechanic's Lien upon any property upon which Company has bestowed labor and/or furnished material or appliances or equipment, for the value of such labor done, or materials furnished, and/or for the value of the use of such appliances or equipment, whether done or furnished at the instance of the owner or any person acting by or under the authority of the owner, or under the owner as a contractor or otherwise. Customer may be entitled to protect himself/herself/itself under applicable law against such claims either by filing with the court a "No Lien Agreement" or a payment bond, depending upon the law of the state where the Premises is located.

15. Testing. It is the responsibility of Customer to test the System for proper operation periodically, but not less than monthly. It is the responsibility of the Customer to schedule Fire System tests with the Company according to the laws and regulations of the Authority Having Jurisdiction.

16. Interest. Any amounts due Company and past due for thirty (30) days will be subject to a one and one-half percent (1.5%) interest charge each month on the unpaid balance, this being equivalent to 18% per year, or will be subject to the maximum annualized interest rate allowed by applicable law, whichever is the lesser amount.

17. Invalid Provisions. If any of the terms or provisions of this Agreement shall be determined to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

18. Default. In the event of default by Customer in the performance of any of the terms or conditions of this Agreement, including timely payment of any amounts due to Company, Company may pursue any one or more of the following remedies, which shall be cumulative and nonexclusive: (a) recover from Customer the total unpaid balance of the sum provided for in Paragraph 2, and any other sum provided for herein; (b) repossess the System; (c) immediately cease further work on the installation of the System; (d) terminate this Agreement by giving ten (10) days written notice to Customer; and (e) pursue any other remedy at law now or hereafter existing. In the event of a repossession of the System and resale thereof, Customer shall be responsible to Company for any deficiency remaining after Company applies the proceeds of such resale, first to all costs of repossession and resale, including, but not limited to, storage, repair, renovation, alteration, attorneys' fees, collection costs and commissions, and then to the unpaid amount due hereunder.

19. Compliance With Laws. Customer agrees to use the System strictly in compliance with all applicable laws and regulations. Company assumes no responsibility for any unlawful activity on Customer's part. Should Customer's unlawful activity subject Company to any civil or criminal liability for any reason, Customer agrees to indemnify, defend and hold harmless Company from any such potential or actual liability, including payment of all attorney's fees and court costs related to such matters.

20. Entire Agreement. This Agreement is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms thereof. This Agreement supersedes all prior representations, understandings or agreements of the parties and the parties rely only upon the contents of this Agreement in executing it. This Agreement can only be modified by a writing signed by the parties or their duly authorized agent. No waiver or breach of any term or condition of this Agreement shall be construed to be a waiver of any succeeding breach. Customer agrees that Company may convert this Agreement to electronic media, which may serve as the exclusive original.



Address: 14080 Nacogdoches RD #536 San Antonio, TX 78247
Office: 210-519-5009 Email: team@siinc.systems
TX DPSPSB Lic. # B17654 TX Fire Lic. # ACR1759490

Website: www.siinc.systems

Commercial Monitoring Agreement

1. This Agreement is made this 3 day of June, 2026 by and between Security Integrated, Inc. (the "Company") and the "Customer" who owns the business located at the address shown below (the "Premises"). Company agrees to provide, or cause to be provided, the monitoring services for the system (the "System") installed at the Premises as set forth herein.

Business Legal Name: Atascosa Co. Precinct 4 DBA: _____ Phone: _____

Customer Officer Name: _____ Phone: _____ Email: _____

Business Type: ☐ Corporation ☐ L.L.C. ☐ Partnership ☐ Proprietorship ☒ Other: Government

Protected Premises: Address, City, State, Zip _____

Billing Address (if different than above): Address, City, State, Zip _____

2. Monitoring Services Provided:

Service	Price	
☒ Security Alarm	\$	per month
☐ Fire Alarm	\$ 39.99	per month
☐ Video	\$	per month
☐ Honeywell Total Connect	\$	per month
☐ Remote Services	\$	per month
☒ LTE Cellular	\$ Included	per month
☐ IP	\$	per month
☒ Warranty ☒ Standard ☐ See Warranty Attachment	\$ Included	per month
☐ SurePlan See Attachment	\$	per month
☐ Other	\$	per month
Total Monthly Fee (sales tax will be added at billing)	\$ 39.99	

Payment Method:
Invoices and statements will be emailed to this accounts payable email address: _____
☐ Checking Auto-Pay (fill out attached form)
☐ Credit / Debit Card Auto-Pay (fill out attached form)

Financial Disclosure Statement

There is no finance charge or cost of credit (0% APR) associated with this agreement.			
A. Number of Payments for the Original Term is 12	B. Amount of Each Payment is \$ 39.99 (Total Monthly Fee from above)	Total of Payments for the Original Term is \$ 479.88 (A. times B.) (exclusive of any applicable levies, charges, taxes, fees, fines and rate increases)	
Late Charge – Company may impose a one-time late charge on each payment that is more than ten days past due, at the maximum amount permitted by law, up to \$5.00.		Prepayment – If you prepay the Total of Payments prior to the end of the original term of this Agreement, there is no penalty or refund.	See Section 15 of this Agreement for additional information about nonpayment, default and liquidated damages.

Many counties and cities require an alarm permit for monitored alarm systems. It is the customer's responsibility to obtain the proper alarm permit(s) for the jurisdiction the alarm is installed in. Ask your Security Integrated Rep. for details.

Customer Responsibility To Read Agreement

CUSTOMER ACKNOWLEDGES THAT THEY HAVE RECEIVED A COPY OF THIS AGREEMENT AND HAVE READ AND UNDERSTOOD ALL TERMS AND CONDITIONS INCLUDING THOSE CONTAINED ON THE REVERSE SIDE AND INCORPORATED BY REFERENCE HEREIN. THESE TERMS AND CONDITIONS INCLUDE A DISCLAIMER OF WARRANTIES IN SECTION 5, A \$1000 LIMITATION OF LIABILITY IN SECTION 6, A LIST OF CUSTOMER'S RESPONSIBILITIES IN SECTION 7, TRANSMISSION SYSTEMS IN SECTION 9, AND AN ARBITRATION CLAUSE IN SECTION 14. CUSTOMER AUTHORIZES PAYMENT BY THE METHOD SPECIFIED ABOVE.

Accepted and copy received by:

Customer Officer's Printed Name & Title _____ Customer EIN _____ Customer Officer's Signature _____ Date _____

Security Integrated Sales Representative's Printed Name _____ Date _____ Sales Representative's Signature _____

THIS AGREEMENT SHALL NOT BE BINDING UPON COMPANY UNLESS EITHER APPROVED IN WRITING BY AN OFFICER OF THE COMPANY OR COMPANY BEGINS INSTALLATION OF THE SYSTEM.

Accepted By Company _____
Printed Name & Title _____ Signature _____ Date _____

Account Numbers:	Services: 24 Hr Security Alarm Monitoring. LTE. TC	Date Installed:	Next Billing Date:
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Company, or its contractor, upon receipt of a signal from Customer's Premises indicating that the System has been activated, is responsible only for endeavoring to notify the police, fire, medical services unit, guard service, other authorities, or other persons whose names and telephone numbers are set forth in the subscriber contact list to be completed by Customer and submitted to Company. Company or its contractor may attempt to verify the nature of the emergency by communicating with someone at the Customer's Premises or by notifying a guard service prior to notifying the emergency contacts named in the subscriber contact list. Customer understands that neither Company nor its contractor represents or promises that anyone notified will respond to the call (see disclaimers in Section 5), and Customer releases Company and its contractor from any and all responsibility or liability for any failure or delay in responding to any such notification. Customer understands that Company will not send any Company personnel to Customer's location in response to any alarm signal. Customer authorizes Company to temporarily disconnect the service for nuisance or safety reasons if Company is unable to notify Customer or Customer's emergency contacts or if Customer or Customer's emergency contacts refuse or fail to arrive at Customer's location within reasonable time.

3. SERVICE FEES & TERM OF AGREEMENT: This Agreement shall continue for an initial term of 12 months, unless earlier terminated pursuant to the provisions hereof, and shall thereafter automatically renew on a month-to-month basis, unless either party gives proper written notice of cancellation to the other party at least thirty (30) days prior to the end of the initial or any renewal term. To prevent unauthorized cancellations, "proper written notice" means a signed written notice including name, address, account number, and account password. Customer agrees to pay the total monthly fee above plus all sales, service, property, use and local taxes; any permit fees, any false alarm charges, telephone charges, return check charges, or Late Charges, if applicable, whether imposed on Company or Customer. Company may increase Total Monthly Fee up to 5% annually during the initial or any renewal term without prior notice. Return check charges are \$25.00 or 5% of the face value of the check, whichever is greater.

4. BILLING/LATE CHARGES/RETURN CHECK FEES: The intention of the Company is to conform strictly to applicable state law, and in the event that any Late Charges or Return Check Charges are held to be in excess of the highest lawful amount, such charges shall be reduced to the highest lawful amount and any excess charges will be promptly refunded or applied against other payments due hereunder, at Company's option. Auto-Pay and Credit Card payment Customers will not receive a billing statement. Company will follow local laws and ordinances regarding the dispatching of assistance. Should additional charges be incurred in following the local laws and ordinances, Customer will bear the total responsibility for the charges.

5. DISCLAIMER OF WARRANTIES: Neither Company nor its contractor represents or warrants that the System or the monitoring service will prevent any loss by burglary, fire, robbery or otherwise, or that the System or the monitoring service will in all cases provide the notification service for which it is intended. Customer acknowledges and agrees that neither Company nor its contractor has made any representations or warranties, express or implied, including without limitation the condition of the System or the monitoring service, their merchantability or their fitness for any particular purpose, other than those expressly contained herein. Customer acknowledges and understands that the System or Company's or its contractor's equipment may fail to function properly and that Company or its contractor may fail to properly respond to the receipt of a signal from the System. Customer acknowledges and agrees that there are no warranties which extend beyond the face of this Agreement and that neither Company nor its contractor has control over the response time or capability of any agency or person who may be notified. In the event that Company is determined to be directly or indirectly liable for any loss, damage, or injury, Customer understands and agrees that the limitation of liability in Section 6 applies.

6. COMPANY IS NOT AN INSURER AND LIMITATION OF LIABILITY: Customer acknowledges and agrees that neither Company nor its contractor is an insurer; that Customer assumes all risk of personal injury and loss or damage to Customer's Premises or to the contents thereof. Customer further acknowledges and agrees that if any insurance is desired, Customer must obtain it. In addition to the Company's other rights at law or under this Agreement, the Customer specifically releases the Company and its contractor from any liability for any event or condition covered by the Customer's insurance. Customer understands and agrees that if Company or its contractor should be found liable for loss or damage due to Company's or its contractor's negligence, failure to perform any of the obligations herein, or failure of the monitoring service or the equipment in any respect whatsoever, Company's and its contractor's liability shall be limited to the sum of One Thousand Dollars (\$1,000) and this liability shall be Company or its contractor's sole and exclusive liability. If Customer wishes Company or its contractor to assume a greater liability, Customer may obtain from Company a higher limitation of liability by paying an additional periodic service charge to Company. If Customer elects to exercise this option, a rider shall be attached to this Agreement setting forth the terms, conditions and the amount of the limited liability and the additional periodic charge. Such rider and additional obligation shall in no way be interpreted to hold Company or its contractor as an insurer.

7. CUSTOMER'S DUTIES: Customer shall maintain the System in good operating condition and shall secure and maintain all licenses or permits that may be necessary from governmental or insurance authorities for the continued monitoring and use of System. Customer shall properly test and set the System immediately prior to the securing of the Premises. **The Customer is responsible for testing the System Weekly** and notifying Company or its Contractor promptly if Customer believes there is a problem with the System. Customer shall promptly notify Company or its Contractor of any trouble conditions displayed by the System. Customer agrees to provide Company and its contractor with written notice of any changes, revisions and modifications to the system, and further agrees to provide and maintain current and correct subscriber and emergency contact information with Company and contractor.

8. DISCONNECTION: Company or its contractor may terminate monitoring services in the event the Customer is in breach of or default under this Agreement. Upon such event, this Agreement and all of Company's responsibilities hereunder shall cease, and Customer agrees that Company or its contractor shall have no liability if such monitoring services are terminated. Upon termination of this Agreement, Customer agrees to permit Company or its Contractor to disconnect monitoring and to either remotely disconnect Customer's system from the monitoring network or to enter Customer's Premises and disconnect the System from Company's or its contractor's monitoring network. System may not be monitored by other alarm companies without reprogramming or replacement of the communicator.

9. TRANSMISSION SYSTEMS: Your System communicates with the Company's monitoring facility utilizing one or more networks - telephone, cable, Internet, cellular, radio, etc. It may also utilize equipment in your business / home - telephone or cable equipment, modem, router, power supply, security panel, etc. Together, the network and equipment represent the "transmission system". **This transmission system is beyond the control of Company and we take no responsibility for its reliability or its continued compatibility with this intended usage. Each network and the related in-business / home equipment have its own inherent risks and reliability levels and the Customer should consider Customer's own needs and requirements before choosing a transmission system.** In order for the System to transmit signals over the Internet, it must have uninterrupted access to an always-on high-speed Internet connection. If a signal from your System does not reach our monitoring facility for any reason we will not be able to respond and we will not know about the communication problem. Communication issues might include, but are not limited to, network outages, severed lines, lack of power to key components, signal jamming, obsolescence or failure of components, and/or changes in laws or regulations, etc. For these reasons the Customer should test the System on a regular monthly basis and at any time there is a change to any aspect of the transmission system (See Section 7). The Customer should immediately notify the Company of any changes to the transmission system (including use of DSL, BPL, VoIP or other broadband services as these may interfere with or prevent signal transmission) or any communication issues identified by Customer during testing. If Customer has chosen a means of communication which causes the System to seize control of a transmission system in order to communicate with the monitoring facility, Customer understands that they will not be able to use that same transmission system to call for emergency response during the time that the transmission system is in use.

10. INTERRUPTION OF SERVICE: Neither Company nor its contractor assumes any liability for interruption of monitoring service due to strikes, riots, floods, storms, earthquakes, fires, power failures, insurrection, interruption, or unavailability of telephone service, acts of God, or for any other cause beyond the control of Company or its contractor. Neither Company nor its contractor will be required to supply monitoring service to Customer while any such cause continues and Customer shall not be entitled to any notification of any interruption of service or to any refund or credit of any charges for such an interruption of monitoring service. Company or its contractor may suspend or cancel this Agreement without notice or liability or penalty should the System, Customer's Premises, or Company or its contractor's monitoring facilities become so substantially damaged that further service is impractical, or in the event that Company or its contractor is unable to either secure or obtain the connections or privileges necessary for the transmission of signals between Customer's location, Company or its contractor's monitoring facility and local police or fire departments. Neither Company nor its contractor shall have any liability for delay in installation or maintenance of the equipment.

11. THIRD PARTY INDEMNIFICATION: Customer agrees to and shall indemnify, defend, and hold harmless Company and its officers, directors, employees, agents, contractors and any person or entity for whom the Company is legally responsible, from and against any and all claims arising from this Agreement brought by parties other than the parties to this Agreement.

12. SUBROGATION: Customer hereby releases, discharges, and agrees to hold Company and its contractor harmless from any and all claims, liabilities, damages, losses or expenses, arising from or caused by any hazard covered by insurance in or on the Customer's Premises whether said claims are made by Customer, his agents, or insurance carrier or other parties claiming under, or through Customer. Customer agrees to indemnify, defend and hold harmless Company and its contractor from any action for subrogation which may be brought against Company or its contractor by any insurer or insurance carrier, or its agents or assigns, including the payment of all damages, expenses, costs and attorney's fees. Customer shall notify his insurance carrier of the terms of this provision.

Customer Initials _____

Page 2 of 3

Rev. 02/02/2020

- 13. LIMITATION ON ACTIONS:** Both parties hereby agree that no suit or action that relates in any way to this Agreement (whether based upon contract, negligence or otherwise) shall be brought against the other more than one (1) year after the accrual of the cause of action therefrom.
- 14. BINDING ARBITRATION:** The parties agree to resolve through binding arbitration all suits, causes of action, controversies, claims, disputes, differences, disagreement or matters at issue (collectively referred to as "claims"), whether or not they arise by virtue of this Agreement, are of an extra contractual, contractual or other nature, arise by virtue of regulations or common law, that the parties may have between themselves and their respective principal organization, subsidiaries and affiliates as well as with the officers, directors, employees or agents acting within or outside of the scope of their capacity. The parties agree that arbitration shall be conducted according to Federal Arbitration Act ("FAA") rules, unless the matter in arbitration is not covered under FAA, in which case the arbitration will be conducted in accordance with the applicable commercial arbitration rules of the American Arbitration Association ("AAA"). If one of the parties refuses to honor its obligation under this arbitration agreement, the other party may compel arbitration in state or federal tribunals in San Antonio, Texas, or if this Agreement is not held by or assigned to Security Integrated, Inc., in a state or federal tribunal where the nearest AAA office is located, to which jurisdiction both parties voluntarily submit. Notwithstanding the aforementioned, the arbitrator is not authorized to grant punitive damages with respect to any claim. The costs of any arbitration, including registration and transcription costs, administrative costs, attorney fees, and all other fees and costs, shall be paid by the non-prevailing party as determined by the arbitrator, or shall be levied in an equitable manner as determined by the arbitrator. The arbitrator shall have the exclusive authority to resolve any dispute relating to the interpretation, applicability or formation of this arbitration agreement including any claim alleging that all or part of this Agreement is null or voidable. The proceedings conducted under this arbitration agreement, including any order, decision or award by the arbitrator, shall be held in confidence by the parties. The parties acknowledge that by virtue of the execution of this agreement they waive all rights that they may have to a jury trial or bench trial as relates to any claims alleged by the other party, except as otherwise provided in this paragraph. The provisions of this Agreement which apply to any claim will remain in effect even after this Agreement is terminated.
- 15. REMEDIES:** Customer shall be in default hereunder and there shall be a breach of this Agreement if: (a) Customer fails to pay any fees or charges of any kind when due or fails to perform other obligations set forth in this Agreement and such failure continues for a period of ten (10) days after issuance of written notice by Company; (b) Customer attempts to remove, sell, transfer or encumber the System except as expressly permitted herein; or (c) Customer otherwise fails to comply with any of its obligations hereunder. In the event of Customer's default or breach hereunder, Company may at its option do any or all of the following: (i) by notice to Customer, terminate the Agreement; and/or (ii) declare immediately due and payable to Company all accrued charges incurred prior to the effective date of termination of service, and in as much as the breach of this Agreement by Customer will cause serious and substantial damage to Company and because it will be difficult if not impossible to prove the amount of such damage, Customer will pay an additional amount as liquidated damages and not as a penalty, an amount equal to eighty percent (80%) of the remaining payments which Customer would have been obligated to pay from the effective date of termination until the end of the existing Agreement term. Should liquidated damages be unavailable under state law, Customer acknowledges and agrees that Company or contractor shall still be entitled to recover all sums which they may otherwise be entitled to under the law by virtue of Customer's default. All amounts are due immediately without presentment, demand, protest, or further notice of any kind all of which are expressly waived by the Customer.
- 16. FALSE ALARMS:** Customer understands that local governments may levy a fine or charge for any false alarms or signals, and Customer agrees to assume all responsibility for and indemnify the Company and its contractors, officers, employees, and agents against any false alarm or signal and to pay related fees, levies, court costs, attorney fees, and fines. If, in Company's sole judgment, it is determined that the Customer is generating an excessive number of false alarms or signals which may affect Company's or its contractor's monitoring facilities. Company or its contractors may charge Customer a fee for processing such false alarms and/or Company may cancel this Agreement. In the event of cancellation of this Agreement, neither Company nor its contractor shall refund any moneys previously paid by Customer and shall retain the right to collect any moneys due or to become due hereunder.
- 17. RESIDENTIAL LIFETIME SERVICE PLAN OPTION:** If the Residential Lifetime Service Plan is included in the Total Monthly Fee, Company will provide repair or maintenance service including parts and labor after the installation warranty term, for the deductible stated in the Agreement for as long as Company or its contractor provides monitoring service and Customer is current with all payments. Company shall provide Lifetime Service during Company's regular business hours of Monday through Friday, excluding holidays, from 8:00 a.m. until 5:00 p.m. Lifetime Service provided at other times shall be paid by Customer at Company's customary rate. Customer must provide full access to the Premises and to the System requiring repair. Company shall not be responsible for failure to render Lifetime Service due to causes beyond the Company's control. Lifetime Service excludes replacement of batteries, key fobs, alarm screens, touchscreen keypads, any cellular backup devices, camera/video equipment, or repair of the System as a result of damage from abuse, misuse, faulty telephone, or electrical connections, unauthorized repair, modification of or tampering with the System, remodeling or construction, vandalism, theft, acts of God, acts of war, cosmetic damage, or other causes, other than normal wear and tear. Company may use new or reconditioned parts at the time of replacement and retain any parts removed from the System. Security Alarm "BURGLARY" Equipment is the only equipment covered by the Residential Lifetime Service Plan.
- 18. ASSIGNMENT:** This Agreement may not be assigned in whole or in part by Customer. Company may assign or subcontract all or any portion of this Agreement without notice to Customer and any such assignee or subcontractor shall be entitled to the rights, benefits, privileges and protection afforded to Company under the terms of this Agreement.
- 19. ACKNOWLEDGMENT:** Customer acknowledges that this Agreement shall not take effect until Company has received a satisfactory credit report on the Customer. Customer hereby authorizes release of credit information to the Company and/or its assigns at any time during the term. Neither Company nor its contractor shall be obligated to provide monitoring service until it has received: (i) a fully executed copy of this Agreement, (ii) the completed subscriber contact list, and (iii) valid test signals from Customer's System.
- 20. ENTIRE AGREEMENT:** This writing is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms thereof. Company's or its contractor's duty and obligation to provide monitoring service to Customer arise solely from this Agreement. This Agreement supersedes all prior representations, understandings, or agreements of the parties. This Agreement can only be modified (a) in writing, signed by the parties or their duly authorized agent or (b) by written notice sent by Company to Customer, provided that customer does not object in writing within 30 days after receiving the notice. No waiver or breach of any term or condition of this Agreement shall be construed to be waiver of any succeeding breach. Customer agrees that Company may convert this Agreement to electronic media, which may serve as the exclusive original.

Auto Check / Bank Transfer Authorization Form

I authorize Security Integrated, Inc. to electronically debit my bank account according to the terms outlined below.

I acknowledge that electronic debits against my account must comply with United States law.

Terms of billing:

One time on _____ for the amount of \$ _____.
Date

Starting on ^{1 Jul 2026} _____ and on the ^{1st} _____ of each month through ^{until canceled} _____ for the amount of \$ ^{39.99} _____.
Start Date Day of Month Stop Date

Starting on _____ for the amount of \$ _____ and accordingly thereafter per the terms in invoice(s) / agreement _____.
Start Date Invoice #

Customer bank account information:

Routing Number Account Number

Account type: ☐ Checking ☐ Savings ☐ Consumer ☐ Business

This payment authorization is to remain in effect until I, _____, notify

Customer Name

Security Integrated, Inc. of its cancellation by giving written notice in enough time for the business and receiving financial institution to have a reasonable opportunity to act on it.

Please type or sign your name if you choose this option Date

Automatic Credit Card Billing Authorization Form

If you would like to enjoy the convenience of automatic billing, simply complete the Credit Card Information section below and sign the form. All requested information is required. Upon approval, we will automatically bill your credit card for the amount indicated and your total charges will appear on your monthly credit card statement. You may cancel this automatic billing authorization at any time by contacting us.

Customer name: _____ Customer Account number: _____ Phone: _____

I authorize Security Integrated, Inc. to automatically bill the card listed below as specified:

Amount: ^{39.99} _____ Frequency: ☐ Weekly ☒ Monthly ☐ Quarterly ☐ Annually

Start billing date: ^{1 JUL 2026} _____ End billing when: Customer provides written cancelation or invoice amount has been satisfied

Credit/Debit Card Information

Security Integrated, Inc. accepts the following credit/debit cards: ☐ MC ☐ Visa ☐ MEX ☐ Discover

Credit / Debit card number: _____ Expires: _____

Name on card: _____

Card billing street address: _____ Zip Code: _____

Please type or sign your name if you choose this option

Date

Central Monitoring Station Fact Sheet

OFFICE: _____

DLR#: 0713

DATE: _____



NEW

☐ CHANGE

ACCOUNT #: _____

ABORT ID / VERBAL PASSWORD: _____

(FOR ACCESS TO ACCOUNT WHEN COMMUNICATING WITH THE CENTRAL MONITORING STATION, EXAMPLE: WOLF DOG -OR- BULLS)

ACCOUNT TYPE:

☐ RESIDENTIAL



COMMERCIAL



COMMERCIAL FIRE

SERVICE TYPE:



BURGLARY

☐ FIRE

☐ CAMERA MONITORING

☐ ELEVATOR

☐ CRITICAL

☐ DOOR PROPS

☐ SUPERVISORY / OTHER

TRANSMISSION:



CELLULAR



DIGITAL

☐ IP

☐ RADIO

☐ VIDEO

PANEL PHONE NUMBER: _____

PANEL TYPE: _____

TEST TIMER FREQUENCY: _____

FORMAT: CONTACT ID

Subscriber: _____

Address: _____

Premises Phone or Main Mobile Phone and Name:

Primary

Secondary

(ONCE AN ACTIONABLE ALARM SIGNAL IS RECEIVED CENTRAL STATION WILL CALL THE PRIMARY NUMBER FIRST THEN A SECONDARY NUMBER BEFORE NOTIFYING THE RESPONDING AGENCY. IF THERE IS NOT A SECONDARY PHONE SELECT ONE OR MORE OF THE EMERGENCY CONTACTS LISTED BELOW AS THE SECONDARY PHONE TO CONTACT BEFORE NOTIFYING THE RESPONDING AGENCY)

SUBDIVISION: _____

CROSS STREET _____

POLICE: _____ PHONE: _____

FIRE: _____ PHONE: _____

EMS: _____ PHONE: _____ OTHER: _____ PHONE: _____

SPECIAL INSTRUCTIONS: _____

EMERGENCY CONTACTS

After a Responding Agency has been notified, I request that one of the following parties be notified.

Check the enhanced verification contact box for any party you would prefer to be contacted prior to the responding agency.

(1) NAME OF SUBSCRIBER EMERGENCY CONTACT _____

TELEPHONE NUMBER _____



ENHANCED VERIFICATION CONTACT

(2) NAME OF SUBSCRIBER EMERGENCY CONTACT _____

TELEPHONE NUMBER _____



ENHANCED VERIFICATION CONTACT

(3) NAME OF SUBSCRIBER EMERGENCY CONTACT _____

TELEPHONE NUMBER _____



ENHANCED VERIFICATION CONTACT

(4) NAME OF SUBSCRIBER EMERGENCY CONTACT _____

TELEPHONE NUMBER _____



ENHANCED VERIFICATION CONTACT

1. Purchase of the System. Customer hereby agrees to buy, and Company hereby agrees to sell, at the Premises the system described above and incorporated herein for all purposes by this reference (the "System"), in accordance with the terms and conditions hereinafter set forth.

2. Purchase Price and Payment. Customer agrees to pay to Company for the System and the installation thereof the total amount shown.

3. Installation of the System. Company agrees to install or cause to be installed the System at the Premises in a workmanlike manner and in compliance with applicable laws, regulations and industry standards, and to furnish all material and labor necessary for such installation, subject to the following conditions: (a) Customer authorizes and empowers the Company to enter upon the Premises for such purpose and agrees to make the Premises available for such purpose during normal working hours (constituting 8:00 a.m. - 5:00 p.m., Monday through Friday, excluding national holidays); (b) Customer will provide required electrical power outlets at the location or locations designated by Company for equipment requiring such power; (c) Customer will provide any communication network to which the system may be connected, including any internet, intranet, cable, transmission, or telephone lines and service (Company recommends that Customer properly install a RJ31X jack for connection of the System to Customer's telephone service); (d) Customer understands that installation will require drilling and cutting into certain parts of the Premises, which shall be identified to Customer before the work commences, and that certain wiring may be required to be exposed, although Company will attempt to conceal wiring in the furnished areas of the Premises whenever possible, and Customer agrees to provide for lifting and moving furniture or product, lifting and replacing carpeting, if required, for installation of floor mats, switches, or wiring; (e) Customer agrees to provide any labor, materials or equipment included in above list or on attachment / rider that they stated that they will provide; (f) Customer agrees to provide any replanting or soiling any area that was disturbed due to digging or trenching and/or provide any painting, patching or repair of any location within or about the Premises that must be damaged to complete the installation; and (g) Company will attempt to complete installation within 30 days following execution of this Agreement by Company, but Company expressly assumes no liability for delay in installation of the System due to strikes, riots, floods, storms, earthquakes, fires, power failures, insurrection, acts of God, shortages of labor or materials, magnitude or scope of the installation, or any other cause beyond the control of Company.

4. Title to the System; Risk of Loss. Customer acknowledges and agrees that title to and ownership of the System, and all component parts, shall remain the sole and exclusive property of Company until Customer has paid in full all amounts required hereunder. However, until System has been paid for in full by Customer, Customer shall bear the entire risk of loss to the System. If Customer defaults in any payment under this agreement for System, then Customer hereby authorizes and empowers Company to enter upon the Premises and to remove the System. Removal of the System shall not be deemed a waiver of Company's right to damages or to collect any payments due hereunder, and Company shall continue to have the right to enforce any legal remedy available to Company. Further, Company shall be in no way obligated to restore the Premises to its original condition or redecorate same in the event the System is removed as a result of Customer's default.

5. Limited One Year Warranty. (a) Company warrants that the System will be free from defects in material and workmanship under normal use and operating conditions for a period of one year from the date of installation. Company will repair or replace, at Company's sole option, any component of the System proven to be defective during such period without further charge to Customer. (b) Warranty Service will be furnished during Company's regular business hours of Monday - Friday, excluding holidays, from 8:00 a.m. until 5:00 p.m. Emergency Service provided at other times shall be paid by Customer at Company's customary rate. Customer must provide full access to the Premises and to the System requiring repair at the time agreed upon by Company and Customer. (c) Warranty Service excludes: existing Customer's equipment, wiring or supplies that were connected to the System, repair of the system as a result of: replacement of batteries; or damage from accident or abuse; misuse; faulty communication network, transmission, telephone or electrical connections; unauthorized repair, modification of or tampering with the System; remodeling or construction; vandalism, theft, acts of God, cosmetic damage, or other causes other than normal wear and tear. Company reserves the right to use new or reconditioned parts of similar specifications in fulfillment of this warranty, and retain any parts removed from the System. Parts required which were not defective shall be at additional cost to Customer. Company shall not be responsible for failure to render service due to causes beyond Company's control. (d) Company shall not be required to make repairs or replace any parts of the System that has been abused or not operated in accordance with instructions provided to Customer. Any other service provided shall be paid by Customer at Company's prevailing material and hourly rates.

6. DISCLAIMER OF ALL OTHER WARRANTIES. COMPANY DOES NOT REPRESENT OR WARRANT THAT THE SYSTEM OR ANY MONITORING SERVICE WILL PREVENT ANY LOSS BY BURGLARY, FIRE, HOLD-UP OR OTHERWISE, OR THAT THE SYSTEM OR ANY MONITORING SERVICE WILL IN ALL CASES PROVIDE THE NOTIFICATION SERVICE FOR WHICH IT IS INTENDED. CUSTOMER ACKNOWLEDGES AND AGREES THAT COMPANY HAS MADE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, AS TO ANY MATTER WHATSOEVER, INCLUDING WITHOUT LIMITATION THE CONDITION OF THE SYSTEM OR ANY MONITORING SERVICE, THEIR MERCHANTABILITY OR THEIR FITNESS FOR ANY PARTICULAR PURPOSE; NOR HAS CUSTOMER RELIED ON ANY REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, OTHER THAN THOSE EXPRESSLY CONTAINED HEREIN. CUSTOMER FURTHER ACKNOWLEDGES AND AGREES THAT ANY AFFIRMATION OF FACT OR PROMISE SHALL NOT BE DEEMED TO CREATE AN EXPRESS WARRANTY, THAT CLIENT IS NOT RELYING ON COMPANY'S SKILL OR JUDGMENT IN SELECTING OR FURNISHING A SYSTEM, AND THAT THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE FACE OF THE AGREEMENT HEREOF. CUSTOMER FURTHER ACKNOWLEDGES AND AGREES THAT COMPANY IS NOT AN INSURER; THAT CUSTOMER ASSUMES ALL RISK OF PERSONAL INJURY AND LOSS OR DAMAGE TO CUSTOMER'S PREMISES OR TO THE CONTENTS THEREOF; AND THAT CUSTOMER HAS READ AND UNDERSTANDS ALL OF THIS AGREEMENT, PARTICULARLY PARAGRAPHS 10, 11 AND 12, WHICH SET FORTH COMPANY'S MAXIMUM LIABILITY IN THE EVENT OF ANY LOSS OR DAMAGE TO CUSTOMER OR ANYONE ELSE.

7. Acceptance of Installation. Customer hereby acknowledges and agrees that any error or omission in the installation of the System must be brought to the attention of Company in writing within five (5) days after completion of installation; otherwise, the installation shall be deemed accepted by and satisfactory to Customer.

8. Not a Monitoring Contract. Customer hereby acknowledges and agrees that this Agreement is not a monitoring contract and does not provide for monitoring services to be provided by Company or any other party with respect to the System. Monitoring services to be provided to Customer with respect to the System shall be pursuant to a separate agreement to be separately negotiated by the parties, if desired. Customer acknowledges that the central station receiver telephone number is the property of Company. Upon expiration or cancellation of this Agreement, Customer will be charged for extended use and signals sent to this telephone number.

9. Company is Not an Insurer: Limitation of Liability. Customer agrees and understands that Company is not an insurer, that insurance, if any, covering personal injury, including death, and real or personal property loss or damage in, about or to the Premises shall be obtained by Customer; that COMPANY MAKES NO GUARANTY, REPRESENTATION OR WARRANTY, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE that the System will avert or prevent occurrences or the consequences therefrom which the System is designed to detect or avert. Customer acknowledges that it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from Company's negligence, a failure of Company to perform any of Company's obligations herein, including, but not limited to, any breach or failure by Company to perform under any service call or agreement, failure to reasonably respond to service requests, failure of the System, communication networks, monitoring service, or equipment to properly operate with a resulting loss to Customer because of, among other things: (a) The uncertain amount or value of Customer's property or the property of others kept on the Premises which may be lost, stolen, destroyed, damaged or otherwise affected by occurrences which the System or service is designed to detect or avert; (b) the uncertainty of the response time of the police department, fire department, paramedic unit, or others, should the police department, fire department, paramedic unit, or others, be dispatched as a result of a signal being received; (c) the inability to ascertain what portion, if any, of any loss would be proximately caused by Company's failure to perform or by the System to operate;

(d) the uncertain nature of occurrences which might cause injury or death to Customer or any other person which the System is designed to detect or avert or, (e) the nature of the services to be performed by Company. Consequently, Customer hereby acknowledges and agrees that Company shall not be liable for any loss or damage which may occur even if due to the active or passive sole, joint or several negligence of Company or its agents, servants, employees, suppliers or contractors, or to the improper performance of and/or failure to perform of the System, or to breach of contract, express or implied, or breach of warranty, express or implied, or by loss or damage to monitoring facilities, in excess of the maximum sum of Two Hundred Fifty Dollars (\$250.00) and this liability shall be exclusive. If Customer wishes Company to assume a greater limited liability, Customer may obtain from Company a higher limitation of liability by paying an additional charge to Company. If Customer elects to exercise this option, a rider shall be attached to this Agreement setting forth such additional charge. Such rider and additional obligation shall in no way be interpreted to hold Company as an insurer.

10. Third Party Indemnification. When Customer in the ordinary course has the property of others in Customer's custody or other persons are on the Premises, or the System extends to protect other persons or the property of others, Customer agrees to and shall indemnify, defend, and hold harmless Company and its employees and agents, from and against all claims brought by parties other than the parties to this Agreement. This provision shall apply to all claims, demands, or lawsuits, regardless of cause, including Company's performance or failure to perform any of the obligations herein, Company's negligence, or a failure of the System, whether these claims are based upon negligence, express or implied warranty, contribution, indemnification, strict liability, or product liability, on the part of Company or its employees or agents.

11. Subrogation. Customer hereby releases, discharges, and agrees to hold Company harmless from any and all claims, liabilities, damages, losses or expenses, arising from or caused by any hazard covered by insurance in, about or to the Premises whether said claims are made by Customer, Customer's agents, or insurance company or other parties claiming under, or through Customer. Customer agrees to indemnify Company against and defend and hold Company harmless from any action for subrogation which may be brought against Company by any insurer or insurance company or its agents or assigns including the payment of all damages, expenses, costs and attorney's fees. Customer shall notify Customer's insurance carrier of the terms of this provision.

12. Limitation of Actions: Waiver of Jury Trial. Both parties hereby agree that no suit or action that relates in any way to this Agreement (whether based upon contract, negligence or otherwise) shall be brought against the other more than one (1) year after the accrual of the cause of action therefrom. In addition, both parties hereby waive any rights to a jury trial in any judicial action brought by either party which relates in any way to this Agreement (whether based upon contract, negligence or otherwise).

13. Changes in Standards and Regulations of Regulatory Agencies. Company shall not be responsible nor liable for any costs or changes necessitated by changes in the regulations and standards of any and all regulatory agencies after the date of execution of this Agreement. Customer shall be responsible for and shall pay to Company the cost of any additions, corrections or changes to the System that may be requested or required, after the execution of this Agreement by Customer, by any of the regulatory agencies or institutions, including, but not limited to any State Fire Marshall, any insurance companies, the National Fire Protection Association, Underwriters' Laboratories, Inc., or any other municipal or local police, fire or electrical agencies.

14. Company's Right to File Mechanic's Lien. Customer acknowledges that Customer is aware that if Customer defaults in the performance of any of the terms or conditions of this Agreement, Company may have the right to record a Mechanic's Lien upon any property upon which Company has bestowed labor and/or furnished material or appliances or equipment, for the value of such labor done, or materials furnished, and/or for the value of the use of such appliances or equipment, whether done or furnished at the instance of the owner or any person acting by or under the authority of the owner, or under the owner as a contractor or otherwise. Customer may be entitled to protect himself/herself/itself under applicable law against such claims either by filing with the court a "No Lien Agreement" or a payment bond, depending upon the law of the state where the Premises is located.

15. Testing. It is the responsibility of Customer to test the System for proper operation periodically, but not less than monthly. It is the responsibility of the Customer to schedule Fire System tests with the Company according to the laws and regulations of the Authority Having Jurisdiction.

16. Interest. Any amounts due Company and past due for thirty (30) days will be subject to a one and one-half percent (1.5%) interest charge each month on the unpaid balance, this being equivalent to 18% per year, or will be subject to the maximum annualized interest rate allowed by applicable law, whichever is the lesser amount.

17. Invalid Provisions. If any of the terms or provisions of this Agreement shall be determined to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

18. Default. In the event of default by Customer in the performance of any of the terms or conditions of this Agreement, including timely payment of any amounts due to Company, Company may pursue any one or more of the following remedies, which shall be cumulative and nonexclusive: (a) recover from Customer the total unpaid balance of the sum provided for in Paragraph 2, and any other sum provided for herein; (b) repossess the System; (c) immediately cease further work on the installation of the System; (d) terminate this Agreement by giving ten (10) days written notice to Customer; and (e) pursue any other remedy at law now or hereafter existing. In the event of a repossession of the System and resale thereof, Customer shall be responsible to Company for any deficiency remaining after Company applies the proceeds of such resale, first to all costs of repossession and resale, including, but not limited to, storage, repair, renovation, alteration, attorneys' fees, collection costs and commissions, and then to the unpaid amount due hereunder.

19. Compliance With Laws. Customer agrees to use the System strictly in compliance with all applicable laws and regulations. Company assumes no responsibility for any unlawful activity on Customer's part. Should Customer's unlawful activity subject Company to any civil or criminal liability for any reason, Customer agrees to indemnify, defend and hold harmless Company from any such potential or actual liability, including payment of all attorney's fees and court costs related to such matters.

20. Entire Agreement. This Agreement is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms thereof. This Agreement supersedes all prior representations, understandings or agreements of the parties and the parties rely only upon the contents of this Agreement in executing it. This Agreement can only be modified by a writing signed by the parties or their duly authorized agent. No waiver or breach of any term or condition of this Agreement shall be construed to be a waiver of any succeeding breach. Customer agrees that Company may convert this Agreement to electronic media, which may serve as the exclusive original.

**AGENDA REQUEST
(GENERAL)**

Agenda Item 22.

Meeting Date: 07/13/2026

Item Title:

Submitted For: Tracy Barrera, County Auditor

Discuss and/or take appropriate action concerning:

Tracy Barrera: Present the Atascosa County 2024 Audit Report. Take action to accept the
County Auditor: Atascosa County 2024 Audit Report and enter into the minutes.



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Tracy Barrera:	Discuss and/or take appropriate action concerning personnel:	
County Auditor:	Existing Employee:	Stephanie Carreon
	Position:	Assistant County Auditor
	Pay Rate:	\$23.32 (FI Rate \$23.3173)
	Salary Budget Area:	012-406-402
	Start Date:	July 13, 2026
	Physical:	N/A
	Drug Test:	N/A



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Comm. Pawelek: Discuss and/or take appropriate action concerning personnel:

Existing Employee:	Ruben Martinez
Position:	Road and Bridge
Pay Rate:	\$23.27 hourly
Salary Budget Area:	023-400-402
Start Date:	July 13, 2026
Physical:	n/a
Drug Test:	n/a



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Existing Employee:	Tracy Zuniga
Position:	Road and Bridge
Pay Rate:	\$23.27 hourly
Salary Budget Area:	023-400-402
Start Date:	July 13, 2026
Physical:	n/a
Drug Test:	n/a

AGENDA REQUEST (GENERAL)

Agenda Item 25.

Meeting Date: 07/13/2026
Item Title: Election of the Texas Association of Counties Premium Vision Benefit Plan
Submitted For: Kayla Fournier, HR

Discuss and/or take appropriate action concerning:

Kayla Fournier: Discuss and/or take appropriate action to select the Texas Association of
H.R: Counties Premium Vision Benefit Plan for the 2026-2027 Plan Year

ATTACHMENTS

Vision Plan Election



TEXAS ASSOCIATION of COUNTIES HEALTH AND EMPLOYEE BENEFITS POOL

PY2027 New Vision Benefit Plan Election

Group Name: Atascosa County Group Number: _____

Effective Date (select one):
☒ October 1, form must be received by June 26, 2026.
☐ November 1, form must be received by August 12, 2026.
☐ December 1, form must be received by September 09, 2026.
☐ January 1, form must be received by October 07, 2026.

This document is for adding **new** vision benefit plan selection. Please indicate which vision plan(s) your county or district will provide in the upcoming plan year and fill out the contribution schedule according to your group's funding arrangements. Return the completed form to your Employee Benefits Specialist or fax it to (512) 481-8481 before the effective date, making sure it is submitted by the **required deadline** listed above. If you have any questions, please contact your assigned Employee Benefit Specialist by email or call 1-800-456-5974.

VISION PLANS		
☒ <u>Vision Premium Plan</u> Frequency: 12/12/12 Examination: 1 every 12 months Lenses or Contact Lenses: 1 every 12 months Frames: 1 every 12 months, \$0 Copay, \$180 Allowance, 20% off balance over \$180 Exam with Dilation: \$0 Copay	☐ <u>Vision Value Plan</u> Frequency: 12/12/24 Examination: 1 every 12 months Lenses or Contact Lenses: 1 every 12 months Frames: 1 every 24 months, \$0 Copay, \$130 Allowance, 20% off balance over \$130 Exam with Dilation: \$10 Copay	☐ <u>Vision Base Plan</u> Frequency: 12/12/24 Examination: 1 every 12 months Lenses or Contact Lenses: 1 every 12 months Frames: 1 every 24 months, \$0 Copay, \$100 Allowance, 20% off balance over \$100 Exam with Dilation: \$10 Copay
Your payroll deductions for vision benefits are:		☒ Pre-Tax ☐ Post-Tax
Are retirees allowed on the vision plan?		☐ Yes ☒ No If yes, ☐ Pre-65 ☐ Post-65
Does your group have a broker or consultant?		Broker: ☐ Yes ☐ No Consultant: ☐ Yes ☒ No
Broker/consultant's name, if applicable:		N/A Broker Comm.: N/A

Tier	Monthly Rates*	Amount Employer Pays	Amount Employee Pays	Amount Retiree Pays
Employee Only	N/A	\$ 0.00	\$ 7.86	\$ 0.00
Employee + Spouse	N/A	\$ 0.00	\$ 14.98	\$ 0.00
Employee + Child(ren)	N/A	\$ 0.00	\$ 15.78	\$ 0.00
Employee + Family	N/A	\$ 0.00	\$ 23.22	\$ 0.00

*Note: Rates shown do not include a broker commission unless specified above.

Signature (County Judge or Contracting Authority)

Weldon P. Cude

Print Name and Title

June 24, 2026

Date



TEXAS ASSOCIATION of COUNTIES HEALTH AND EMPLOYEE BENEFITS POOL

PROPOSED VISION PLANS AND RATES

Monthly Premium*	Premium Plan	Value Plan	Base Plan
Employee Only Tier	\$7.86	\$4.58	\$3.96
Employee + Spouse Tier	\$14.98	\$8.72	\$7.56
Employee + Child(ren) Tier	\$15.78	\$9.18	\$7.94
Employee + Family Tier	\$23.22	\$13.52	\$11.70

*Rates shown do not include a broker commission. Contact your Employee Benefits Consultant if you would like to include broker commission.

PLAN HIGHLIGHTS

	Premium Plan	Value Plan	Base Plan
Frequency			
Examination	Once every 12 months	Once every 12 months	Once every 12 months
Lenses or contact lenses	Once every 12 months	Once every 12 months	Once every 12 months
Frames	Once every 12 months	Once every 24 months	Once every 24 months
Vision Care Services - In-Network Member Cost			
Exam with dilation as necessary	\$0 copay	\$10 copay	\$10 copay
Contact lens fit and follow-up	Up to \$40 for standard; 10% off retail price for premium		
Frames			
Any available frame at provider location	\$0 copay, \$180 allowance, 20% off balance over \$180	\$0 copay, \$130 allowance, 20% off balance over \$130	\$0 copay, \$100 allowance, 20% off balance over \$100
Standard Lenses			
Single vision	\$10 copay	\$15 copay	\$25 copay
Bifocal / Trifocal / Lenticular	\$10 copay	\$15 copay	\$25 copay
Standard progressive lens	\$65 copay	\$70 copay	\$80 copay
Lens Options			
Tint (solid and gradient)		\$15	
Scratch resistant coating		\$0	
Ultraviolet coating		\$15	
Polycarbonate lenses		\$0 kids; \$40 adults	
High index or Polarized lenses		20% off retail	
Contact Lenses (in lieu of spectacle lenses)			
Conventional	\$0 copay, \$180 allowance, 15% off balance over \$180	\$0 copay, \$130 allowance, 15% off balance over \$130	\$0 copay, \$100 allowance, 15% off balance over \$100
Disposable	\$0 copay, \$180 allowance, plus balance over \$180	\$0 copay, \$130 allowance, plus balance over \$130	\$0 copay, \$100 allowance, plus balance over \$100
Other			
Laser vision correction	15% off retail price or 5% off promotional price		
Additional pairs benefit	40% off purchase of complete pair of eyeglasses and 15% off conventional contact lenses once the funded benefit has been used		
Amplifon hearing discount	40% off hearing exams and low-price guarantee on discounted hearing aids		

*This is a summary of the most commonly used vision benefits. Ask your TAC Employee Benefits Consultant for more coverage details.

Proprietary and Confidential



A Division of Health Care Service Corporation, a Mutual Legal Reserve Company
an independent member of the Blue Cross and Blue Shield Association

Insurance products issued by Dearborn Life Insurance Company, 701 E. 22nd St. Suite 300, Lombard, IL 60148.

**AGENDA REQUEST
(GENERAL)**

Agenda Item 26.

Meeting Date: 07/13/2026

Item Title: Election of the Texas Association of Counties Dental Benefit Plan

Submitted For: Kayla Fournier, HR

Discuss and/or take appropriate action concerning:

Kayla Fournier: Discuss and/or take appropriate action to select the Texas Association of
H.R: Counties Dental Benefit Plan for the 2026-2027 Plan Year.

AGENDA REQUEST (GENERAL)

Agenda Item 27.

Meeting Date: 07/13/2026

Item Title: Update 2B-18 Longevity policy in the Atascosa County Employee Handbook

Submitted For: Kayla Fournier, HR

Discuss and/or take appropriate action concerning:

Kayla Fournier: Discuss and/or take appropriate action to update the 2B-18 Longevity policy in
H.R: the Atascosa County Employee Handbook.

AGENDA REQUEST (GENERAL)

Agenda Item 28.

Meeting Date: 07/13/2026

Item Title: Update 2A-21 Separation policy in the Atascosa County Employee Handbook

Submitted For: Kayla Fournier, HR

Discuss and/or take appropriate action concerning:

Kayla Fournier: Discuss and/or take appropriate action to Update 2A-21 Separation policy in
H.R: the Atascosa County Employee Handbook.

AGENDA REQUEST (GENERAL)

Agenda Item 29.

Meeting Date: 07/13/2026
Item Title: Addition of the 2A-23 Administrative Separation policy to the Atascosa County Employee Handbook
Submitted For: Kayla Fournier, HR

Discuss and/or take appropriate action concerning:

Kayla Fournier: Discuss and/or take appropriate action to add the 2A-23 Administrative
H.R: Separation policy to the Atascosa County Employee Handbook.



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Molly Solis:
County Attorney:

Discuss and/or take appropriate action concerning personnel:

Existing Employee Blanca Baeza
Position: Assistant County Attorney
Completion of 90-day County Probationary
Period. The County Attorney's Office's 180-
day Probationary Period continued.
Pay Rate: Increase in pay from \$98,400.00 to \$100,400.00
total pay
The county funded a salary amount of
\$95,400.00 plus SB 22 funding of \$4600.00 for
a total pay of \$100,000.00.

Salary Budget Area: 012-404-425
Start Date: July 13, 2026
Physical: N/A
Drug Test: N/A

**AGENDA REQUEST
(GENERAL)**

Agenda Item 31.

Meeting Date: 07/13/2026

Item Title:

Submitted For: Weldon Cude, County Judge

Discuss and/or take appropriate action concerning:

Judge Cude: Discuss and/or take appropriate action to approve the County Infrastructure
Curtis Vickers: Project Monthly Report.



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation*:

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Judge Cude:	Discuss and/or take appropriate action concerning personnel:
Existing Employee	Cheyenne Vyvlecka
Position:	Chief of Staff
Pay Rate:	\$30.00 Hourly
Salary Budget Area:	012-424-402
Start Date:	July 13, 2026
Physical:	N/A
Drug Test:	N/A

**AGENDA REQUEST
(GENERAL)**

Agenda Item 33.

Meeting Date: 07/13/2026

Item Title:

Submitted For: Weldon Cude, County Judge

Discuss and/or take appropriate action concerning:

Judge Cude: **Update and/or take appropriate action concerning Judge, Commissioners, and Other County Elected Officials' training course certifications, record any hours and certificates into Commissioners Court minutes and other documents not related to education needing to be filed in the court records.**

Judge Cude completed 8 hours of continuing education at the 92nd Annual South Texas County Judges and Commissioners Association Conference in San Antonio, Tx from June 15– 18, 2026.

Commissioner Mark Bowen completed 14 hours of continuing education at the 92nd Annual South Texas County Judges and Commissioners Association Conference in San Antonio, Tx from June 15– 18, 2026.