



BURNET COUNTY COMMISSIONERS COURT

Jim Luther, Jr
Precinct 1

Damon Beierle
Precinct 2

Bryan Wilson
County Judge

Chad Collier
Precinct 3

Joe Don Dockery
Precinct 4

An agenda packet containing detailed information on the items listed below is distributed to the County Judge, Commissioners, and County Clerk the Friday preceding the meeting. The agenda packet is also posted on the county website at www.burnetcountytexas.org, under Public Meetings. A hard copy of the agenda packet is available in the County Clerk's office. Our Mission Statement: The mission of Burnet County is to maintain overall efficient and effective management of county resources while providing the services mandated by state and federal law and desired by the citizens of Burnet County.

REGULAR SESSION MEETING DATE: Tuesday MAY 12, 2026

MEETING TIME: 9:00 a.m.

MEETING PLACE: Burnet County Courthouse, 2nd Floor Courtroom located at 220 S. Pierce, Burnet, Texas

1. Call to Order
2. Invocation and Pledge of Allegiance to the Flags
3. Public Comments - Pursuant to Texas Government Code 551.007 and the Burnet County commissioners court rules of decorum, any person may make comment on any item not appearing on the agenda. Any comments made will not be deliberated on by the Commissioners Court during this Public Comments agenda item. Public Comments are limited to three (3) minutes per person. Public comment for items listed on this agenda will be heard when the agenda item is called.
4. Presentation from TAC Insurance regarding FY26 mid-year review. (Wilson)
5. Discuss, consider, and take appropriate action regarding approval of a bond for Stephanie Ellis, Interim Elections Administrator. (Wilson/ Stafford)

Attachments

Stephanie Ellis Bond

6. Discuss, consider, and take appropriate action regarding the establishment of the FY 2027 Budget and Tax Calendar. (Wilson)

Attachments

Draft_FY27 Budget Calendar

7. Discuss, consider and take appropriate action concerning naming a private road "Ark Way" located off the north side in the 500 block of FM 1855 to conform with 911 addressing guidelines. (Luther)
8. Discuss, consider and take appropriate action concerning the release of Maintenance Bond #7901142862 for Big Creek Ranch, Phases 1 and 2. (Luther)
9. Discuss, consider and take appropriate action concerning a request for a replat of lots 684, 685, 686 and 687, Sherwood Shores III-A, to be known as lot 684A, Sherwood Shores III-A, a combination of 4 lots into 1. (Luther)

Attachments

26157 PRELIMINARY REPLAT 3-16-26

10. Discuss, consider and take appropriate action concerning a request for a replat of lot 27, Log Country Cove, Unit One, to be known as lots 27A, 4.023 acres, and 27B, 1.009 acres, Log Country Cove, Unit One, a division of 1 lot into 2. (Luther)

Attachments

26251 PRELIMINARY REPLAT 4-15-26

11. Discuss, consider and take appropriate action concerning a request for a replat of lot 109, 7 Creeks Ranch, Phase 4, to be known as lots 109A, 10.340 acres, and 109B, 9.348 acres, 7 Creeks Ranch, Phase 4, a division of 1 lot into 2. (Beierle)

Attachments

251118 Preliminary Plat - 3-17-26

12. Discuss, consider and take appropriate action concerning the final plat approval of The Preserve of 1840, preliminarily platted as Oatmeal Preserve, a private subdivision consisting of 40 lots on 150.26 acres, located in the 4,000 block of CR 336. (Collier)

Attachments

The Preserve of 1840 Final Plat 2-23-26

13. Discuss, consider and take appropriate action concerning the final plat approval for Thomas Ranch Northwest, Phase 2, preliminarily platted as Thomas Ranch, Parcel 48, a private subdivision consisting of 203 lots on 53.4092 acres located in the 12,000 block of CR 404. (Dockery)

Attachments

20260429_Final Plat_Thomas Ranch Northwest Phase 2

14. Discuss, consider and take appropriate action concerning the final plat approval for Thomas Ranch Northwest, Phase 4, preliminarily platted as Thomas Ranch, Parcel 46, a private subdivision consisting of 119 lots on 46.8671 acres located in the 12,000 block of CR 404. (Dockery)

Attachments

20260429_Final Plat_Thomas Ranch Northwest Phase 4

15. Discuss, consider and take appropriate action concerning the final plat approval for Thomas Ranch Northwest, Phase 5, preliminarily platted as Thomas Ranch, Parcel 55, a private subdivision consisting of 77 lots on 36.7495 acres located in the 12,000 block of CR 404. (Dockery)

Attachments

20260429_Final Plat_Thomas Ranch Northwest Phase 5

16. Discuss, consider, and take appropriate action for approval for the following:
 - (a) Go out to bid (RFB) for a complete, turnkey, and fully operational 230 kW Diesel Generator System and Switch for the Sheriff's Office, to include labor, equipment, installation, and warranty
 - (b) Approve reimbursement for temporary Rental Generator to the Sheriff's Office FY26 budget;
 - (c) Authorize payment for (a) and (b) from fund 710 building reserve in an amount not to exceed \$325,000.(Beierle)

Attachments

Rental Generator

Gumbert Specs and Recommendations

Rental Generator PO

17. Discuss, consider, and take appropriate action regarding the issuance of a Government Letter of Approval in support of Lonestar Faith, LLC's application to operate as a new EMS provider in Burnet County, pursuant to Texas Health & Safety Code §773.0573. (Dockery)

Attachments

HEALTH_AND_SAFETY_CODE_773.0573

Request_for_Governmental_Letter_of_Approval_-_EMS_Provider_Application_-Lonestar_Faith_EMS
LLC reinstated

Lone Star Faith Medical Director

Determination of Application

Proposed Letter of Approval

18. Discuss, consider, and take appropriate action regarding the following supplemental pay to Burnet County Attorney employees:
(a) Request to assign supplemental pay for employee Jana Mitchell of \$4.30 per hour (\$8,944 annually) from Hot Check Account 180-4762-4990.
(Wilson)

Attachments

AG Opinion DM-357

19. Discuss, consider, and take appropriate action regarding creating a non-departmental line item in an amount not to exceed \$4,000 for all County tolls and vehicle tags. Proposed funding would come from current Non-Departmental FY26 budget. (Wilson)
20. Discuss, consider, and take appropriate action to approve the County Attorney's Office returning the unspent amount of \$307.12 for SB22 for the report year ending September 30, 2024. (Wilson)

Attachments

Receipt to Repay SB22 for CA Office

21. Discuss, consider, and take appropriate action regarding invoices without Purchase Orders or contracts as required in Local Government Code § 113.901.
(a) Sheriff's Department to Central Texas College in an amount not to exceed \$220;
(b) Road & Bridge Precinct 2 to Toss it Dumpsters in an amount not to exceed \$489.10;
(c) Road & Bridge Precinct 2 to Johnson Sewell in an amount not to exceed \$82.70;
(d) Road & Bridge Precinct 2 to Twilight Diesel-N-Equipment in an amount not to exceed \$610.16; and
(e) Road & Bridge Precinct 4 to Buyers Barricades in an amount not to exceed \$637.
(Wilson)

Attachments

Updated Invoices without PO's

22. Discuss, consider, and take appropriate action regarding budget inner departmental line-item transfers:
(a) District Attorney's office transferring \$1,000 from Operating Supplies, fund 100-4850-3300, to Machine/ Equipment, fund 100-4850-5750;
(b) Technology Department transferring \$36,000 from Support Fee (Tyler), fund 100-5040-441, to Support & Licensing Fees, fund 100-5040-4540;
(c) Tax Assessor-Collector transferring \$285 from Conference/ Dues/ Training, fund 100-4990-4270, to Mach/ Equipment, fund 100-4990-5750;
(d) Constable Precinct 4 transferring \$960 from Travel/ Mileage, fund 100-5540-4250, and Uniforms, fund 100-5540-4820, to Mach/ Equip Invent, fund 100-5540-5710;
(e) Marble Falls Public Library transferring \$1,572.95 from Support/ Licensing Fees, fund 200-6500-

4540, to Mach/ Equip (Inventoried), fund 200-6500-5750; and
(f) Road & Bridge Precinct 1 transferring \$2,000 from Operating Supplies, fund 310-6110-3300, to Mach/ Equip Invent, fund 310-6110-5750.
(Wilson)

Attachments

Line Item Transfers

23. Discuss, consider, and take appropriate action for the authorization of payment of claims previously approved by the Burnet County Auditor:
a. Expense Reports.
(Wilson)

Attachments

Expense Approval Register.1

Expense Approval Register.2

24. Discuss, consider, and take appropriate action regarding FY26 Burnet County Budget Amendments for the Spicewood Library for the purchase of one coin/ bill acceptor, reservation and print management software, mobile print software, and two (2) printers. Proposed funding from Spicewood Library Fees Revenue:
(a) \$4,742.25 to Mach/ Equip, fund 200-6500-5750;
(b) \$4,055.20 to Support Fees/ Licensing Fees, fund 200-6520-4540; and
(c) \$309.93 to Operating Supplies, fund 200-6500-3300.
(Beierle)

Attachments

Budget amend- Sp Lib

25. Discuss, consider, and take appropriate action regarding Burnet County Departmental asset transfers:
(a) 2017 Chevrolet 15 Passenger Van from Burnet County Jail to Community Service;
(b) 2015 Chevrolet Silverado from Road & Bridge Pct 4 to Elections.
(Wilson)

Attachments

PROPERTY TRANSFER Passenger Van

PROPERTY TRANSFER Silverado

26. Discuss, consider, and take appropriate action to approve, sign, and execute all necessary documents and actions regarding the following contracts and agreements to be approved and/or ratified:
(a) A General and No Litigation Certificate of Burnet County for Capital Area Housing Finance Corporation Tax-Exempt Obligations regarding the Redwood Apartments;
(b) Intergovernmental Agreement with the Department of Justice United States Marshals Service Prisoner Operations Division for housing, safekeeping, subsistence, and care of Federal prisoners; and
(c) Agreement between Guardian RFID and the Burnet County Jail for a Command Cloud Subscription in an amount not to exceed \$33,100.31.
(Wilson)

Attachments

CAHFC - Redwood Apartments

US MARSHALS DETENTION SERVICES AGREEMENT

GUARDIAN RFID JAIL AGREEMENT

LETTER ATTACHED TO GUARDIAN AGREEMENT

27. Discuss, consider, and take appropriate action to approve, sign, and execute all necessary documents and actions regarding the following sponsorships from the Hotel/ Motel Tax, fund 140-6640-4500:
- (a) The Marble Falls Rodeo, scheduled July 15-18, 2026, as a General Sponsor in an amount not to exceed \$400;
 - (b) The Lake LBJ Links Classic, Kingsland Chamber Golf Tournament, scheduled June 19, 2026, as a Par Sponsor in an amount not to exceed \$1,000.
- (Wilson)

Attachments

Marble Falls Rodeo Spponsorship 26
Kingsland Golf Tournament

28. Discuss, consider, and take appropriate action regarding accepting or rejecting Request for Proposals (RFP) for Bid No. 26-5040-01, Aerial Fiber Installation to Future Infrastructure, in an amount not to exceed \$203,012.78.
- (Collier)

Attachments

VendorComparison
Fiber BestValue ScoringSheet (gah)
Fiber BestValue ScoringSheet (AB)
Fiber BestValue ScoringSheet (mgh)
ISP Comparison Report 5.7.2026

29. Discuss, Consider and take appropriate action concerning Request for Qualifications (RFQs):
- (a) Designate the best qualified vendors in rank order for all vendors submitting qualifications in response to RFQ 26-4460-02.
 - (b) Authorize the Burnet County Judge to enter into negotiations with the identified best qualified vendor to inventory, assess, gather public input, and develop land use planning recommendations regarding Burnet County's historical buildings, historical sites, and undeveloped land holdings in an amount not to exceed \$50,000 from the Hotel Occupancy Tax Fund. The assessment shall include condition inspection and documentation for all structures. If a satisfactory contract cannot be negotiated with the most highly qualified vendor, the Burnet County Judge will formally end negotiations and enter into negotiations with the next most highly qualified provider. Any negotiated contract to be approved by the Burnet County Commissioners Court.
- (Wilson)

Attachments

Evaluations Scoring

30. Acknowledgment of Receipt:
- (a) PEC Utility Connections - April 27, 2026;
 - (b) PEC Utility Connections - May 4, 2026;
 - (c) Marble Falls Area EMS Burnet County Update - April 2026;
 - (d) Burnet Central Appraisal District 2026 Preliminary Estimated Taxable Value for Burnet County;
 - (e) Texas Parks & Wildlife Notice of Public Meeting for Post Oak Ridge State Park;
 - (f) LCRA Notice of Receipt for Application of a Quarry/ Mine Permit Expansion;
 - (g) Winstead Petition for the Creation of Kingsland Commons Municipal Utility District;
 - (h) Letter from Group of Legislators to Chairman Thomas Gleeson and PUC Commissioners; and
 - (i) Pete Flores re PUC Testimony.
- (Wilson)

Attachments

20260427 PEC Utility Connections
20260504 PEC Utility Connections

Texas Parks & Wildlife Notice of Public Meeting for Post Oak Ridge State Park

LCRA Notice of Receipt for Application of a Quarry. Mine Permit Expansion

Winstead Petition for the Creation of Kingsland Commons Municipal Utility District

group of legislators letter

Pete Flores Letter

31. Discuss, consider, and take appropriate action regarding designating Jackie Haynes as Burnet County's Americans with Disabilities Act (ADA) Coordinator. (Wilson)
32. **PUBLIC HEARING** — Americans with Disabilities Act (ADA) Accessibility in Burnet County Facilities
Tuesday MAY 12, 2026
HEARING TIME: 10:00 a.m.
MEETING PLACE: Burnet County Courthouse, 2nd Floor Courtroom located at 220 S. Pierce, Burnet, Texas

Conduct a public hearing to receive testimony and public comment regarding Americans with Disabilities Act (ADA) accessibility in Burnet County facilities and public spaces.
(Wilson)
33. **Executive Session.** An executive/ closed session meeting will be held pursuant to Section 551.071 of the Texas Government Code, consultation with attorney, to discuss ongoing litigation in Cause No. 59475 before the PUCT. (Wilson)
34. Reconvene in Open Session.
35. Discuss, consider, and take appropriate action (as necessary or desired) regarding any item discussed in Executive Session including a resolution identifying concerns about the Bell County East to Big Hill 765kV transmission line project. (Wilson)
36. Calendar Review.
37. Adjournment

(a) The Commissioner's Court reserves the right to adjourn into an Executive Session (also called a closed session meeting) at any time during the course of this meeting in order to lawfully discuss any item or matter appearing above on this agenda instrument, pursuant to any of the specific, closed session meeting exception provisions contained or described in chapter 551 of the Texas Government Code (the Texas Open Meeting Act, or "Act") -- including, but not limited to the following described statutory sections of the Act: 551.071 (consultation with attorney); 551.072 (deliberation about real property); 551.0725 (deliberation about contract being negotiated); 551.073 (deliberation about prospective gifts); 551.074 (deliberation about personnel matters); 551.0745 (deliberation about county advisory body); 551.076 (deliberation about security devices or analysis); 551.0761 (deliberation about critical infrastructure facility); 551.078 and 551.0785 (deliberation about an individual's medical or psychiatric records); 551.087 (deliberation about economic development negotiations); and 551.089 (deliberation about security devices or security audits).

(b) Compliance with the Americans with Disabilities Act: Burnet County will provide for reasonable accommodations for persons attending meetings of the Commissioners' Court. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Ms. Madeline Parker, Commissioners' Court Coordinator, at (512) 715-5276. Please note, the location of the meeting is subject to change based upon availability of the Courtroom. If meeting location is changed, notice at the above meeting location shall be posted to ensure public access to meeting is granted.

Posted by 5:00 o'clock P.M. on the 6th day of May, 2026
COMMISSIONERS COURT, BURNET COUNTY, TEXAS

CLERK OF THE COURT

COUNTY JUDGE

Burnet County Commissioners Court

Jim Luther Jr.
Precinct 1

Damon Beierle
Precinct 2

Bryan Wilson
County Judge

Chad Collier
Precinct 3

Joe Don Dockery
Precinct 4

Regular Session

5.

Meeting Date: 05/12/2026

Subject

Discuss, consider, and take appropriate action regarding approval of a bond for Stephanie Ellis, Interim Elections Administrator. (Wilson/ Stafford)

Attachments

Stephanie Ellis Bond

Texas



Western Surety Company

OFFICIAL BOND AND OATH

THE STATE OF TEXAS }
County of Burnet } ss

KNOW ALL PERSONS BY THESE PRESENTS:

BOND No. 73807107

That we, Stephanie Ellis, as Principal, and
WESTERN SURETY COMPANY, a corporation duly licensed to do business in the State of Texas, as Surety, are held
and bound unto County of Burnet, his successors in office,
in the sum of Ten Thousand and 00/100 DOLLARS (\$10,000.00),
for the payment of which we hereby bind ourselves and our heirs, executors and administrators, jointly and severally, by
these presents.

Dated this 4th day of May, 2026.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the above bounden Principal was on
the 14th day of April, 2026, duly elected or appointed
Interim Elections
to the office of Administrator in and for Burnet County, State of Texas, for
a term of 1 year commencing on the 14th day of April, 2026.

NOW THEREFORE, if the said Principal shall well and faithfully perform and discharge all the duties required of
him by law as the aforesaid officer, ~~not shall~~ ⁴

then this obligation to be void, otherwise to remain in full force and effect.

PROVIDED, HOWEVER, that regardless of the number of years this bond may remain in force and the number of
claims which may be made against this bond, the liability of the Surety shall not be cumulative and the aggregate
liability of the Surety for any and all claims, suits, or actions under this bond shall not exceed the amount stated above.
Any revision of the bond amount shall not be cumulative.

PROVIDED, FURTHER, that this bond may be cancelled by the Surety by sending written notice to the party to
whom this bond is payable stating that, not less than thirty (30) days thereafter, the Surety's liability hereunder shall
terminate as to subsequent acts of the Principal.

Principal
WESTERN SURETY COMPANY

By Larry Kasten
Larry Kasten, Vice President

ACKNOWLEDGMENT OF PRINCIPAL

THE STATE OF TEXAS

County of _____

} ss

Before me, _____ on this day, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office at _____, Texas, this _____ day of _____.

SEAL

_____ County, Texas

OATH OF OFFICE
(COUNTY COMMISSIONERS and COUNTY JUDGE)

I, _____, do solemnly swear (or affirm) that I will faithfully execute the duties of the office of _____, of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State; and I furthermore solemnly swear (or affirm) that I have not directly nor indirectly paid, offered, or promised to pay, contributed, nor promised to contribute any money, or valuable thing, or promised any public office or employment, as a reward for the giving or withholding a vote at the election at which I was elected; and I furthermore solemnly swear (or affirm) that I will not be, directly or indirectly, interested in any contract with or claim against the County, except such contracts or claims as are expressly authorized by law and except such warrants as may issue to me as fees of office. So help me God.

Signed _____

Sworn to and subscribed before me at _____, Texas, this _____ day of _____.

SEAL

_____ County, Texas

OATH OF OFFICE
(General)

I, _____, do solemnly swear (or affirm) that I will faithfully execute the duties of the office of _____, of the State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and laws of the United States and of this State; and I furthermore solemnly swear (or affirm) that I have not directly nor indirectly paid, offered, or promised to pay, contributed, nor promised to contribute any money, or valuable thing, or promised any public office or employment, as a reward for the giving or withholding a vote at the election at which I was elected. So help me God.

Signed _____

Sworn to and subscribed before me at _____, Texas, this _____ day of _____.

SEAL

_____ County, Texas

THE STATE OF TEXAS }
County of _____ } ss

The foregoing bond of _____ as
_____ in and for _____ County and State of Texas, this day
approved in open Commissioner's Court.

ATTEST:

Date _____, _____

County Court _____ County

County Judge,

County, Texas

THE STATE OF TEXAS }
County of _____ } ss

I, _____, County Clerk, in and for said County, do hereby certify
that the foregoing Bond dated the _____ day of _____, _____, with its certificates of
authentication, was filed for record in my office the _____ day of _____, _____, at
_____ o'clock ____ M., and duly recorded the _____ day of _____, _____, at
_____ o'clock ____ M., in the Records of Official Bonds of said County in Volume _____, on page
_____.

WITNESS my hand and the seal of the County Court of said County, at office in _____,
Texas, the day and year last above written.

Clerk

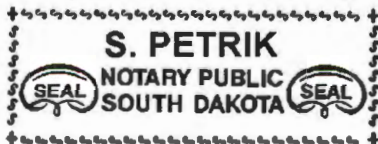
By _____ Deputy

County Court _____ County

ACKNOWLEDGMENT OF SURETY
(Corporate Officer)

STATE OF SOUTH DAKOTA }
County of Minnehaha } ss

Before me, a Notary Public, in and for said County and State on this 4th day of May,
2026, personally appeared Larry Kasten to me known to be the identical
person who subscribed the name of WESTERN SURETY COMPANY, Surety, to the foregoing instrument as the
aforesaid officer and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the
free and voluntary act and deed of such corporation for the uses and purposes therein set forth.



My Commission Expires August 11, 2028

S. Petrik

Notary Public

Western Surety Company

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Larry Kasten of Sioux Falls,
State of South Dakota, its regularly elected Vice President,
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One Interim Elections Administrator County of Burnet

bond with bond number 73807107

for Stephanie Ellis

as Principal in the penalty amount not to exceed: \$ 10,000.00.

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

"RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company."

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its Vice President with the corporate seal affixed this 4th day of May, 2026.

ATTEST

L. Bauder

L. Bauder, Assistant Secretary

WESTERN SURETY COMPANY

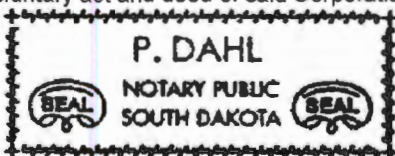
Larry Kasten

Larry Kasten, Vice President

STATE OF SOUTH DAKOTA }
COUNTY OF MINNEHAHA } ss

On this 4th day of May, 2026, before me, a Notary Public, personally appeared Larry Kasten and L. Bauder

who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the voluntary act and deed of said Corporation.



My Commission Expires June 18, 2031

P. Dahl

Notary Public

To validate bond authenticity, go to www.cnasurety.com > Owner/Obligee Services > Validate Bond Coverage.



Burnet County Commissioners Court

Jim Luther Jr.

Precinct 1

Damon Beierle

Precinct 2

Bryan Wilson

County Judge

Chad Collier

Precinct 3

Joe Don Dockery

Precinct 4

Regular Session

6.

Meeting Date: 05/12/2026

Subject

Discuss, consider, and take appropriate action regarding the establishment of the FY 2027 Budget and Tax Calendar. (Wilson)

Attachments

Draft_FY27 Budget Calendar

Burnet County, Texas



FY 2026-2027 BUDGET & TAX CALENDAR

DATE	ACTION	STATUTE	OFFICIAL
On or Before June 1	Budget Letter and Worksheets Distributed		County Judge/ Auditor
(by) June 15	Due Date for Departments to return Budget Requests (only Requesting Change)		All Depts
(by) June 15	Proposed budget for appraisal district due to Commissioners Court	Tax Code 6.06(a)	Chief Appraiser
June & July	Budget Workshops Set Separate From Commissioner Court Meetings		All Depts/ Commissioners Court
July 22	County Judge Presents Judge's Recommended FY27 Budget		County Judge
(by) July 25	Deadline to certify appraisal roll	Tax Code 26.01(a)	Chief Appraiser
August 1 or as soon thereafter as possible	Certified appraisal role, collection rate, debt taxes, ect due to Commissioners Court	Tax Code 26.04(b)	Chief Appraiser
August 7 or as soon thereafter as possible	Calculation and posting on county website of tax rate, voter-approval rate, etc	Tax Code 26.04(e)	Commissioners Court
(by) August 17	Deadline for County Judges to order General Election	Election Code 3.005	County Judge
August	Submit no-new-revenue rate and voter-approved tax rate calculation to Commissioners Court.	Tax Code 26.014 (c),(d2)	Chief Appraiser/County Auditor
August	Meeting of governing body to set proposed rate, take record vote and schedule public hearing.	LGC 111.007b	Commissioners' Court
August	If exceeds no new revenue rate, take record vote and schedule (1) Public Hearing .		Commissioners' Court
August	Commissioners' Court sets or confirms date for Public Hearing on budget authorizing notice to be published in newspaper.		Commissioners' Court
August	SET and announce date, time & place to adopt tax rate		Commissioners' Court
August	Before filing annual budget, give notice to each elected officer of proposed salary and expenses	LGC 152.013(c)	County Judge & County Auditor
August	File Proposed Budget with County Clerk (available for Public Inspection) & post on county website	LGC 111.006b	County Auditor/Judge/IT
August	Publication of effective and rollback tax rates; statement and schedules; Deadline to newspaper 10am/website publication.		Auditor/Appraiser/ Purchasing
August	Publish notice of public hearing on the budget in newspaper. Must be published at least ten days before public hearing on budget.	LGC 111.075	
August	Notice of Public Hearing on Tax Increase is the first quarter-page notice in paper and website, at least 7 days before the first public hearing.		
August	PUBLISH notice of any Elected Officials salaries, expenses, or allowances that are proposed to be increased and the amount of the proposed increases. <i>(Must be published at least ten days before budget hearing.)</i>	LGC 152.013 b	Human Resources/Auditor/Purchasing
August	Set salary, expenses and other allowances of Elected or Precinct officials.	LGC 152.011	Commissioners' Court
August	Send grievance notices to EO's.		County Auditor
August	Choose Grievance Committee public members. Not later than 15th day after request for hearing.	LGC 152.015	Commissioners' Court
August	5 PM Deadline for official to file salary grievance. Must be within five day of notice received.	LGC 152.016a	Officials
August	Meeting of Grievance Committee (if required). Must be held within ten days of request for hearing or selection of committee.	LGC 152.016b	Grievance Committee
August	Hold public hearing on tax rate. At least 7 days after newspaper publication.	Tax Code 26.06	Commissioners' Court
August	Public Hearing on budget. On or after Aug 16th. At least 10 days after newspaper publication.	LGC 81.006	Commissioners' Court
August	Adopt Budget. Must be a record vote.	LGC 111.008	Commissioners' Court
August	VOTE to Adopt Tax Rate	LGC 111.014	Commissioners' Court
August	VOTE to ratify tax increase	Tax Code 26.05	Commissioners' Court
August	File Adopted Budget with the County Clerk	LGC 111.009	County Judge/Auditor
August	Post on County web site & notify departments of adopted budget	LGC 111.009	Auditor/IT
August	Send notice to newspaper that budgets are available	LGC 111.009	County Auditor/Purchasing
(by) September 1	District Court order increasing salary, if any, of official district court reporter due to Commissioners Court	Gov't Code 52.051(c)	District Court
(by) September 30 or the 60th day after certified appraisal roll received	Deadline for adoption of the Tax Rate	Tax Code 26.05(a)	Commissioners Court
All notices subject to website publication. Dates subject to change without notice.			
All subject to 72-hour notice for public meetings (Open Meetings Notice).			

Burnet County Commissioners Court

Jim Luther Jr.
Precinct 1

Damon Beierle
Precinct 2

Bryan Wilson
County Judge

Chad Collier
Precinct 3

Joe Don Dockery
Precinct 4

Regular Session

9.

Meeting Date: 05/12/2026

Subject

Discuss, consider and take appropriate action concerning a request for a replat of lots 684, 685, 686 and 687, Sherwood Shores III-A, to be known as lot 684A, Sherwood Shores III-A, a combination of 4 lots into 1.
(Luther)

Attachments

26157 PRELIMINARY REPLAT 3-16-26

STATE OF TEXAS:
COUNTY OF _____:

KNOW ALL MEN BY THESE PRESENTS: THAT ROSA ROJO HERNANDEZ, BEING THE OWNERS OF LOTS 684, 685, 686, & 687, SHERWOOD SHORES III-A, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 47-B OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND BEING DESCRIBED IN DOCUMENT NO. 202002210 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY REPLAT THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "LOT 684A, SHERWOOD SHORES III-A" AS THE OFFICIAL PLAT OF SAME AND DOES HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC

IN WITNESS WHEREOF, HAS THE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____, 2026.

ROSA ROJO HERNANDEZ – OWNER

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ROSA ROJO HERNANDEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT OF ALL OF LOTS 684, 685, 686, & 687, SHERWOOD SHORES III-A, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 47-B OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOT 684A, SHERWOOD SHORES III-A", WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING THEREOF IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS,

THIS _____ DAY OF _____, 2026.

ATTEST:

JIM LUTHER, COMMISSIONER PRECINCT 1

BRYAN WILSON, COUNTY JUDGE, BURNET COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

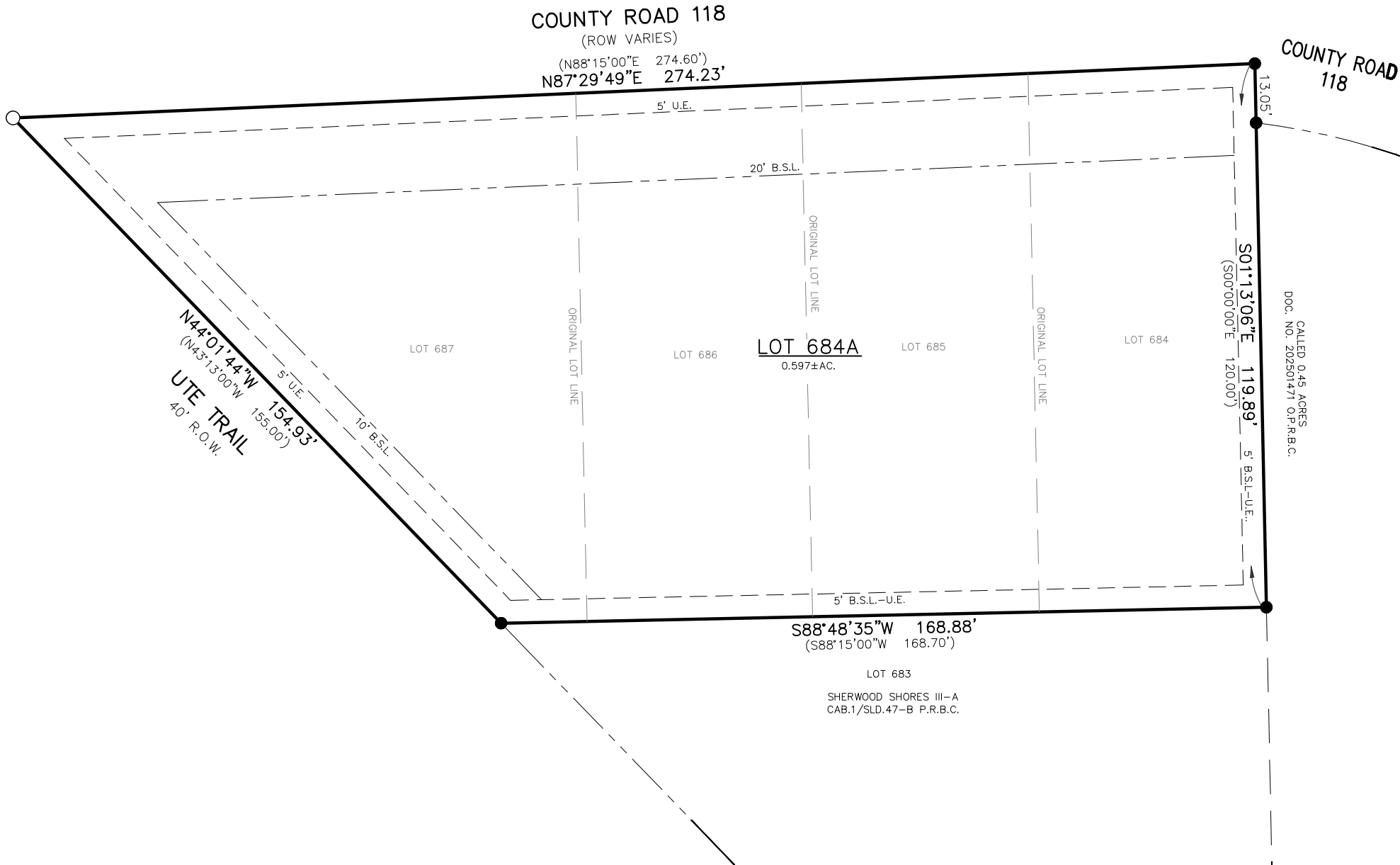
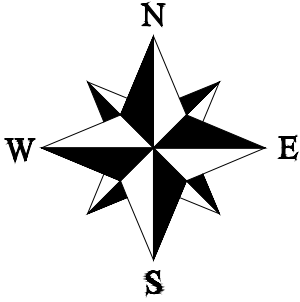
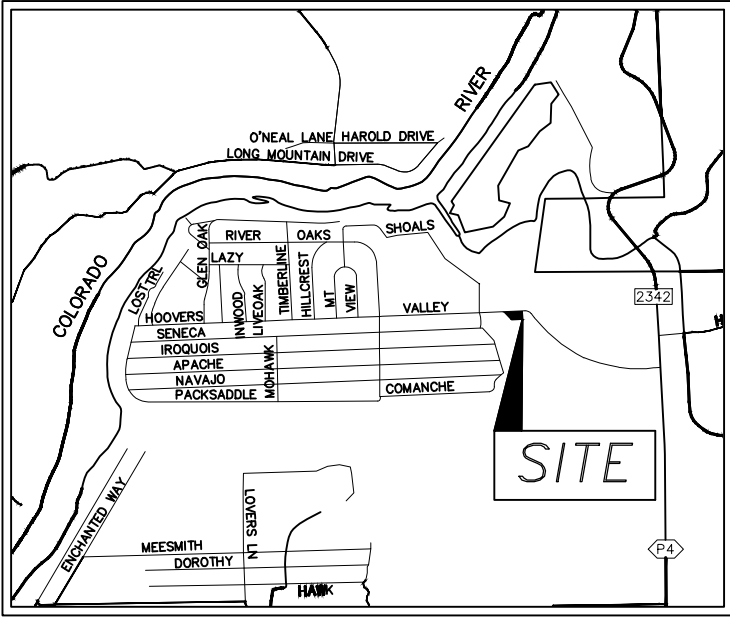
I, K.C. LUST, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS REPLAT OF "LOT 684A, SHERWOOD SHORES III-A" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION TO THE BEST OF MY BELIEFS AND KNOWLEDGE.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

K.C. LUST, R.P.L.S. NO. 5273



LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
○	SET MAG NAIL WITH CUPLIN WASHER
.../...	VOLUME/PAGE
P.R.B.C.	PLAT RECORDS BURNET CO.
O.P.R.B.C.	OFFICIAL PUBLIC RECORDS
BURNET COUNTY	RECORD INFO/SUBJECT
B.S.L.	BLOS. SETBACK LINE
U.E.	UTILITY EASEMENT



PRELIMINARY – ADMINISTRATIVE REVIEW
PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33(e), THIS DOCUMENT IS "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"

NOTES:

- WATER WILL BE PROVIDED BY WELL.
- WASTE WATER WILL BE SUPPORTED BY O.S.S.F.
- GARBAGE PICKUP IS AVAILABLE BY COMMERCIAL FIRM.
- THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY CURRENT SUBDIVISION REGULATIONS.
- THIS PLAT HEREBY DELETES AND TAKES PLACE OF LOTS 684, 685, 686, & 687, SHERWOOD SHORES III-A, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 47-B OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.
- ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0450F, EFFECTIVE 03/15/2012.
- SUBJECT TO ALL CURRENT LAND USE ORDINANCES AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.
- BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM – NAD 83, CENTRAL ZONE.
- THE COORDINATES SHOWN HEREON ARE GRID VALUES, FOR SURFACE VALUES APPLY A COMBINED SCALE FACTOR OF 1.00014742 FEET.
- ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
- EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED WITHIN THIS SUBDIVISION MUST BE PERMITTED, INSPECTED AND LICENSED FOR OPERATION UNDER THOSE TERMS, STANDARDS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND LOWER COLORADO RIVER AUTHORITY AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS AND LICENSES ARE MADE. THESE LOTS MAY REQUIRE PROFESSIONALLY DESIGNED WASTEWATER DISPOSAL SYSTEMS DUE TO TOPOGRAPHICAL, GEOLOGICAL AND WATER WELL CONSIDERATIONS.

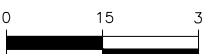
BEING A REPLAT OF LOTS 684, 685, 686, & 687, SHERWOOD SHORES III-A, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 1, SLIDE 47-B OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS

LOT 684A, SHERWOOD SHORES III-A

PROJ. NO. 26157
PREPARED FOR: ROSA ROJO HERNANDEZ
TECH: JTM
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 02/24/2026
FILE PATH: PROJECTS 2026\26157\DWG\26157 REPLAT.dwg
COPYRIGHT:2026 PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 30'



	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		

1 OF 1
SHEET

Burnet County Commissioners Court

Jim Luther Jr.
Precinct 1

Damon Beierle
Precinct 2

Bryan Wilson
County Judge

Chad Collier
Precinct 3

Joe Don Dockery
Precinct 4

Regular Session

10.

Meeting Date: 05/12/2026

Subject

Discuss, consider and take appropriate action concerning a request for a replat of lot 27, Log Country Cove, Unit One, to be known as lots 27A, 4.023 acres, and 27B, 1.009 acres, Log Country Cove, Unit One, a division of 1 lot into 2. (Luther)

Attachments

26251 PRELIMINARY REPLAT 4-15-26

STATE OF TEXAS:
COUNTY OF _____:

KNOW ALL MEN BY THESE PRESENTS: THAT GARY L. MARTIN & MINA K. MARTIN, BEING THE OWNERS OF LOT 27, LOG COUNTRY COVE, UNIT ONE, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 3, SLIDE 34C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, AND BEING DESCRIBED IN VOLUME 943, PAGE 643 OF THE REAL PROPERTY RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY REPLAT THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "LOTS 27A & 27B, LOG COUNTRY COVE, UNIT ONE" AS THE OFFICIAL PLAT OF SAME AND DOES HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC

IN WITNESS WHEREOF, HAS THE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____, 2026.

GARY L. MARTIN – OWNER

MINA K. MARTIN – OWNER

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GARY L. MARTIN & MINA K. MARTIN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENTS AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT OF ALL OF LOT 27, LOG COUNTRY COVE, UNIT ONE, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN CABINET 3, SLIDE 34C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOTS 27A & 27B, LOG COUNTRY COVE, UNIT ONE", WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING THEREOF IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS,

THIS _____ DAY OF _____, 2026.

ATTEST:

JIM LUTHER, COMMISSIONER PRECINCT 1

BRYAN WILSON, COUNTY JUDGE, BURNET COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

I, K.C. LUST, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS REPLAT OF "LOTS 27A & 27B, LOG COUNTRY COVE, UNIT ONE" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION TO THE BEST OF MY BELIEFS AND KNOWLEDGE.

WITNESS MY HAND AND SEAL THIS 15TH DAY OF APRIL, 2026.

K.C. LUST, R.P.L.S. NO. 5273

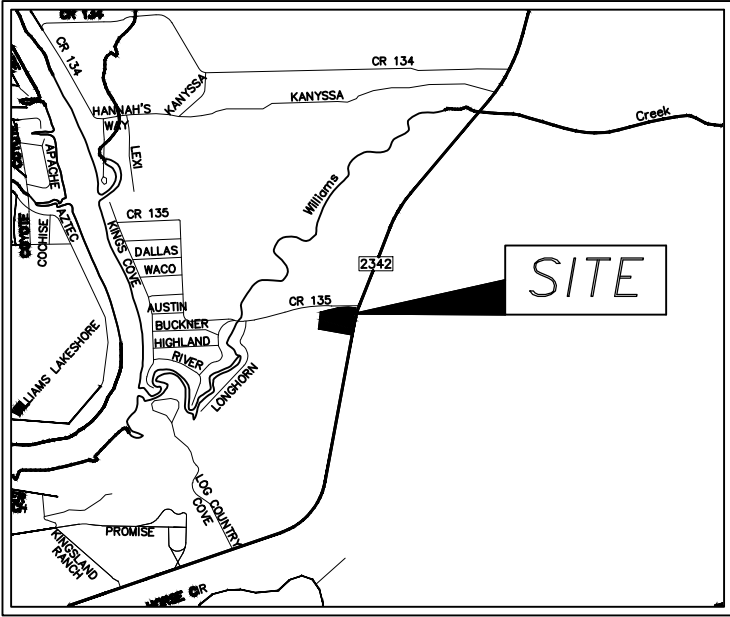
PRELIMINARY – ADMINISTRATIVE REVIEW
PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33(e), THIS DOCUMENT IS "PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

NOTES:

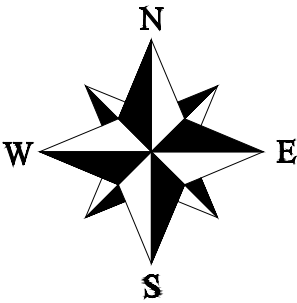
1. WATER WILL BE PROVIDED BY WELL.
2. WASTE WATER WILL BE SUPPORTED BY O.S.S.F.
3. GARBAGE PICKUP IS AVAILABLE BY COMMERCIAL FIRM.
4. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY CURRENT SUBDIVISION REGULATIONS.
5. THIS PLAT HEREBY DELETES AND TAKES PLACE OF LOT 27, LOG COUNTRY COVE, UNIT ONE, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 3, SLIDE 34C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS.
6. ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0450F, EFFECTIVE 03/05/2012.
7. SUBJECT TO ALL CURRENT LAND USE ORDINANCES AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.
8. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM – NAD 83, CENTRAL ZONE.
9. THE COORDINATES SHOWN HEREON ARE GRID VALUES, FOR SURFACE VALUES APPLY A COMBINED SCALE FACTOR OF 1.00014216 FEET.
10. EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED ON LOTS 27A & 27B MUST BE PERMITTED, INSPECTED AND APPROVED FOR OPERATION UNDER THOSE TERMS, STANDARDS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND LOWER COLORADO RIVER AUTHORITY AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS ARE MADE. THESE LOTS MAY REQUIRE PROFESSIONALLY DESIGNED WASTEWATER DISPOSAL SYSTEMS DUE TO TOPOGRAPHICAL, GEOLOGICAL AND WATER WELL CONSIDERATIONS.
11. TRANSMISSION LINE EASEMENT GRANTED TO L.C.R.A. – 1/307, 612 MISCELLANEOUS DEED RECORDS OF BURNET COUNTY, TEXAS.
12. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OF QUALITY OF A RELIABLE WATER SOURCE.



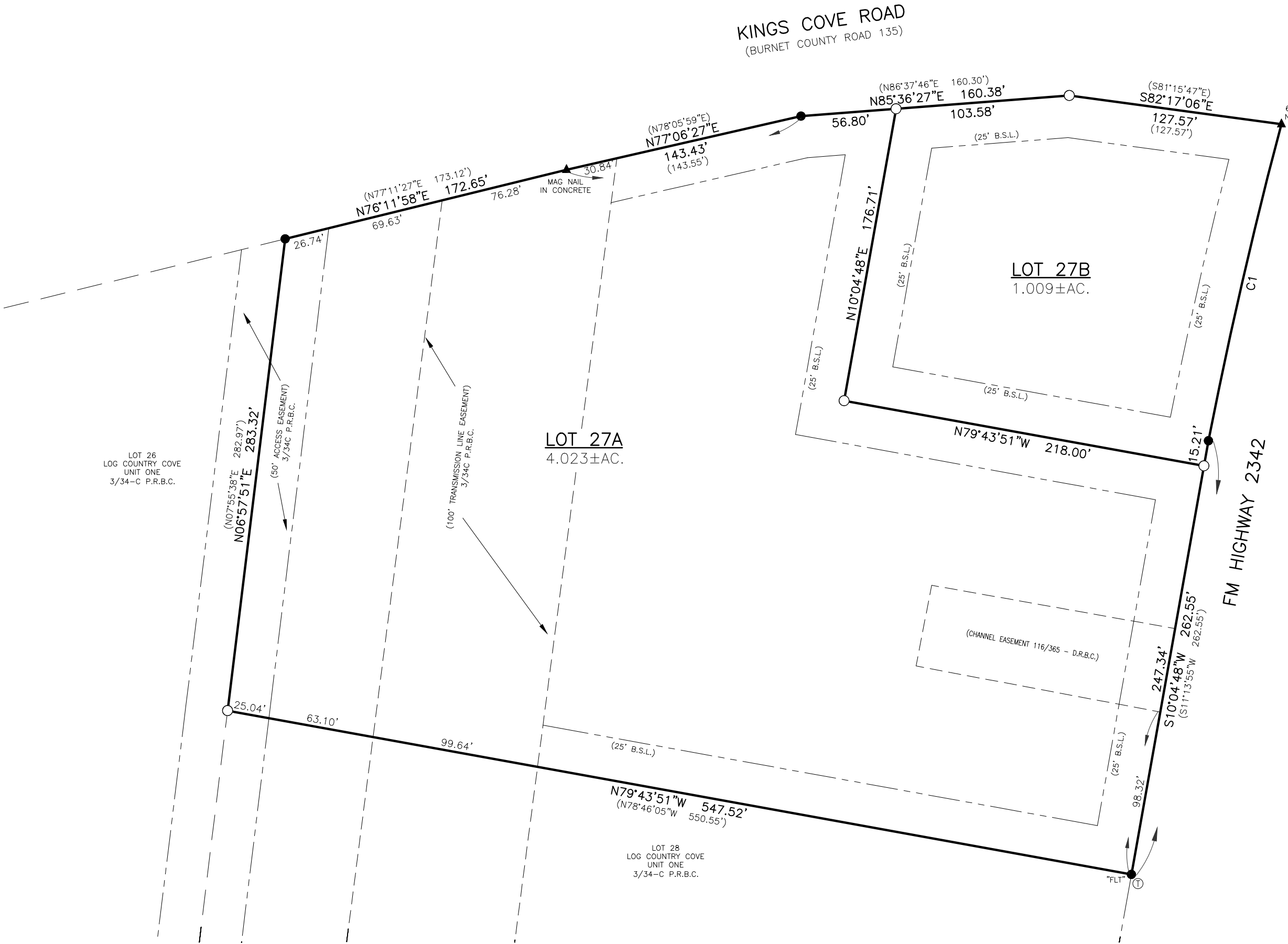
LEGEND	
●	1/2" IRON PIN FOUND (UNLESS NOTED)
○	SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
.....	VOLUME/PAGE
P.R.B.C.	PLAT RECORDS BURNET CO.
D.R.B.C.	DEED RECORDS BURNET CO.
()	RECORD INFO/SUBJECT
B.S.L.	BLDG. SETBACK LINE



LOCATION MAP
NOT TO SCALE



CURVE TABLE				
CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	2904.79'	193.65'	193.62'	S12°58'02"W
(C1)	2904.79	193.01'	192.98'	S13°06'53"W



COUNTY SEAL AND FILING INFORMATION

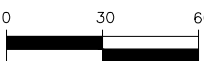
BEING A REPLAT OF LOT 27, LOG COUNTRY COVE, UNIT ONE, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN CABINET 3, SLIDE 34–C OF THE PLAT RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS

LOTS 27A & 27B, LOG COUNTRY COVE, UNIT ONE

PROJ. NO. 26251
PREPARED FOR: GARY MARTIN
TECH: JTM
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 03/23/2026
FILE PATH: PROJECTS 2026\26251\DWG\26251 REPLAT 03-26-2026.dwg
COPYRIGHT:2026 PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 60'



	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		

1 OF 1
SHEET

Burnet County Commissioners Court

Jim Luther Jr.

Precinct 1

Damon Beierle

Precinct 2

Bryan Wilson

County Judge

Chad Collier

Precinct 3

Joe Don Dockery

Precinct 4

Regular Session

11.

Meeting Date: 05/12/2026

Subject

Discuss, consider and take appropriate action concerning a request for a replat of lot 109, 7 Creeks Ranch, Phase 4, to be known as lots 109A, 10.340 acres, and 109B, 9.348 acres, 7 Creeks Ranch, Phase 4, a division of 1 lot into 2. (Beierle)

Attachments

251118 Preliminary Plat - 3-17-26

STATE OF TEXAS:
COUNTY OF _____:

KNOW ALL MEN BY THESE PRESENTS: THAT WALTER F. DYER & VONDA J. DYER, BEING THE OWNERS OF LOT 109, 7 CREEKS RANCH, PHASE 4, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201806157 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND BEING DESCRIBED IN DOCUMENT NO. 201808498 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY REPLAT THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "LOTS 109A & 109B, 7 CREEKS RANCH, PHASE 4" AS THE OFFICIAL PLAT OF SAME AND DOES HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC

IN WITNESS WHEREOF, HAS THE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____, 2026.

WALTER F. DYER – OWNER

VONDA J. DYER – OWNER

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED WALTER F. DYER & VONDA J. DYER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT OF ALL OF LOT 109, 7 CREEKS RANCH, PHASE 4, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201806157 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS "LOTS 109A & 109B, 7 CREEKS RANCH, PHASE 4", WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING THEREOF IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS,

THIS _____ DAY OF _____, 2026.

ATTEST:

DAMON BEIERLE, COMMISSIONER PRECINCT 2

BRYAN WILSON, COUNTY JUDGE, BURNET COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

I, K.C. LUST, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS REPLAT OF "LOTS 109A & 109B, 7 CREEKS RANCH, PHASE 4" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION TO THE BEST OF MY BELIEFS AND KNOWLEDGE.

WITNESS MY HAND AND SEAL THIS 17TH DAY OF MARCH, 2026.

K.C. LUST, R.P.L.S. NO. 5273

PRELIMINARY – ADMINISTRATIVE REVIEW

PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33(e), THIS DOCUMENT IS "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"

NOTES:

1. WATER WILL BE PROVIDED BY WELL.
2. WASTE WATER WILL BE SUPPORTED BY O.S.S.F.
3. GARBAGE PICKUP IS AVAILABLE BY COMMERCIAL FIRM.
4. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY CURRENT SUBDIVISION REGULATIONS.
5. THIS PLAT HEREBY DELETES AND TAKES PLACE OF LOT 109, 7 CREEKS RANCH PHASE 4, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201806157 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.
6. ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C0350F, EFFECTIVE 03/15/2012.
7. SUBJECT TO ALL CURRENT LAND USE ORDINANCES AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.
8. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM – NAD 83, CENTRAL ZONE.
9. THE COORDINATES SHOWN HEREON ARE GRID VALUES, FOR SURFACE VALUES APPLY A COMBINED SCALE FACTOR OF 1.00017662 FEET.
10. EACH DWELLING CONSTRUCTED OR PLACED ON THE SUBDIVISION SHALL BE CONNECTED TO A PRIVATE SEPTIC SYSTEM MEETING THE SPECIFICATIONS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND BURNET COUNTY.
11. THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF RELIABLE WATER SOURCE.
12. IN APPROVAL OF THE PLAT BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS, IT IS UNDERSTOOD THAT BUILDING AND MAINTENANCE OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES DELINEATED AND SHOWN ON THIS PLAT, AND BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OTHER THOROUGHFARES OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT ACCORDING TO THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS AND WILL NEVER BE ACCEPTED AS COUNTY ROADS BY THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS.
13. LOCATION OF UTILITY EASEMENTS HEREBY CONVEYED SHALL BE LIMITED TO A STRIP OF LAND BEING TWENTY (20') FEET IN WIDTH ALONG ALL FRONT AND REAR LOT LINES AND TEN (10') FEET ALONG ALL SIDE LOT LINES, WITH ADDITIONAL GUYING EASEMENTS AS NEEDED, OR AS INDICATED ON SAID PLAT. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS TO OR FROM SAID UTILITY EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, HANGING NEW WIRE ON, MAINTAINING AND REMOVING SAID LINES AND APPURTENANCES; THE RIGHT TO RELOCATE WITHIN THE LIMITS OF SAID RIGHT-OF-WAY; THE RIGHT TO REMOVE FROM SAID RIGHT-OF-WAYS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR THEIR APPURTENANCES.

COUNTY SEAL AND FILING INFORMATION

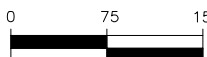
BEING A REPLAT OF LOT 109, 7 CREEKS RANCH, PHASE 4, A SUBDIVISION LOCATED IN BURNET COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201806157 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, TO BE KNOWN AS

LOTS 109A & 109B, 7 CREEKS RANCH, PHASE 4

PROJ. NO. 251118
PREPARED FOR: WALTER & VONDA DYER
TECH: JTM
APPROVED: K.C. LUST
FIELDWORK PERFORMED ON: 11/17/2025
FILE PATH: PROJECTS\2025\251118\DWG\251118 REPLAT.dwg
COPYRIGHT:2025
PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 150'



	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		

1 OF 1
SHEET

Burnet County Commissioners Court

Jim Luther Jr.

Precinct 1

Damon Beierle

Precinct 2

Bryan Wilson

County Judge

Chad Collier

Precinct 3

Joe Don Dockery

Precinct 4

Regular Session

12.

Meeting Date: 05/12/2026

Subject

Discuss, consider and take appropriate action concerning the final plat approval of The Preserve of 1840, preliminarily platted as Oatmeal Preserve, a private subdivision consisting of 40 lots on 150.26 acres, located in the 4,000 block of CR 336. (Collier)

Attachments

The Preserve of 1840 Final Plat 2-23-26

STATE OF TEXAS:
COUNTY OF _____;

KNOW ALL MEN BY THESE PRESENTS: THAT OATMEAL LOOP PROPCO, LLC., BEING THE OWNER OF A 150.26 ACRE TRACT OF LAND OUT OF THE W.R. JENNINGS SURVEY, ABSTRACT NO. 1430, AND THE W.A. STAR SURVEY, ABSTRACT NO. 1194, BURNET COUNTY, TEXAS, AND BEING COMPRISED OF A CALLED 44.23 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO OATMEAL LOOP PROPCO, LLC., RECORDED IN DOCUMENT NO. 202505385 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, A CALLED 1.916 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO OATMEAL LOOP PROPCO, LLC., RECORDED IN DOCUMENT NO. 202507296 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND A REMAINDER OF A CALLED 106.72 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO OATMEAL LOOP PROPCO, LLC., RECORDED IN DOCUMENT NO. 202505384 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY PLAT THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "THE PRESERVE OF 1840" AS THE OFFICIAL PLAT OF SAME AND DOES HEREBY DEDICATE THE STREETS AND EASEMENTS SHOWN HEREON TO THE USE OF THE PUBLIC

IN WITNESS WHEREOF, HAS THE PRESENTS TO BE SIGNED ON THIS _____ DAY OF _____, 2026.

OATMEAL LOOP PROPCO., LLC. – OWNER
AUTHORIZED AGENTS

STATE OF TEXAS:
COUNTY OF _____;

BEFORE ME, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED THE AUTHORIZED AGENT FOR OATMEAL LOOP PROPCO, LLC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS:
COUNTY OF BURNET:

THE ATTACHED PLAT OF ALL OF A 150.26 ACRE TRACT OF LAND OUT OF THE W.R. JENNINGS SURVEY, ABSTRACT NO. 1430, AND THE W.A. STAR SURVEY, ABSTRACT NO. 1194, BURNET COUNTY, TEXAS, AND BEING COMPRISED OF A CALLED 44.23 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO OATMEAL LOOP PROPCO, LLC., RECORDED IN DOCUMENT NO. 202505385 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, A CALLED 1.916 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO OATMEAL LOOP PROPCO, LLC., RECORDED IN DOCUMENT NO. 202507296 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND A REMAINDER OF A CALLED 106.72 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO OATMEAL LOOP PROPCO, LLC., RECORDED IN DOCUMENT NO. 202505384 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, DO HEREBY PLAT THE SAME AS SHOWN HEREON AND DOES HEREBY ADOPT THIS PLAT OF SAID SUBDIVISION TO BE KNOWN AS "THE PRESERVE OF 1840", WAS FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS AND WAS APPROVED FOR FILING THEREOF IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

TO CERTIFY WHICH, THE UNDERSIGNED AS COUNTY JUDGE OF BURNET COUNTY, TEXAS,

THIS _____ DAY OF _____, 2026.

ATTEST:

CHAD COLLIER, COMMISSIONER PRECINCT 3

BRYAN WILSON, COUNTY JUDGE

STATE OF TEXAS:
COUNTY OF BURNET:

I, LEE P. FOX, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF "THE PRESERVE OF 1840" WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION TO THE BEST OF MY BELIEFS AND KNOWLEDGE.

WITNESS MY HAND AND SEAL THIS 23RD DAY OF FEBRUARY, 2026.



LEE P. FOX, R.P.L.S. NO. 7125

WATERWAY BUFFER ZONE PLAT NOTE:

THE WATERWAY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAN WATER IN CREEKS, RIVERS AND LAKES. NO STRUCTURE OR IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT FOR THE PROTECTION OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNER BY PRESERVING AND RESTORING NATIVE VEGETATION. THE EASEMENT MAY NOT BE AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPERTY AUTHORITY.

LOWER COLORADO RIVER AUTHORITY

DATE

NOTES:

1. WATER WILL BE PROVIDED BY PRIVATE WELL
2. WASTE WATER WILL BE SUPPORTED BY O.S.S.F.
3. GARBAGE PICKUP IS AVAILABLE BY COMMERCIAL FIRM.
4. BURNET COUNTY SHALL NOT BE RESPONSIBLE FOR A QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE.
5. BURNET COUNTY SHALL NOT ACCEPT ALL OR A PORTION OF THE ROADS IN THIS SUBDIVISION FOR MAINTENANCE.
6. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE BURNET COUNTY CURRENT SUBDIVISION REGULATIONS.
7. ALL OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS OUTSIDE THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 48053C05006, EFFECTIVE 11/1/2019.
8. SUBJECT TO ALL CURRENT LAND USE ORDINANCES AND SUBDIVISION REGULATIONS OF BURNET COUNTY, TEXAS.
9. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM – NAD 83, CENTRAL ZONE. MEASURED BEARINGS AND DISTANCES FOUND TO MATCH THAT OF RECORD.
10. THE COORDINATES SHOWN HEREON ARE GRID VALUES, FOR SURFACE VALUES APPLY A COMBINED SCALE FACTOR OF 1.00017368 FEET.
11. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
12. RESTRICTIVE COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION ARE RECORDED IN DOCUMENT NO. 202511302 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS.

LEGAL DESCRIPTION EXTERIOR BOUNDARY:

BEING A 150.26 ACRE TRACT OF LAND OUT OF THE W.R. JENNINGS SURVEY, ABSTRACT NO. 1430, AND THE W.A. STAR SURVEY, ABSTRACT NO. 1194, BURNET COUNTY, TEXAS, AND BEING COMPRISED OF A CALLED 44.23 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO OATMEAL LOOP PROPCO, LLC., RECORDED IN DOCUMENT NO. 202505385 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, A CALLED 1.916 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO BENJAMIN DAVID HIBLER, RECORDED IN DOCUMENT NO. 201903817 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND A REMAINDER OF A CALLED 106.72 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO OATMEAL LOOP PROPCO, LLC., RECORDED IN DOCUMENT NO. 202505384 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 150.26 ACRES BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE FOUND AT THE SOUTHWEST CORNER OF A CALLED 76.979 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO CARL WAYNE HIBLER, RECORDED IN DOCUMENT NO. 201903818 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, THE NORTHWEST CORNER OF THE REMAINDER OF A CALLED 83.874 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO BENJAMIN DAVID HIBLER, RECORDED IN DOCUMENT NO. 201903817 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, THE NORTHEAST CORNER OF SAID 1.916 ACRE TRACT, THE SOUTHEAST CORNER OF SAID REMAINDER TRACT, AND HEREOF;

THENCE ALONG THE WEST LINE OF SAID BENJAMIN DAVID HIBLER TRACT, THE EAST LINE OF SAID 1.916 ACRE TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1)SOUTH 14°52'23" EAST, A DISTANCE OF 128.26' TO A STONE MOUND FOUND;
- 2)SOUTH 21°08'12" EAST, A DISTANCE OF 468.40' TO AN "X" SCRIBED IN CONCRETE FOUND AT THE SOUTHWEST CORNER OF SAID BENJAMIN DAVID HIBLER TRACT, THE NORTHWEST CORNER OF A CALLED 20.00 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO NINE BAND LAND, LLC., RECORDED IN DOCUMENT NO. 202303238 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND ALONG THE EAST LINE OF SAID 1.916 ACRE TRACT, AND HEREOF;

THENCE ALONG THE WEST LINE OF SAID 20.00 ACRE TRACT, THE EAST LINE OF SAID 1.916 ACRE TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1)SOUTH 02°21'45" WEST, A DISTANCE OF 16.13' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED "CUPLIN";
- 2)SOUTH 21°31'54" EAST, A DISTANCE OF 649.03' TO A 1/2" IRON PIN WITH SURVEY CAP STAMPED "CUPLIN" SET ALONG THE EAST LINE OF SAID 1.916 ACRE TRACT, AT THE SOUTHWEST CORNER OF SAID 20.00 ACRE TRACT, THE NORTHWEST CORNER OF SAID 44.23 ACRE TRACT, AND ALONG THE EAST LINE HEREOF;

THENCE NORTH 68°28'06" EAST, ALONG THE SOUTH LINE OF SAID 20.00 ACRE TRACT, THE NORTH LINE OF SAID 44.23 ACRE TRACT, AND ALONG THE EAST LINE HEREOF, A DISTANCE OF 1345.39' TO A 1/2" IRON PIN WITH SURVEY CAP STAMPED "CUPLIN" SET ALONG THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 336, AT THE SOUTHEAST CORNER OF SAID 20.00 ACRE TRACT, THE NORTHEAST CORNER OF SAID 44.23 ACRE TRACT, AND ALONG THE EAST LINE HEREOF;

THENCE SOUTH 21°17'34" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 336, THE EAST LINE OF SAID 44.23 ACRE TRACT, AND HEREOF, A DISTANCE OF 1432.92' TO A FENCE POST CORNER FOUND ALONG THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 336, AT THE NORTHEAST CORNER OF A CALLED 1.91 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO GOLDSTAR INVESTMENTS, RECORDED IN DOCUMENT NO. 201808839 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, THE SOUTHEAST CORNER OF SAID 44.23 ACRE TRACT, AND HEREOF;

THENCE SOUTH 68°16'46" WEST, ALONG THE NORTH LINE OF SAID 1.91 ACRE TRACT, THE SOUTH LINE OF SAID 44.23 ACRE TRACT, AND HEREOF, A DISTANCE OF 1339.42' TO A 1/2" IRON PIN FOUND WITH SURVEY CAP STAMPED "ALLSTAR" AT THE NORTHWEST CORNER OF SAID 1.91 ACRE TRACT, ALONG THE EAST LINE OF A CALLED 185.8 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO DANA KAREN SPILLERS CALLAWAY, RECORDED IN DOCUMENT NO. 201207658 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AT THE SOUTHWEST CORNER OF SAID 44.23 ACRE TRACT, AND HEREOF;

THENCE NORTH 21°31'55" WEST, ALONG THE EAST LINE OF SAID 185.8 ACRE TRACT, THE WEST LINE OF SAID 44.23 ACRE TRACT, AND HEREOF, A DISTANCE OF 1247.59' TO A 1/2" IRON PIN WITH SURVEY CAP STAMPED "CUPLIN" SET AT THE SOUTHERN MOST CORNER OF SAID 1.916 ACRE TRACT, ALONG THE WEST LINE OF SAID 44.23 ACRE TRACT, AND AT THE BEGINNING OF A CURVE TO THE RIGHT ALONG THE EAST LINE OF SAID 185.8 ACRE TRACT, THE WEST LINE OF SAID 1.916 ACRE TRACT, AND HEREOF;

THENCE ALONG THE EAST LINE OF SAID 185.8 ACRE TRACT, THE WEST LINE OF SAID 1.916 ACRE TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1)ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 330.00', AN ARC LENGTH OF 202.14', A CHORD BEARING OF NORTH 39°04'48" WEST, AND A CHORD LENGTH OF 199.00' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED "CUPLIN";
- 2)NORTH 21°31'54" WEST, A DISTANCE OF 661.73' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED "CUPLIN";
- 3)NORTH 02°21'45" EAST, A DISTANCE OF 16.34' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED "CUPLIN";
- 4)NORTH 21°08'12" WEST, A DISTANCE OF 459.21' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED "CUPLIN";
- 5)NORTH 14°52'24" WEST, A DISTANCE OF 125.19' TO A 1/2" IRON PIN WITH SURVEY CAP STAMPED "CUPLIN" SET AT THE NORTHEAST CORNER OF SAID 185.8 ACRE TRACT, THE NORTHWEST CORNER OF SAID 1.916 ACRE TRACT, ALONG THE SOUTH LINE OF SAID REMAINDER TRACT, AND THE WEST LINE HEREOF;

THENCE SOUTH 69°05'00" WEST, ALONG THE NORTH LINE OF SAID 185.8 ACRE TRACT, THE SOUTH LINE OF SAID REMAINDER TRACT, AND THE WEST LINE HEREOF, A DISTANCE OF 277.49' TO A 1/2" IRON PIN WITH SURVEY CAP STAMPED "CUPLIN" SET AT ALONG THE NORTH LINE OF SAID 185.8 ACRE TRACT, AT THE SOUTHEAST CORNER OF A CALLED 2.604 ACRE TRACT DESCRIBED IN A DOCUMENT TO DANA CALLAWAY AND LARRY CALLAWAY, RECORDED IN DOCUMENT NO. 202507379 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, ALONG THE SOUTH LINE OF SAID REMAINDER TRACT, AND HEREOF;

THENCE ALONG THE NORTH LINE OF SAID 2.604 ACRE TRACT, THE SOUTH LINE OF SAID REMAINDER TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1)NORTH 17°58'51" WEST, A DISTANCE OF 157.65' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED "CUPLIN";
- 2)NORTH 02°21'45" WEST, A DISTANCE OF 289.83' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED "CUPLIN";
- 3)SOUTH 38°18'48" WEST, A DISTANCE OF 87.04' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED "CUPLIN";
- 4)SOUTH 26°42'53" EAST, A DISTANCE OF 179.48' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED "CUPLIN";
- 5)SOUTH 69°05'00" WEST, A DISTANCE OF 812.84' TO A 1/2" IRON PIN WITH SURVEY CAP STAMPED "CUPLIN" SET ALONG THE EAST LINE OF A CALLED 815.066 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO KEEPER WHITETAILS RANCH, LLC., RECORDED IN DOCUMENT NO. 202004334 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AT THE NORTHWEST CORNER OF SAID 2.604 ACRE TRACT, ALONG THE SOUTH LINE OF SAID REMAINDER TRACT, AND HEREOF;

THENCE NORTH 22°03'10" WEST, ALONG THE EAST LINE OF SAID 815.066 ACRE TRACT, THE SOUTH LINE OF SAID REMAINDER TRACT, AND HEREOF, A DISTANCE OF 192.11' TO A 1/2" IRON PIN WITH SURVEY CAP STAMPED "CUPLIN" SET AT THE NORTHEAST CORNER OF SAID 815.066 ACRE TRACT;

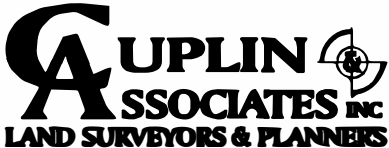
THENCE SOUTH 75°37'16" WEST, ALONG THE NORTH LINE OF SAID 815.066 ACRE TRACT, THE SOUTH LINE OF SAID REMAINDER TRACT, AND HEREOF, A DISTANCE OF 1071.18' TO A 1/2" IRON PIN SET ALONG THE NORTH LINE OF SAID 815.066 ACRE TRACT, AT THE SOUTHWEST CORNER OF SAID REMAINDER TRACT, AND HEREOF;

THENCE NORTH 13°47'05" WEST, ALONG THE WEST LINE OF SAID REMIANDER TRACT, AND HEREOF, A DISTANCE OF 1796.78' TO A 60D NAIL FOUND ALONG THE SOUTH LINE OF A CALLED 1039.03 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO KEEPER WHITETAILS RANCH, LLC., RECORDED IN DOCUMENT NO. 202001189 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AT THE NORTHWEST CORNER OF SAID REMAINDER TRACT, AND HEREOF;

THENCE NORTH 76°12'55" EAST, ALONG THE SOUTH LINE OF SAID 1039.03 ACRE TRACT, THE NORTH LINE OF SAID REMAINDER TRACT, AND HEREOF, A DISTANCE OF 2046.45' TO A CHAIN LINK FENCE CORNER POST FOUND ALONG THE SOUTH LINE OF SAID 1039.03 ACRE TRACT, AT THE NORTHWEST CORNER OF SAID 76.979 ACRE TRACT, THE NORTHEAST CORNER OF SAID REMAINDER TRACT, AND HEREOF;

THENCE ALONG THE WEST LINE OF SAID 76.979 ACRE TRACT, THE EAST LINE OF SAID REMAINDER TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1)SOUTH 52°31'21" EAST, A DISTANCE OF 687.59' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED "CUPLIN";
- 2)SOUTH 42°26'00" EAST, A DISTANCE OF 213.80' TO A 60D NAIL FOUND;
- 3)SOUTH 17°06'09" EAST, A DISTANCE OF 34.68' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED "CUPLIN";
- 4)SOUTH 15°54'26" EAST, A DISTANCE OF 47.20' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED "CUPLIN";
- 5)SOUTH 12°40'15" EAST, A DISTANCE OF 77.30' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED "CUPLIN";
- 6)SOUTH 10°31'51" EAST, A DISTANCE OF 97.13' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED "CUPLIN";
- 7)SOUTH 16°16'23" EAST, A DISTANCE OF 349.68' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED "CUPLIN";
- 8)SOUTH 07°07'06" EAST, A DISTANCE OF 224.64' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED "CUPLIN";
- 9)SOUTH 10°25'44" EAST, A DISTANCE OF 144.36' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED "CUPLIN";
- 10)SOUTH 14°34'12" EAST, A DISTANCE OF 146.95' TO THE POINT OF BEGINNING, AND CONTAINING 150.26 ACRES, MORE OR LESS.



PROJ NO. 241176
PREPARED FOR: OATMEAL LOOP PROPCO, LLC.
TECH: JTM
APPROVED: LEE P. FOX
FIELDWORK PERFORMED ON: 06/23/2025
FILE PATH: 241176\DWG\241176 FINAL PLAT 11-5-2025.dwg
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1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 200'



	2	
	1	
DATE	NO.	DESCRIPTION
REVISIONS		

1 OF 4
SHEET

BEING A SUBDIVISION OF 150.26 ACRE TRACT OF LAND OUT OF THE W.R. JENNINGS SURVEY, ABSTRACT NO. 1430, AND THE W.A. STAR SURVEY, ABSTRACT NO. 1194, BURNET COUNTY, TEXAS
TO BE KNOWN AS

THE PRESERVE OF 1840

LEGAL DESCRIPTION WATERWAY BUFFER ZONE NO. 1:

BEING A 5.10 ACRE TRACT OF LAND OUT OF THE W.R. JENNINGS SURVEY, ABSTRACT NO. 1430, AND THE W.A. STAR SURVEY, ABSTRACT NO. 1194, BURNET COUNTY, TEXAS, AND BEING A WATERWAY BUFFERZONE OVER AND ACROSS A REMAINDER OF A CALLED 106.72 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO OATMEAL LOOP PROPCO, LLC., RECORDED IN DOCUMENT NO. 202505384 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 5.10 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STONE MOUND FOUND ALONG THE SOUTH LINE OF A CALLED 1039.03 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO KEEPER WHITETAILS RANCH, LLC., RECORDED IN DOCUMENT NO. 202001189 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AT THE NORTHWEST CORNER OF A CALLED 76.979 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO CARL WAYNE KELLER, RECORDED IN DOCUMENT NO. 201903818 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AT THE NORTHEAST CORNER OF SAID 106.72 ACRE TRACT, AND HEREOF, NORTHING: 10221090.71 EASTING: 2981342.73

THENCE ALONG THE WEST LINE OF SAID 76.979 ACRE TRACT, THE EAST LINE OF SAID 106.72 ACRE TRACT, AND HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1) SOUTH 52°31'21" EAST, A DISTANCE OF 687.59' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 2) SOUTH 42°26'00" EAST, A DISTANCE OF 213.80' TO A AN 80D NAIL FOUND;
- 3) SOUTH 17°06'09" EAST, A DISTANCE OF 34.66' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 4) SOUTH 15°54'26" EAST, A DISTANCE OF 47.20' TO A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN';
- 5) SOUTH 12°40'15" EAST, A DISTANCE OF 70.52' TO A CALCULATED POINT;

THENCE OVER AND ACROSS SAID 106.72 ACRE TRACT, FOR THE OUTBOUNDS HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1) NORTH 58°24'02" WEST, A DISTANCE OF 49.60' TO A CALCULATED POINT;
- 2) NORTH 56°36'41" WEST, A DISTANCE OF 27.67' TO A CALCULATED POINT;
- 3) NORTH 75°29'44" WEST, A DISTANCE OF 28.58' TO A CALCULATED POINT;
- 4) NORTH 83°27'14" WEST, A DISTANCE OF 2.34' TO A CALCULATED POINT;
- 5) SOUTH 88°24'14" WEST, A DISTANCE OF 37.40' TO A CALCULATED POINT;
- 6) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00', AN ARC LENGTH OF 10.08', A CHORD BEARING OF NORTH 52°05'14" WEST, AND A CHORD LENGTH OF 9.66' TO A CALCULATED POINT;
- 7) NORTH 23°12'49" WEST, A DISTANCE OF 51.06' TO A CALCULATED POINT;
- 8) NORTH 32°35'32" WEST, A DISTANCE OF 54.55' TO A CALCULATED POINT;
- 9) NORTH 41°07'00" WEST, A DISTANCE OF 27.23' TO A CALCULATED POINT;
- 10) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 14.57', A CHORD BEARING OF NORTH 24°24'53" WEST, AND A CHORD LENGTH OF 14.37' TO A CALCULATED POINT;
- 11) NORTH 70°42'49" WEST, A DISTANCE OF 44.17' TO A CALCULATED POINT;
- 12) NORTH 62°10'46" WEST, A DISTANCE OF 34.40' TO A CALCULATED POINT;
- 13) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 9.59', A CHORD BEARING OF NORTH 51°11'14" WEST, AND A CHORD LENGTH OF 9.53' TO A CALCULATED POINT;
- 14) NORTH 40°11'43" WEST, A DISTANCE OF 69.38' TO A CALCULATED POINT;
- 15) NORTH 65°20'20" WEST, A DISTANCE OF 20.86' TO A CALCULATED POINT;
- 16) SOUTH 28°29'35" WEST, A DISTANCE OF 20.78' TO A CALCULATED POINT;
- 17) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 1.57', A CHORD BEARING OF SOUTH 30°17'48" WEST, AND A CHORD LENGTH OF 1.57' TO A CALCULATED POINT;
- 18) SOUTH 32°06'01" WEST, A DISTANCE OF 31.72' TO A CALCULATED POINT;
- 19) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 1.42', A CHORD BEARING OF SOUTH 33°43'44" WEST, AND A CHORD LENGTH OF 1.42' TO A CALCULATED POINT;
- 20) SOUTH 35°21'28" WEST, A DISTANCE OF 67.84' TO A CALCULATED POINT;
- 21) SOUTH 18°32'11" WEST, A DISTANCE OF 23.64' TO A CALCULATED POINT;
- 22) SOUTH 16°21'22" EAST, A DISTANCE OF 41.14' TO A CALCULATED POINT;
- 23) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 10.80', A CHORD BEARING OF SOUTH 03°58'47" EAST, AND A CHORD LENGTH OF 10.72' TO A CALCULATED POINT;
- 24) SOUTH 08°23'48" WEST, A DISTANCE OF 75.59' TO A CALCULATED POINT;
- 25) SOUTH 00°42'48" WEST, A DISTANCE OF 40.17' TO A CALCULATED POINT;
- 26) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 20.66', A CHORD BEARING OF SOUTH 24°23'26" WEST, AND A CHORD LENGTH OF 20.08' TO A CALCULATED POINT;
- 27) SOUTH 48°04'04" WEST, A DISTANCE OF 19.91' TO A CALCULATED POINT;
- 28) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 28.02', A CHORD BEARING OF SOUTH 80°10'34" WEST, AND A CHORD LENGTH OF 26.58' TO A CALCULATED POINT;
- 29) NORTH 67°42'58" WEST, A DISTANCE OF 24.17' TO A CALCULATED POINT;
- 30) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 26.37', A CHORD BEARING OF NORTH 37°29'46" WEST, AND A CHORD LENGTH OF 25.17' TO A CALCULATED POINT;
- 31) NORTH 07°16'36" WEST, A DISTANCE OF 113.55' TO A CALCULATED POINT;
- 32) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 12.28', A CHORD BEARING OF NORTH 06°48'00" EAST, AND A CHORD LENGTH OF 12.16' TO A CALCULATED POINT;
- 33) NORTH 20°52'36" EAST, A DISTANCE OF 55.88' TO A CALCULATED POINT;
- 34) SOUTH 85°59'43" WEST, A DISTANCE OF 25.51' TO A CALCULATED POINT;
- 35) SOUTH 15°55'25" WEST, A DISTANCE OF 5.30' TO A CALCULATED POINT;
- 36) SOUTH 09°34'57" WEST, A DISTANCE OF 48.54' TO A CALCULATED POINT;
- 37) SOUTH 11°04'39" WEST, A DISTANCE OF 48.22' TO A CALCULATED POINT;
- 38) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00', AN ARC LENGTH OF 105.00', A CHORD BEARING OF NORTH 82°58'31" WEST, AND A CHORD LENGTH OF 69.82' TO A CALCULATED POINT;
- 39) SOUTH 64°06'29" WEST, A DISTANCE OF 5.45' TO A CALCULATED POINT;
- 40) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00', AN ARC LENGTH OF 109.96', A CHORD BEARING OF NORTH 25°53'31" WEST, AND A CHORD LENGTH OF 70.00' TO A CALCULATED POINT;
- 41) NORTH 64°06'29" EAST, A DISTANCE OF 7.11' TO A CALCULATED POINT;
- 42) NORTH 62°09'35" EAST, A DISTANCE OF 1.40' TO A CALCULATED POINT;
- 43) NORTH 53°58'41" EAST, A DISTANCE OF 4.97' TO A CALCULATED POINT;
- 44) NORTH 45°56'45" EAST, A DISTANCE OF 5.17' TO A CALCULATED POINT;
- 45) NORTH 37°40'36" EAST, A DISTANCE OF 6.71' TO A CALCULATED POINT;
- 46) NORTH 37°05'06" EAST, A DISTANCE OF 7.14' TO A CALCULATED POINT;
- 47) NORTH 44°02'34" EAST, A DISTANCE OF 18.73' TO A CALCULATED POINT;
- 48) NORTH 47°20'48" EAST, A DISTANCE OF 19.15' TO A CALCULATED POINT;
- 49) NORTH 48°25'39" EAST, A DISTANCE OF 8.30' TO A CALCULATED POINT;
- 50) NORTH 15°55'25" EAST, A DISTANCE OF 1.12' TO A CALCULATED POINT;
- 51) NORTH 09°32'39" EAST, A DISTANCE OF 20.19' TO A CALCULATED POINT;
- 52) NORTH 54°55'44" EAST, A DISTANCE OF 21.03' TO A CALCULATED POINT;
- 53) NORTH 44°57'42" EAST, A DISTANCE OF 19.06' TO A CALCULATED POINT;
- 54) NORTH 87°42'20" EAST, A DISTANCE OF 24.28' TO A CALCULATED POINT;
- 55) NORTH 64°32'51" EAST, A DISTANCE OF 6.41' TO A CALCULATED POINT;
- 56) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 4.06', A CHORD BEARING OF NORTH 68°42'10" EAST, AND A CHORD LENGTH OF 4.06' TO A CALCULATED POINT;
- 57) NORTH 72°51'29" EAST, A DISTANCE OF 22.26' TO A CALCULATED POINT;
- 58) NORTH 72°51'29" EAST, A DISTANCE OF 16.05' TO A CALCULATED POINT;
- 59) NORTH 49°05'19" EAST, A DISTANCE OF 48.47' TO A CALCULATED POINT;
- 60) NORTH 42°04'41" EAST, A DISTANCE OF 34.66' TO A CALCULATED POINT;
- 61) NORTH 28°44'58" EAST, A DISTANCE OF 20.73' TO A CALCULATED POINT;
- 62) NORTH 04°21'31" WEST, A DISTANCE OF 16.95' TO A CALCULATED POINT;
- 63) NORTH 38°29'26" WEST, A DISTANCE OF 85.53' TO A CALCULATED POINT;
- 64) NORTH 51°25'42" WEST, A DISTANCE OF 17.94' TO A CALCULATED POINT;
- 65) SOUTH 86°12'55" WEST, A DISTANCE OF 35.91' TO A CALCULATED POINT;
- 66) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 4.76', A CHORD BEARING OF NORTH 88°20'00" WEST, AND A CHORD LENGTH OF 4.75' TO A CALCULATED POINT;
- 67) NORTH 82°52'54" WEST, A DISTANCE OF 36.23' TO A CALCULATED POINT;
- 68) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 15.75', A CHORD BEARING OF NORTH 64°49'57" WEST, AND A CHORD LENGTH OF 15.49' TO A CALCULATED POINT;
- 69) NORTH 48°47'00" WEST, A DISTANCE OF 26.46' TO A CALCULATED POINT;
- 70) NORTH 47°29'19" WEST, A DISTANCE OF 15.31' TO A CALCULATED POINT;
- 71) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5.00', AN ARC LENGTH OF 9.83', A CHORD BEARING OF SOUTH 76°11'18" WEST, AND A CHORD LENGTH OF 8.32' TO A CALCULATED POINT;
- 72) SOUTH 19°51'55" WEST, A DISTANCE OF 26.25' TO A CALCULATED POINT;
- 73) SOUTH 25°52'28" WEST, A DISTANCE OF 18.94' TO A CALCULATED POINT;
- 74) SOUTH 36°47'08" WEST, A DISTANCE OF 11.10' TO A CALCULATED POINT;
- 75) SOUTH 36°47'08" WEST, A DISTANCE OF 5.85' TO A CALCULATED POINT;
- 76) SOUTH 29°33'57" WEST, A DISTANCE OF 5.06' TO A CALCULATED POINT;
- 77) SOUTH 12°00'02" EAST, A DISTANCE OF 6.38' TO A CALCULATED POINT;
- 78) SOUTH 00°41'26" EAST, A DISTANCE OF 12.12' TO A CALCULATED POINT;
- 79) SOUTH 18°40'45" EAST, A DISTANCE OF 45.38' TO A CALCULATED POINT;
- 80) SOUTH 28°47'07" WEST, A DISTANCE OF 40.27' TO A CALCULATED POINT;
- 81) SOUTH 39°16'01" WEST, A DISTANCE OF 19.33' TO A CALCULATED POINT;
- 82) SOUTH 27°16'18" WEST, A DISTANCE OF 30.98' TO A CALCULATED POINT;
- 83) SOUTH 17°36'20" WEST, A DISTANCE OF 6.94' TO A CALCULATED POINT;
- 84) SOUTH 12°43'01" WEST, A DISTANCE OF 18.95' TO A CALCULATED POINT;
- 85) SOUTH 20°16'58" WEST, A DISTANCE OF 25.49' TO A CALCULATED POINT;
- 86) SOUTH 31°24'56" WEST, A DISTANCE OF 31.45' TO A CALCULATED POINT;
- 87) SOUTH 42°20'04" WEST, A DISTANCE OF 28.59' TO A CALCULATED POINT;
- 88) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00', AN ARC LENGTH OF 86.36', A CHORD BEARING OF NORTH 66°58'57" WEST, AND A CHORD LENGTH OF 66.06' TO A CALCULATED POINT;
- 89) ALONG A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 35.00', AN ARC LENGTH OF 81.37', A CHORD BEARING OF NORTH 15°57'10" WEST, AND A CHORD LENGTH OF 64.24' TO A CALCULATED POINT;
- 90) NORTH 50°38'58" EAST, A DISTANCE OF 12.79' TO A CALCULATED POINT;
- 91) NORTH 43°05'26" EAST, A DISTANCE OF 8.87' TO A CALCULATED POINT;
- 92) NORTH 68°08'53" EAST, A DISTANCE OF 11.19' TO A CALCULATED POINT;
- 93) NORTH 68°08'53" EAST, A DISTANCE OF 4.45' TO A CALCULATED POINT;
- 94) NORTH 71°33'53" EAST, A DISTANCE OF 4.84' TO A CALCULATED POINT;
- 95) NORTH 53°18'48" EAST, A DISTANCE OF 43.52' TO A CALCULATED POINT;
- 96) NORTH 27°16'18" EAST, A DISTANCE OF 33.20' TO A CALCULATED POINT;
- 97) NORTH 39°16'01" EAST, A DISTANCE OF 20.27' TO A CALCULATED POINT;
- 98) NORTH 28°47'07" EAST, A DISTANCE OF 3.08' TO A CALCULATED POINT;
- 99) NORTH 18°40'45" WEST, A DISTANCE OF 20.41' TO A CALCULATED POINT;
- 100) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00', AN ARC LENGTH OF 11.40', A CHORD BEARING OF NORTH 09°20'54" WEST, AND A CHORD LENGTH OF 11.35' TO A CALCULATED POINT;
- 101) NORTH 00°01'04" WEST, A DISTANCE OF 6.77' TO A CALCULATED POINT;
- 102) NORTH 00°41'26" WEST, A DISTANCE OF 3.30' TO A CALCULATED POINT;
- 103) NORTH 12°00'02" WEST, A DISTANCE OF 7.93' TO A CALCULATED POINT;
- 104) NORTH 02°07'22" WEST, A DISTANCE OF 19.42' TO A CALCULATED POINT;

LEGAL DESCRIPTION WATERWAY BUFFER ZONE NO. 1 CONTINUED:

- 105) NORTH 24°12'51" EAST, A DISTANCE OF 19.32' TO A CALCULATED POINT;
- 106) NORTH 29°33'57" EAST, A DISTANCE OF 13.82' TO A CALCULATED POINT;
- 107) NORTH 36°47'08" EAST, A DISTANCE OF 9.96' TO A CALCULATED POINT;
- 108) NORTH 36°47'08" EAST, A DISTANCE OF 4.41' TO A CALCULATED POINT;
- 109) NORTH 25°52'28" EAST, A DISTANCE OF 8.58' TO A CALCULATED POINT;
- 110) NORTH 19°51'55" EAST, A DISTANCE OF 0.09' TO A CALCULATED POINT;
- 111) NORTH 12°41'01" WEST, A DISTANCE OF 26.60' TO A CALCULATED POINT;
- 112) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 10.00', AN ARC LENGTH OF 8.29', A CHORD BEARING OF NORTH 36°25'38" WEST, AND A CHORD LENGTH OF 8.05' TO A CALCULATED POINT;
- 113) NORTH 60°10'15" WEST, A DISTANCE OF 37.39' TO A CALCULATED POINT;
- 114) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', AN ARC LENGTH OF 21.82', A CHORD BEARING OF NORTH 35°09'43" WEST, AND A CHORD LENGTH OF 21.14' TO A CALCULATED POINT;
- 115) NORTH 10°09'11" WEST, A DISTANCE OF 51.21' TO A CALCULATED POINT;
- 116) NORTH 18°27'06" WEST, A DISTANCE OF 0.63' TO A CALCULATED POINT;
- 117) SOUTH 25°31'06" WEST, A DISTANCE OF 9.04' TO A CALCULATED POINT;
- 118) SOUTH 22°58'00" WEST, A DISTANCE OF 47.56' TO A CALCULATED POINT;
- 119) SOUTH 14°55'18" WEST, A DISTANCE OF 26.66' TO A CALCULATED POINT;
- 120) SOUTH 22°03'37" WEST, A DISTANCE OF 26.97' TO A CALCULATED POINT;
- 121) SOUTH 35°46'43" WEST, A DISTANCE OF 11.30' TO A CALCULATED POINT;
- 122) SOUTH 20°39'58" WEST, A DISTANCE OF 17.30' TO A CALCULATED POINT;
- 123) SOUTH 36°10'45" WEST, A DISTANCE OF 28.31' TO A CALCULATED POINT;
- 124) SOUTH 60°50'06" WEST, A DISTANCE OF 21.72' TO A CALCULATED POINT;
- 125) SOUTH 61°49'13" WEST, A DISTANCE OF 24.01' TO A CALCULATED POINT;
- 126) SOUTH 46°25'49" WEST, A DISTANCE OF 3.99' TO A CALCULATED POINT;
- 127) SOUTH 49°19'21" WEST, A DISTANCE OF 0.65' TO A CALCULATED POINT;
- 128) SOUTH 21°55'45" WEST, A DISTANCE OF 3.74' TO A CALCULATED POINT;
- 129) SOUTH 22°49'38" WEST, A DISTANCE OF 21.98' TO A CALCULATED POINT;
- 130) SOUTH 53°35'22" WEST, A DISTANCE OF 20.87' TO A CALCULATED POINT;
- 131) SOUTH 53°35'22" WEST, A DISTANCE OF 1.60' TO A CALCULATED POINT;
- 132) SOUTH 22°46'49" WEST, A DISTANCE OF 1.88' TO A CALCULATED POINT;
- 133) SOUTH 05°01'12" WEST, A DISTANCE OF 8.75' TO A CALCULATED POINT;
- 134) SOUTH 11°04'59" WEST, A DISTANCE OF 1.62' TO A CALCULATED POINT;
- 135) SOUTH 13°58'32" EAST, A DISTANCE OF 1.12' TO A CALCULATED POINT;
- 136) SOUTH 09°41'57" EAST, A DISTANCE OF 19.34' TO A CALCULATED POINT;
- 137) SOUTH 06°24'05" EAST, A DISTANCE OF 15.54' TO A CALCULATED POINT;
- 138) SOUTH 20°26'03" WEST, A DISTANCE OF 15.10' TO A CALCULATED POINT;
- 139) SOUTH 10°52'10" WEST, A DISTANCE OF 2.62' TO A CALCULATED POINT;
- 140) SOUTH 13°58'13" WEST, A DISTANCE OF 3.81' TO A CALCULATED POINT;
- 141) SOUTH 11°43'35" WEST, A DISTANCE OF 11.08' TO A CALCULATED POINT;
- 142) SOUTH 33°57'38" WEST, A DISTANCE OF 15.51' TO A CALCULATED POINT;
- 143) SOUTH 27°17'20" WEST, A DISTANCE OF 22.04' TO A CALCULATED POINT;
- 144) SOUTH 73°16'35" WEST, A DISTANCE OF 20.90' TO A CALCULATED POINT;
- 145) SOUTH 89°18'34" WEST, A DISTANCE OF 17.52' TO A CALCULATED POINT;
- 146) NORTH 52°01'51" WEST, A DISTANCE OF 8.71' TO A CALCULATED POINT;
- 147) SOUTH 62°06'06" WEST, A DISTANCE OF 8.32' TO A CALCULATED POINT;
- 148) SOUTH 89°18'34" WEST, A DISTANCE OF 13.35' TO A CALCULATED POINT;
- 149) NORTH 74°44'43" WEST, A DISTANCE OF 9.24' TO A CALCULATED POINT;
- 150) NORTH 55°28'23" WEST, A DISTANCE OF 15.59' TO A CALCULATED POINT;
- 151) NORTH 23°18'58" WEST, A DISTANCE OF 11.26' TO A CALCULATED POINT;
- 152) NORTH 16°57'03" WEST, A DISTANCE OF 6.26' TO A CALCULATED POINT;
- 153) NORTH 06°24'05" WEST, A DISTANCE OF 1.81' TO A CALCULATED POINT;
- 154) NORTH 29°03'27" WEST, A DISTANCE OF 12.26' TO A CALCULATED POINT;
- 155) NORTH 24°38'54" EAST, A DISTANCE OF 32.43' TO A CALCULATED POINT;
- 156) SOUTH 59°57'17" WEST, A DISTANCE OF 5.00' TO A CALCULATED POINT;
- 157) SOUTH 53°46'18" WEST, A DISTANCE OF 3.00' TO A CALCULATED POINT;
- 158) SOUTH 57°31'19" WEST, A DISTANCE OF 16.50' TO A CALCULATED POINT;
- 159) SOUTH 89°18'34" WEST, A DISTANCE OF 15.79' TO A CALCULATED POINT;
- 160) NORTH 64°07'32" WEST, A DISTANCE OF 17.55' TO A CALCULATED POINT;
- 161) NORTH 21°14'48" WEST, A DISTANCE OF 14.07' TO A CALCULATED POINT;
- 162) NORTH 05°53'06" WEST, A DISTANCE OF 2.35' TO A CALCULATED POINT;
- 163) NORTH 30°56'50" WEST, A DISTANCE OF 1.88' TO A CALCULATED POINT;
- 164) NORTH 10°09'11" WEST, A DISTANCE OF 12.23' TO A CALCULATED POINT;
- 165) NORTH 07°34'44" EAST, A DISTANCE OF 11.42' TO A CALCULATED POINT;
- 166) NORTH 32°35'03" EAST, A DISTANCE OF 34.77' TO A CALCULATED POINT;
- 167) NORTH 66°49'48" EAST, A DISTANCE OF 18.16' TO A CALCULATED POINT;
- 168) NORTH 48°59'43" EAST, A DISTANCE OF 7.30' TO A CALCULATED POINT;
- 169) NORTH 61°45'23" EAST, A DISTANCE OF 19.06' TO A CALCULATED POINT;
- 170) NORTH 84°53'55" EAST, A DISTANCE OF 14.21' TO A CALCULATED POINT;
- 171) NORTH 83°26'55" EAST, A DISTANCE OF 14.00' TO A CALCULATED POINT;
- 172) SOUTH 70°42'27" EAST, A DISTANCE OF 10.76' TO A CALCULATED POINT;
- 173) NORTH 59°20'33" EAST, A DISTANCE OF 14.78' TO A CALCULATED POINT;
- 174) NORTH 59°20'33" EAST, A DISTANCE OF 11.38' TO A CALCULATED POINT;
- 175) NORTH 53°35'22" EAST, A DISTANCE OF 9.48' TO A CALCULATED POINT;
- 176) NORTH 53°35'22" EAST, A DISTANCE OF 1.61' TO A CALCULATED POINT;
- 177) NORTH 22°49'38" EAST, A DISTANCE OF 2.18' TO A CALCULATED POINT;
- 178) NORTH 21°55'45" EAST, A DISTANCE OF 20.25' TO A CALCULATED POINT;
- 179) NORTH 49°19'21" EAST, A DISTANCE OF 15.94' TO A CALCULATED POINT;
- 180) NORTH 46°25'49" EAST, A DISTANCE OF 11.68' TO A CALCULATED POINT;
- 181) NORTH 61°49'13" EAST, A DISTANCE OF 32.87' TO A CALCULATED POINT;
- 182) NORTH 60°50'06" EAST, A DISTANCE OF 5.82' TO A CALCULATED POINT;
- 183) NORTH 36°10'45" EAST, A DISTANCE OF 3.48' TO A CALCULATED POINT;
- 184) NORTH 20°39'58" EAST, A DISTANCE OF 17.05' TO A CALCULATED POINT;
- 185) NORTH 35°46'43" EAST, A DISTANCE OF 12.16' TO A CALCULATED POINT;
- 186) NORTH 22°03'37" EAST, A DISTANCE OF 0.61' TO A CALCULATED POINT;
- 187) NORTH 06°41'59" WEST, A DISTANCE OF 23.74' TO A CALCULATED POINT;
- 188) NORTH 27°11'09" EAST, A DISTANCE OF 56.26' TO A CALCULATED POINT;
- 189) NORTH 27°11'09" EAST, A DISTANCE OF 0.55' TO A CALCULATED POINT;
- 190) NORTH 27°34'57" EAST, A DISTANCE OF 39.96' TO A CALCULATED POINT;
- 191) NORTH 13°20'44" EAST, A DISTANCE OF 23.32' TO A CALCULATED POINT;
- 192) NORTH 55°03'43" WEST, A DISTANCE OF 41.54' TO A CALCULATED POINT;
- 193) NORTH 52°17'29" WEST, A DISTANCE OF 19.40' TO A CALCULATED POINT;

THENCE NORTH 76°12'55" EAST, ALONG THE SOUTH LINE OF SAID 1039.03 ACRE TRACT, A DISTANCE OF 106.41' TO THE POINT OF BEGINNING, AND CONTAINING 5.10 ACRES, MORE OR LESS.

LEGAL DESCRIPTION WATERWAY BUFFER ZONE NO. 1:

BEING A 0.251 ACRE TRACT OF LAND OUT OF THE W.R. JENNINGS SURVEY, ABSTRACT NO. 1430, AND THE W.A. STAR SURVEY, ABSTRACT NO. 1194, BURNET COUNTY, TEXAS, AND BEING A WATERWAY BUFFERZONE OVER AND ACROSS A REMAINDER OF A CALLED 106.72 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO OATMEAL LOOP PROPCO, LLC., RECORDED IN DOCUMENT NO. 202505384 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, SAID 0.251 ACRE TRACT BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED POINT ALONG THE WEST LINE OF SAID 106.72 ACRE TRACT, AND THE SOUTHWEST CORNER HEREOF, WHENCE A 1/2" IRON PIN SET WITH SURVEY CAP STAMPED 'CUPLIN' SET ALONG THE NORTH LINE OF A CALLED 815.066 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO KEEPER WHITETAILS RANCH, LLC., RECORDED IN DOCUMENT NO. 202001189 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND AT A WESTERLY CORNER OF SAID 106.72 ACRE TRACT, BEARS SOUTH 13°47'05" WEST, A DISTANCE OF 1015.69;

THENCE NORTH 13°47'05" WEST, ALONG THE WEST LINE OF SAID 106.72 ACRE TRACT, AND THE WEST LINE HEREOF, A DISTANCE OF 60.08' TO A CALCULATED POINT AT THE NORTHWEST CORNER HEREOF, WHENCE A 60D NAIL FOUND ALONG THE SOUTH LINE OF A CALLED 1039.03 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT TO KEEPER WHITETAILS RANCH, LLC., RECORDED IN DOCUMENT NO. 202001189 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS, AND AT THE NORTHWEST CORNER OF SAID 106.72 ACRE TRACT, BEARS NORTH 13°47'05" WEST, A DISTANCE OF 721.00';

THENCE OVER AND ACROSS SAID 106.72 ACRE TRACT, FOR THE OUTBOUNDS HEREOF, THE FOLLOWING COURSES AND DISTANCES:

- 1) SOUTH 65°29'22" EAST, A DISTANCE OF 13.36' TO A CALCULATED POINT;
- 2) SOUTH 61°50'00" EAST, A DISTANCE OF 4.80' TO A CALCULATED POINT;
- 3) NORTH 83°35'16" EAST, A DISTANCE OF 6.95' TO A CALCULATED POINT;
- 4) SOUTH 64°49'28" EAST, A DISTANCE OF 24.64' TO A CALCULATED POINT;
- 5) SOUTH 70°29'44" EAST, A DISTANCE OF 57.11' TO A CALCULATED POINT;
- 6) SOUTH 68°59'55" EAST, A DISTANCE OF 18.13' TO A CALCULATED POINT;
- 7) SOUTH 78°56'08" EAST, A DISTANCE OF 16.60' TO A CALCULATED POINT;
- 8) SOUTH 75°55'49" EAST, A DISTANCE OF 23.50' TO A CALCULATED POINT;
- 9) SOUTH 52°43'09" EAST, A DISTANCE OF 20.18' TO A CALCULATED POINT;
- 10) SOUTH 57°06'38" EAST, A DISTANCE OF 27.97' TO A CALCULATED POINT;
- 11) SOUTH 60°29'57" EAST, A DISTANCE OF 12.31' TO A CALCULATED POINT;
- 12) SOUTH 41°40'46" EAST, A DISTANCE OF 10.69' TO A CALCULATED POINT;
- 13) SOUTH 62°28'24" EAST, A DISTANCE OF 9.54' TO A CALCULATED POINT;
- 14) SOUTH 43°02'53" EAST, A DISTANCE OF 9.44' TO A CALCULATED POINT;
- 15) SOUTH 38°10'01" EAST, A DISTANCE OF 7.75' TO A CALCULATED POINT;
- 16) SOUTH 32°41'46" EAST, A DISTANCE OF 0.97' TO A CALCULATED POINT;
- 17) SOUTH 32°02'40" WEST, A DISTANCE OF 3.41' TO A CALCULATED POINT;
- 18) SOUTH 28°30'24" WEST, A DISTANCE OF 7.99' TO A CALCULATED POINT;
- 19) SOUTH 27°45'08" WEST, A DISTANCE OF 11.20' TO A CALCULATED POINT;
- 20) SOUTH 07°55'30" WEST, A DISTANCE OF 13.69' TO A CALCULATED POINT;
- 21) SOUTH 33°19'43" WEST, A DISTANCE OF 9.90' TO A CALCULATED POINT;
- 22) NORTH 44°09'33" WEST, A DISTANCE OF 13.56' TO A CALCULATED POINT;
- 23) NORTH 41°17'31" WEST, A DISTANCE OF 7.56' TO A CALCULATED POINT;
- 24) NORTH 52°56'38" WEST, A DISTANCE OF 8.04' TO A CALCULATED POINT;
- 25) NORTH 67°44'12" WEST, A DISTANCE OF 9.47' TO A CALCULATED POINT;
- 26) NORTH 83°16'38" WEST, A DISTANCE OF 4.20' TO A CALCULATED POINT;
- 27) NORTH 60°29'57" WEST, A DISTANCE OF 13.79' TO A CALCULATED POINT;
- 28) NORTH 57°06'36" WEST, A DISTANCE OF 31.36' TO A CALCULATED POINT;
- 29) NORTH 52°43'09" WEST, A DISTANCE OF 11.82' TO A CALCULATED POINT;
- 30) NORTH 75°55'49" WEST, A DISTANCE OF 11.92' TO A CALCULATED POINT;
- 31) NORTH 78°56'08" WEST, A DISTANCE OF 19.64' TO A CALCULATED POINT;
- 32) NORTH 68°59'55" WEST, A DISTANCE OF 21.82' TO A CALCULATED POINT;
- 33) NORTH 70°29'47" WEST, A DISTANCE OF 38.94' TO A CALCULATED POINT;
- 34) NORTH 64°49'28" WEST, A DISTANCE OF 12.97' TO A CALCULATED POINT;
- 35) SOUTH 83°35'16" WEST, A DISTANCE OF 0.51' TO THE POINT OF BEGINNING, AND CONTAINING 0.251 ACRES, MORE OR LESS.

BEING A SUBDIVISION OF 150.26 ACRE TRACT OF LAND OUT OF THE W.R. JENNINGS SURVEY, ABSTRACT NO. 1430, AND THE W.A. STAR SURVEY, ABSTRACT NO. 1194, BURNET COUNTY, TEXAS

TO BE KNOWN AS

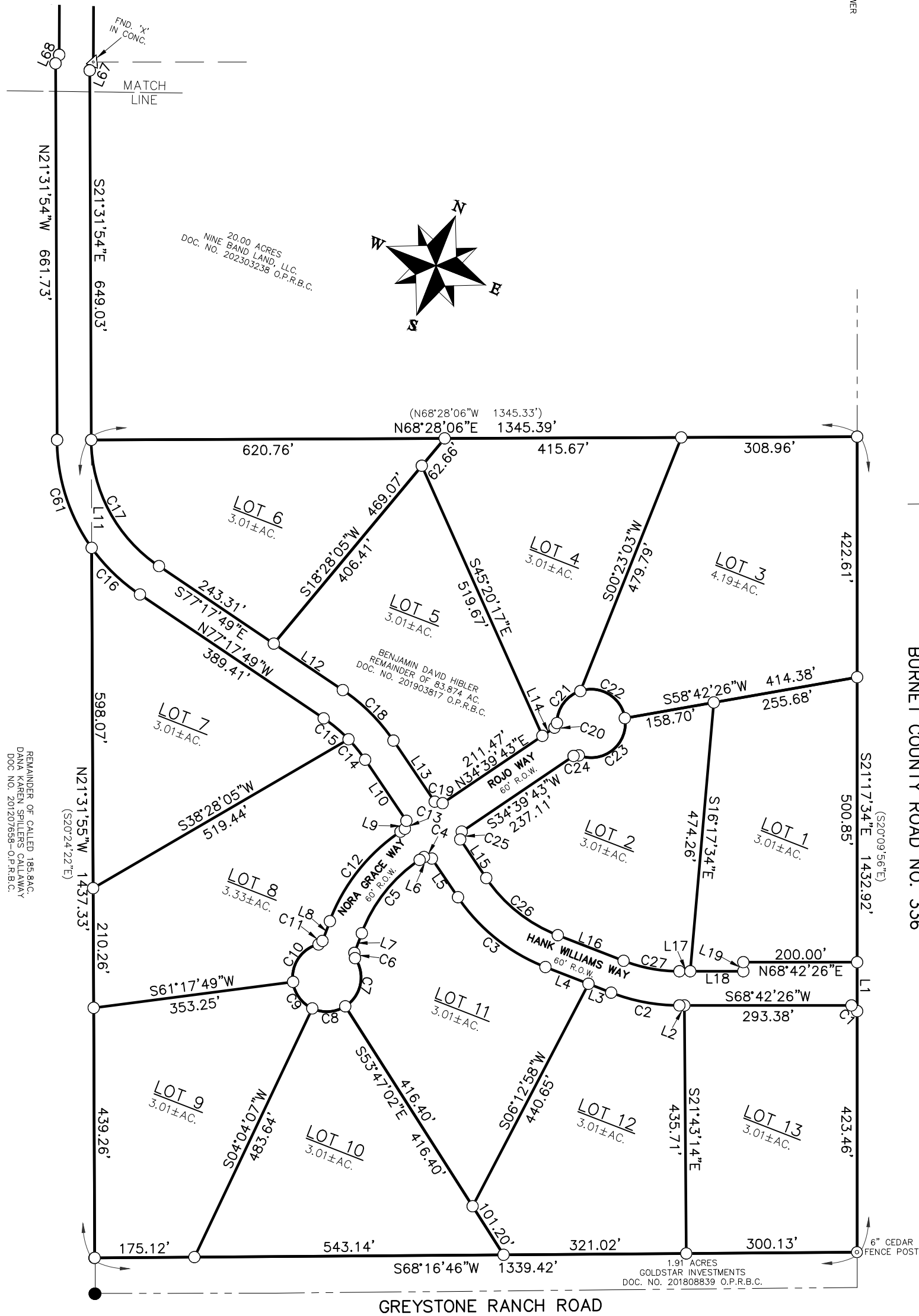
THE PRESERVE OF 1840

PROJ. NO. 241176
PREPARED FOR: OATMEAL LOOP PROPCO, LLC.
TECH: JTM
APPROVED: LEE P. FOX
FIELDWORK PERFORMED ON: 06/23/2025
FILE PATH: 241176.DWG\241176 FINAL PLAT 11-5-2025.dwg
COPYRIGHT:2026 PROFESSIONAL FIRM NO: 10126900

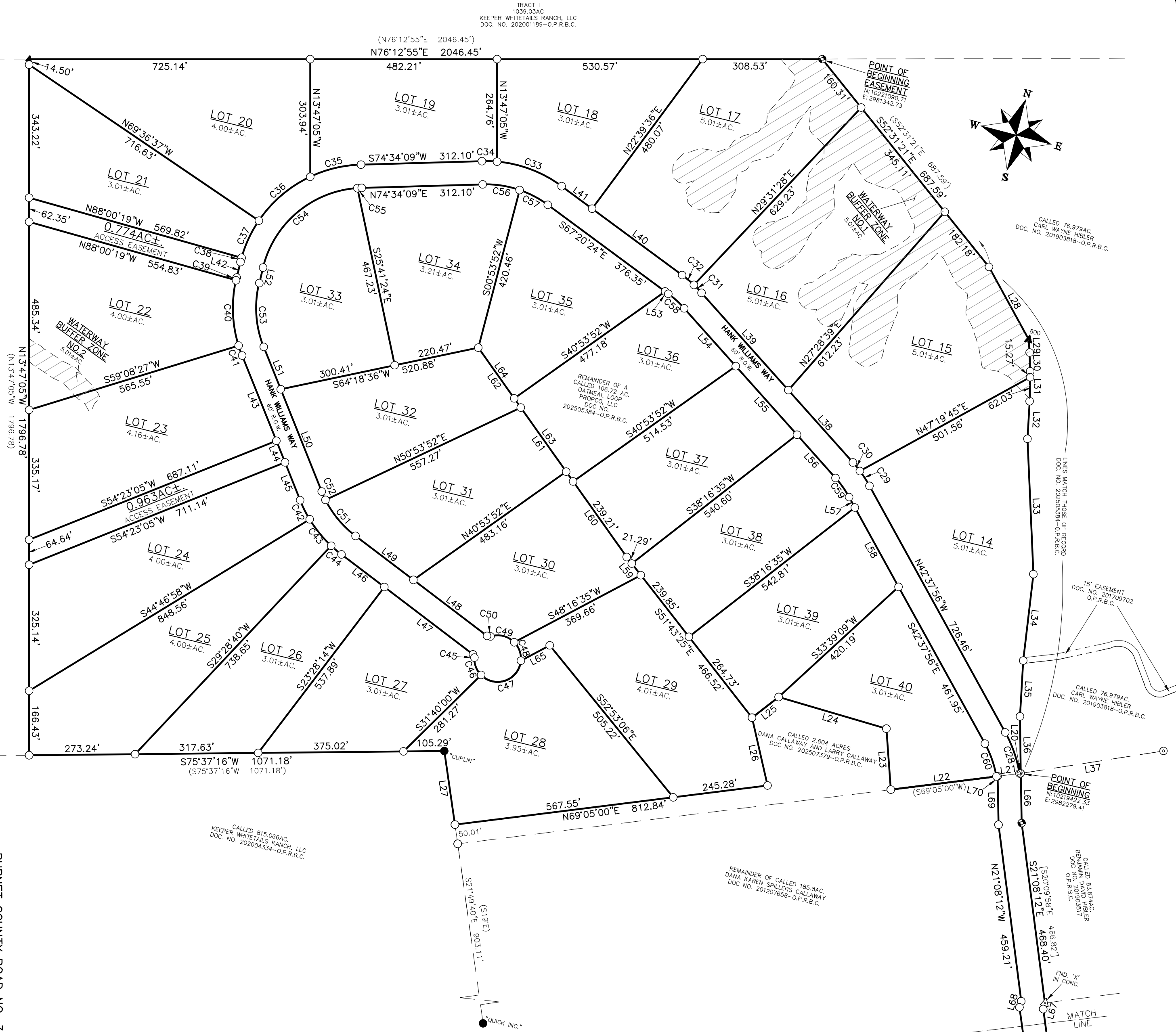
1500 OLLIE LANE MARBLE FALLS, TX. 78654 PH.325-388-3300/830-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 200' 	2 1 DATE NO. DESCRIPTION	2 OF 4 SHEET
REVISIONS			

LEGEND

- 1/2" IRON PIN FOUND (UNLESS NOTED)
- 3/4" IRON PIPE FOUND
- CHAIN LINK FENCE POST
- COTTON SPINDLE FOUND
- ▲ 80D NAIL FOUND
- ▲ SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP
- △ CALC. POINT
- ... VOLUME/PAGE
- D.R.B.C. DEED RECORDS BURNET CO.
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BURNET COUNTY
- () RECORD INFO/SUBJECT
- [] RECORD INFO/ADJOINER



BURNET COUNTY ROAD NO. 336



BEING A SUBDIVISION OF 150.26 ACRE TRACT OF LAND OUT OF THE W.R. JENNINGS SURVEY, ABSTRACT NO. 1430, AND THE W.A. STAR SURVEY, ABSTRACT NO. 1194, BURNET COUNTY, TEXAS

TO BE KNOWN AS
THE PRESERVE OF 1840

PROJ. NO. 241176
PREPARED FOR: OATMEAL LOOP PROPCO, LLC.
TECH: JTM
APPROVED: LEE P. FOX
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FILE PATH: 241176.DWG\241176 FINAL PLAT 11-5-2025.dwg
COPYRIGHT: 2026 PROFESSIONAL FIRM NO: 10126900

1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH. 325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 200'

2	
1	
DATE	NO. DESCRIPTION
REVISIONS	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S21°17'34"E	86.00'
L2	S68°42'26"W	8.63'
L3	N90°00'00"W	42.86'
L4	N90°00'00"W	81.11'
L5	N55°20'17"W	81.88'
L6	S34°39'43"W	9.25'
L7	S00°41'27"E	36.96'
L8	N00°41'27"W	36.96'
L9	N34°39'43"E	9.25'
L10	N55°20'17"W	129.53'
L11	N21°31'55"W	188.97'
L12	S77°17'49"E	146.11'
L13	S55°20'17"E	129.53'
L14	N34°39'43"E	25.64'
L15	S55°20'17"E	81.88'
L16	N90°00'00"E	123.97'
L17	N68°42'26"E	19.08'
L18	N68°42'26"E	93.13'
L19	N21°17'34"W	16.00'
L20	S69°05'00"W	3.28'
L21	S69°05'00"W	60.05'
L22	S69°05'00"W	274.49'
L23	N17°58'51"W	157.65'
L24	N87°23'57"W	289.83'
L25	S38°18'48"W	87.04'
L26	S26°42'53"E	179.48'
L27	N22°03'10"W	192.11'
L28	S42°26'00"E	213.80'
L29	S17°06'09"E	34.66'
L30	S15°54'26"E	47.20'
L31	S12°40'15"E	77.30'
L32	S10°31'51"E	97.13'
L33	S16°16'23"E	349.68'
L34	S07°07'06"E	224.64'
L35	S10°25'44"E	144.36'
L36	S14°34'12"E	146.95'
L37	N67°17'32"E	372.84'
L38	N55°30'30"W	250.23'
L39	N55°30'30"W	336.35'
L40	N67°20'24"W	288.52'
L41	N67°20'24"W	97.98'
L42	S00°00'00"E	41.24'
L43	S35°36'55"E	236.88'
L44	S35°36'55"E	60.00'
L45	S35°36'55"E	105.24'
L46	S66°31'46"E	138.97'
L47	S66°31'46"E	287.33'
L48	N66°31'46"W	238.68'
L49	N66°31'46"W	187.62'
L50	N35°36'55"W	284.29'
L51	N35°36'55"W	117.82'
L52	N00°00'00"W	41.24'
L53	S67°20'24"E	10.14'
L54	S55°30'30"E	199.93'
L55	S55°30'30"E	237.24'
L56	S55°30'30"E	149.41'
L57	S42°37'56"E	30.66'
L58	S42°37'56"E	233.85'
L65	N48°16'35"E	84.30'

CURVE TABLE				
CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	10.00'	15.71'	14.14'	N66°17'34"W
C2	330.00'	122.64'	121.93'	S79°21'13"W
C3	330.00'	199.64'	196.61'	N72°40'09"W
C4	330.00'	15.71'	14.14'	S79°39'43"W
C5	270.00'	166.60'	163.97'	S16°59'08"W
C6	10.00'	9.63'	9.26'	S09°48'45"E
C7	60.00'	96.40'	86.36'	S09°48'45"E
C8	60.00'	60.58'	58.04'	S65°08'32"W
C9	60.00'	59.93'	57.47'	N57°19'02"W
C10	60.00'	87.09'	79.64'	N12°52'41"E
C11	10.00'	9.63'	9.26'	N26°53'03"E
C12	330.00'	203.62'	200.40'	N16°59'08"E
C13	10.00'	15.71'	14.14'	N10°20'16"W
C14	270.00'	46.25'	46.19'	N6014'44"W
C15	270.00'	57.23'	57.12'	N71°13'29"W
C16	330.00'	118.50'	117.86'	N67°13'39"W
C17	270.00'	262.02'	251.86'	S49°29'43"E
C18	330.00'	126.47'	125.70'	S66°19'03"E
C19	10.00'	15.71'	14.14'	N79°39'40"E
C20	10.00'	9.63'	9.26'	N07°05'13"E
C21	60.00'	74.22'	69.58'	N14°56'53"E
C22	60.00'	103.85'	91.36'	S80°01'50"E
C23	60.00'	125.93'	104.06'	S29°41'00"W
C24	10.00'	9.63'	9.26'	S62°14'13"W
C25	10.00'	15.71'	14.14'	S10°20'17"E
C26	270.00'	163.34'	160.86'	S72°40'09"E
C27	270.00'	100.34'	99.76'	N79°21'13"E
C28	330.00'	112.69'	112.14'	N32°50'59"W
C29	330.00'	45.64'	45.60'	N46°35'39"W
C30	330.00'	28.52'	28.51'	N53°01'56"W
C31	330.00'	28.61'	28.60'	N57°59'31"W
C32	330.00'	39.54'	39.51'	N63°54'28"W
C33	330.00'	180.40'	178.16'	N83°00'03"W
C34	330.00'	38.99'	38.96'	S77°57'13"W
C35	330.00'	135.95'	135.00'	S62°46'00"W
C36	330.00'	176.10'	174.01'	S35°40'37"W
C37	330.00'	105.95'	105.49'	S11°11'32"W
C38	330.00'	11.49'	11.49'	S00°59'50"W
C39	330.00'	7.30'	7.30'	N00°38'03"W
C40	330.00'	170.43'	168.54'	S16°03'49"E
C41	330.00'	27.39'	27.39'	S33°14'14"E
C42	330.00'	55.30'	55.24'	S40°24'59"E
C43	330.00'	88.15'	87.89'	S52°52'11"E
C44	330.00'	34.60'	34.58'	S63°31'33"E
C45	10.00'	9.63'	9.26'	S38°57'16"E
C46	60.00'	49.17'	47.81'	S34°51'23"E
C47	60.00'	136.46'	108.89'	N56°30'48"E
C48	60.00'	52.14'	50.51'	N33°32'07"W
C49	60.00'	66.23'	62.92'	S89°56'42"W
C50	10.00'	9.63'	9.26'	S85°53'44"W
C51	270.00'	121.97'	120.94'	N53°35'15"W
C52	270.00'	23.70'	23.70'	N38°07'50"W
C53	270.00'	167.83'	165.14'	N17°48'28"W
C54	270.00'	340.05'	318.02'	N36°04'50"E
C55	270.00'	11.35'	11.35'	N73°21'54"E
C56	270.00'	96.99'	96.47'	N84°51'38"E
C57	270.00'	82.51'	82.19'	S76°05'39"E
C58	270.00'	55.76'	55.66'	S61°25'27"E
C59	270.00'	60.68'	60.55'	S49°04'13"E
C60	270.00'	89.95'	89.53'	S33°05'19"E
C61	330.00'	202.14'	199.00'	N39°04'48"W

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N58°24'02"W	49.60'
EL2	N56°36'41"W	27.67'
EL3	N75°29'44"W	28.58'
EL4	N83°27'14"W	2.34'
EL5	S88°24'14"W	37.40'
EL6	N23°12'49"W	51.06'
EL7	N32°35'32"W	54.55'
EL8	N41°07'00"W	27.23'
EL9	N07°42'49"W	44.17'
EL10	N62°10'46"W	34.40'
EL11	N40°11'43"W	69.38'
EL12	N65°20'20"W	20.86'
EL13	S28°29'35"W	20.78'
EL14	S32°06'01"W	31.72'
EL15	S35°21'28"W	67.84'
EL16	S18°32'11"W	23.64'
EL17	S16°21'22"E	41.14'
EL18	S08°23'48"W	75.59'
EL19	S00°42'48"W	40.17'
EL20	S48°04'04"W	19.91'
EL21	N67°42'56"W	24.17'
EL22	N07°16'36"W	113.55'
EL23	N20°52'36"E	55.88'
EL24	S85°59'43"W	25.51'
EL25	S15°55'25"W	5.30'
EL26	S09°34'57"W	48.54'
EL27	S11°04'39"W	48.22'
EL28	S64°06'29"W	5.45'
EL29	N64°06'29"E	7.11'
EL30	N62°09'35"E	1.40'
EL31	N53°58'41"E	4.97'
EL32	N45°56'45"E	5.17'
EL33	N37°40'36"E	6.71'
EL34	N37°05'06"E	7.14'
EL35	N44°02'34"E	18.73'
EL36	N47°20'48"E	19.13'
EL37	N48°25'39"E	8.30'
EL38	N15°55'25"E	1.12'
EL39	N09°32'39"E	20.19'
EL40	N54°55'44"E	21.03'
EL41	N44°57'42"E	19.06'
EL42	N87°42'20"E	24.28'
EL43	N64°32'51"E	6.41'
EL44	N72°51'29"E	22.26'
EL45	N72°51'29"E	16.05'
EL46	N49°05'19"E	48.47'
EL47	N42°04'41"E	34.66'
EL48	N28°44'58"E	20.73'
EL49	N04°21'31"W	16.95'
EL50	N38°29'26"W	85.53'
EL51	N51°25'42"W	17.94'
EL52	S86°12'55"W	35.91'
EL53	N82°52'54"W	36.23'
EL54	N46°47'00"W	26.46'
EL55	N47°29'19"W	15.31'
EL56	S19°51'55"W	26.25'
EL57	S25°52'28"W	18.94'
EL58	S36°47'08"W	11.10'
EL59	S36°47'08"W	5.55'
EL60	S29°33'57"W	5.06'
EL61	S12°00'02"E	6.38'
EL62	S00°41'26"E	12.12'
EL63	S18°40'45"E	45.38'
EL64	S28°47'07"W	40.27'
EL65	S39°16'01"W	19.33'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL66	S27°16'18"W	30.98'
EL67	S17°36'20"W	8.94'
EL68	S12°43'01"W	18.95'
EL69	S20°16'58"W	25.49'
EL70	S31°24'56"W	31.45'
EL71	S42°20'04"W	28.59'
EL72	N50°38'58"E	12.79'
EL73	N43°05'26"E	8.87'
EL74	N68°08'53"E	11.19'
EL75	N68°08'53"E	4.45'
EL76	N71°33'53"E	4.84'
EL77	N53°18'48"E	43.52'
EL78	N27°16'18"E	33.20'
EL79	N39°16'01"E	20.27'
EL80	N28°47'07"E	3.08'
EL81	N18°40'45"W	20.41'
EL82	N00°01'04"W	6.77'
EL83	N00°41'26"W	3.30'
EL84	N12°00'02"W	7.93'
EL85	N02°07'22"W	19.42'
EL86	N24°12'51"E	19.32'
EL87	N29°33'57"E	13.82'
EL88	N36°47'08"E	9.96'
EL89	N36°47'08"E	4.41'
EL90	N25°52'28"E	8.58'
EL91	N19°51'55"E	0.09'
EL92	N12°41'01"W	26.60'
EL93	N60°10'15"W	37.39'
EL94	N10°09'11"W	51.21'
EL95	N18°27'06"W	0.63'
EL96	S25°31'06"W	9.04'
EL97	S22°58'00"W	47.36'
EL98	S14°55'18"W	26.56'
EL99	S22°03'37"W	26.97'
EL100	S35°46'43"W	11.30'
EL101	S20°39'58"W	17.30'
EL102	S36°10'45"W	28.31'
EL103	S60°50'06"W	21.72'
EL104	S61°49'13"W	24.01'
EL105	S46°25'49"W	3.99'
EL106	S49°19'21"W	0.65'
EL107	S21°55'45"W	3.74'
EL108	S22°49'38"W	21.98'
EL109	S53°35'22"W	20.87'
EL110	S53°35'22"W	1.60'
EL111	S22°46'49"W	1.88'
EL112	S05°01'12"W	8.75'
EL113	S11°04'39"W	1.62'
EL114	S13°58'32"E	1.12'
EL115	S09°41'57"E	19.34'
EL116	S06°24'05"E	15.54'
EL117	S20°26'03"W	15.10'
EL118	S10°52'10"W	2.62'
EL119	S13°58'13"W	3.81'
EL120	S11°43'35"W	11.08'
EL121	S33°57'38"W	13.31'
EL122	S27°17'20"W	22.04'
EL123	S73°16'35"W	20.90'
EL124	S89°18'34"W	17.52'
EL125	N52°01'51"W	8.71'
EL126	S62°06'06"W	8.32'
EL127	S89°18'34"W	13.35'
EL128	N74°44'43"W	9.24'
EL129	N55°28'23"W	13.59'
EL130	N23°18'38"W	11.26'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL131	N16°57'03"W	6.26'
EL132	N06°24'05"W	1.81'
EL133	N29°03'27"W	12.26'
EL134	N24°38'54"E	32.43'
EL135	S59°57'17"W	5.00'
EL136	S53°46'18"W	3.00'
EL137	S57°31'19"W	16.50'
EL138	S89°18'34"W	15.79'
EL139	N64°07'32"W	17.55'
EL140	N21°14'48"W	14.07'
EL141	N05°53'06"W	2.35'
EL142	N30°56'50"W	1.88'
EL143	N10°09'11"W	12.23'
EL144	N07°34'44"E	11.42'
EL145	N32°35'03"E	34.77'
EL146	N66°49'48"E	18.16'
EL147	N48°59'43"E	7.30'
EL148	N61°45'23"E	19.06'
EL149	N84°53'55"E	14.21'
EL150	N83°26'55"E	14.00'
EL151	S70°42'27"E	10.76'
EL152	N59°20'33"E	14.78'
EL153	N59°20'33"E	11.38'
EL154	N53°35'22"E	9.48'
EL155	N53°35'22"E	1.61'
EL156	N22°49'38"E	2.18'
EL157	N21°55'45"E	20.25'
EL158	N49°19'21"E	15.94'
EL159	N46°25'49"E	11.68'
EL160	N61°49'13"E	32.87'
EL161	N60°50'06"E	5.82'
EL162	N36°10'45"E	3.48'
EL163	N20°39'58"E	17.05'
EL164	N35°46'43"E	12.16'
EL165	N22°03'37"E	0.61'
EL166	N06°41'59"W	23.74'
EL167	N27°11'09"E	56.61'
EL168	N27°34'57"E	39.96'
EL169	N13°20'44"E	23.32'
EL170	N55°03'43"W	41.54'
EL171	N52°17'29"W	19.40'
EL172	N76°12'55"E	106.41'
EL173	S65°29'22"E	13.36'
EL174	N83°35'16"E	6.95'
EL175	S64°49'28"E	24.64'
EL176	S70°29'47"E	37.11'
EL177	S61°50'00"E	4.80'
EL178	S68°59'55"E	18.13'
EL179	S78°56'08"E	16.60'
EL180	S75°55'49"E	23.50'
EL181	S52°43'09"E	20.18'
EL182	S57°06'38"E	27.97'
EL183	S60°29'57"E	12.31'
EL184	S41°40'46"E	10.69'
EL185	S62°28'24"E	9.54'
EL186	S43°02'53"E	9.44'
EL187	S38°10'01"E	7.75'
EL188	S32°41'46"E	0.97'
EL189	S32°02'40"W	3.41'
EL190	S28°30'24"W	7.99'
EL191	S27°45'08"W	11.20'
EL192	S07°55'30"W	13.69'
EL193	S33°19'43"W	9.90'
EL194	N44°09'33"W	13.56'
EL195	N41°17'31"W	7.56'

Burnet County Commissioners Court

Jim Luther Jr.

Precinct 1

Damon Beierle

Precinct 2

Bryan Wilson

County Judge

Chad Collier

Precinct 3

Joe Don Dockery

Precinct 4

Regular Session

13.

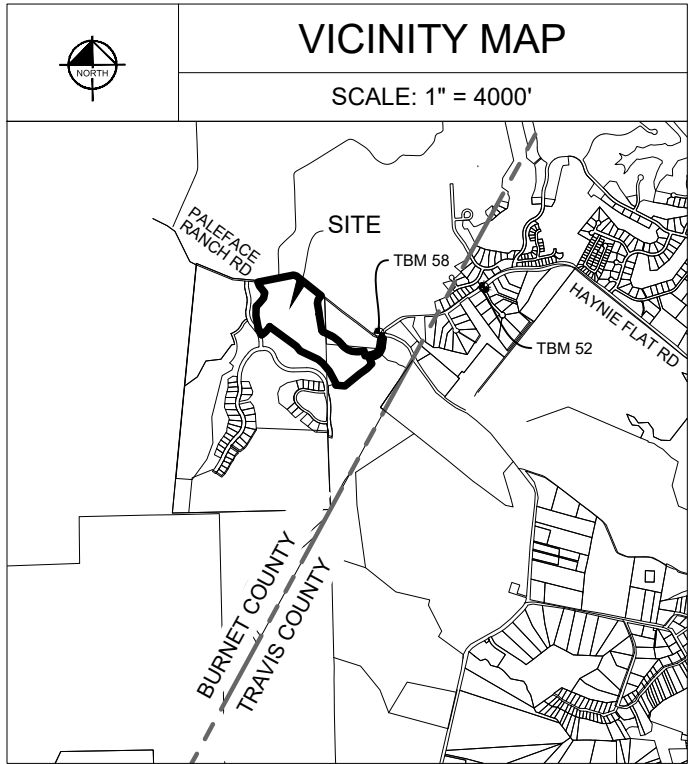
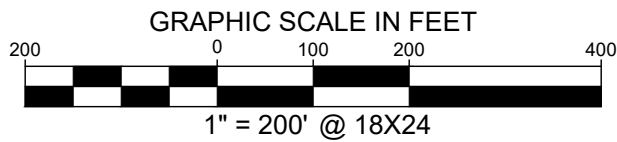
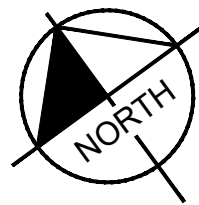
Meeting Date: 05/12/2026

Subject

Discuss, consider and take appropriate action concerning the final plat approval for Thomas Ranch Northwest, Phase 2, preliminarily platted as Thomas Ranch, Parcel 48, a private subdivision consisting of 203 lots on 53.4092 acres located in the 12,000 block of CR 404. (Dockery)

Attachments

20260429_Final Plat_Thomas Ranch Northwest Phase 2



STREET INFORMATION

STREET NAME	ROW WIDTH	NEW STREET � LENGTH
CELLAR GATE TRAIL	50'	1022.84'
PALE MOON PASS	50'	332.98'
CORKWOOD WAY	50'	519.51'
STILLWATER STREET	50'	547.65'
MERLOT MOONRISE ROAD	50'	2183.18'
DUSTY BARREL BEND	50'	534.04'
PICNIC RIDGE WAY	50'	1677.55'
FIREFLY BEND	50'	336.93'
CRICKET FOG LANE	50'	699.86'
TOTAL	XX	7854.54'

SUBDIVISION INFORMATION

OWNER: ARETE THOMAS RANCH HOLDINGS, LLC.
ACREAGE: 53.4092 ACRES
SURVEY: W.W. BURTON SURVEY NO. 15, ABSTRACT NO. 1809
AND THE MARIA CATALINA SALINAS SURVEY NO. 17 ABSTRACT NO. 776
SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC.
ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
NUMBER OF LOTS: 203
LAND USE: SINGLE-FAMILY
NUMBER OF UNITS: 190
DATE: 4/29/2026

IMPERVIOUS COVER NOTE

1. MAXIMUM IMPERVIOUS COVER FOR ALL RESIDENTIAL LOTS SHALL NOT EXCEED THE LIMITS OUTLINED IN THE TABLE BELOW. IMPERVIOUS COVER INCLUDES, BUT IS NOT LIMITED TO, ALL BUILDINGS, ROOFED AREAS, DRIVEWAYS, PATIOS, SIDEWALKS, AND ANY OTHER NON-PERMEABLE SURFACES.

IMPERVIOUS COVER RESTRICTIONS

LOT COUNT	RESIDENTIAL LOT SIZE (SF)	IMPERVIOUS COVER LIMIT (SF)
190	5,500 - 10,860	3,560

THOMAS RANCH NORTHWEST PHASE 2 BURNET COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 200'	DJK	SMD	4/29/2026	069406202	1 OF 5

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W.W. BURTON SURVEY NO. 15
ABSTRACT NO. 1809

MARIA C. SALINAS
SURVEY NO. 17
ABSTRACT NO. 776

COUNTY ROAD 404
(R.O.W. VARIES)

COUNTY ROAD 404
(R.O.W. VARIES)

REMAINDER OF CALLED
15.64 ACRES
ARETE THOMAS RANCH
HOLDINGS, LLC
DOC. NO. 202601054
O.P.R.B.C.T.
(PREVIOUSLY LOT 49,
THOMAS RANCH SECTION 1)

[B]
REMAINDER OF CALLED
10.12 ACRES
ARETE THOMAS RANCH
HOLDINGS, LLC
DOC. NO. 202601054
O.P.R.B.C.T.
(PREVIOUSLY LOT 50,
THOMAS RANCH SECTION 1)

[A]
REMAINDER OF LOT 77
THOMAS RANCH,
SECTION 3
DOC. NO. 202408589
O.P.R.B.C.T.

LOT 47
THOMAS RANCH,
SECTION 1
DOC. NO. 202306164
O.P.R.B.C.T.

CALLED 44.29 ACRES
ARETE THOMAS RANCH
HOLDINGS, LLC
DOC. NO. 202601054
O.P.R.B.C.T.
(PREVIOUSLY LOT 46,
THOMAS RANCH SECTION 1)

STONEBRIDGE DRIVE
(80' PUBLIC ROAD)

CALLED 37.50 ACRES
ARETE THOMAS RANCH
HOLDINGS, LLC
DOC. NO. 202601054
O.P.R.B.C.T.
(PREVIOUSLY LOT 55,
THOMAS RANCH SECTION 1)

CALLED 7.04 ACRES
ARETE THOMAS RANCH
HOLDINGS, LLC
DOC. NO. 202601054
O.P.R.B.C.T.
(PREVIOUSLY LOT 53,
THOMAS RANCH SECTION 1)

STONEBRIDGE DRIVE
(80' PRIVATE ACCESS
EASEMENT AND P.U.E.)

REMAINDER OF A CALLED
50.58 ACRES
ARETE THOMAS RANCH
HOLDINGS, LLC
DOC. NO. 202601054
O.P.R.B.C.T.
(PREVIOUSLY LOT 48,
THOMAS RANCH SECTION 1)

REMAINDER OF LOT
51
THOMAS RANCH,
SECTION 1
DOC. NO. 202306164
O.P.R.B.C.T.

PROMINENCE ROAD
(80' PUBLIC ACCESS
EASEMENT AND P.U.E.)

BENCHMARKS

TBM 58	SQUARE CUT ON THE CORNER OF A TRANSFORMER PAD AT THE NORTHWEST CORNER OF THE INTERSECTION OF PALEFACE RANCH ROAD WITH HAYNIE FLAT ROAD. ELEV.=927.72'
TBM 52	SQUARE CUT ON THE CORNER OF A TRANSFORMER PAD AT THE SOUTHEAST CORNER OF THE INTERSECTION SADDLEBROOK CYN COURT WITH HAYNIE FLAT ROAD. ELEV.=913.84'
DATUM IS NAVD'88, USING GEOID 18, BASED ON GPS OBSERVATIONS.	

LINE TYPE LEGEND

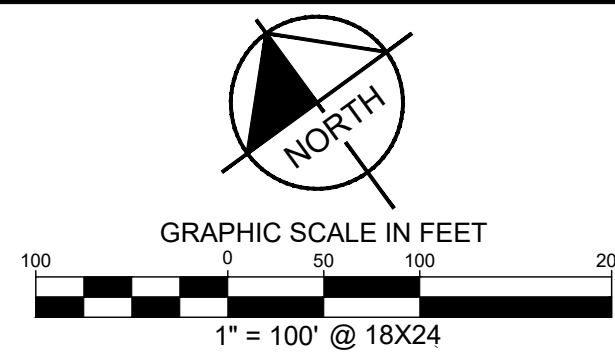
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	NOT TO SCALE LINE
	SIDEWALK
	FEMA FLOOD LINE
	SURVEY LINE
	MATCHLINE

LEGEND

	= BENCHMARK
	= 1/2" IRON ROD W/ "KHA" CAP SET
	= 1/2" IRON ROD FOUND W/CAP "4WARD BOUNDARY" (UNLESS NOTED)
	= MAG NAIL WITH CHAPARRAL WASHER FOUND
	= CALCULATED POINT
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS	
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BURNET COUNTY TEXAS	
(.....) = RECORD PER DOC. NO. 2023112464	

LEGEND	
	= BENCHMARK
	= 1/2" IRON ROD W/ "KHA" CAP SET
	= 1/2" IRON ROD FOUND W/CAP "4WARD BOUNDARY" (UNLESS NOTED)
	= MAG NAIL WITH CHAPARRAL WASHER FOUND
	= CALCULATED POINT
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS	
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BURNET COUNTY TEXAS	
P.R.B.C.T. = PLAT RECORDS BURNET COUNTY TEXAS	
(.....) = RECORD PER DOC. NO. 2023112464	

LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	NOT TO SCALE LINE
	SIDEWALK
	FEMA FLOOD LINE
	SURVEY LINE
	MATCHLINE



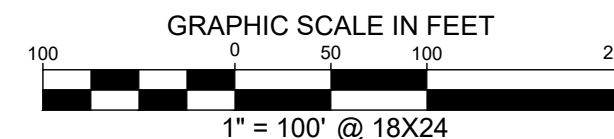
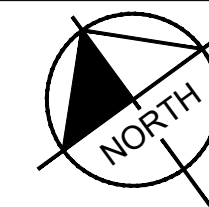
THOMAS RANCH NORTHWEST
PHASE 2
BURNET COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771
TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	DJK	SMD	4/29/2026	069406202	2 OF 5

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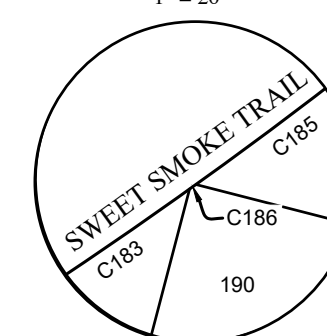


[B]
REMAINDER OF CALLED
10.12 ACRES
ARETE THOMAS RANCH
HOLDINGS, LLC
DOC. NO. 202601054
O.P.R.B.C.T.
(PREVIOUSLY LOT 50,
THOMAS RANCH SECTION 1)

SURVEY CONTROL
GRID N: 10135659.8760
GRID E: 2997140.7410
ELEV: 926.56'

[A]
REMAINDER OF LOT 77
THOMAS RANCH, SECTION 3
DOC. NO. 202408589
O.P.R.B.C.T.

DETAIL "A"
1" = 20'



LINE TYPE LEGEND

	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	NOT TO SCALE LINE
	SIDEWALK
	FEMA FLOOD LINE
	SURVEY LINE
	MATCHLINE

LEGEND

	= SURVEY CONTROL
	= BENCHMARK
	= 1/2" IRON ROD W/ "KHA" CAP SET
	= 1/2" IRON ROD FOUND W/CAP "4WARD BOUNDARY" (UNLESS NOTED)
	= MAG NAIL WITH CHAPARRAL WASHER FOUND
	= CALCULATED POINT
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS	
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BURNET COUNTY TEXAS	
(.....) = RECORD PER DOC. NO. 2023112464	

THOMAS RANCH NORTHWEST PHASE 2 BURNET COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	DJK	SMD	4/29/2026	069406202	3 OF 5

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COUNTY ROAD 404
(R.O.W. VARIES)

MATCHLINE SHEET 2
MATCHLINE SHEET 3

REMAINDER OF CALLED
15.64 ACRES
ARETE THOMAS RANCH
HOLDINGS, LLC
DOC. NO. 202601054
O.P.R.B.C.T.
(PREVIOUSLY LOT 49,
THOMAS RANCH SECTION 1)

REMAINDER OF LOT 51
THOMAS RANCH,
SECTION 1
DOC. NO. 202306164
O.P.R.B.C.T.

PROMINENCE ROAD
(80' PUBLIC ACCESS
EASEMENT AND P.U.E.)



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	20°04'23"	415.00'	145.39'	N29°25'55"W	144.65'
C2	54°55'02"	65.00'	62.30'	S37°09'41"E	59.94'
C3	24°50'37"	635.86'	275.71'	S52°10'40"E	273.56'
C4	59°03'35"	365.89'	377.16'	S69°17'50"E	360.68'
C5	70°40'31"	175.00'	215.87'	N43°46'53"E	202.44'
C6	70°40'31"	225.00'	277.54'	S43°46'53"W	260.28'
C7	24°23'16"	425.00'	180.90'	S40°19'43"W	179.54'
C8	80°28'54"	11.00'	15.45'	S38°52'41"W	14.21'
C9	55°31'46"	200.00'	193.83'	S26°24'07"W	186.34'
C10	3°23'10"	475.00'	28.07'	S52°28'24"W	28.07'
C11	6°55'20"	525.00'	63.43'	S54°14'30"W	63.39'
C12	97°09'20"	25.00'	42.39'	N09°07'30"E	37.49'
C13	25°13'19"	275.00'	121.06'	N52°03'50"W	120.08'
C14	27°05'47"	225.00'	106.41'	N51°07'39"W	105.42'
C15	16°17'52"	150.00'	42.67'	N45°43'42"W	42.52'
C16	83°38'07"	25.00'	36.49'	N84°18'18"E	33.34'
C17	49°58'47"	200.00'	174.46'	N67°28'38"E	168.98'
C18	11°50'16"	475.00'	98.14'	N86°32'54"E	97.96'
C19	90°32'48"	25.00'	39.51'	N35°34'12"E	35.52'
C20	90°00'00"	25.00'	39.27'	N54°42'11"W	35.36'
C21	21°24'42"	375.00'	140.14'	N88°59'49"W	139.33'
C22	48°11'23"	25.00'	21.03'	S77°36'50"W	20.41'
C23	178°51'01"	50.00'	156.08'	N37°03'21"W	99.99'
C24	60°04'19"	25.00'	26.21'	N22°20'01"E	25.03'
C25	4°26'49"	149.00'	11.56'	N09°55'33"W	11.56'
C26	28°23'07"	525.00'	260.09'	N02°32'57"E	257.44'
C27	90°00'00"	25.00'	39.27'	N28°15'29"W	35.36'
C28	38°54'56"	150.00'	101.88'	S87°17'03"W	99.93'
C29	55°27'39"	25.00'	24.20'	S40°05'46"W	23.27'
C30	4°24'42"	1025.00'	78.92'	S14°34'18"W	78.90'
C31	11°21'26"	425.00'	84.24'	S22°27'22"W	84.11'
C32	35°44'42"	375.00'	233.95'	N34°39'00"E	230.17'
C33	4°24'42"	975.00'	75.07'	N14°34'18"E	75.05'
C34	60°02'07"	15.00'	15.72'	N17°39'07"W	15.01'
C35	175°31'52"	50.00'	153.18'	N40°05'46"E	99.92'
C36	60°02'07"	15.00'	15.72'	S82°09'22"E	15.01'
C37	38°54'56"	200.00'	135.84'	N87°17'03"E	133.24'
C38	47°21'03"	15.00'	12.40'	N83°04'00"E	12.05'
C39	184°42'05"	50.00'	161.18'	S28°15'29"E	99.92'
C40	47°21'03"	15.00'	12.40'	S40°25'02"W	12.05'
C41	28°22'19"	475.00'	235.21'	S02°33'21"W	232.82'
C42	12°57'44"	199.00'	45.02'	S05°40'06"E	44.92'
C43	79°06'14"	25.00'	34.52'	S38°44'21"E	31.84'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C44	21°24'42"	325.00'	121.45'	S88°59'49"E	120.75'
C45	90°00'01"	12.00'	18.85'	S35°17'50"W	16.97'
C46	54°55'02"	175.00'	167.73'	S37°09'41"E	161.39'
C47	24°52'52"	525.00'	227.99'	S52°10'46"E	226.20'
C48	59°21'30"	475.89'	493.02'	S69°26'47"E	471.27'
C49	84°36'50"	25.06'	37.00'	S17°48'40"E	33.73'
C50	26°14'08"	155.00'	70.97'	S37°39'45"W	70.36'
C51	89°46'00"	25.00'	39.17'	N84°20'10"W	35.28'
C52	25°13'18"	325.00'	143.06'	N52°03'49"W	141.91'
C53	27°05'47"	175.00'	82.76'	N51°07'39"W	81.99'
C54	16°17'52"	200.00'	56.89'	N45°43'42"W	56.70'
C55	101°30'40"	25.00'	44.29'	N03°07'20"W	38.72'
C56	44°50'02"	150.00'	117.37'	N70°03'01"E	114.40'
C57	11°54'43"	525.00'	109.15'	N86°30'40"E	108.95'
C58	88°43'23"	25.00'	38.71'	S55°05'00"W	34.96'
C59	53°53'54"	225.00'	211.66'	S37°40'15"E	203.94'
C60	24°52'53"	475.00'	206.27'	S52°10'46"E	204.66'
C61	20°27'53"	525.89'	187.84'	S49°59'52"E	186.84'
C62	84°47'03"	25.00'	36.99'	N66°56'13"E	33.71'
C63	26°18'48"	525.00'	241.11'	S83°49'40"E	238.99'
C64	108°28'55"	25.00'	47.33'	S42°44'36"E	40.57'
C65	42°39'39"	150.00'	111.69'	S32°50'00"W	109.12'
C66	3°23'10"	525.00'	31.03'	S52°28'24"W	31.02'
C67	4°28'12"	475.00'	37.06'	S53°00'55"W	37.05'
C68	85°17'48"	25.00'	37.22'	N82°06'05"W	33.87'
C69	90°14'00"	25.00'	39.37'	N53°39'50"E	35.43'
C70	26°14'08"	205.00'	93.87'	N37°39'45"E	93.05'
C71	14°47'23"	200.00'	51.63'	S06°01'55"W	51.48'
C72	14°19'26"	200.00'	50.00'	S20°35'20"W	49.87'
C73	14°19'26"	200.00'	50.00'	S34°54'46"W	49.87'
C74	12°05'30"	200.00'	42.21'	S48°07'14"W	42.13'
C75	0°14'34"	525.00'	2.22'	S50°54'06"W	2.22'
C76	5°27'58"	525.00'	50.09'	S53°45'22"W	50.07'
C77	1°12'48"	525.00'	11.12'	S57°05'45"W	11.12'
C78	0°12'30"	275.00'	1.00'	N39°33'25"W	1.00'
C79	15°12'42"	275.00'	73.01'	N47°18'02"W	72.80'
C80	9°48'07"	275.00'	47.05'	N59°46'26"W	46.99'
C81	6°40'39"	225.00'	26.22'	N61°20'13"W	26.21'
C82	12°51'13"	225.00'	50.48'	N51°34'17"W	50.37'
C83	7°33'54"	225.00'	29.71'	N41°21'43"W	29.69'
C84	79°20'46"	25.00'	34.62'	N86°26'59"E	31.92'
C85	4°17'22"	25.00'	1.87'	N44°37'55"E	1.87'
C86	13°49'23"	200.00'	48.25'	N49°23'56"E	48.14'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C87	14°21'41"	200.00'	50.13'	N63°29'29"E	50.00'
C88	14°21'41"	200.00'	50.13'	N77°51'10"E	50.00'
C89	7°26'01"	200.00'	25.95'	N88°45'02"E	25.93'
C90	6°26'09"	475.00'	53.35'	N89°10'48"E	53.33'
C91	5°24'07"	475.00'	44.78'	N83°19'50"E	44.77'
C92	0°49'52"	375.00'	5.44'	S80°42'45"W	5.44'
C93	7°38'42"	375.00'	50.04'	S84°57'02"W	50.00'
C94	7°38'42"	375.00'	50.04'	N87°24'15"W	50.00'
C95	5°17'26"	375.00'	34.63'	N80°56'11"W	34.61'
C96	64°15'24"	50.00'	56.07'	S85°38'51"W	53.18'
C97	61°11'04"	50.00'	53.39'	N31°37'56"W	50.89'
C98	53°24'34"	50.00'	46.61'	N25°39'53"E	44.94'
C99	43°46'29"	25.00'	19.10'	N30°28'56"E	18.64'
C100	16°17'50"	25.00'	7.11'	N00°26'46"E	7.09'
C101	3°08'50"	525.00'	28.84'	N10°04'11"W	28.83'
C102	5°27'32"	525.00'	50.02'	N05°46'00"W	50.00'
C103	5°27'32"	525.00'	50.02'	N00°18'29"W	50.00'
C104	5°27'32"	525.00'	50.02'	N05°09'03"E	50.00'
C105	5°27'32"	525.00'	50.02'	N10°36'35"E	50.00'
C106	3°24'10"	525.00'	31.18'	N15°02'26"E	31.18'
C107	23°34'41"	25.00'	10.29'	N04°57'10"E	10.22'
C108	66°25'19"	25.00'	28.98'	N40°02'50"W	27.39'
C109	1°50'06"	375.00'	12.01'	N51°36'17"E	12.01'
C110	10°25'55"	375.00'	68.28'	N45°28'17"E	68.18'
C111	10°25'55"	375.00'	68.28'	N35°02'22"E	68.18'
C112	11°07'46"	375.00'	72.84'	N24°15'32"E	72.73'
C113	1°55'01"	375.00'	12.55'	N17°44'09"E	12.55'
C114	0°42'14"	975.00'	11.98'	N16°25'31"E	11.98'
C115	3°18'29"	975.00'	56.29'	N14°25'10"E	56.28'
C116	0°23'59"	975.00'	6.80'	N12°33'56"E	6.80'
C117	47°30'50"	15.00'	12.44'	N11°23'28"W	12.09'
C118	12°31'17"	15.00'	3.28'	N41°24'32"W	3.27'
C119	65°29'12"	50.00'	57.15'	N14°55'34"W	54.09'
C120	59°14'04"	50.00'	51.69'	N47°26'04"E	49.42'
C121	50°48'36"	50.00'	44.34'	S77°32'36"E	42.90'
C122	46°40'08"	15.00'	12.22'	S75°28'22"E	11.88'
C123	13°21'58"	15.00'	3.50'	N74°30'34"E	3.49'
C124	7°02'47"	200.00'	24.60'	N71°20'59"E	24.58'
C125	14°11'43"	200.00'	49.55'	N81°58'14"E	49.42'
C126	14°15'52"	200.00'	49.79'	S83°47'59"E	49.66'
C127	3°24'34"	200.00'	11.90'	S74°57'46"E	11.90'
C128	37°02'03"	50.00'	32.32'	N77°54'30"E	31.76'
C129	44°49'01"	50.00'	39.11'	S61°09'58"E	38.12'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C130	40°44'25"	50.00'	35.55'	S18°23'16"E	34.81'
C131	62°06'37"	50.00'	54.20'	S33°02'15"W	51.59'
C132	5°56'49"	15.00'	1.56'	S61°07'09"W	1.56'
C133	41°24'14"	15.00'	10.84'	S37°26'38"W	10.61'
C134	0°00'38"	475.00'	0.09'	N16°44'12"E	0.09'
C135	7°52'07"	474.36'	65.15'	S12°48'08"W	65.09'
C136	7°51'18"	475.00'	65.12'	S04°56'45"W	65.07'
C137	7°51'18"	475.00'	65.12'	S02°54'33"E	65.07'
C138	4°47'37"	475.00'	39.74'	S09°14'00"E	39.73'
C139	10°02'44"	325.00'	56.98'	S83°18'50"E	56.91'
C140	11°21'58"	325.00'	64.47'	N85°58'49"E	64.37'
C141	37°55'46"	175.00'	115.85'	S28°40'03"E	113.74'
C142	16°59'16"	175.00'	51.89'	S56°07'34"E	51.70'
C143	1°23'24"	525.00'	12.74'	S63°55'30"E	12.74'
C144	5°12'26"	525.00'	47.71'	S60°37'35"E	47.70'
C145	5°38'06"	525.00'	51.63'	S55°12'19"E	51.61'
C146	5°41'15"	525.00'	52.12'	S49°32'39"E	52.09'
C147	6°07'42"	525.00'	56.15'	S43°38'10"E	56.13'
C148	0°49'59"	525.00'	7.63'	S40°09'19"E	7.63'
C149	5°42'48"	475.89'	47.45'	S42°37'26"E	47.43'
C150	7°49'47"	475.89'	65.03'	S49°23'44"E	64.98'
C151	7°49'47"	475.89'	65.03'	S57°13'30"E	64.98'
C152	7°49'47"	475.89'	65.03'	S65°03'17"E	64.98'
C153	7°49'47"	475.89'	65.03'	S72°53'04"E	64.98'
C154	7°49'47"	475.89'	65.03'	S80°42'50"E	64.98'
C155	7°49'47"	475.89'	65.03'	S88°32'37"E	64.98'
C156	6°40'02"	475.89'	55.38'	N84°12'29"E	55.35'
C157	8°42'25"	325.00'	49.39'	S43°48'23"E	49.34'
C158	8°49'25"	325.00'	50.05'	S52°34'18"E	50.00'
C159	7°41'28"	325.00'	43.63'	S60°49'44"E	43.59'
C160	12°17'36"	175.00'	37.55'	S58°31'44"E	37.48'
C161	14°48'11"	175.00'	45.21'	S44°58'51"E	45.09'
C162	28°17'25"	150.00'	74.06'	N61°46'43"E	73.31'
C163	16°32'37"	150.00'	43.31'	N84°11'44"E	43.16'
C164	2°38'14"	525.00'	24.17'	S88°51'05"E	24.16'
C165	5°28'59"	525.00'	50.24'	N87°05'18"E	50.22'
C166	3°47'30"	525.00'	34.74'	N82°27'04"E	34.74'
C167	17°20'31"	225.00'	68.10'	S19°23'34"E	67.84'
C168	5°05'59"	225.00'	20.03'	S30°36'49"E	20.02'
C169	12°45'31"	225.00'	50.10'	S39°32'34"E	50.00'
C170	12°45'31"	225.00'	50.10'	S52°18'06"E	50.00'
C171	5°56'21"	225.00'	23.32'	S61°39'02"E	23.31'
C172	1°22'57"	475.00'	11.46'	S63°55'44"E	11.46'

STATE OF TEXAS §
COUNTY OF BURNET §

KNOW ALL MEN BY THE PRESENTS:

THAT JOSEPH RENTFRO, MANAGING DIRECTOR OF ARETE THOMAS RANCH HOLDINGS, LLC, AND LORALOMA BORROWER 1, LLC, BEING THE OWNER OF 53.4092 ACRES OF LAND OUT OF THE MARIA CATALINA SALINAS SURVEY NO. 17, ABSTRACT NO. 776, BURNET COUNTY, TEXAS, BEING A PORTION OF LOTS 48, 49, 50 AND 51 OF THOMAS RANCH, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NO. 202306164 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS (O.P.R.B.C.T.), CONVEYED TO ARETE THOMAS RANCH HOLDINGS, LLC, IN DOCUMENT NO. 2023112464 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID LOTS 48-50 BEING CANCELED PER DOCUMENT NO. 202601054 (O.P.R.B.C.T.), AND BEING A PORTION OF LOT 77 OF THOMAS RANCH SECTION 3, A SUBDIVISION RECORDED IN DOCUMENT NO. 202408589 (O.P.R.B.C.T.), CONVEYED TO LORALOMA BORROWER 1, LLC, IN DOCUMENT NO. 2024074347 (O.P.R.T.C.T.); DO HEREBY SUBDIVIDE 53.4092 ACRES OF LAND IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, PURSUANT TO CHAPTER 232 OF THE LOCAL GOVERNMENT CODE AS:

THE RESUBDIVISION OF LOTS 48-51, THOMAS RANCH, SECTION 1, AND LOT 77, THOMAS RANCH, SECTION 3

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

LORALOMA BORROWER 1, LLC
A UTAH LIMITED LIABILITY COMPANY

BY: ARETÉ THOMAS RANCH HOLDINGS, LLC

JOSPEH RENTFRO, MANAGING DIRECTOR
LORLOMA BORROWER 1, LLC
500 SOUTH PALEFACE ROAD
SPICEWOOD, TEXAS 78669

STATE OF TEXAS §
COUNTY OF BURNET §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH RENTFRO, MANAGING DIRECTOR OF LORLOMA BORROWER 1, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND (S)HE ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS, NOTARY REGISTRATION NUMBER _____

PRINTED NAME MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION:

I, STEVEN M. DUARTE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 482, OF THE LOCAL GOVERNMENTAL CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION.

PLAT COMPLETION DATE: April 29, 2026.

STEVEN M. DUARTE, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5940

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

PLAT NOTES

- THIS RESIDENTIAL AND COMMERCIAL SUBDIVISION IS WITHIN THE BURNET COUNTY IMPROVEMENT DISTRICT NO. 1, A SPECIAL DISTRICT WITH JURISDICTION TO LEVY TAXES TO SUPPORT THE CONSTRUCTION AND MAINTENANCE OF INFRASTRUCTURE WITHIN THE DEVELOPMENT. THIS PROPERTY SHALL BE DEVELOPED PURSUANT TO THE CONSENT AGREEMENT FOR THE CREATION OF THE DISTRICT. NO PORTION OF THIS PROJECT IS WITHIN AN ETJ.
- THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS.
- THIS SUBDIVISION IS SERVED BY THE CENTRALIZED WATER DISTRIBUTION AND WASTEWATER TREATMENT SYSTEMS SHARED WITH TRAVIS COUNTY IMPROVEMENT DISTRICT NO. 1.
- BY FILING THIS PLAT ARETE THOMAS RANCH HOLDINGS, LLC AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY ACKNOWLEDGE AND AGREE THAT THE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS IN THIS SUBDIVISION.
- GATED ROADWAYS SHALL BE MAINTAINED BY THE BURNET COUNTY IMPROVEMENT DISTRICT NO 1 AND/OR A HOMEOWNER'S ASSOCIATION.
- ANY UNMANNED GATES SHALL HAVE A KNOX BOX FOR THE FIRE DEPARTMENT.
- MINIMUM SINGLE-FAMILY, ATTACHED RESIDENTIAL LOT WIDTH SHALL BE FIFTY FEET WIDE.
- MINIMUM SINGLE-FAMILY, ATTACHED RESIDENTIAL LOT LENGTH SHALL BE EIGHTY FEET LONG.
- MINIMUM FRONT SETBACK FOR SINGLE-FAMILY LOTS SHALL BE TWENTY-FIVE FEET OR AS REQUIRED BY THE HOMEOWNER'S ASSOCIATION.
- MINIMUM REAR SETBACK FOR SINGLE-FAMILY LOTS SHALL BE TWENTY FEET OR AS REQUIRED BY THE HOMEOWNER'S ASSOCIATION.
- MINIMUM SIDE SETBACK FOR SINGLE-FAMILY LOTS SHALL BE TEN FEET FROM LOT LINE, TWENTY FEET FROM SIDE ROAD R.O.W. OR AS REQUIRED BY THE HOMEOWNER'S ASSOCIATION.
- MAXIMUM DENSITY FOR MULTIFAMILY IS 24 UNITS PER ACRE.
- MINIMUM FRONT SETBACK FOR COMMERCIAL LOTS SHALL BE FIFTEEN FEET.
- MINIMUM SIDE AND REAR SETBACK FOR COMMERCIAL LOTS SHALL BE TEN FEET.
- BURNET COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE FOR THIS SUBDIVISION.
- ALL STREETS DEDICATED PER THIS PLAT WILL BE PUBLIC RIGHT-OF-WAYS.
- ENGINEERING PORTIONS OF THIS PLAT WERE DESIGNED BY KIMLEY-HORN.

SURVEYOR'S NOTES

- FLOOD STATEMENT:
ACCORDING TO COMMUNITY PANEL NO. 48053C, MAP NO. 48053C0705F, EFFECTIVE DATE MARCH 15, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.
- ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000117175683.
- CONTROL FOR THIS SURVEY IS BASED ON A 4' ALUMINUM DISK IN CONCRETE STAMPED "P480" FOUND, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON DERIVED FROM GPS STATIC OBSERVATIONS WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM STATIC DATA COLLECTED BY 4WARD LAND SURVEYING ON 1/10/23.

LCRA NOTES

- ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
- THE WATERWAY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAN WATER IN THE CREEKS, RIVERS, AND LAKES. NO STRUCTURE OF IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT FOR THE PROTECTION OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNERS BY PRESERVING AND RESTORING NATIVE VEGETATION. THE EASEMENT MAY NOT BE AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPERTY AUTHORITY.
- SINGLE-FAMILY PORTIONS OF THE SUBDIVISION WILL COMPLY WITH SECTION 5.1(B)(II), WATER QUALITY MANAGEMENT, OF THE LCRA HIGHLAND LAKES WATERSHED ORDINANCE, EFFECTIVE FEBRUARY 19, 2014.
- COMMERCIAL DEVELOPMENT PORTIONS ARE THE SUBDIVISION WILL COMPLY WITH SECTION 5.1(B)(II), WATER QUALITY MANAGEMENT, OF THE LCRA HIGHLAND LAKES WATERSHED ORDINANCE, EFFECTIVE FEBRUARY 19, 2014.
- EROSION AND SEDIMENTATION SHALL BE CONTROLLED THROUGHOUT THE DEVELOPMENT PROCESS IN ACCORDANCE WITH THE LCRA TECHNICAL MANUAL.
- PRIOR TO RECEIVING A DEVELOPMENT PERMIT, FISCAL SURETY SHALL BE POSTED FOR THE CONSTRUCTION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND SITE STABILIZATION.
- A BMP MAINTENANCE PERMIT IS REQUIRED FOR ALL DEVELOPMENT REQUIRING PERMANENT BMPS TO MEET LCRA WATER QUALITY PERFORMANCE STANDARDS.
- A WATER QUALITY EDUCATION PROGRAM SHALL BE ESTABLISHED BY EACH RECIPIENT OF A DEVELOPMENT PERMIT.
- ANY DREDGE AND FILL ACTIVITIES ARE SUBJECT TO THE PROVISIONS OF SECTION 4.3 OF THE LCRA HIGHLAND LAKES WATERSHED ORDINANCE, EFFECTIVE FEBRUARY 19, 2014.
- WATER CONSERVATION MEASURES SHALL BE IN CONFORMANCE TO ADDENDUM I OF THE LCRA/LAKE TRAVIS RANCH LLC WATER CONTRACT.
- PRIOR TO CONSTRUCTION CONSERVATION AREAS WILL BE DESIGNATED ON INDIVIDUAL LOTS IN ACCORDANCE WITH TRAVIS CLUB DESIGN GUIDELINES.

STATE OF TEXAS §
COUNTY OF BURNET §

I, JOE DON DOCKERY, COUNTY COMMISSIONER OF PRECINCT NO. 4, IN BURNET COUNTY, TEXAS, HAVE REVIEWED THE PLAT OF THIS SUBDIVISION AND HEREBY APPROVE SAID PLAT FOR PRESENTATION TO THE COMMISSIONERS COURT OF BURNET COUNTY, TEXAS.

JOE DON DOCKERY, COMMISSIONER PRECINCT NO. 4

STATE OF TEXAS §
COUNTY OF BURNET §

I, BRYAN WILSON, JUDGE OF THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN APPROVED BY THE COMMISSIONER'S COURT OF BURNET COUNTY, ON THE ____ DAY OF _____, 2023 AND BY MY SIGNATURE AFFIXED HERETO, AUTHORIZED THIS PLAT TO BE RECORDED IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

BRYAN WILSON, COUNTY JUDGE

THOMAS RANCH NORTHWEST
PHASE 2
BURNET COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	DJK	SMD	4/29/2026	069406202	5 OF 5

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XX-XX-XXXXX

4/29/2026 2:53 PM KEAHEY DILLON 4/29/2026 2:54 PM LAST SAVED KEAHEY DILLON 4/29/2026 2:54 PM LAST SAVED

Burnet County Commissioners Court

Jim Luther Jr.
Precinct 1

Damon Beierle
Precinct 2

Bryan Wilson
County Judge

Chad Collier
Precinct 3

Joe Don Dockery
Precinct 4

Regular Session

14.

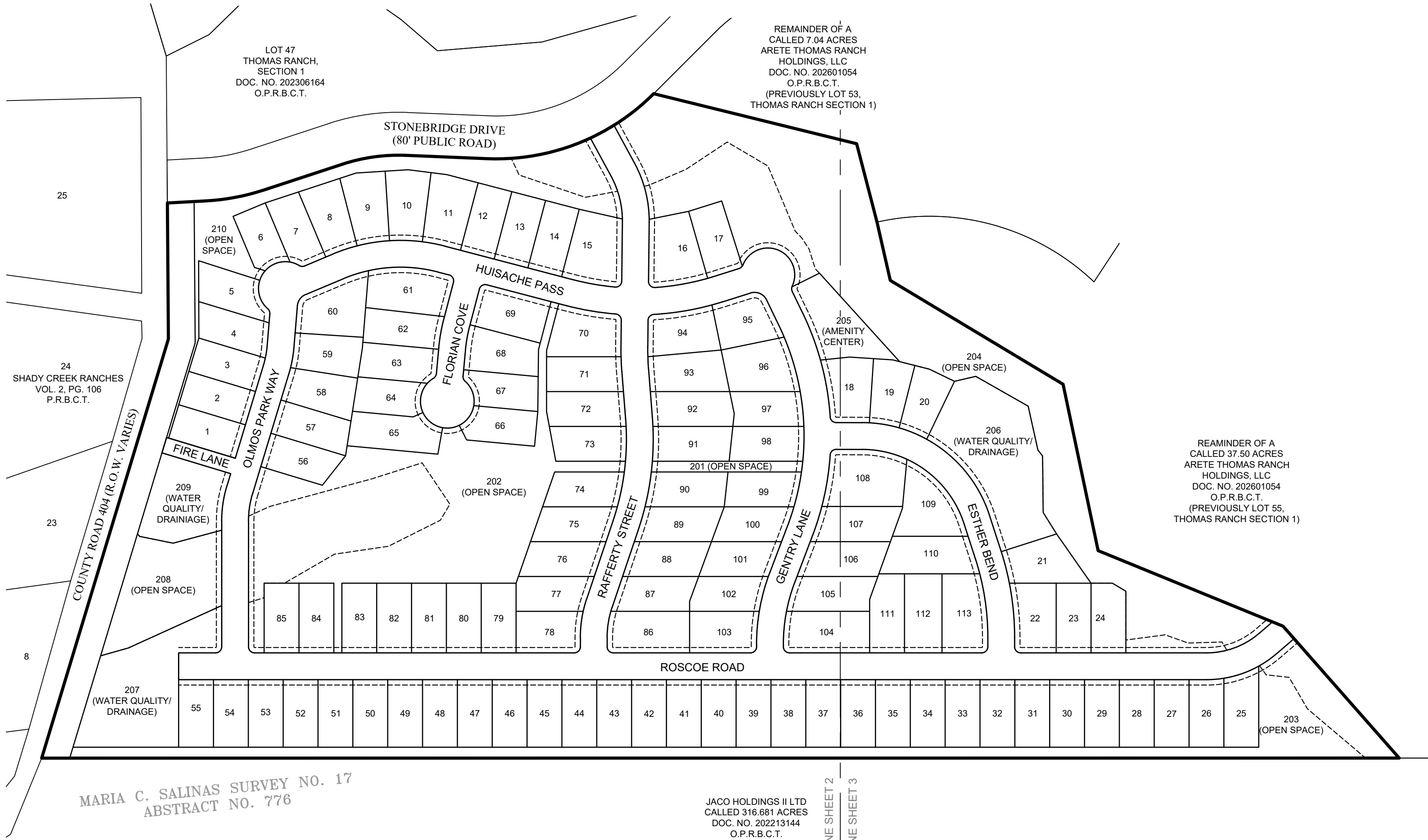
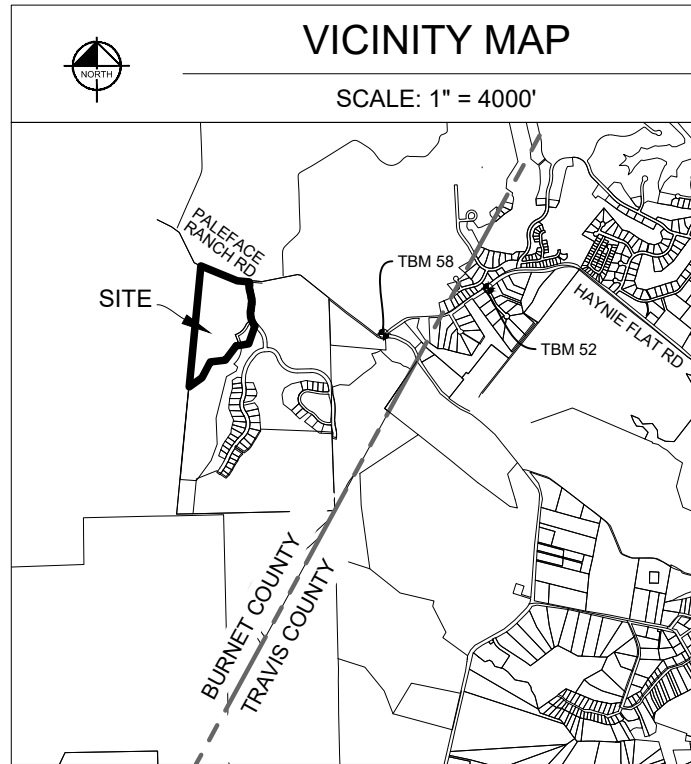
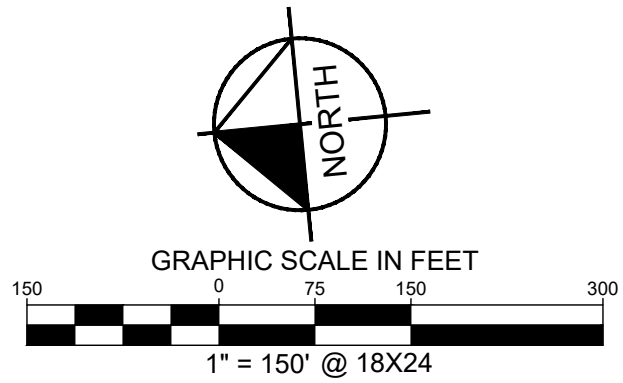
Meeting Date: 05/12/2026

Subject

Discuss, consider and take appropriate action concerning the final plat approval for Thomas Ranch Northwest, Phase 4, preliminarily platted as Thomas Ranch, Parcel 46, a private subdivision consisting of 119 lots on 46.8671 acres located in the 12,000 block of CR 404. (Dockery)

Attachments

20260429_Final Plat_Thomas Ranch Northwest Phase 4



STREET INFORMATION		
STREET NAME	ROW WIDTH	NEW STREET � LENGTH
ROSCOE ROAD	50'	2083.71
OLMOS PARK WAY	50'	713.76'
HUISACHE PASS	50'	919.43'
GENTRY LANE	50'	755.35'
ESTHER BEND	50'	645.93'
RAFFERTY STREET	50'	1022.94'
FLORIAN COVE	50'	255.40'
FIRE LANE	30'	159.00'
TOTAL	XX	6555.52'

IMPERVIOUS COVER NOTE

1. MAXIMUM IMPERVIOUS COVER FOR ALL RESIDENTIAL LOTS SHALL NOT EXCEED THE LIMITS OUTLINED IN THE TABLE BELOW. IMPERVIOUS COVER INCLUDES, BUT IS NOT LIMITED TO, ALL BUILDINGS, ROOFED AREAS, DRIVEWAYS, PATIOS, SIDEWALKS, AND ANY OTHER NON-PERMEABLE SURFACES.

IMPERVIOUS COVER RESTRICTIONS		
LOT COUNT	RESIDENTIAL LOT SIZE (SF)	IMPERVIOUS COVER LIMIT (SF)
113	7,800 - 12,750	4,360

THOMAS RANCH NORTHWEST
PHASE 4
BURNET COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771 TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 150'	DJK	SMD	4/29/2026	069406220	1 OF 5

LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	NOT TO SCALE LINE
	SIDEWALK
	FEMA FLOOD LINE
	SURVEY LINE

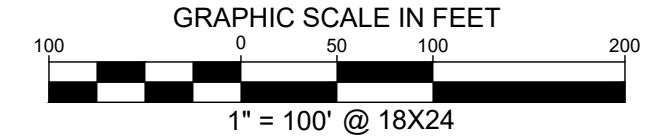
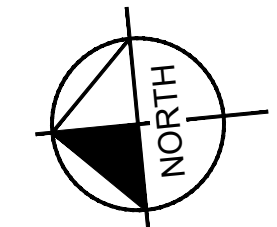
LEGEND	
	= BENCHMARK
	= 1/2" IRON ROD W/ "KHA" CAP SET
	= 1/2" IRON ROD FOUND W/CAP "4WARD BOUNDARY" (UNLESS NOTED)
	= MAG NAIL WITH CHAPARRAL WASHER FOUND
	= CALCULATED POINT
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS	
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BURNET COUNTY TEXAS	
(.....) = RECORD PER DOC. NO. 2023112464	

BENCHMARKS	
TBM 58	SQUARE CUT ON THE CORNER OF A TRANSFORMER PAD AT THE NORTHWEST CORNER OF THE INTERSECTION OF PALEFACE RANCH ROAD WITH HAYNIE FLAT ROAD. ELEV.=927.72'
TBM 52	SQUARE CUT ON THE CORNER OF A TRANSFORMER PAD AT THE SOUTHEAST CORNER OF THE INTERSECTION SADDLEBROOK CYN COURT WITH HAYNIE FLAT ROAD. ELEV.=913.84'
DATUM IS NAVD'88 (GEOID 18) BASED ON GPS OBSERVATIONS.	

SUBDIVISION INFORMATION	
OWNER: ARETE THOMAS RANCH HOLDINGS, LLC.	
ACREAGE: 46.8671 ACRES	
SURVEY: W.W. BURTON SURVEY NO. 15, ABSTRACT NO. 1809 AND THE MARIA CATALINA SALINAS SURVEY NO. 17 ABSTRACT NO. 776	
SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC.	
ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.	
NUMBER OF LOTS: 113	
LAND USE: SINGLE-FAMILY	
NUMBER OF UNITS: 119	
DATE: 4/3/2026	

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DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\THOMAS RANCH_SECTION 1 (HILLTOP)\DWG\PLATS\SEC 1 RESUB LOT 46-NW PHAV\PLAT-069406220 - TR SEC 1 RESUB LOT 46- REV.DWG PLOTTED BY: KEAHEY, DILLON 4/29/2026 2:57 PM LAST SAVED: 4/29/2026 8:46 AM



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	NOT TO SCALE LINE
	SIDEWALK
	FEMA FLOOD LINE
	SURVEY LINE

LEGEND	
	= BENCHMARK
	= 1/2" IRON ROD W/ "KHA" CAP SET
	= 1/2" IRON ROD FOUND W/CAP "4WARD BOUNDARY" (UNLESS NOTED)
	= MAG NAIL WITH CHAPARRAL WASHER FOUND
	= 60D NAIL FOUND
	= CALCULATED POINT
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS	
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BURNET COUNTY TEXAS	
(.....) = RECORD PER DOC. NO. 2023112464	

MARIA C. SALINAS SURVEY NO. 17
ABSTRACT NO. 776

JACO HOLDINGS II LTD
CALLED 316.681 ACRES
DOC. NO. 202213144
O.P.R.B.C.T.

THOMAS RANCH NORTHWEST
PHASE 4
BURNET COUNTY, TEXAS

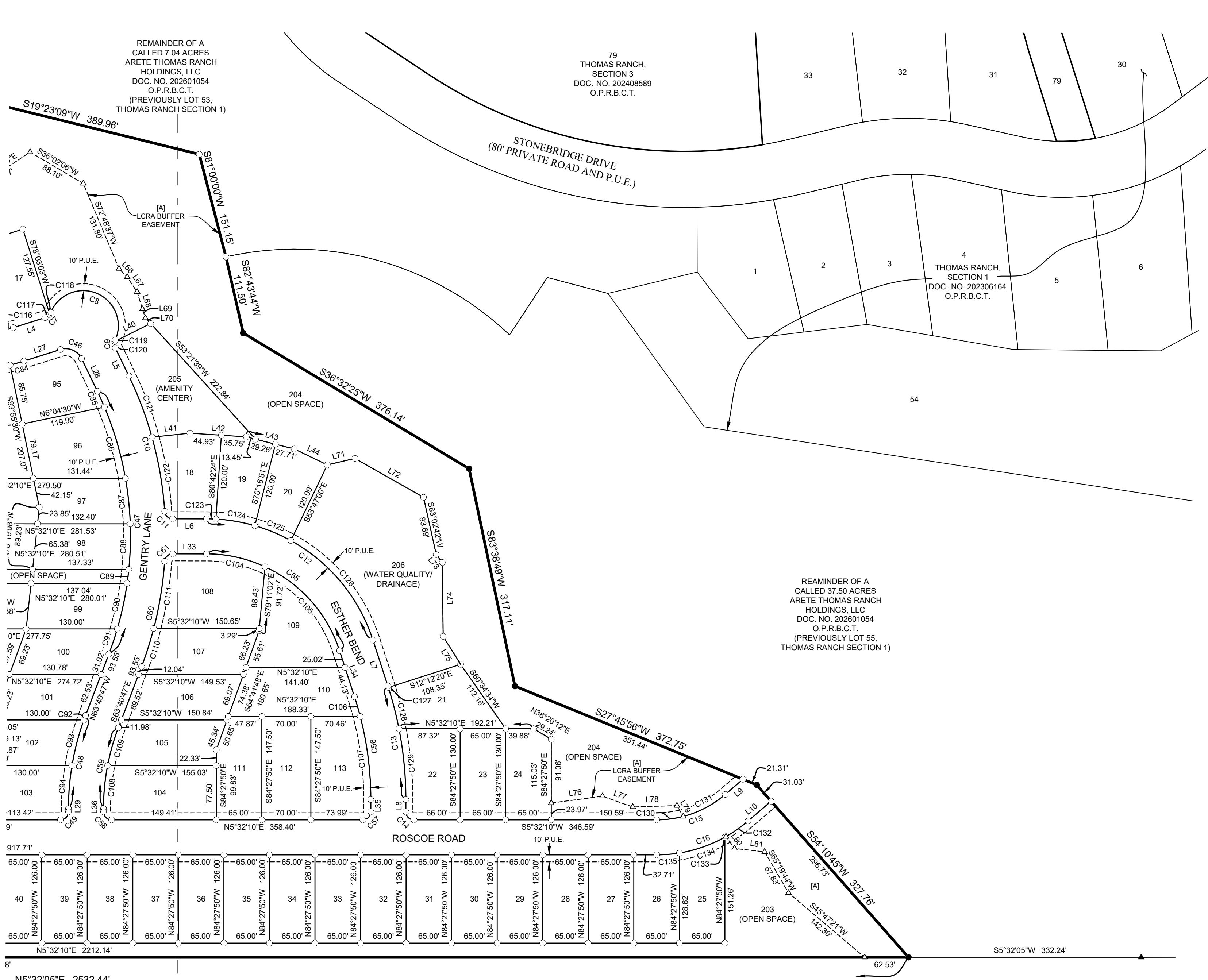


10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771
TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	DJK	SMD	4/29/2026	069406220	2 OF 5

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XX-XX-XXXXX

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\THOMAS RANCH\SECTION 1 (HILLTOP)\DWG\PLATS\SEC 1 RESUB LOT 46-NW PHAV\PLAT-069406220 - TR SEC 1 RESUB LOT 46-REV.DWG PLOTTED BY: KEAHEY, DILLON 4/29/2026 2:57 PM LAST SAVED: 4/29/2026 8:46 AM



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	15°06'09"	415.00'	109.39'	S05°05'05"E	109.07'
C2	20°29'51"	335.04'	119.86'	S02°23'10"E	119.22'
C3	47°19'57"	415.00'	342.83'	S15°48'08"E	333.17'
C4	29°05'12"	225.00'	114.22'	S81°37'51"W	113.00'
C5	94°31'00"	11.50'	18.97'	S48°54'57"W	16.89'
C6	13°36'25"	475.00'	112.81'	S05°08'45"E	112.54'
C7	50°10'55"	13.00'	11.39'	S37°02'25"E	11.03'
C8	182°03'19"	50.00'	158.87'	S28°53'47"W	99.98'
C9	50°10'55"	13.00'	11.39'	N85°10'02"W	11.03'
C10	21°56'24"	525.00'	201.04'	S80°42'43"W	199.81'
C11	86°05'45"	11.50'	17.28'	S48°38'02"W	15.70'
C12	71°58'27"	250.00'	314.05'	S41°34'23"W	293.80'
C13	17°58'33"	525.00'	164.71'	S86°32'54"W	164.04'
C14	90°00'00"	11.50'	18.06'	S50°32'10"W	16.26'
C15	40°40'15"	150.00'	106.48'	S14°47'57"E	104.25'
C16	40°40'15"	200.00'	141.97'	N14°47'57"W	139.01'
C17	90°00'00"	11.50'	18.06'	S39°27'50"E	16.26'
C18	16°48'56"	225.00'	66.03'	S76°03'22"E	65.80'
C19	12°02'40"	175.00'	36.79'	S73°40'14"E	36.72'
C20	53°35'40"	11.50'	10.76'	N73°30'36"E	10.37'
C21	169°37'45"	50.00'	148.03'	S48°28'22"E	99.59'
C22	53°35'40"	11.50'	10.76'	S09°32'41"W	10.37'
C23	37°27'09"	325.00'	12.44'	S01°28'26"W	208.68'
C24	9°30'33"	475.00'	78.83'	S15°26'44"W	78.74'
C25	94°31'00"	11.50'	18.97'	S36°34'03"E	16.89'
C26	29°05'12"	175.00'	88.84'	N81°37'51"E	87.89'
C27	86°05'56"	11.50'	17.28'	S53°07'29"W	15.70'
C28	5°10'21"	525.00'	47.40'	N86°24'43"W	47.38'
C29	23°10'51"	475.00'	192.18'	N77°24'28"W	190.87'
C30	18°40'10"	225.00'	73.32'	N75°09'08"W	72.99'
C31	90°01'23"	11.50'	18.07'	N39°28'31"W	16.27'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C32	90°00'00"	11.50'	18.06'	N50°32'10"E	16.26'
C33	16°48'56"	175.00'	51.36'	S76°03'22"E	51.18'
C34	12°02'40"	225.00'	47.30'	S73°40'14"E	47.21'
C35	62°26'25"	25.00'	27.24'	S48°28'22"E	25.92'
C36	37°27'09"	275.00'	179.76'	S01°28'26"W	176.58'
C37	90°00'00"	11.50'	18.06'	S65°12'00"W	16.26'
C38	9°23'01"	325.00'	53.23'	N74°29'30"W	53.17'
C39	53°35'40"	11.50'	10.76'	N52°23'11"W	10.37'
C40	287°11'21"	50.00'	250.62'	S10°48'59"W	59.35'
C41	53°35'40"	11.50'	10.76'	N74°01'09"E	10.37'
C42	9°23'01"	275.00'	45.04'	S74°29'30"E	44.99'
C43	90°00'00"	11.50'	18.06'	S24°48'00"E	16.26'
C44	10°07'29"	525.00'	92.77'	S15°08'16"W	92.65'
C45	14°13'21"	525.00'	130.32'	S04°50'17"E	129.99'
C46	81°41'28"	25.00'	35.64'	S28°53'47"W	32.70'
C47	46°34'42"	475.00'	386.15'	N86°58'08"W	375.60'
C48	20°47'03"	375.00'	136.03'	N74°04'18"W	135.29'
C49	90°00'00"	11.50'	18.06'	N39°27'50"W	16.26'
C50	89°58'37"	11.50'	18.06'	N50°31'29"E	16.26'
C51	18°40'10"	175.00'	57.02'	S75°09'08"E	56.77'
C52	23°10'51"	525.00'	212.41'	S77°24'28"E	210.96'
C53	5°10'21"	475.00'	42.88'	S86°24'43"E	42.87'
C54	86°05'56"	11.50'	17.28'	S40°46'34"E	15.70'
C55	71°58'27"	200.00'	251.24'	S41°34'23"W	235.04'
C56	17°58'33"	475.00'	149.03'	S86°32'54"W	148.42'
C57	90°00'00"	11.50'	18.06'	N39°27'50"W	16.26'
C58	90°00'00"	11.50'	18.06'	N50°32'10"E	16.26'
C59	20°47'03"	325.00'	117.89'	S74°04'18"E	117.25'
C60	16°50'11"	525.00'	154.27'	S72°05'52"E	153.72'
C61	86°06'07"	11.50'	17.28'	S37°27'54"E	15.70'
C62	2°09'40"	525.00'	19.80'	N84°54'23"W	19.80'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C63	3°00'41"	525.00'	27.59'	N87°29'33"W	27.59'
C64	1°37'45"	475.00'	13.51'	N88°11'01"W	13.51'
C65	7°50'52"	475.00'	65.06'	N83°26'42"W	65.01'
C66	2°25'36"	475.00'	20.12'	N78°18'28"W	20.12'
C67	8°00'14"	475.00'	66.36'	N73°05'33"W	66.30'
C68	3°16'23"	475.00'	27.14'	N67°27'14"W	27.13'
C69	6°10'38"	225.00'	24.26'	N68°54'22"W	24.25'
C70	12°29'32"	225.00'	49.06'	N78°14'27"W	48.96'
C71	3°02'41"	175.00'	9.30'	S82°56'29"E	9.30'
C72	13°46'15"	175.00'	42.06'	S74°32'01"E	41.96'
C73	2°35'00"	225.00'	10.14'	S68°56'24"E	10.14'
C74	9°27'41"	225.00'	37.15'	S74°57'44"E	37.11'
C75	10°17'58"	275.00'	49.43'	S12°06'10"E	49.37'
C76	27°09'12"	275.00'	130.33'	S06°37'25"W	129.11'
C77	16°28'17"	50.00'	14.37'	N33°49'29"W	14.32'
C78	66°57'23"	50.00'	58.43'	N75°32'19"W	55.16'
C79	55°19'41"	50.00'	48.28'	S43°19'09"W	46.43'
C80	36°38'36"	50.00'	31.98'	S02°40'00"E	31.44'
C81	54°10'46"	50.00'	47.28'	S48°04'41"E	45.54'
C82	57°36'37"	50.00'	50.27'	N76°01'37"E	48.18'
C83	11°59'21"	525.00'	109.86'	S03°43'17"E	109.66'
C84	2°14'00"	525.00'	20.46'	S10°49'57"E	20.46'
C85	2°59'12"	475.00'	24.76'	S71°14'07"W	24.76'
C86	12°48'43"	475.00'	106.22'	S79°08'04"W	105.99'
C87	7°53'26"	475.00'	65.42'	S89°29'09"W	65.36'
C88	7°51'02"	475.00'	65.08'	N82°38'37"W	65.03'
C89	2°25'50"	475.00'	20.15'	N77°30'11"W	20.15'
C90	8°01'40"	475.00'	66.55'	N72°16'26"W	66.50'
C91	4°34'49"	475.00'	37.97'	N65°58'11"W	37.96'
C92	1°03'54"	375.00'	6.97'	N64°12'44"W	6.97'
C93	10°16'32"	375.00'	67.25'	N69°52'57"W	67.16'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C94	9°26'37"	375.00'	61.81'	N79°44'31"W	61.74'
C95	16°08'25"	175.00'	49.30'	S76°25'01"E	49.13'
C95	2°31'45"	175.00'	7.73'	S67°04'55"E	7.72'
C97	4°46'06"	525.00'	43.69'	S68°12'06"E	43.68'
C98	7°12'51"	525.00'	66.10'	S74°11'34"E	66.06'
C99	2°11'35"	525.00'	20.10'	S78°53'47"E	20.09'
C100	7°05'57"	525.00'	65.05'	S83°32'33"E	65.01'
C101	1°54'22"	525.00'	17.47'	S88°02'43"E	17.47'
C102	2°51'19"	475.00'	23.67'	S87°34'15"E	23.67'
C103	2°19'03"	475.00'	19.21'	S84°59'04"E	19.21'
C104	24°43'27"	200.00'	86.30'	S17°56'53"W	85.64'
C105	47°15'00"	200.00'	164.93'	S53°56'07"W	160.30'
C106	3°31'15"	475.00'	29.19'	S79°19'14"W	29.18'
C107	14°27'19"	475.00'	119.84'	S88°18'31"W	119.52'
C108	10°54'47"	325.00'	61.90'	S79°00'26"E	61.81'
C109	9°52'16"	325.00'	55.99'	S68°36'55"E	55.92'
C110	6°13'43"	525.00'	57.07'	S66°47'39"E	57.05'
C111	10°36'27"	525.00'	97.20'	S75°12'44"E	97.06'
C112	11°46'33"	225.00'	46.24'	S72°58'32"W	46.16'
C113	15°57'44"	225.00'	62.68'	S86°50'41"W	62.48'
C114	1°20'55"	225.00'	5.30'	N84°30'00"W	5.30'
C115	12°02'11"	475.00'	99.79'	S04°21'38"E	99.60'
C116	1°34'14"	475.00'	13.02'	S11°09'51"E	13.02'
C117	35°44'32"	13.00'	8.11'	S29°49'13"E	7.98'
C118	14°26'24"	13.00'	3.28'	S54°54'41"E	3.27'
C119	8°11'34"	13.00'	1.86'	N64°10'21"W	1.86'
C120	41°59'21"	13.00'	9.53'	N89°15'49"W	9.32'
C121	10°11'35"	525.00'	93.40'	S74°50'18"W	93.28'
C122	11°44'49"	525.00'	107.64'	S85°48'30"W	107.45'
C123	3°05'43"	250.00'	13.51'	S07°08'01"W	13.50'
C124	12°56'13"	250.00'	56.45'	S15°09'00"W	56.33'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C125	12°46'42"	250.00'	55.76'	S28°00'27"W	55.64'
C126	43°09'48"	250.00'	188.34'	S55°58'43"W	183.91'
C127	0°14'04"	525.00'	2.15'	S77°40'39"W	2.15'
C128	6°38'29"	525.00'	60.86'	S81°06'55"W	60.82'
C129	11°06'00"	525.00'	101.71'	S89°59'10"W	101.55'
C130	14°37'02"	150.00'	38.27'	S01°46'21"E	38.16'
C131	26°03'13"	150.00'	68.21'	S22°06'28"E	67.62'
C132	11°04'21"	200.00'	38.65'	N29°35'54"W	38.59'
C133	0°29'25"	200.00'	1.71'	N23°49'01"W	1.71'
C134	19°48'59"	200.00'	69.17'	N13°39'48"W	68.83'
C135	9°17'29"	200.00'	32.43'	N00°53'26"E	32.40'
C136	4°26'55"	175.00'	13.59'	S69°52'21"E	13.58'
C137	7°35'46"	175.00'	23.20'	S75°53'41"E	23.18'
C138	66°35'29"	50.00'	58.11'	N80°00'30"E	54.90'
C139	23°34'41"	50.00'	20.58'	S54°54'25"E	20.43'
C140	58°47'23"	50.00'	51.30'	S13°43'23"E	49.08'
C141	20°40'12"	50.00'	18.04'	S26°00'25"W	17.94'
C142	8°22'10"	325.00'	47.47'	S13°04'04"E	47.43'
C143	10°48'39"	325.00'	61.32'	S03°28'40"E	61.23'
C144	10°48'39"	325.00'	61.32'	S07°19'59"W	61.23'
C145	7°27'41"	325.00'	42.32'	S16°28'10"W	42.29'
C146	1°47'04"	175.00'	5.45'	S84°43'05"E	5.45'
C147	17°15'18"	175.00'	52.70'	N85°45'44"E	52.50'
C148	10°02'50"	175.00'	30.69'	N72°06'40"E	30.65'
C149	6°09'49"	415.00'	44.64'	S04°46'56"W	44.62'
C150	21°09'33"	415.00'	153.26'	S08°52'45"E	152.39'
C151	6°54'26"	415.00'	50.03'	S22°54'45"E	50.00'
C152	13°06'08"	415.00'	94.90'	S32°55'02"E	94.70'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S02°27'59"W	72.42'
L2	S67°05'15"W	80.91'
L3	N83°49'33"W	110.29'
L4	S11°56'57"E	47.69'
L5	S69°44'31"W	44.56'
L6	S05°35'10"W	48.07'
L7	S77°33'37"W	69.15'
L8	N84°27'50"W	17.42'
L9	S35°08'05"E	33.18'
L10	N35°08'05"W	43.26'
L11	S05°32'10"W	68.93'
L12	S67°38'54"E	24.50'
L13	S79°41'34"E	59.77'
L14	S17°15'09"E	57.36'
L15	S83°49'33"E	110.29'
L16	N67°05'15"E	80.91'
L17	N83°49'33"W	48.31'
L18	N88°59'54"W	89.25'
L19	N84°29'13"W	17.32'
L20	S79°41'34"E	78.96'
L21	S17°15'09"E	76.55'

LINE TABLE		
NO.	BEARING	LENGTH
L22	S20°12'00"W	21.62'
L23	N69°48'00"W	71.39'
L24	N79°11'01"W	48.88'
L25	S79°11'01"E	48.88'
L26	S69°48'00"E	71.39'
L27	S11°56'57"E	54.88'
L28	S69°44'31"W	51.75'
L29	N84°27'50"W	4.47'
L30	S84°29'13"E	17.35'
L31	S88°59'54"E	89.25'
L32	S83°49'33"E	48.31'
L33	S05°35'10"W	48.07'
L34	S77°33'37"W	69.15'
L35	N84°27'50"W	17.42'
L36	S84°27'50"E	4.47'
L37	N23°18'14"E	21.07'
L38	S05°57'43"E	75.03'
L39	S11°50'05"E	64.74'
L40	S20°56'33"E	57.29'
L41	S00°23'59"E	54.51'
L42	S09°17'36"W	80.67'

STATE OF TEXAS §
COUNTY OF BURNET §

KNOW ALL MEN BY THE PRESENTS:

THAT JOSEPH RENTFRO, MANAGING DIRECTOR OF ARETE THOMAS RANCH HOLDINGS, LLC, AND LORALOMA BORROWER 1, LLC, BEING THE OWNER OF 46.8671 ACRES OF LAND OUT OF THE MARIA CATALINA SALINAS SURVEY NO. 17, ABSTRACT NO. 776, BURNET COUNTY, TEXAS, BEING ALL OF LOT 46 AND A PORTION OF LOTS 53 AND 55 OF THOMAS RANCH, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NO. 202306164 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS (O.P.R.B.C.T.), CONVEYED TO ARETE THOMAS RANCH HOLDINGS, LLC, IN DOCUMENT NO. 2023112464 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID LOTS BEING CANCELED PER DOCUMENT NO. 202601054 (O.P.R.B.C.T.); DO HEREBY SUBDIVIDE 46.8671 ACRES OF LAND IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, PURSUANT TO CHAPTER 232 OF THE LOCAL GOVERNMENT CODE AS:

THOMAS RANCH NORTHWEST PHASE 4

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

LORALOMA BORROWER 1, LLC
A UTAH LIMITED LIABILITY COMPANY

BY: ARETÉ THOMAS RANCH HOLDINGS, LLC

JOSPEH RENTFRO, MANAGING DIRECTOR
LORLOMA BORROWER 1, LLC
500 SOUTH PALEFACE ROAD
SPICEWOOD, TEXAS 78669

STATE OF TEXAS §
COUNTY OF BURNET §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH RENTFRO, MANAGING DIRECTOR OF LORLOMA BORROWER 1, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND (S)HE ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS, NOTARY REGISTRATION NUMBER _____

PRINTED NAME

MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION:

I, STEVEN M. DUARTE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 482, OF THE LOCAL GOVERNMENTAL CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION.

PLAT COMPLETION DATE: April 29, 2026.

STEVEN M. DUARTE, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5940

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

PLAT NOTES

- THIS RESIDENTIAL AND COMMERCIAL SUBDIVISION IS WITHIN THE BURNET COUNTY IMPROVEMENT DISTRICT NO. 1, A SPECIAL DISTRICT WITH JURISDICTION TO LEVY TAXES TO SUPPORT THE CONSTRUCTION AND MAINTENANCE OF INFRASTRUCTURE WITHIN THE DEVELOPMENT. THIS PROPERTY SHALL BE DEVELOPED PURSUANT TO THE CONSENT AGREEMENT FOR THE CREATION OF THE DISTRICT. NO PORTION OF THIS PROJECT IS WITHIN AN ETJ.
- THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS.
- THIS SUBDIVISION IS SERVED BY THE CENTRALIZED WATER DISTRIBUTION AND WASTEWATER TREATMENT SYSTEMS SHARED WITH TRAVIS COUNTY IMPROVEMENT DISTRICT NO. 1.
- BY FILING THIS PLAT ARETE THOMAS RANCH HOLDINGS, LLC AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY ACKNOWLEDGE AND AGREE THAT THE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS IN THIS SUBDIVISION.
- GATED ROADWAYS SHALL BE MAINTAINED BY THE BURNET COUNTY IMPROVEMENT DISTRICT NO 1 AND/OR A HOMEOWNER'S ASSOCIATION.
- ANY UNMANNED GATES SHALL HAVE A KNOX BOX FOR THE FIRE DEPARTMENT.
- MINIMUM SINGLE-FAMILY, ATTACHED RESIDENTIAL LOT WIDTH SHALL BE FIFTY FEET WIDE.
- MINIMUM SINGLE-FAMILY, ATTACHED RESIDENTIAL LOT LENGTH SHALL BE EIGHTY FEET LONG.
- MINIMUM FRONT SETBACK FOR SINGLE-FAMILY LOTS SHALL BE TWENTY-FIVE FEET OR AS REQUIRED BY THE HOMEOWNER'S ASSOCIATION.
- MINIMUM REAR SETBACK FOR SINGLE-FAMILY LOTS SHALL BE TWENTY FEET OR AS REQUIRED BY THE HOMEOWNER'S ASSOCIATION.
- MINIMUM SIDE SETBACK FOR SINGLE-FAMILY LOTS SHALL BE TEN FEET FROM LOT LINE, TWENTY FEET FROM SIDE ROAD R.O.W. OR AS REQUIRED BY THE HOMEOWNER'S ASSOCIATION.
- MAXIMUM DENSITY FOR MULTIFAMILY IS 24 UNITS PER ACRE.
- MINIMUM FRONT SETBACK FOR COMMERCIAL LOTS SHALL BE FIFTEEN FEET.
- MINIMUM SIDE AND REAR SETBACK FOR COMMERCIAL LOTS SHALL BE TEN FEET.
- BURNET COUNTY SHALL NOT BE RESPONSIBLE FOR THE QUANTITY OR QUALITY OF A RELIABLE WATER SOURCE FOR THIS SUBDIVISION.
- ALL STREETS DEDICATED PER THIS PLAT WILL BE PUBLIC RIGHT-OF-WAYS.
- ENGINEERING PORTIONS OF THIS PLAT WERE DESIGNED BY KIMLEY-HORN.

SURVEYOR'S NOTES

- FLOOD STATEMENT:
ACCORDING TO COMMUNITY PANEL NO. 48053C, MAP NO. 48053C0705F, EFFECTIVE DATE MARCH 15, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.
- ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00017175683.
- CONTROL FOR THIS SURVEY IS BASED ON A 4" ALUMINUM DISK IN CONCRETE STAMPED "P480" FOUND, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON DERIVED FROM GPS STATIC OBSERVATIONS WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED 1/10/23.

LCRA NOTES

- ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
- THE WATERWAY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAN WATER IN THE CREEKS, RIVERS, AND LAKES. NO STRUCTURE OF IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT FOR THE PROTECTION OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNERS BY PRESERVING AND RESTORING NATIVE VEGETATION. THE EASEMENT MAY NOT BE AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPERTY AUTHORITY.
- SINGLE-FAMILY PORTIONS OF THE SUBDIVISION WILL COMPLY WITH SECTION 5.1(B)(II), WATER QUALITY MANAGEMENT, OF THE LCRA HIGHLAND LAKES WATERSHED ORDINANCE, EFFECTIVE FEBRUARY 19, 2014.
- COMMERCIAL DEVELOPMENT PORTIONS ARE THE SUBDIVISION WILL COMPLY WITH SECTION 5.1(B)(II), WATER QUALITY MANAGEMENT, OF THE LCRA HIGHLAND LAKES WATERSHED ORDINANCE, EFFECTIVE FEBRUARY 19, 2014.
- EROSION AND SEDIMENTATION SHALL BE CONTROLLED THROUGHOUT THE DEVELOPMENT PROCESS IN ACCORDANCE WITH THE LCRA TECHNICAL MANUAL.
- PRIOR TO RECEIVING A DEVELOPMENT PERMIT, FISCAL SURETY SHALL BE POSTED FOR THE CONSTRUCTION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND SITE STABILIZATION.
- A BMP MAINTENANCE PERMIT IS REQUIRED FOR ALL DEVELOPMENT REQUIRING PERMANENT BMPS TO MEET LCRA WATER QUALITY PERFORMANCE STANDARDS.
- A WATER QUALITY EDUCATION PROGRAM SHALL BE ESTABLISHED BY EACH RECIPIENT OF A DEVELOPMENT PERMIT.
- ANY DREDGE AND FILL ACTIVITIES ARE SUBJECT TO THE PROVISIONS OF SECTION 4.3 OF THE LCRA HIGHLAND LAKES WATERSHED ORDINANCE, EFFECTIVE FEBRUARY 19, 2014.
- WATER CONSERVATION MEASURES SHALL BE IN CONFORMANCE TO ADDENDUM I OF THE LCRA/LAKE TRAVIS RANCH LLC WATER CONTRACT.
- PRIOR TO CONSTRUCTION CONSERVATION AREAS WILL BE DESIGNATED ON INDIVIDUAL LOTS IN ACCORDANCE WITH TRAVIS CLUB DESIGN GUIDELINES.

STATE OF TEXAS §
COUNTY OF BURNET §

I, JOE DON DOCKERY, COUNTY COMMISSIONER OF PRECINCT NO. 4, IN BURNET COUNTY, TEXAS, HAVE REVIEWED THE PLAT OF THIS SUBDIVISION AND HEREBY APPROVE SAID PLAT FOR PRESENTATION TO THE COMMISSIONERS COURT OF BURNET COUNTY, TEXAS.

JOE DON DOCKERY, COMMISSIONER PRECINCT NO. 4

STATE OF TEXAS §
COUNTY OF BURNET §

I, BRYAN WILSON, JUDGE OF THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN APPROVED BY THE COMMISSIONER'S COURT OF BURNET COUNTY, ON THE ____ DAY OF _____, 2023 AND BY MY SIGNATURE AFFIXED HERETO, AUTHORIZED THIS PLAT TO BE RECORDED IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

BRYAN WILSON, COUNTY JUDGE

THOMAS RANCH NORTHWEST
PHASE 4
BURNET COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

TBPELS FIRM # 10194624

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	DJK	SMD	4/29/2026	069406220	5 OF 5

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XX-XX-XXXXX

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\THOMAS RANCH_SECTION 1 (HILLTOP)\DWG\PLATS\SEC 1 RESUB LOT 46-NW PHA\V-PLAT-069406220 - TR SEC 1 RESUB LOT 46- REV.DWG PLOTTED BY: KEAHEY, DILLON 4/29/2026 2:57 PM LAST SAVED: 4/29/2026 8:46 AM

Burnet County Commissioners Court

Jim Luther Jr.

Precinct 1

Damon Beierle

Precinct 2

Bryan Wilson

County Judge

Chad Collier

Precinct 3

Joe Don Dockery

Precinct 4

Regular Session

15.

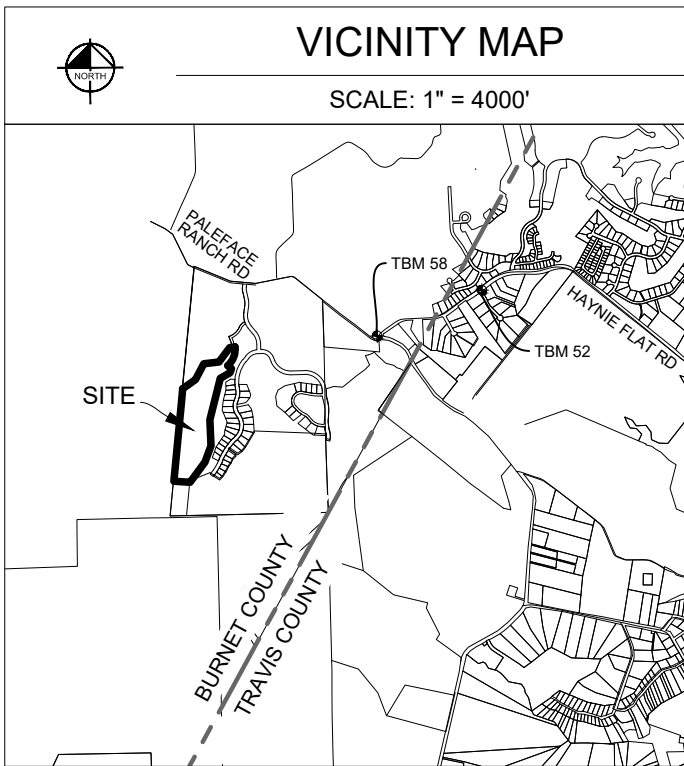
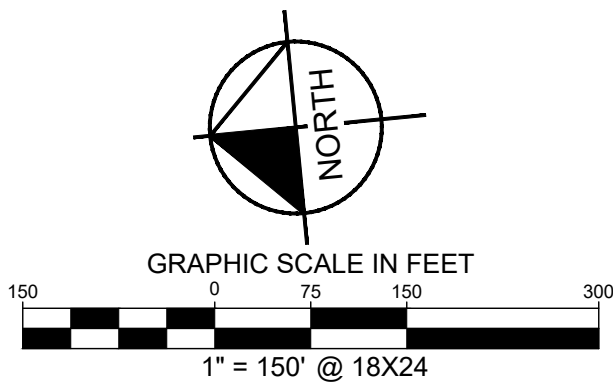
Meeting Date: 05/12/2026

Subject

Discuss, consider and take appropriate action concerning the final plat approval for Thomas Ranch Northwest, Phase 5, preliminarily platted as Thomas Ranch, Parcel 55, a private subdivision consisting of 77 lots on 36.7495 acres located in the 12,000 block of CR 404. (Dockery)

Attachments

20260429_Final Plat_Thomas Ranch Northwest Phase 5



JACO HOLDINGS II LTD
CALLED 316.681 ACRES
DOC. NO. 202213144
O.P.R.B.C.T.

MARIA C. SALINAS SURVEY NO. 17
ABSTRACT NO. 776

IMPERVIOUS COVER NOTE

1. MAXIMUM IMPERVIOUS COVER FOR ALL RESIDENTIAL LOTS SHALL NOT EXCEED THE LIMITS OUTLINED IN THE TABLE BELOW. IMPERVIOUS COVER INCLUDES, BUT IS NOT LIMITED TO, ALL BUILDINGS, ROOFED AREAS, DRIVEWAYS, PATIOS, SIDEWALKS, AND ANY OTHER NON-PERMEABLE SURFACES.

IMPERVIOUS COVER RESTRICTIONS

LOT COUNT	RESIDENTIAL LOT SIZE (SF)	IMPERVIOUS COVER LIMIT (SF)
61	9,800 - 12,000	5,860
8	12,000 - 17,200	6,960

LINE TYPE LEGEND

	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	NOT TO SCALE LINE
	SIDEWALK
	FEMA FLOOD LINE
	SURVEY LINE

STREET INFORMATION

STREET NAME	ROW WIDTH	NEW STREET ½ LENGTH
BRIGHTON STREET	50'	2229.90'
ELDON LANE	50'	189.02'
ROSCOE ROAD	50'	734.03'
FIRE LANE	30'	207.59'
TOTAL	XX	3360.54'

BENCHMARKS

TBM 58	SQUARE CUT ON THE CORNER OF A TRANSFORMER PAD AT THE NORTHWEST CORNER OF THE INTERSECTION OF PALEFACE RANCH ROAD WITH HAYNIE FLAT ROAD. ELEV.=927.72'
TBM 52	SQUARE CUT ON THE CORNER OF A TRANSFORMER PAD AT THE SOUTHEAST CORNER OF THE INTERSECTION SADDLEBROOK CYN COURT WITH HAYNIE FLAT ROAD. ELEV.=913.84'

DATUM IS NAVD'88, USING GEOID 18, BASED ON GPS OBSERVATIONS.

SUBDIVISION INFORMATION

OWNER: ARETE THOMAS RANCH HOLDINGS, LLC.
ACREAGE: 36.7495 ACRES
SURVEY: MARIA CATALINA SALINAS SURVEY NO. 17 ABSTRACT NO. 776
SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC.
ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
NUMBER OF LOTS: 69
LAND USE: SINGLE-FAMILY
NUMBER OF UNITS: 77
DATE: 4/29/2026

LEGEND

	= BENCHMARK
	= 1/2" IRON ROD W/ "KHA" CAP SET
	= 1/2" IRON ROD FOUND W/CAP "4WARD BOUNDARY" (UNLESS NOTED)
	= MAG NAIL WITH CHAPARRAL WASHER FOUND
	= CALCULATED POINT
	O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
	O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BURNET COUNTY TEXAS
	(.....) = RECORD PER DOC. NO. 2023112464

THOMAS RANCH NORTHWEST
PHASE 5
BURNET COUNTY, TEXAS

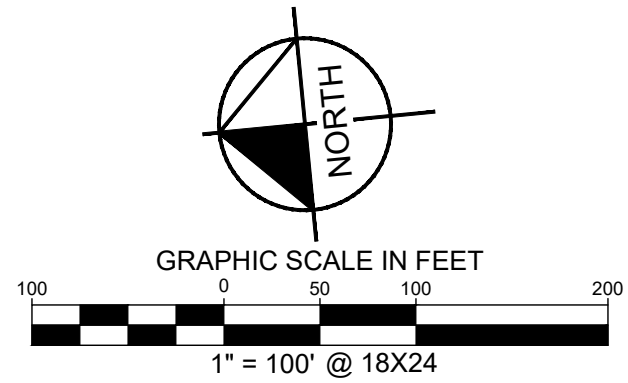
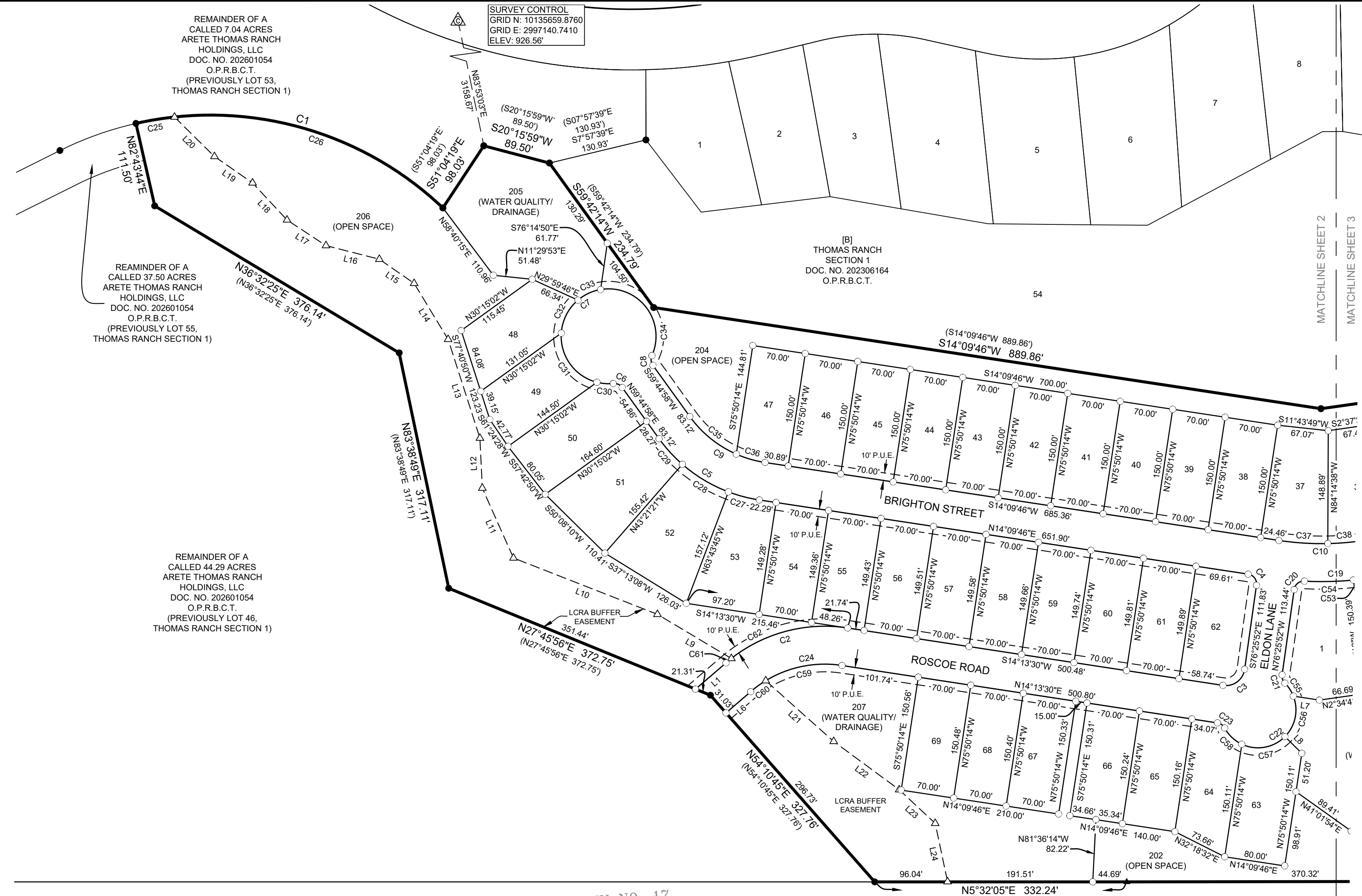
Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771
TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 150'	DJK	SMD	4/29/2026	069406220	1 OF 4

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XX-XX-XXXXX

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECTS\THOMAS RANCH_SECTION 1 (HILLTOP)\DWG\PLATS\SEC 1 RESUB LOT 55-NW PH5V-PLAT-069406220 - TR SEC 1 RESUB LOT 55 REV 1.DWG PLOTTED BY:KEAHEY, DILLON 4/29/2026 3:00 PM LAST SAVED 4/29/2026 6:52 AM



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	NOT TO SCALE LINE
	SIDEWALK
	FEMA FLOOD LINE
	SURVEY LINE

LEGEND	
	= BENCHMARK
	= 1/2" IRON ROD W/ "KHA" CAP SET
	= 1/2" IRON ROD FOUND W/CAP "4WARD BOUNDARY" (UNLESS NOTED)
	= MAG NAIL WITH CHAPARRAL WASHER FOUND
	= CALCULATED POINT
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS	
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BURNET COUNTY TEXAS	
(.....) = RECORD PER DOC. NO. 2023112464	

LINE TABLE		
NO.	BEARING	LENGTH
L1	S35°08'05"E	53.02'
L3	S54°42'43"E	25.39'
L4	N54°42'43"W	31.05'
L5	S20°19'09"W	19.16'
L6	N35°08'05"W	42.94'
L7	N14°13'30"E	34.75'
L8	S50°16'28"W	31.27'
L9	N36°21'32"E	113.58'
L10	N26°54'47"E	203.82'
L11	N71°28'22"E	100.85'
L12	S87°11'39"E	65.98'
L13	N77°40'50"E	136.83'

LINE TABLE		
NO.	BEARING	LENGTH
L14	N64°17'25"E	86.34'
L15	N40°17'37"E	55.79'
L16	N19°51'34"E	72.66'
L17	N38°53'49"E	61.48'
L18	N52°35'40"E	66.72'
L19	N40°14'58"E	61.09'
L20	N50°10'01"E	74.06'
L21	S47°17'58"W	120.06'
L22	S41°55'50"W	107.32'
L23	S48°33'25"W	64.98'
L24	S83°36'24"W	78.61'

MARIA C. SALINAS SURVEY NO. 17
ABSTRACT NO. 776

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	56°16'45"	445.00'	437.10'	S20°55'06"W	419.74'
C2	49°21'35"	200.00'	172.30'	S10°27'17"E	167.02'
C3	90°39'22"	25.00'	39.56'	S31°06'11"E	35.56'
C4	89°24'22"	13.00'	20.29'	N58°51'57"E	18.29'
C5	45°35'12"	200.00'	159.13'	N36°57'22"E	154.96'
C6	59°46'50"	13.00'	13.56'	N29°51'33"E	12.96'
C7	299°33'41"	62.50'	326.77'	S30°15'02"E	62.91'
C8	59°46'50"	13.00'	13.56'	S89°38'24"W	12.96'
C9	45°35'12"	150.00'	119.35'	S36°57'22"W	116.22'
C10	16°44'29"	375.00'	109.57'	S05°47'32"W	109.18'
C11	22°53'51"	375.00'	149.86'	S08°52'13"W	148.87'
C12	1°23'06"	375.00'	9.06'	S21°00'42"W	9.06'
C13	10°05'34"	375.00'	66.06'	S31°20'21"W	65.97'
C14	59°46'50"	13.00'	13.56'	S06°29'43"W	12.96'
C15	299°33'41"	62.50'	326.77'	N53°36'52"W	62.91'
C16	59°46'51"	13.00'	13.56'	N66°16'33"E	12.96'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C17	16°03'59"	325.00'	91.13'	N28°21'08"E	90.84'
C18	22°53'51"	325.00'	129.88'	N08°52'13"E	129.02'
C19	11°10'13"	425.00'	82.86'	N03°00'24"E	82.73'
C20	85°01'22"	13.00'	19.29'	N33°55'11"W	17.57'
C21	52°54'09"	13.00'	12.00'	S77°07'04"W	11.58'
C22	196°27'40"	50.00'	171.44'	N31°06'11"W	98.97'
C23	52°54'09"	13.00'	12.00'	N40°40'35"E	11.58'
C24	49°21'35"	150.00'	129.22'	N10°27'17"W	125.26'
C25	6°38'10"	445.00'	51.54'	N03°54'12"W	51.51'
C26	49°38'34"	445.00'	385.56'	S24°14'11"W	373.62'
C27	12°06'29"	200.00'	42.27'	N20°13'01"E	42.19'
C28	20°22'23"	200.00'	71.12'	N36°27'27"E	70.74'
C29	13°06'20"	200.00'	45.75'	N53°11'49"E	45.65'
C30	19°52'30"	62.50'	21.68'	N09°54'23"E	21.57'
C31	79°35'02"	62.50'	86.81'	N59°38'09"E	80.00'
C32	45°50'12"	62.50'	50.00'	S57°39'14"E	48.68'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C33	30°29'56"	62.50'	33.27'	S19°29'10"E	32.88'
C34	123°46'01"	62.50'	135.01'	S57°38'48"W	110.25'
C35	30°28'27"	150.00'	79.78'	S44°30'45"W	78.84'
C36	15°06'45"	150.00'	39.56'	S21°43'09"W	39.45'
C37	9°52'29"	375.00'	64.63'	S09°13'32"W	64.55'
C38	6°52'00"	375.00'	44.94'	S00°51'18"W	44.92'
C39	9°07'12"	375.00'	59.69'	S01°58'54"W	59.63'
C40	9°55'21"	375.00'	64.94'	S11°30'11"W	64.86'
C41	3°51'17"	375.00'	25.23'	S18°23'30"W	25.22'
C42	10°43'04"	62.50'	11.69'	S18°02'10"E	11.67'
C43	67°02'08"	62.50'	73.12'	S20°50'26"W	69.02'
C44	46°10'37"	62.50'	50.37'	S77°26'49"W	49.02'
C45	46°12'51"	62.50'	50.41'	N56°21'27"W	49.06'
C46	46°12'17"	62.50'	50.40'	N10°08'53"W	49.05'
C47	46°04'34"	62.50'	50.26'	N35°59'32"E	48.92'
C48	37°08'09"	62.50'	40.51'	N77°35'54"E	39.80'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C49	13°34'59"	325.00'	77.05'	N29°35'38"E	76.87'
C50	2°29'01"	325.00'	14.09'	N21°33'39"E	14.09'
C51	16°21'01"	325.00'	92.74'	N12°08'38"E	92.43'
C52	6°32'50"	325.00'	37.14'	N00°41'43"E	37.12'
C53	2°27'34"	425.00'	18.24'	N01°20'55"W	18.24'
C54	8°42'39"	425.00'	64.61'	N04°14'11"E	64.55'
C55	23°33'31"	50.00'	20.56'	S62°26'45"W	20.41'
C56	66°02'58"	50.00'	57.64'	N72°45'01"W	54.50'
C57	70°33'26"	50.00'	61.57'	N04°26'49"W	57.76'
C58	36°17'44"	50.00'	31.67'	N48°58'47"E	31.15'
C59	39°59'05"	150.00'	104.68'	N05°46'02"W	102.57'
C60	9°22'30"	150.00'	24.54'	N30°26'50"W	24.52'
C61	2°38'33"	200.00'	9.22'	S33°48'48"E	9.22'
C62	46°43'02"	200.00'	163.07'	S09°08'01"E	158.59'

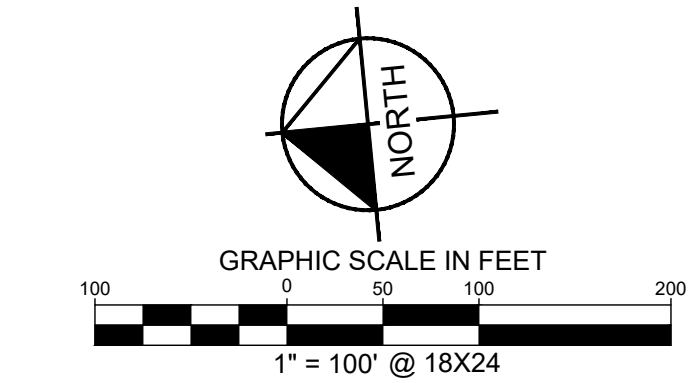
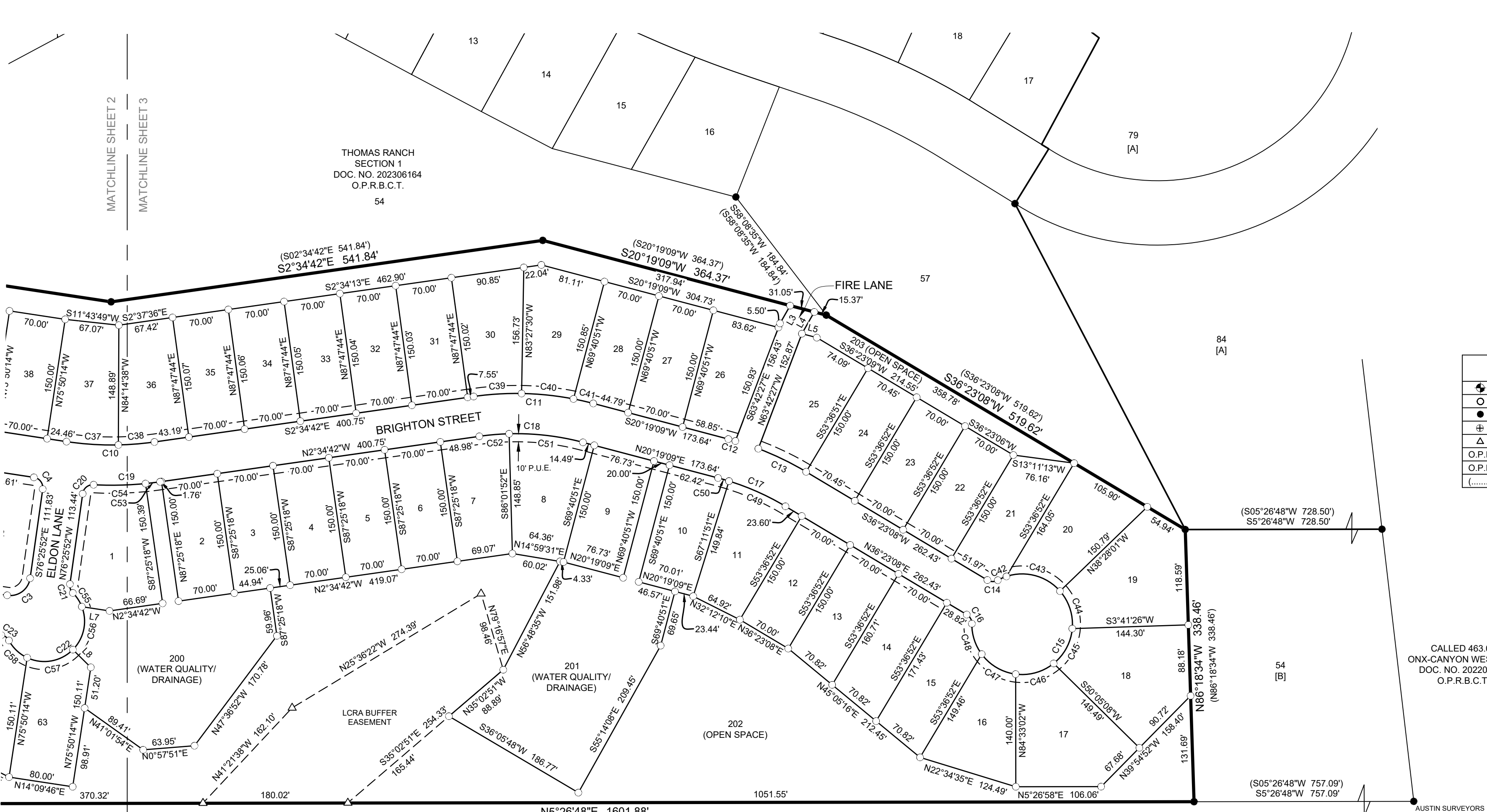
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THOMAS RANCH NORTHWEST PHASE 5 BURNET COUNTY, TEXAS

Kimley»Horn

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TBPCLS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	DJK	SMD	4/29/2026	069406220	2 OF 4



LINE TYPE LEGEND	
	BOUNDARY LINE
	ADJOINER LINE
	EASEMENT LINE
	NOT TO SCALE LINE
	SIDEWALK
	FEMA FLOOD LINE
	SURVEY LINE

LEGEND	
	= BENCHMARK
	= 1/2" IRON ROD W/ "KHA" CAP SET
	= 1/2" IRON ROD FOUND W/CAP "4WARD BOUNDARY" (UNLESS NOTED)
	= MAG NAIL WITH CHAPARRAL WASHER FOUND
	= CALCULATED POINT
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS	
O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BURNET COUNTY TEXAS	
(.....) = RECORD PER DOC. NO. 2023112464	

JACO HOLDINGS II LTD
CALLED 316.681 ACRES
DOC. NO. 202213144
O.P.R.B.C.T.

MARIA C. SALINAS SURVEY NO. 17
ABSTRACT NO. 776

THOMAS RANCH NORTHWEST PHASE 5 BURNET COUNTY, TEXAS

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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	DJK	SMD	4/29/2026	069406220	3 OF 4

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	56°16'45"	445.00'	437.10'	S20°55'06"W	419.74'
C2	49°21'35"	200.00'	172.30'	S10°27'17"E	167.02'
C3	90°39'22"	25.00'	39.56'	S31°06'11"E	35.56'
C4	89°24'22"	13.00'	20.29'	N58°51'57"E	18.29'
C5	45°35'12"	200.00'	159.13'	N36°57'22"E	154.96'
C6	59°46'50"	13.00'	13.56'	N29°51'33"E	12.96'
C7	299°33'41"	62.50'	326.77'	S30°15'02"E	62.91'
C8	59°46'50"	13.00'	13.56'	S89°38'24"W	12.96'
C9	45°35'12"	150.00'	119.35'	S36°57'22"W	116.22'
C10	16°44'29"	375.00'	109.57'	S05°47'32"W	109.18'
C11	22°53'51"	375.00'	149.86'	S08°52'13"W	148.87'
C12	1°23'06"	375.00'	9.06'	S21°00'42"W	9.06'
C13	10°05'34"	375.00'	66.06'	S31°20'21"W	65.97'
C14	59°46'50"	13.00'	13.56'	S06°29'43"W	12.96'
C15	299°33'41"	62.50'	326.77'	N53°38'52"W	62.91'
C16	59°46'51"	13.00'	13.56'	N66°16'33"E	12.96'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C17	16°03'59"	325.00'	91.13'	N28°21'08"E	90.84'
C18	22°53'51"	325.00'	129.88'	N08°52'13"E	129.02'
C19	11°10'13"	425.00'	82.86'	N03°00'24"E	82.73'
C20	85°01'22"	13.00'	19.29'	N33°55'11"W	17.57'
C21	52°54'09"	13.00'	12.00'	S77°07'04"W	11.58'
C22	196°27'40"	50.00'	171.44'	N31°06'11"W	98.97'
C23	52°54'09"	13.00'	12.00'	N40°40'35"E	11.58'
C24	49°21'35"	150.00'	129.22'	N10°27'17"W	125.26'
C25	6°38'10"	445.00'	51.54'	N03°54'12"W	51.51'
C26	49°38'34"	445.00'	385.56'	S24°14'11"W	373.62'
C27	12°06'29"	200.00'	42.27'	N20°13'01"E	42.19'
C28	20°22'23"	200.00'	71.12'	N36°27'27"E	70.74'
C29	13°06'20"	200.00'	45.75'	N53°11'49"E	45.65'
C30	19°52'30"	62.50'	21.68'	N09°54'23"E	21.57'
C31	79°35'02"	62.50'	86.81'	N59°38'09"E	80.00'
C32	45°50'12"	62.50'	50.00'	S57°39'14"E	48.68'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C33	30°29'56"	62.50'	33.27'	S19°29'10"E	32.88'
C34	123°46'01"	62.50'	135.01'	S57°38'48"W	110.25'
C35	30°28'27"	150.00'	79.78'	S44°30'45"W	78.84'
C36	15°06'45"	150.00'	39.56'	S21°43'09"W	39.45'
C37	9°52'29"	375.00'	64.63'	S09°13'32"W	64.55'
C38	6°52'00"	375.00'	44.94'	S00°51'18"W	44.92'
C39	9°07'12"	375.00'	59.69'	S01°58'54"W	59.63'
C40	9°55'21"	375.00'	64.94'	S11°30'11"W	64.86'
C41	3°51'17"	375.00'	25.23'	S18°23'30"W	25.22'
C42	10°43'04"	62.50'	11.69'	S18°02'10"E	11.67'
C43	67°02'08"	62.50'	73.12'	S20°50'26"W	69.02'
C44	46°10'37"	62.50'	50.37'	S77°26'49"W	49.02'
C45	46°12'51"	62.50'	50.41'	N56°21'27"W	49.06'
C46	46°12'17"	62.50'	50.40'	N10°08'53"W	49.05'
C47	46°04'34"	62.50'	50.26'	N35°59'32"E	48.92'
C48	37°08'09"	62.50'	40.51'	N77°35'54"E	39.80'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C49	13°34'59"	325.00'	77.05'	N29°35'38"E	76.87'
C50	2°29'01"	325.00'	14.09'	N21°33'39"E	14.09'
C51	16°21'01"	325.00'	92.74'	N12°08'38"E	92.43'
C52	6°32'50"	325.00'	37.14'	N00°41'43"E	37.12'
C53	2°27'34"	425.00'	18.24'	N01°20'55"W	18.24'
C54	8°42'39"	425.00'	64.61'	N04°14'11"E	64.55'
C55	23°33'31"	50.00'	20.56'	S62°26'45"W	20.41'
C56	66°02'58"	50.00'	57.64'	N72°45'01"W	54.50'
C57	70°33'26"	50.00'	61.57'	N04°26'49"W	57.76'
C58	36°17'44"	50.00'	31.67'	N48°58'47"E	31.15'
C59	39°59'05"	150.00'	104.68'	N05°46'02"W	102.57'
C60	9°22'30"	150.00'	24.54'	N30°26'50"W	24.52'
C61	2°38'33"	200.00'	9.22'	S33°48'48"E	9.22'
C62	46°43'02"	200.00'	163.07'	S09°08'01"E	158.59'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S35°08'05"E	53.02'
L3	S54°42'43"E	25.39'
L4	N54°42'43"W	31.05'
L5	S20°19'09"W	19.16'
L6	N35°08'05"W	42.94'
L7	N14°13'30"E	34.75'
L8	S50°16'28"W	31.27'
L9	N36°21'32"E	113.58'
L10	N26°54'47"E	203.82'
L11	N71°28'22"E	100.85'
L12	S87°11'39"E	65.98'
L13	N77°40'50"E	136.83'

LINE TABLE		
NO.	BEARING	LENGTH
L14	N64°17'25"E	86.34'
L15	N40°17'37"E	55.79'
L16	N19°51'34"E	72.66'
L17	N38°53'49"E	61.48'
L18	N52°35'40"E	66.72'
L19	N40°14'58"E	61.09'
L20	N50°10'01"E	74.06'
L21	S47°17'58"W	120.06'
L22	S41°55'50"W	107.32'
L23	S48°33'25"W	64.98'
L24	S83°36'24"W	78.61'

STATE OF TEXAS §
COUNTY OF BURNET §

KNOW ALL MEN BY THE PRESENTS:

THAT JOSEPH RENTFRO, MANAGING DIRECTOR OF ARETE THOMAS RANCH HOLDINGS, LLC, AND LORALOMA BORROWER 1, LLC, BEING THE OWNER OF 36.7495 ACRES OF LAND OUT OF THE MARIA CATALINA SALINAS SURVEY NO. 17, ABSTRACT NO. 776, BURNET COUNTY, TEXAS, BEING A PORTION OF LOT 55 OF THOMAS RANCH, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NO. 202306164 OF THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS (O.P.R.B.C.T.), CONVEYED TO ARETE THOMAS RANCH HOLDINGS, LLC, IN DOCUMENT NO. 2023112464 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID LOT BEING CANCELED PER DOCUMENT NO. 202601054 (O.P.R.B.C.T.); DO HEREBY SUBDIVIDE 36.7495 ACRES OF LAND IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, PURSUANT TO CHAPTER 232 OF THE LOCAL GOVERNMENT CODE AS:

THOMAS RANCH NORTHWEST, PHASE 2

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

LORALOMA BORROWER 1, LLC
A UTAH LIMITED LIABILITY COMPANY

BY: ARETÉ THOMAS RANCH HOLDINGS, LLC

JOSEPH RENTFRO, MANAGING DIRECTOR
LORLOMA BORROWER 1, LLC
500 SOUTH PALEFACE ROAD
SPICEWOOD, TEXAS 78669

STATE OF TEXAS §
COUNTY OF BURNET §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH RENTFRO, MANAGING DIRECTOR OF LORLOMA BORROWER 1, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND (S)HE ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS, NOTARY REGISTRATION NUMBER _____

PRINTED NAME MY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATION:

I, STEVEN M. DUARTE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 482, OF THE LOCAL GOVERNMENTAL CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION.

PLAT COMPLETION DATE: MARCH 4, 2026.

STEVEN M. DUARTE, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5940

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

PLAT NOTES

1. THIS RESIDENTIAL AND COMMERCIAL SUBDIVISION IS WITHIN THE BURNET COUNTY IMPROVEMENT DISTRICT NO. 1, A SPECIAL DISTRICT WITH JURISDICTION TO LEVY TAXES TO SUPPORT THE CONSTRUCTION AND MAINTENANCE OF INFRASTRUCTURE WITHIN THE DEVELOPMENT. THIS PROPERTY SHALL BE DEVELOPED PURSUANT TO THE CONSENT AGREEMENT FOR THE CREATION OF THE DISTRICT. NO PORTION OF THIS PROJECT IS WITHIN AN ETJ.
2. THIS PLAT WAS PREPARED IN COMPLIANCE WITH THE BURNET COUNTY SUBDIVISION REGULATIONS.
3. THIS SUBDIVISION IS SERVED BY THE CENTRALIZED WATER DISTRIBUTION AND WASTEWATER TREATMENT SYSTEMS SHARED WITH TRAVIS COUNTY IMPROVEMENT DISTRICT NO. 1. BURNET COUNTY, BURNET COUNTY IMPROVEMENT DISTRICT NO. 1 AND TRAVIS COUNTY IMPROVEMENT DISTRICT NO. 1 DO NOT GUARANTEE THE QUALITY OR QUANTITY OF A RELIABLE WATER SOURCE.
4. BY FILING THIS PLAT ARETE THOMAS RANCH HOLDINGS, LLC AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY ACKNOWLEDGE AND AGREE THAT THE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS IN THIS SUBDIVISION.
5. GATED ROADWAYS SHALL BE MAINTAINED BY THE BURNET COUNTY IMPROVEMENT DISTRICT NO 1 AND/OR A HOMEOWNER'S ASSOCIATION.
6. ANY UNMANNED GATES SHALL HAVE A KNOX BOX FOR THE FIRE DEPARTMENT.
7. MINIMUM SINGLE-FAMILY, ATTACHED RESIDENTIAL LOT WIDTH SHALL BE FORTY FEET WIDE.
8. MINIMUM SINGLE-FAMILY, ATTACHED RESIDENTIAL LOT LENGTH SHALL BE EIGHTY FEET LONG.
9. MINIMUM FRONT SETBACK FOR SINGLE-FAMILY LOTS SHALL BE TWENTY-FIVE FEET OR AS REQUIRED BY THE HOMEOWNER'S ASSOCIATION.
10. MINIMUM REAR SETBACK FOR SINGLE-FAMILY LOTS SHALL BE TWENTY FEET OR AS REQUIRED BY THE HOMEOWNER'S ASSOCIATION.
11. MINIMUM SIDE SETBACK FOR SINGLE-FAMILY LOTS SHALL BE TEN FEET FROM LOT LINE, TWENTY FEET FROM SIDE ROAD R.O.W. OR AS REQUIRED BY THE HOMEOWNER'S ASSOCIATION.
12. MAXIMUM DENSITY FOR MULTIFAMILY IS 24 UNITS PER ACRE.
13. MINIMUM FRONT SETBACK FOR COMMERCIAL LOTS SHALL BE FIFTEEN FEET.
14. MINIMUM SIDE AND REAR SETBACK FOR COMMERCIAL LOTS SHALL BE TEN FEET.
15. BURNET COUNTY DOES NOT GUARANTEE THE QUALITY OR QUANTITY OF A RELIABLE WATER SOURCE.
16. ALL STREETS DEDICATED PER THIS PLAT WILL BE PUBLIC RIGHT-OF-WAYS.
17. ENGINEERING PORTIONS OF THIS PLAT WERE DESIGNED BY KIMLEY-HORN.

SURVEYOR'S NOTES

1. FLOOD STATEMENT:
ACCORDING TO COMMUNITY PANEL NO. 48053C, MAP NO. 48053C0705F, EFFECTIVE DATE MARCH 15, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN. ZONE "X" (UN-SHADED) IS OUTSIDE OF ANY FEMA ESTABLISHED FLOOD HAZARD ZONE. ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.
2. ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000117175683.
3. CONTROL FOR THIS SURVEY IS BASED ON A 4" ALUMINUM DISK IN CONCRETE STAMPED "P480" FOUND, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON DERIVED FROM GPS STATIC OBSERVATIONS WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED 1/10/23.

LCRA NOTES

1. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
2. THE WATERWAY BUFFER ZONE EASEMENT IS FOR THE PROTECTION OF THE ENVIRONMENT BY IMPROVING THE QUALITY OF STORMWATER RUNOFF FROM DEVELOPED LANDS. THE NATIVE LAND OR MANAGEMENT PRACTICES WITHIN THE EASEMENT ARE TO HELP MAINTAIN CLEAN WATER IN THE CREEKS, RIVERS, AND LAKES. NO STRUCTURE OF IMPROVEMENTS, OTHER THAN NATIVE PLANT ENHANCEMENT OR MAINTENANCE OF THE AREA IN ACCORDANCE WITH LCRA RULES, MAY BE PLACED OR PERFORMED WITHIN THE EASEMENT WITHOUT SPECIFIC PRIOR AUTHORIZATION AND APPROVAL IN WRITING FROM THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH AUTHORITY TO PERMIT SUCH IMPROVEMENT FOR THE PROTECTION OF THE ENVIRONMENT. THE EASEMENT SHALL BE MAINTAINED BY EACH LOT OWNERS BY PRESERVING AND RESTORING NATIVE VEGETATION. THE EASEMENT MAY NOT BE AMENDED EXCEPT BY EXPRESS WRITTEN AGREEMENT OF THE LCRA, ITS SUCCESSORS OR ASSIGNS, OR OTHER GOVERNMENTAL ENTITY WITH PROPERTY AUTHORITY.
3. SINGLE-FAMILY PORTIONS OF THE SUBDIVISION WILL COMPLY WITH SECTION 5.1(B)(II), WATER QUALITY MANAGEMENT, OF THE LCRA HIGHLAND LAKES WATERSHED ORDINANCE, EFFECTIVE FEBRUARY 19, 2014.
4. COMMERCIAL DEVELOPMENT PORTIONS ARE THE SUBDIVISION WILL COMPLY WITH SECTION 5.1(B)(II), WATER QUALITY MANAGEMENT, OF THE LCRA HIGHLAND LAKES WATERSHED ORDINANCE, EFFECTIVE FEBRUARY 19, 2014.
5. EROSION AND SEDIMENTATION SHALL BE CONTROLLED THROUGHOUT THE DEVELOPMENT PROCESS IN ACCORDANCE WITH THE LCRA TECHNICAL MANUAL.
6. PRIOR TO RECEIVING A DEVELOPMENT PERMIT, FISCAL SURETY SHALL BE POSTED FOR THE CONSTRUCTION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS AND SITE STABILIZATION.
7. A BMP MAINTENANCE PERMIT IS REQUIRED FOR ALL DEVELOPMENT REQUIRING PERMANENT BMPS TO MEET LCRA WATER QUALITY PERFORMANCE STANDARDS.
8. A WATER QUALITY EDUCATION PROGRAM SHALL BE ESTABLISHED BY EACH RECIPIENT OF A DEVELOPMENT PERMIT.
9. ANY DREDGE AND FILL ACTIVITIES ARE SUBJECT TO THE PROVISIONS OF SECTION 4.3 OF THE LCRA HIGHLAND LAKES WATERSHED ORDINANCE, EFFECTIVE FEBRUARY 19, 2014.
10. WATER CONSERVATION MEASURES SHALL BE IN CONFORMANCE TO ADDENDUM I OF THE LCRA/LAKE TRAVIS RANCH LLC WATER CONTRACT.
11. PRIOR TO CONSTRUCTION CONSERVATION AREAS WILL BE DESIGNATED ON INDIVIDUAL LOTS IN ACCORDANCE WITH TRAVIS CLUB DESIGN GUIDELINES.

STATE OF TEXAS §
COUNTY OF BURNET §

I, JOE DON DOCKERY, COUNTY COMMISSIONER OF PRECINCT NO. 4, IN BURNET COUNTY, TEXAS, HAVE REVIEWED THE PLAT OF THIS SUBDIVISION AND HEREBY APPROVE SAID PLAT FOR PRESENTATION TO THE COMMISSIONERS COURT OF BURNET COUNTY, TEXAS.

JOE DON DOCKERY, COMMISSIONER PRECINCT NO. 4

STATE OF TEXAS §
COUNTY OF BURNET §

I, BRYAN WILSON, JUDGE OF THE COMMISSIONER'S COURT OF BURNET COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN APPROVED BY THE COMMISSIONER'S COURT OF BURNET COUNTY, ON THE ____ DAY OF _____, 2023 AND BY MY SIGNATURE AFFIXED HERETO, AUTHORIZED THIS PLAT TO BE RECORDED IN THE PLAT RECORDS OF BURNET COUNTY, TEXAS.

BRYAN WILSON, COUNTY JUDGE

THOMAS RANCH NORTHWEST
PHASE 5
BURNET COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

TBPELS FIRM # 10194624

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	DJK	SMD	4/29/2026	069406220	4 OF 4

COPYRIGHT © 2026
KIMLEY-HORN AND ASSOCIATES, INC.
ALL RIGHTS RESERVED
XX-XX-XXXXX

4/29/2026 8:52 AM 4/29/2026 3:01 PM LAST SAVED BY KEAHEY DILLON 4/29/2026 3:01 PM TR SEC 1 RESUB LOT 55-NW PH&V-PLAT-069406220 - TR SEC 1 RESUB LOT 55 DWG PLOTTED

Burnet County Commissioners Court

Jim Luther Jr.
Precinct 1

Damon Beierle
Precinct 2

Bryan Wilson
County Judge

Chad Collier
Precinct 3

Joe Don Dockery
Precinct 4

Regular Session

16.

Meeting Date: 05/12/2026

Subject

Discuss, consider, and take appropriate action for approval for the following:

- (a) Go out to bid (RFB) for a complete, turnkey, and fully operational 230 kW Diesel Generator System and Switch for the Sheriffs Office, to include labor, equipment, installation, and warranty
 - (b) Approve reimbursement for temporary Rental Generator to the Sheriff's Office FY26 budget;
 - (c) Authorize payment for (a) and (b) from fund 710 building reserve in an amount not to exceed \$325,000.
- (Beierle)

Attachments

Rental Generator
Gumbert Specs and Recommendations
Rental Generator PO

On Wed, Apr 29, 2026 at 4:41 PM Bryan Wilson <bwilson@burnetcountytexas.org> wrote:

Richard,

Thanks for getting the quotes. Sheriff Boyd will review the SO budget tomorrow to see if a category exists from which the monthly rental can be paid immediately. Auditor Kelley and I will look at how to proceed with a permanent solution.

The SO will turn in an Agenda Item Request Form by Friday to request a Request for Bid (RFB) for generator and switch and Budget adjustment,

Please provide the Sheriff and Auditor with the specifications for both the switch and the generator sufficient to operate all necessary emergency equipment. If this can be purchased through the state contract (cooperative purchasing system) we should attempt that instead of issuing a RFB.

Thanks

BW

Bryan Wilson
Burnet County Judge
220 S. Pierce
Burnet, TX 78611
512-756-5400



----- Forwarded message -----

From: **Richard Gumbert** <rgumbert@burnetcountytexas.org>

Date: Wed, Apr 29, 2026 at 3:59 PM

Subject: Generator Rental Sheriff's Office

To: Bryan Wilson <bwilson@burnetcountytexas.org>

We have received two pricing options for the generator: a weekly rate of **\$3,159.55** and a monthly rate of **\$7,577.87**.

Based on the anticipated timeline for replacement and installation, I recommend proceeding with the **monthly option**. If the project extends beyond a couple of weeks, the monthly rate becomes significantly more cost-effective. For comparison, four weeks

at the weekly rate totals approximately **\$12,638.20**, making the monthly option the more economical choice by a substantial margin.

Richard Gumbert
Burnet County Maintenance Supervisor
Office Ph 512-715-5215
Cell Ph 512-755-9603



--

Calvin Boyd

Burnet County Sheriff

PO Box 1249

Burnet, TX 78611-1249

512-756-8080



Burnet County Sheriff's Office Generator

2 messages

Richard Gumbert <rgumbert@burnetcountytexas.org>

Wed, Apr 29, 2026 at 2:40 PM

To: Calvin Boyd <cboyd@burnetsheriff.com>, Alan Trevino <atrevino@burnetsheriff.com>

Cc: Bryan Wilson <bwilson@burnetcountytexas.org>

Here are the specs and my recommendations.

230 kW Diesel Generator System (480/277V, 3-Phase)

16. EXISTING ELECTRICAL SYSTEM ASSESSMENT (MANDATORY)

16.1 Pre-Award Review (Recommended / Optional Walkthrough)

- Vendors are encouraged to perform a site visit to review existing electrical infrastructure prior to bid submission.
- Vendor shall familiarize themselves with:
 - Existing service entrance equipment
 - Distribution panels and feeders
 - Existing transfer switch (if applicable)
 - Conduit routing and conditions

16.2 Post-Award Mandatory Assessment

Upon award of contract and **prior to installation**, the selected vendor shall perform a **comprehensive evaluation of the existing electrical system** to verify suitability for connection to the new generator system.

Assessment shall include, but not be limited to:

- **Feeder and Conductor Integrity**
 - Verify conductor sizing meets NEC requirements for 230 kW load (~346A)
 - Inspect insulation condition and terminations
 - Check for overheating, corrosion, or deterioration
- **Conduit System**
 - Inspect for damage, corrosion, or capacity limitations
 - Verify adequate space for conductors and compliance with fill requirements
- **Distribution Equipment**
 - Inspect panels, switchgear, and disconnects
 - Verify bus ratings and breaker compatibility
 - Identify any code deficiencies or safety concerns
- **Grounding and Bonding**
 - Verify grounding electrode system
 - Ensure proper bonding in accordance with NEC and generator configuration
- **Existing Transfer Equipment (If present)**
 - Evaluate condition and compatibility
 - Determine if reuse is feasible or replacement is required

16.3 Load Verification

- Contractor shall verify actual facility load conditions
 - Confirm generator sizing is appropriate for:
 - Connected loads
 - Motor starting requirements
 - Future expansion (if identified)
-

16.4 Written Report Requirement

- Contractor shall provide a **written assessment report** to Owner including:
 - Findings and deficiencies
 - Code compliance issues
 - Recommended upgrades or replacements
 - Cost impacts (if any)
-

16.5 Owner Approval Required

- No installation work shall proceed until:
 - Assessment report is submitted
 - Deficiencies are reviewed with Owner
 - Written authorization is provided to proceed
-

(Add to Section 9 – Installation Requirements)

Include the following clause:

Installation shall not commence until completion of the **Existing Electrical System Assessment (Section 16)** and written approval by the Owner. Contractor shall incorporate any required upgrades identified during the assessment into the project scope upon approval.

Why this addition matters (from a risk standpoint)

This protects the County by:

- Preventing **undersized or degraded wiring** from being tied into a new generator
 - Avoiding **change orders after install begins**
 - Shifting responsibility to the contractor to **verify code compliance upfront**
 - Documenting existing conditions for liability and future maintenance
-

If you want, I can take this one step further and:

- Add **NEC-specific references (Articles 700, 701, 702, 445, 250)** to make it even tighter legally
- Include a **required megger testing / thermal imaging clause** (very useful for older facilities like yours)
- Convert this into a **final bid-ready PDF with Burnet County formatting and signature pages**



add these specifications A 230 kW diesel generator operating at 480/277V, 3-phase, 60Hz typically produces 346 amps. Common, reliable models for this power range include the Cummins DSHAD (using QSL9-G2 engines) and Generac SD230 (using 8.7L engines). www.ers-cat.com www.ers-cat.com +3 Typical 230kW Generator Specifications (480/277V) Standby Power Rating: 230 kW / 287.5 kVA Voltage/Phase: 480/277V AC, 3-Phase, 4-Wire, 0.8 Power Factor Amperage Output: Approx. 346 Amps Frequency: 60 Hz (1800 RPM) Engine: 6-Cylinder Diesel (e.g., Cummins QSL9 or 8.7L/9.0L John Deere/Iveco) Emissions: EPA Tier 3 Stationary Emergency Fuel Consumption (100% Load): Approx. 16–18.3 Gallons Per Hour (GPH) Alternator: Brushless, 4-pole, Permanent Magnet Generator (PMG) Controller: Digital Control Panel (e.g., PowerCommand 2100) Circuit Breaker: 400 Amp 3-Pole Main-Line www.ers-cat.com www.ers-cat.com +4 Recommended Transfer Switch Specifications A 3-pole or 4-pole automatic transfer switch (ATS) rated for 300A–400A is standard for this size generator to allow for full-load capacity and potential future expansion. Amperage: 225A - 400A (400A recommended to match generator breaker) Voltage: 480V, 3-Phase Type: Automatic, Open Transition Enclosure: NEMA 3R (Outdoor) or NEMA 1 (Indoor) Compatible Models: ASCO 300 Series, Cummins OTEC Features: Solid Neutral or Switched Neutral, 60 Hz rating, UL 1008 listed Buckeye Power Systems Buckeye Power Systems +3 Common Components & Accessories Fuel Tank: 24-hour capacity (e.g., 300–400+ gallon) sub-base tank with double wall Enclosure: Sound-attenuated or weather-protective steel enclosure Heaters: Coolant heater (block heater) for cold weather starting Battery Charger: 10 Amp, integrated or mounted inside Depco Power Systems Depco Power Systems +3 Show moreShow less

Here is your **fully integrated and tightened RFQ specification** with your added technical content formally incorporated into the correct sections. I've cleaned up language, removed duplication, and made it **bid-ready and enforceable**.

REQUEST FOR QUALIFICATIONS (RFQ) / BID SPECIFICATION

230 kW Diesel Generator System (480/277V, 3-Phase, 60Hz)

1. GENERAL DESCRIPTION

Burnet County is soliciting qualified vendors to provide, install, and commission a **standby diesel generator system** capable of supplying emergency power to critical facilities. The system shall be complete, turnkey, and fully operational upon acceptance.

A 230 kW generator operating at **480/277V, 3-phase, 60Hz** shall produce approximately **346 amps** at full load.

2. GENERATOR SET REQUIREMENTS

2.1 Electrical Ratings

- Standby Power Rating: **230 kW / 287.5 kVA**
 - Voltage: **480/277 VAC**
 - Phase: **3-Phase, 4-Wire**
 - Frequency: **60 Hz**
 - Speed: **1800 RPM**
 - Power Factor: **0.8**
 - Full Load Output: **Approx. 346 Amps**
-

2.2 Engine

- Type: **Diesel, 4-cycle**
 - Configuration: **6-cylinder**
 - Acceptable engines include:
 - Cummins QSL9-G2
 - John Deere 8.7L / 9.0L
 - Iveco equivalent
 - Emissions: **EPA Tier 3 – Stationary Emergency Rated**
-

2.3 Alternator

- Type: **Brushless, 4-pole**
 - Excitation: **Permanent Magnet Generator (PMG)**
 - Insulation Class: **H**
 - Voltage Regulation: **±1%**
-

2.4 Fuel Consumption

- At 100% Load: **16–18.3 gallons per hour (GPH)**
-

2.5 Acceptable Manufacturer Models

- Cummins **DSHAD** (QSL9-G2 engine)
 - Generac **SD230** (8.7L engine)
 - Caterpillar or approved equal
-

3. CONTROL SYSTEM

- Digital controller (e.g., **PowerCommand 2100** or approved equal)
 - Minimum features:
 - Automatic start/stop
 - Engine and alternator monitoring
 - Fault alarms and shutdowns
 - Event logging
 - Remote monitoring capability
-

4. CIRCUIT BREAKER

- Main Line Breaker:
 - **400 Amp, 3-Pole**
 - UL Listed
 - Mounted within generator enclosure
-

5. AUTOMATIC TRANSFER SWITCH (ATS)

5.1 General

- Type: **Automatic, Open Transition**
- UL 1008 Listed

5.2 Ratings

- Voltage: **480V, 3-Phase**
- Amperage Range: **225A – 400A**
- Preferred Size: **400A (to match generator capacity and allow expansion)**

5.3 Configuration

- 3-pole or 4-pole as required by system design
- Solid neutral or switched neutral (coordinate with grounding scheme)

5.4 Acceptable Manufacturers

- ASCO 300 Series
- Cummins OTEC
- Approved equal

5.5 Enclosure

- Indoor: **NEMA 1**
 - Outdoor: **NEMA 3R**
-

6. FUEL SYSTEM

- Sub-base fuel tank:
 - **Double-wall construction**
 - Minimum **24-hour runtime capacity**
 - Approx. **300–400+ gallons**
 - Includes:
 - Fuel level gauge
 - Leak detection
 - Fill and vent piping
-

7. ENCLOSURE

- Weather-protective or sound-attenuated steel enclosure
 - Corrosion-resistant finish
 - Lockable access doors
-

8. ACCESSORIES

- Engine block heater (coolant heater)
 - Battery system with rack and cables
 - **10 Amp battery charger**
 - Vibration isolation mounts
 - Critical-grade exhaust silencer
-

9. INSTALLATION REQUIREMENTS

Vendor shall provide a complete turnkey installation, including:

- Concrete equipment pad if needed.
- Electrical connections
- Fuel system installation
- Integration with existing electrical infrastructure
- Start-up and commissioning
- Load bank testing (if required)
- Coordination with AHJ and inspections

Installation shall not commence until completion of Section 16 (Electrical System Assessment) and Owner approval.

10. TESTING & COMMISSIONING

- Factory test documentation
 - On-site functional testing
 - Simulated outage test
 - Final acceptance testing with Owner
-

11. WARRANTY

- Minimum **1-year comprehensive warranty**
 - Provide optional extended warranty pricing
-

12. SUBMITTALS

Vendor shall provide:

- Product data sheets
 - Shop drawings
 - Electrical one-line diagrams
 - Site layout and foundation drawings
 - Project schedule
 - Warranty documentation
-

13. DELIVERY & SCHEDULE

- Provide equipment lead time

- Provide installation timeline from Notice to Proceed
-

14. ALTERNATES (OPTIONAL)

- Sound attenuation upgrade
 - Remote monitoring system
 - Increased fuel capacity
 - Paralleling capability for future expansion
-

16. EXISTING ELECTRICAL SYSTEM ASSESSMENT (MANDATORY)

16.1 Post-Award Requirement

Before installation, the electrical contractor shall perform a **comprehensive evaluation of the existing electrical infrastructure.**

16.2 Scope of Assessment

- Feeder/conductor sizing and condition (verify capacity for ~346A load)
- Conduit condition and fill compliance
- Panels, switchgear, and breaker ratings
- Grounding and bonding verification
- Transfer switch compatibility (if existing)

16.3 Load Verification

- Confirm actual facility load
- Validate generator sizing and motor starting capability

16.4 Reporting

Electrical Contractor shall provide a written report including:

- Deficiencies
- Code compliance issues
- Required upgrades
- Cost impacts

16.5 Approval

No work shall proceed until:

- Report is submitted
- Reviewed with Owner
- Written authorization is issued

Richard Gumbert
Burnet County Maintenance Supervisor
Office Ph 512-715-5215
Cell Ph 512-755-9603





BURNET COUNTY AUDITOR
220 S. Pierce St.
Burnet, TX 78611

PURCHASE ORDER

PO Number: 26-3497

Date: 05/05/2026

Requisition #: 26-3497

Vendor #: 11318

ISSUED TO: CLIFFORD POWER SYSTEMS, INC
DEPT. 1754
TULSA, OK 74182-

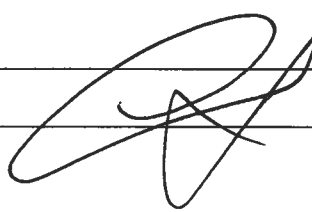
SHIP TO:

220 SOUTH PIERCE STREET
Burnet, TX 78611

ITEM	UNITS DESCRIPTION	GL ACCT #	PROJ ACCT #	PRICE	AMOUNT
1	0 SO- BACKUP GENERATOR FOR 2 MONTHS	100-5600-3300		0.00	15,155.74

Requested By: ALAN TREVINO

Department: COUNTY SHERIFF

Authorized by: 

SUBTOTAL:	15,155.74
TOTAL TAX:	0.00
SHIPPING:	0.00
TOTAL	15,155.74

1. Original invoice with remittance slip must be sent to: Burnet County Auditor, 220 S. Pierce St., Burnet, TX 78611.
2. Payment may be expected within 30 days of receipt of goods and invoice.
3. C.O.D. shipment will not be accepted.
4. Purchase Order numbers must appear on all shipping containers, packing slips and invoices. Failure to comply with the above request may delay payment.
5. All goods are to be shipped F.O.B. Destination unless otherwise stated.
6. All materials and services are subject to approval based on the description on the face of the purchase order or appendages thereof. Substitutions are not permitted without approval of the Requesting Department. Material not approved will be returned at no cost to the County.
7. All goods and equipment must meet or exceed all necessary city, state and federal standards and regulations.
8. Vendor or manufacturer bears risk of loss or damage until property received and/or installed.
9. Seller acknowledges that the buyer is an equal opportunity employer. Seller will comply with all equal opportunity laws and regulations that are applicable to it as a supplier of the buyer.
10. The County is exempt from all federal excise and state tax – ID# 99-9999999



PO Request <porequest@burnetcountytexas.org>

Fwd: Generator Rental

1 message

26-3497

Alan Trevino <atrevino@burnetsheriff.com>

Tue, May 5, 2026 at 9:29 AM

To: Kelley Glaeser <kglaeser@burnetcountytexas.org>, Calvin Boyd <cboyd@burnetsheriff.com>, Cindy Dalrymple <cdalrymple@burnetcountytexas.org>, PO Request <porequest@burnetcountytexas.org>

Kelley,

I am requesting a PO# to cover the backup Generator Rental for 1 month to come out of 100-5600-3300, Operating Supplies. The item is on the agenda for next Tuesday in two parts: 1) to cover the replacement generator through 710, and 2) to reimburse the Sheriff's Office for the rental.

We do not have the funds in Repair and Maintenance to cover it without doing a line item transfer but we have sufficient funds in Operating supplies.

Please let me know if you have any questions or concerns.

Thanks,

----- Forwarded message -----

From: **Richard Gumbert** <rgumbert@burnetcountytexas.org>

Date: Mon, May 4, 2026 at 5:00 PM

Subject: Generator Rental

To: Calvin Boyd <cboyd@burnetsheriff.com>, Alan Trevino <atrevino@burnetsheriff.com>

Cc: Bryan Wilson <bwilson@burnetcountytexas.org>

Sheriff Boyd, I was informed that your department will be providing a PO# for the rental of the backup generator for the Sheriff's Office. Please provide this and I will coordinate the installation with Clifton Power.

Richard Gumbert
Burnet County Maintenance Supervisor
Office Ph 512-715-5215
Cell Ph 512-755-9603



--
Alan Trevino
Chief Deputy

Office of
Calvin Boyd, Sheriff
Burnet County Sheriff's Office
1601 East Polk / P.O. Box 1249
Burnet, Texas 78611
512-756-8080
512-756-0033 Fax

Burnet County Commissioners Court

Jim Luther Jr.
Precinct 1

Damon Beierle
Precinct 2

Bryan Wilson
County Judge

Chad Collier
Precinct 3

Joe Don Dockery
Precinct 4

Regular Session

17.

Meeting Date: 05/12/2026

Subject

Discuss, consider, and take appropriate action regarding the issuance of a Government Letter of Approval in support of Lonestar Faith, LLC's application to operate as a new EMS provider in Burnet County, pursuant to Texas Health & Safety Code §773.0573. (Dockery)

Attachments

HEALTH_AND_SAFETY_CODE_773.0573

Request_for_Governmental_Letter_of_Approval_-_EMS_Provider_Application_-Lonestar_Faith_EMS
LLC reinstated

Lone Star Faith Medical Director

Determination of Application

Proposed Letter of Approval

HEALTH AND SAFETY CODE

TITLE 9. SAFETY

SUBTITLE B. EMERGENCIES

CHAPTER 773. EMERGENCY MEDICAL SERVICES

**Sec. 773.0573. LETTER OF APPROVAL FROM LOCAL
GOVERNMENTAL ENTITY.**

(a) An emergency medical services provider applicant must obtain a letter of approval from:

(1) the governing body of the municipality in which the applicant is located and is applying to provide emergency medical services; or

(2) if the applicant is not located in a municipality, the commissioners court of the county in which the applicant is located and is applying to provide emergency medical services.

(b) A governing body of a municipality or a commissioners court of a county may issue a letter of approval to an emergency medical services provider applicant who is applying to provide emergency medical services in the municipality or county only if the governing body or commissioners court determines that:

(1) the addition of another licensed emergency medical services provider will not interfere with or adversely affect the provision of emergency medical services by the licensed emergency medical services providers operating in the municipality or county;

(2) the addition of another licensed emergency medical services provider will remedy an existing provider shortage that cannot be resolved through the use of the licensed emergency medical services providers operating in the municipality or county; and

(3) the addition of another licensed emergency medical services provider will not cause an oversupply of licensed emergency medical services providers in the municipality or county.

(c) An emergency medical services provider is prohibited from expanding operations to or stationing any emergency medical services vehicles in a municipality or county other than the municipality or county from which the provider obtained the letter of approval under this section until after the second anniversary of the date the provider's initial license was issued, unless the expansion or stationing occurs in connection with:

(1) a contract awarded by another municipality or county for the provision of emergency medical services;

(2) an emergency response made in connection with an existing mutual aid agreement; or

(3) an activation of a statewide emergency or disaster response by the department.

(d) This section does not apply to:

(1) renewal of an emergency medical services provider license; or

(2) a municipality, county, emergency services district, hospital, or emergency medical services volunteer provider organization in this state that applies for an emergency medical services provider license.

Added by Acts 2013, 83rd Leg., R.S., Ch. 1089 (H.B. [3556](#)), Sec. 3, eff. September 1, 2013.

Added by Acts 2013, 83rd Leg., R.S., Ch. 1311 (S.B. [8](#)), Sec. 9(c), eff. September 1, 2013.



Madeline Parker <mjparker@burnetcountytexas.org>

Re: Request for Governmental Letter of Approval – EMS Provider Application - Lonestar Faith EMS

Chelsea Devine <chelseadevine96@gmail.com>

Wed, Mar 18, 2026 at 9:22 PM

To: Bryan Wilson <bwilson@burnetcountytexas.org>

Cc: lonestarfaithllc@gmail.com, Madeline Parker <mjparker@burnetcountytexas.org>, Joe Don Dockery <jdockery@burnetcountytexas.org>

Dear Judge Bryan Wilson,

Thank you for your response and for the opportunity to provide additional information regarding Lonestar Faith, LLC. I am happy to provide the requested information on behalf of my husband, Joshua Devine, Administrator of Record.

Please see the details below regarding our proposed operations:

- Number of ambulances proposed:

Lonestar Faith EMS will initially operate one (1) licensed ambulance unit.

- Number, types, and qualifications of employees:

The service will be staffed by two (2) Texas-licensed Paramedics, both currently employed full-time with a fire department.

- Both personnel hold active Texas Paramedic licensure
- Both are experienced in Advanced Life Support (ALS) care and interfacility transport
- Both maintain all required certifications and continuing education

- Estimated number of calls or responses:

As a startup service, initial call volume is expected to be moderate and based on hospital demand, with an estimated range of 3-10 transports per week during initial operations. This may increase as the service becomes established.

- Estimated number of emergent and non-emergent responses:

- Approximately 10–20% emergent interfacility transfers
- Approximately 80–90% non-emergent interfacility transfers

These estimates are based on typical hospital transfer patterns.

- Hours of operation and availability of service:

Lonestar Faith EMS will operate on a scheduled availability basis, primarily during the off-duty periods of its paramedic staff.

Both paramedics work a 48-hour on / 96-hour off rotation with their fire department. The ambulance will be staffed and available during their off-duty periods, allowing the service to operate multiple days per week, with scheduling coordinated in advance with the hospital.

This model ensures:

- Adequate rest and fatigue management
- Safe and compliant staffing
- Reliable service during scheduled coverage periods

- Location, types, and number of anticipated routes:

- Primary headquarters: [311 Hunters Pass, Spicewood, Texas \(Burnet County\)](#)
- Primary service origin: Baylor Scott & White Medical Center – Marble Falls
- Service type: Emergent and non-emergent interfacility transports

Anticipated routes include patient transfers from Marble Falls to regional healthcare facilities, including but not limited to:

- Austin-area hospitals
- Specialty care centers
- Rehabilitation facilities
- Other receiving facilities within the approved service area

The service will not function as a primary 911 response provider and will not replace or interfere with existing emergency response services in Burnet County.

Lonestar Faith EMS is designed to support local healthcare facilities by providing reliable interfacility transport services while maintaining full compliance with all Texas Department of State Health Services requirements

Please let us know if any additional information is needed to assist the Commissioners Court in their review. We appreciate your time and consideration.

Respectfully,
Chelsea Devine
On behalf of Joshua Devine
Administrator of Record
Lonestar Faith EMS, LLC
512.239.9211
Lonestarfaithllc@gmail.com

On Wed, Mar 18, 2026 at 1:53 PM Bryan Wilson <bwilson@burnetcountytexas.org> wrote:

Dear Chelsea Devine,

Regarding the EMS Provider Application for Lonestar Faith EMS on behalf of Joshua Devine we cannot collect the necessary data to present to the commissioners court by March 24, 2026 for them to make a determination in accordance with Texas Health & Safety Code 773.0573. We are currently collecting information from the existing service providers and hospitals but also need more information from your company. To adequately measure the impact on existing service providers, please provide the following information for Lonestar Faith EMS:

- Number of ambulances proposed
- Number, types, and qualifications of employees operating the service
- Estimated number of calls or responses
- Estimated number of emergent and non-emergent responses
- Hours of operation and availability of service
- Location, types, and number of anticipated routes.

Collecting this data along with other information from hospitals and current emergency services providers will allow the commissioners court to consider your request, as required under H&SC 773.0573.

I look forward to your response by March 27, 2026.

Thank you and Best Regards

BW

Bryan Wilson

[Bryan Wilson](#)

Burnet County Judge

220 S. Pierce

Burnet, TX 78611

512-756-5400



----- Forwarded message -----

From: **Chelsea Devine** <chelseadevine96@gmail.com>

Date: Wed, Feb 18, 2026 at 2:49 PM

Subject: Request for Governmental Letter of Approval – EMS Provider Application

To: countyjudge@burnetcountytexas.org <countyjudge@burnetcountytexas.org>

Dear Judge Bryan Wilson,

My name is Chelsea Devine, and I am writing on behalf of my husband, Joshua Devine, Administrator of Record for Lonestar Faith, LLC. We are in the process of applying for licensure as a new Emergency Medical Services provider through the Texas Department of State Health Services.

Our headquarters is located at:

311 Hunters Pass

Spicewood, Texas 78669

Burnet County

Lonestar Faith EMS will operate one Advanced Life Support ambulance staffed by two licensed Texas Paramedics. Our service will provide emergent and non-emergent interfacility transfers, primarily running calls from Baylor Scott & White Medical Center – Marble Falls. We will not serve as a primary 911 response provider and will not replace or interfere with existing emergency response agencies in [Burnet County](#).

Pursuant to Texas Health & Safety Code §773.0573, we respectfully request issuance of a Governmental Letter of Approval from Burnet County to support our EMS provider license application.

Please advise on the appropriate process and any documentation you would like us to submit.

Thank you for your time and consideration.

Respectfully,

Chelsea Devine

On behalf of: Joshua Devine

Administrator of Record

Lonestar Faith EMS, LLC

(512) 988-7498

Lonestarfaithllc@gmail.com

Chelseadevine96@gmail.com



Office of the Secretary of State

CERTIFICATE OF FILING OF

Lonestar Faith LLC
File Number: 805768527

The undersigned, as Secretary of State of Texas, hereby certifies that the application for reinstatement for the above named entity has been received in this office and has been found to conform to law. It is further certified that the entity has been reinstated to active status on the records of this office.

ACCORDINGLY the undersigned, as Secretary of State, and by virtue of the authority vested in the Secretary by law hereby issues this Certificate of Filing.

Dated: 04/15/2026

Effective: 04/15/2026



A handwritten signature in black ink that reads "Jane Nelson".

Jane Nelson
Secretary of State



DO Robert Hancock

10:41 AM

To: Joshua Devine >

Lone Star Faith LLC Medical Director

To whom it may concern,

I will be serving as the medical director for Lone Star Faith, LLC. Please let me know if there are any questions or you need more information.

Respectfully,

Robert J. Hancock, DO FACEP

Texas Medical License M2971

CONFIDENTIALITY NOTICE: This electronic mail transmission and any attachments are confidential, may be privileged and should be read or retained only by the intended recipient. If you are not the intended recipient, you are hereby notified that reading, copying or distributing this message is prohibited. If you have received this electronic mail message or any attachments in error, please immediately notify the sender and delete it completely from your system.



BURNET COUNTY COMMISSIONERS COURT

**Jim Luther.
Jr**

Precinct 1

**Damon
Beierle**

Precinct 2

Bryan Wilson

***County
Judge***

Chad Collier

Precinct 3

**Joe Don
Dockery**

Precinct 4

The Burnet County Commissioners Court, having reviewed the Application the submitted by Lonestar Faith, LLC, and

____ HAS

____ HAS NOT

determined that

1. the proposed EMS services will not interfere with or adversely affect the provision of emergency medical services by the licensed emergency medical services providers operating in the County;
2. the addition of another licensed emergency medical services provider will remedy an existing provider shortage that cannot be resolved through the use of the licensed emergency medical services providers operating in the County;
3. and the addition of another licensed emergency medical services provider will not cause an oversupply of licensed emergency medical services providers in the County.

The Court hereby

____ GRANTS

____ DENIES

The application for a Letter of Approval for Lonestar Faith, LLC for initial EMS provider Licensure.

Bryan Wilson
Burnet County Judge
On Behalf of the Burnet County Commissioners Court

May 12, 2026

Joshua Devine
Lonestar Faith, LLC
311 Hunters Pass
Spicewood, TX 78669

Re: Letter of Approval — Emergency Medical Services Provider Applicant: Lonestar Faith, LLC Pursuant to: Tex. Health & Safety Code §773.0573 and 25 Tex. Admin. Code §157.11

Dear Mr. Devine

This letter serves as the official Letter of Approval issued by the Burnet County Commissioners Court to Lonestar Faith, LLC, authorizing the operation of an emergency medical services (EMS) provider and the provision of ambulance services within Burnet County, Texas, subject to the terms, conditions, and limitations set forth herein.

We have reviewed the application submitted by Lonestar Faith, LLC, and have determined that the proposed EMS services will not interfere with or adversely affect the provision of emergency medical services by the licensed emergency medical services providers operating in the County; the addition of another licensed emergency medical services provider will remedy an existing provider shortage that cannot be resolved through the use of the licensed emergency medical services providers operating in the County; and the addition of another licensed emergency medical services provider will not cause an oversupply of licensed emergency medical services providers in the County. Therefore, the Burnet County Commissioners Court hereby approves Lonestar Faith, LLC to operate as an emergency medical services provider and to provide ambulance services within Burnet County, Texas.

Burnet County does not object to Lonestar Faith, LLC being issued an EMS provider license by the Texas Department of State Health Services in accordance with applicable state law and regulations.

IV. CONDITIONS OF APPROVAL

This Letter of Approval is granted subject to the following conditions:

1. **State Licensure Required.** This Letter of Approval does not constitute a license to operate and does not authorize Lonestar Faith, LLC to provide EMS services until all required state licenses and certifications have been obtained from the applicable state agency in accordance with Texas Health and Safety Code Chapter 773 and 25 Texas Administrative Code Chapter 157.
2. **Compliance with Applicable Law.** Lonestar Faith, LLC shall at all times comply with all applicable federal, state, and local laws, rules, and regulations governing the provision of emergency medical services, including but not limited to Texas Health and Safety

Code Chapter 773, 25 Texas Administrative Code Chapter 157, and all standards established by the Texas Department of State Health Services and the Texas Division of Emergency Management.

3. **Personnel Requirements.** All EMS personnel employed or contracted by Lonestar Faith, LLC shall maintain current certification at the appropriate level as required by state law and shall comply with all applicable continuing education and recertification requirements.
4. **Vehicle and Equipment Standards.** All ambulances and EMS vehicles operated by Lonestar Faith, LLC within Burnet County shall meet all applicable state standards for vehicle design, equipment, and maintenance as set forth in 25 Texas Administrative Code Chapter 157.
5. **Insurance Requirements.** Lonestar Faith, LLC shall maintain adequate liability insurance coverage at all times during the operation of EMS services within Burnet County in amounts sufficient to cover claims arising from EMS operations. Evidence of current insurance coverage shall be provided to the County upon request.
6. **Cooperation with County and Local Authorities.** Lonestar Faith, LLC shall cooperate with Burnet County, local fire departments, law enforcement agencies, hospitals, and other EMS providers operating within the County to ensure coordinated and effective emergency response services.
7. **Notification of Material Changes.** Lonestar Faith, LLC shall provide written notice to the Burnet County Commissioners Court within thirty (30) days of any material change in its operations, ownership, service area, service level, or state licensure status.
8. **Compliance with Local EMS System.** Lonestar Faith, LLC shall operate in a manner consistent with the Burnet County EMS system, including compliance with any applicable local protocols, mutual aid agreements, and medical director requirements.
9. **Right to Revoke.** The Burnet County Commissioners Court reserves the right to revoke or modify this Letter of Approval upon a finding that Lonestar Faith, LLC has failed to comply with the conditions set forth herein, has failed to maintain required state licensure, or has otherwise operated in a manner inconsistent with the public health, safety, and welfare of the residents of Burnet County. Prior to revocation, the County shall provide written notice and a reasonable opportunity to cure any identified deficiency, except in cases where an immediate threat to public safety exists.

This Letter of Approval was authorized by action of the Burnet County Commissioners Court at a duly noticed public meeting held on May 12, 2026, in accordance with the Texas Open Meetings Act, Tex. Gov't Code Chapter 551.

Sincerely,

Bryan Wilson
Burnet County Judge
On Behalf of the Burnet County Commissioners Court

Burnet County Commissioners Court

Jim Luther Jr.

Precinct 1

Damon Beierle

Precinct 2

Bryan Wilson

County Judge

Chad Collier

Precinct 3

Joe Don Dockery

Precinct 4

Regular Session

18.

Meeting Date: 05/12/2026

Subject

Discuss, consider, and take appropriate action regarding the following supplemental pay to Burnet County Attorney employees:

(a) Request to assign supplemental pay for employee Jana Mitchell of \$4.30 per hour (\$8,944 annually) from Hot Check Account 180-4762-4990.

(Wilson)

Attachments

AG Opinion DM-357



**Office of the Attorney General
State of Texas**

DAN MORALES
ATTORNEY GENERAL

June 30, 1995

Ms. Carole Wayland
Midland County Auditor
200 West Wall
Midland, Texas 79701

Opinion No. DM-357

Re: Whether a county auditor may require the county attorney to prepare and submit, for inclusion in the county budget, a projection of revenues and expenditures for the county attorney hot-check fund for the following fiscal year and related questions (RQ-791)

Dear Ms. Wayland:

Your predecessor in office asked whether the county attorney may be required to prepare and submit, for inclusion in the county budget, a projection of revenues and expenditures for the county attorney hot-check fund (the "county attorney's fee fund" or "fund") for the upcoming fiscal year. In a letter to this office, your predecessor summarized his belief that section 111.003 of the Local Government Code authorized Midland County to include the county attorney's fee fund in the county's budget:

[W]hile the expenditures from this fund shall be at the sole discretion of the County Attorney, those expenditures are nevertheless part of the "[...] expenditures of the county government" [for purposes of Local Government Code section 111.003]. It is clear that Midland County Commissioners Court may not consider the Fund's estimated expenditures for the purpose of modifying expenditure budgets for the general fund. Therefore, I have concluded that the County Attorney should provide the estimates of revenues and expenditures for the succeeding fiscal year for budgeting the Fund, and the Budget Officer and Court must accept such estimates when assembling the County's overall budget.

In the alternative, your predecessor questioned whether section 114.002 of the Local Government Code authorizes the county auditor to require the county attorney to report

his or her projection of revenues and expenditures of the fund for the succeeding year, and whether the official county budget may include the county attorney's estimates.

The Midland County Attorney disagrees with your predecessor's position. You have submitted copies of letters he wrote to your predecessor, in which he claims that section 102.007 of the Code of Criminal Procedure, together with prior opinions of this office, take the fund out of the county's budgeting process. As he said in his April 29, 1994, letter to your predecessor, "[T]his fund is not subject to any type of budget or approval by any body other than the elected County Attorney."

Before we discuss the particular fund at issue here, we believe it will be helpful briefly to describe the county budgeting process. In a county with a population less than 225,001, such as Midland County,¹ the county judge is responsible for preparing the county's budget "to cover all proposed expenditures of the county government for the succeeding fiscal year." Local Gov't Code § 111.003; *see also* 35 DAVID B. BROOKS, COUNTY AND SPECIAL DISTRICT LAW § 15.3, at 532 (Texas Practice 1989). The county auditor may assist the county judge in this endeavor. Local Gov't Code § 111.003. The budget is to list, among other things, "estimated revenues available to cover the proposed budget." *Id.* § 111.004(b)(5).

To aid in preparing the budget, "the county judge may require any county officer to furnish information necessary for the judge to properly prepare the budget." *Id.* § 111.005. An officer who refuses to comply may be penalized in accordance with section 111.012 of the Local Government Code.

After the county judge has completed the preparation of the budget and filed a copy of it with the county clerk, *see id.* § 111.006, the commissioners court holds a public hearing on the proposed budget, *id.* § 111.007(a). At the conclusion of the public hearing, the county commissioners court may adopt the budget, with or without amendments. *See id.* § 111.008. Following final approval of the budget, "the commissioners court may spend county funds only in strict compliance with the budget, except in an emergency." *Id.* § 111.010(b). Nevertheless, the court subsequently may revise the budget "for county purposes." *Id.* § 111.011.

The county attorney's fee fund is amassed pursuant to article 102.007 of the Code of Criminal Procedure. Subarticle (a) authorizes a county attorney to collect a fee if his or her office collects and processes dishonored or forged checks. Any party to the offense is

¹The 1994-95 Texas Almanac lists the population of Midland County as 110,811. T E DALLAS MORNING NEWS, 1994-95 TEXAS ALMANAC 246 (1993).

her office collects and processes dishonored or forged checks. Any party to the offense is liable for the fee. *See* Code Crim. Proc. art. 102.007(b). Subarticle (c) prescribes the amount of the fee the county attorney may collect.² Subarticle (f) provides for the county attorney's fee fund:

Fees collected under Subsection (c) of this article shall be deposited in the county treasury in a special fund to be administered by the county attorney Expenditures from this fund shall be at the sole discretion of the attorney and may be used only to defray the salaries and expenses of the prosecutor's office, but in no event may the county attorney . . . supplement his or her own salary from this fund.

This office has discussed the county attorney's fee fund in several opinions. We have made clear that the county attorney has exclusive control over monies in the fund. *See* Attorney General Opinion JM-1034 (1989) at 3; *see also* Attorney General Opinion JM-738 (1987) at 3.

While the county commissioners court ordinarily controls an expenditure of county funds, the county attorney need not obtain the commissioners court's approval before expending money from the fund. *See* Attorney General Opinion JM-313 (1985) at 2-3; *see also* Attorney General Opinion JM-632 (1987) at 2 (stating that statutory predecessor to Code of Criminal Procedure article 102.007 carves out exception to statutory provisions conferring control of county money on commissioners court). The county attorney must, of course, administer the fund within the confines of laws applicable to the use of county funds, such as using accounting and control procedures prescribed by the

²Code of Criminal Procedure article 102.007(c) provides that the amount of the fee may not exceed:

- (1) \$5 if the face amount of the check or sight order does not exceed \$10;
- (2) \$10 if the face amount of the check or sight order is greater than \$10 but does not exceed \$100;
- (3) \$30 if the face amount of the check or sight order is greater than \$100 but does not exceed \$300;
- (4) \$50 if the face amount of the check or sight order is greater than \$300 but does not exceed \$500; and
- (5) \$75 if the face amount of the check or sight order is greater than \$500.

Under subarticle (d), if the person who is liable for the fee altered the face amount of the check or sight order, the face amount as altered governs for purposes of determining the amount of the fee.

county auditor. Attorney General Opinion JM-313 (1985) at 3; *see also* Attorney General Opinions JM-967 (1988) at 2, MW-584 (1982) at 3, MW-188 (1980). Moreover, the county attorney may not use the fund for purposes other than those listed in section 102.007 of the Code of Criminal Procedure. *See generally* Attorney General Opinion JM-313 (1985) at 3-13 (discussing various proposed uses of county attorney's fee fund).

We believe Attorney General Opinion MW-439 (1982) is particularly relevant to the issue you raise. Attorney General Opinion MW-439 considered whether a criminal district attorney must have competitively bid, pursuant to the statutes requiring counties to competitively bid certain purchases, purchases of supplies and equipment the attorney bought using money from the fund. Upon examining the language of the statute creating the fund, the opinion determined that expenditures from the fund are within the sole discretion of the county, district, or criminal district attorney who has accumulated the fund.³ Attorney General Opinion MW-439 (1982) at 6. "Thus, by virtue of the express language of the statute, the hot-check fund is explicitly placed beyond the reach of the commissioners court." *Id.*

The relevant competitive bidding statutes, V.T.C.S. articles 1659a⁴ and 2368a,⁵ required a county commissioners court to competitively bid the purchase of certain supplies and equipment and to award the contract to that bidder who, in the judgment of the county commissioners court, submitted the lowest responsible bid. *Id.* at 1-2. Based on their plain language, the opinion determined that the competitive bidding statutes applied only to certain purchases made by the county commissioners court.⁶ *Id.* at 6.

³Attorney General Opinion JM-313 emphasized that this office based its decision in Attorney General Opinion MW-439 partly on the strong language vesting exclusive discretion in the prosecuting attorney to make purchases out of the hot-check fund. Attorney General Opinion JM-313 (1985) at 2-3.

⁴The legislature repealed V.T.C.S. article 1659a in 1985. *See* Act of May 27, 1985, 69th Leg., R.S., ch. 641, § 11(1), 1985 Tex. Gen. Laws 2377, 2384.

⁵The legislature repealed V.T.C.S. article 2368a in 1987. *See* Act of May 1, 1987, 70th Leg., R.S., ch. 149, § 49(1), 1987 Tex. Gen. Laws 707, 1307. The material in article 2368a relating to counties discussed in Attorney General Opinion MW-439 (1982) is now found in chapter 262, subchapter C of the Local Government Code.

⁶One of the relevant competitive bidding statutes, V.T.C.S. article 2368a, applied only to a county acting "through its Commissioners Court." Attorney General Opinion MW-439 (1982) at 6. Accordingly, the opinion continued, that competitive bidding statute was not "triggered" unless a county acted through its commissioners court to make a specific purchase. *Id.* Similarly, another relevant competitive bidding statute, V.T.C.S. article 1659a, explicitly referred only to contracts for the purchase of supplies and materials that the commissioners court awarded. *Id.*

Because a commissioners court is "without any right to administer the [hot-check] fund or to be involved in making expenditures from it," the opinion concluded the competitive bidding statutes did not apply to purchases made with money from the fund. *Id.* To conclude otherwise, this office stated, would allow a commissioners court indirectly to control the fund, and such a result would be contrary to the express language of the statutory predecessor of article 102.007 and, therefore, to the legislature's intent. *Id.* The opinion continued with an example: "A commissioners court could . . . refuse to accept any or all bids in a particular instance and thus interfere with the exclusive right of the designated individuals to administer the fund and to determine when, for what purposes, and under what circumstances expenditures will be made from it." *Id.*

Similarly, Attorney General Opinion JM-313 indicated that the county attorney may use money from the fund to increase the salaries of the county attorney's staff without first receiving the approval of the commissioners court. Attorney General Opinion JM-313 (1985) at 9. Moreover, the opinion continued, the commissioners court may not subsequently reduce the amount the county attorney's staff receives so as to counteract the salary increases. *Id.* Such a response would interfere with the county attorney's "sole discretion" over the fund. *Id.*

In our opinion, to permit a county judge, or the county auditor on behalf of the county judge, to require the county attorney to submit proposed revenues and expenditures for the county attorney's fee fund for the upcoming fiscal year would be tantamount to providing the county commissioners court an indirect means of controlling the fund, *see* Attorney General Opinion MW-439 (1982) at 6, or a means of interfering with the county attorney's exclusive discretion over the fund, *see* Attorney General Opinion JM-313 (1985) at 9. Under the county budgeting statutes, if the county attorney is required to submit to the county judge estimated revenues and expenditures for the use of the fund during the upcoming fiscal year, the estimates, along with the rest of the county budget, would be filed with the county clerk and would be available for public inspection. *See* Local Gov't Code § 111.006. Even if the commissioners court understands that it may not modify the county attorney's proposed budget, the public may comment on it during the public hearing on the proposed budget. *See id.* § 111.007(a). Commissioners may feel compelled to respond to public comments, particularly if they

(footnote continued)

This office noted, in Attorney General Opinion JM-967, that the legislature had amended the hot-check fund law and the competitive bidding statutes. Attorney General Opinion JM-967 (1988) at 2. The opinion determined, however, the amendments did not change our conclusion in Attorney General Opinion MW-439 that hot-check fund purchases are not subject to competitive bidding requirements. *Id.*

cannot amend the county attorney's budget for the fund in response to such comments. *See id.* § 111.008. Alternatively, citizens may view the commissioners court's silence or refusal to amend the budget as tacit approval.

In addition, the county budgeting process fosters accountability for the expenditure of county funds. By budgeting appropriations in advance of the start of the fiscal year, the taxpayers may "compel the application of county funds to the purposes for which they were appropriated, . . . prevent the application of such funds to other purposes, and . . . prevent the expenditure of greater sums of money than are necessary for legitimate county purposes." *See* 4 CHESTER JAMES ANTIEAU, INDEPENDENT LOCAL GOVERNMENT ENTITIES § 43.10, at 43-21 (Local Government Law 1990). To determine here that the county attorney must submit a budget for the county attorney's fee fund would suggest that, under section 111.010(b) of the Local Government Code, the county attorney may spend monies from the fund only "in strict compliance with the budget, except in an emergency." Local Gov't Code § 111.010(b). Furthermore, as the county attorney has suggested in a letter to your predecessor, citizens may be led to conclude that the county attorney is irresponsibly using monies in the fund because he or she is not complying with the budget for the county attorney's fee fund.⁷

We accordingly conclude that the county attorney's fee fund is wholly outside of the county budgeting process. We construe section 111.003 of the Local Government Code, which requires the county judge to "prepare a budget to cover all proposed expenditures of the county government for the succeeding fiscal year," to be inapplicable to the county attorney's fee fund because the county commissioners court has no "right to administer the fund or to be involved in making expenditures from it" *See* Attorney General Opinion MW-439 (1982) at 6. Thus, section 111.003 does not authorize the county judge, or the county auditor on behalf of the county judge, to require the county

⁷We gather from the letters you submitted that, because the county attorney refused to submit to your predecessor projected revenues and expenses for the fund, the county auditor included in the county budget his own estimates for the fund. The county attorney summarized the consequences of the fact that the county auditor published a report comparing the county attorney's use of the fund against the county auditor's budget projections:

The result . . . is a presentation of this fund to the public in a wholly false light. Your report indicates that the County Attorney Fee Account overspent funds in three (3) separate line items, to wit: Travel, Telephone, and Miscellaneous. . . . Your arbitrary assignment of certain monies to arbitrary line items has created the false impression that funds were improperly overspent.

Letter from Mark H. Dettman, Midland County Attorney, to James D. Ross, Midland County Auditor (Nov. 1, 1994).

attorney to submit a budget for use of the county attorney's fee fund for the upcoming fiscal year.

Comparing article 102.007 with article 59.06(d) further bolsters our conclusion. Article 59.06 establishes, in specified circumstances, a special fund in the county treasury into which a county, district, or criminal district attorney must deposit proceeds from the sale of seized or forfeited contraband. Code Crim. Proc. art. 59.06(b), (c)(1). While the attorney representing the state is the administrator of the special fund, *see id.* art. 59.06(a), article 59.06(d) expressly precludes the attorney from expending the proceeds unless the attorney previously has "submitted to the commissioners court" "a budget for the expenditure of the proceeds." *See* Attorney General Opinion DM-246 (1993) at 5-6 (stating that article 59.06(d) requires only that attorney submit budget for expenditure of proceeds; county commissioners court may not evaluate such budget). Clearly, the legislature could have enacted a similar requirement for the expenditure of funds collected pursuant to article 102.007 of the Code of Criminal Procedure, but it has chosen not to. For us to impose such a requirement here would be inappropriate.

We do not believe our conclusion will harm the county's budgeting process in any way. Section 111.004(b)(5) of the Local Government Code stipulates that the budget must estimate revenues sufficient to cover the county's proposed expenditures. Indeed, the purpose of a request to a county officer to submit a statement of expenditures or charges the officer intends to incur in the next fiscal year generally is to aid the county judge, and subsequently the county commissioners court, "in considering the amounts required for the several corporate objects for which funds should be appropriated." 20 C.J.S. § 200, at 430 (1990). As we have suggested previously, the county commissioners court may not use expenditures from the fund to reduce county appropriations to the county attorney's office. *See* Attorney General Opinion JM-313 (1985) at 9. Thus, requiring the county attorney to submit a budget for the county attorney's fee fund for the upcoming fiscal year serves no practical purpose.

We further conclude that section 114.002 of the Local Government Code does not authorize a county auditor to require the county attorney to report his or her projection of revenues and expenditures for the fund for the succeeding fiscal year. Section 114.002(2)(A) requires the county auditor to establish the manner in which a county official annually must report "office fees collected and disbursed." (Emphasis added.) Section 114.002(2)(A) clearly refers to office fees the county official has, during the past year, received and expended. We cannot construe such plain language to authorize a county auditor to require of a county official projections of amounts to be collected and to be disbursed in the future.

We do not mean to suggest that the county attorney may not be held accountable for any misuse of the county attorney's fee fund. To the contrary, the county attorney is accountable for the proper use of the fund. See Attorney General Opinions JM-967 (1988) at 2, JM-632 (1987) at 2-3, MW-584 (1982) at 3, MW-188 (1980). The auditor is authorized to oversee the county attorney's books and records regarding the fund.⁸ See Local Gov't Code § 112.006(a). Moreover, the county auditor is required, at least annually, to "fully examine" the county attorney's accounts.⁹ See *id.* § 115.0035(b).¹⁰ The county attorney must file all necessary reports concerning the receipt and expenditure of monies to the fund (after the county attorney has received or expended the money). See *id.* §§ 114.041, .042, .045. Finally, as we have suggested previously, the county attorney must administer the fund in accordance with any accounting and control procedures prescribed by the county auditor. See Attorney General Opinions JM-967 (1988) at 2, JM-632 (1987) at 2-3, MW-584 (1982) at 3, MW-188 (1980).

⁸The county auditor generally oversees the books and records of a county officer who receives or collects money "that is intended for the use of the county or that belongs to the county." Local Gov't Code § 112.006(a).

⁹Section 115.0035(a) of the Local Government Code defines "accounts" as "all public funds that are subject to the control of any precinct, county or district official, including the accounts of law enforcement agencies and the attorney for the state composed of money and proceeds of property seized and forfeited to those officials."

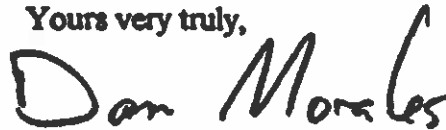
¹⁰The legislature added section 115.0035 to the Local Government Code in 1989. See Act of May 15, 1989, 71st Leg., R.S., ch. 1007, § 1, 1989 Tex. Gen. Laws 4102, 4102-03. Prior to the enactment of section 115.0035, no statute existed that expressly provided "auditing and reporting procedures for accounts held outside of the county treasury." Senate Comm. on Intergovernmental Relations, Bill Analysis, H.B. 960, 71st Leg. (1989). The legislature apparently intended, by the enactment of section 115.0035, to fill this void. Senator Carriker, who sponsored the bill in the senate, explained to the Senate Committee on Intergovernmental Relations that the bill would allow a county auditor to examine accounts not held strictly within the county treasury, which generally are certain accounts held by a county or district attorney. Hearings on H.B. 960 Before the Senate Comm. on Intergovernmental Relations, 71st Leg. (May 9, 1989) (statement of Senator Carriker) (tape available from Senate Staff Services). Although the county attorney is to deposit monies received under article 102.007 of the Code of Criminal Procedure into a special fund in the county treasury, section 115.0035 of the Local Government Code is not limited on its face to accounts outside the county treasury. We therefore believe section 115.0035 applies to the fund.

S U M M A R Y

The county attorney's fee fund, accumulated pursuant to article 102.007 of the Code of Criminal Procedure, is wholly outside of the county budgeting process. The county judge, or the county auditor on behalf of the county judge, may not require the county attorney to submit a budget for use of the county attorney's fee fund for the upcoming fiscal year.

Section 114.002(2)(A) of the Local Government Code authorizes a county auditor to establish the manner in which a county official must report office fees the official received and expended in the past. The plain language of section 114.002(2)(A) does not permit a county auditor to require a county official to project amounts the official will collect and will disburse in the future.

Yours very truly,

A handwritten signature in black ink that reads "Dan Morales". The signature is written in a cursive, slightly slanted style.

DAN MORALES
Attorney General of Texas

JORGE VEGA
First Assistant Attorney General

SARAH J. SHIRLEY
Chair, Opinion Committee

Prepared by Kymberly K. Oltrogge
Assistant Attorney General

Burnet County Commissioners Court

Jim Luther Jr.
Precinct 1

Damon Beierle
Precinct 2

Bryan Wilson
County Judge

Chad Collier
Precinct 3

Joe Don Dockery
Precinct 4

Regular Session

20.

Meeting Date: 05/12/2026

Subject

Discuss, consider, and take appropriate action to approve the County Attorney's Office returning the unspent amount of \$307.12 for SB22 for the report year ending September 30, 2024. (Wilson)

Attachments

Receipt to Repay SB22 for CA Office

To: earredondo@burnetcountytexas.org
Subject: SB 22 Compliance Report Determination

April 10, 2026

Burnet CA Eduardo Arredondo

Burnet County/Counties

220 S. Pierce Street

Burnet, Texas 78611

Re: Annual Compliance Report of Rural Law Enforcement Grant Salary Assistance Program Requirements for Burnet County Attorney ,
Application IA-0000000080/NOTICE OF FAVORABLE DETERMINATION

Dear Burnet CA Eduardo Arredondo:

The Texas Comptroller of Public Accounts has completed its review of the Annual Compliance Report the grantee filed for the above-referenced grant for the Rural Law Enforcement Salary Assistance Program.

Based on our review, this office concludes that the grantee has used the grant funds and acted according to Local Government Code § 130.911, 130.912 or 130.913 and 34 TAC §§ 16.304 and 16.305 as authorized for report year ending September 30, 2024 and is in compliance with the grant agreement. The grant recipient spent \$177,497.71 of 175,000 and accrued \$2,804.83 in interest. Please log into

<https://txcomptroller.my.site.com/LEGrants/s/>

navigate to Compliance Reports page and click on the Pay button to return the unspent amount of \$307.12 to our office.

Please contact Russell Gallahan by email at Russell.Gallahan@cpa.texas.gov or by phone at 1-800-531-5441, ext. 3-6073 if you have any questions.

Sincerely,

Will Counihan Data Analysis and Transparency Division Director

Burnet County Commissioners Court

Jim Luther Jr.

Precinct 1

Damon Beierle

Precinct 2

Bryan Wilson

County Judge

Chad Collier

Precinct 3

Joe Don Dockery

Precinct 4

Regular Session

21.

Meeting Date: 05/12/2026

Subject

Discuss, consider, and take appropriate action regarding invoices without Purchase Orders or contracts as required in Local Government Code § 113.901.

- (a) Sheriff's Department to Central Texas College in an amount not to exceed \$220;
 - (b) Road & Bridge Precinct 2 to Toss it Dumpsters in an amount not to exceed \$489.10;
 - (c) Road & Bridge Precinct 2 to Johnson Sewell in an amount not to exceed \$82.70;
 - (d) Road & Bridge Precinct 2 to Twilight Diesel-N-Equipment in an amount not to exceed \$610.16; and
 - (e) Road & Bridge Precinct 4 to Buyers Barricades in an amount not to exceed \$637.
- (Wilson)
-

Attachments

Updated Invoices without PO's

#16062

5/12

CENTRAL TEXAS COLLEGE

INVOICE



TO: Burnet County Sheriff's Office
P.O. BOX 1249
Burnet, TX 78611
msorenson@burnetsheriff.com
kdavis@burnetsheriff.com

Invoice #:	TA26A0088
Invoice Date:	February 06 th , 2026
Customer ID:	1880569
Terms:	Net 30 Days

AR TYPE	AR CODE	START DATE / CAMPUS	TERM
LC111	99TNC/SPF	January 05-March 06, 2026 / Central Campus	Q226

CTC ID	NAME	COURSE	TUITION	FEE	TOTAL
1002735	Anderson, Jermaine L.	CJLE-1024	\$24.00	\$31.00	\$55.00
		CJLE-1029	\$24.00	\$31.00	\$55.00
1413142	Davila, Leonardo D.	CJLE-1024	\$24.00	\$31.00	\$55.00
		CJLE-1029	\$24.00	\$31.00	\$55.00
LC111 99TNC	\$96.00				
LC111 99SPF	\$124.00				

Subtotal	\$220.00
BALANCE DUE	\$220.00

P.O. #	NA
Acct #	100-5600-4270
Audit	SA
Input	

REMIT PAYMENT TO:

Central Texas College
Attn: Alessia Berterini
P.O. Box 1800
Killeen, TX 76540-1800

PHONE: (254) 526-1514
FAX: (254) 526-1447
E-MAIL: aberterini@ctcd.edu
WEB SITE: <http://www.ctcd.edu>

Tax ID#: 74-1539003
Dunns: 07-487-5279
Cage: 5H937

BUYERS

BARRICADES

Austin - Remittance Address
PO Box 95577
Grapevine, TX 76099-9708
512-263-1076

#14835

SALES INVOICE

Invoice Date	Invoice No.
2/26/2026	00190663

Terms: Net 30

Burnet County
Helen Cummins
220 South Pierce Street
Burnet, TX 78611



Job ID: 094801
220 South Pierce Street
Marble Falls, TX

Customer	Customer Job No.	Customer P.O. No.	Period Covered	Foreman Name / Phone#		
BURNETCO		26-1094	2/20/2026 - 2/20/2026	Ian Woods 512-234-0037		
Date	Description			Qty	Price	Total
02/20/26	Drop Ship Freight			1	\$45.50	\$45.50
02/20/26	Charger Battery 45 Amps 60 Hertz 105/135 Volts Alternating Current - 12 Volts Direct Current			1	\$591.50	\$591.50

Note: The * indicates taxable items.

EQUIPMENT RENTAL TOTAL \$0.00
SALES/ONE-TIME CHARGES \$591.50
LABOR TOTAL \$45.50
SALES TAX (8.25%) \$0.00
TOTAL CHARGES \$637.00
PLEASE PAY THIS AMOUNT \$637.00

Thank you for your business!

Customer Signature: _____

Printed Name: _____

P.O. #	NA
Acct. #	340-6140-4570
Audit	82
Input	

Toss It Dumpsters LLC
P.O. Box 646701
Dallas, TX 75264-6701
(830) 928-3355
Office@tossitdumpstersllc.com
Tax ID: 84-3778819

P.O. #	NA
Acct. #	320-6120-3300
Audit	8a
Input	



Invoice To:

Burnet County Texas
PO Box 1369
Burnet, TX 78611

Invoice # **I843**
Invoice Date **Apr 20, 2026**
Billing Period **--**
Due Date **May 20, 2026**

Invoice Amount **\$489.10**

Customer ID	PO #	Rental #	Pay Online ID	Clerk	Terms
C1660	---	R546	YR7X93Up	LW	Net 30

Site: S910, Farm to Market Road 2657 & Loop 308 Briggs, TX 78608

Line #	Service	Tax Code	Rate	Qty.	Amount
1	20 Yard Dumpster Rental Apr 17, 2026 - Apr 23, 2026 (4/17/2026 - 4/23/2026) BT Roll-Off Dumpster - 20 Yard - 20 Cubic Yard Dumpster - Up to 30 Days Included - Up to 2 Tons of Waste Included		\$400.00	1	\$400.00
2	Weight Overage Apr 20, 2026 - Apr 20, 2026 Tonnage charge for weight in excess of stated limit included in dumpster This is Pro-Rated at 110\$ per Ton. Weight Ticket should be attached to this Invoice.		\$110.00	0.81	\$89.10

Invoice Subtotal	\$489.10
Tax (01) - Out of scope - 0%	\$0.00
Invoice Total	\$489.10

Thank you!

To pay securely online, go to app.servicecore.com/payment. Enter your Customer ID: C1660 and your Pay Online ID: YR7X93Up then click Submit. Enter your payment info and click Pay. That's it!

Please Note: It is the customers responsibility to call in the Dumpster for a Pick Up after the 30 Day Rental Period if you do not want to keep the Dumpster past the 30 Day Rental Period and go onto the Daily Rate.

Reminder: We are switching from a prior software to ServiceCore as our software going forward. If there are any account details that are in need of a change please do not hesitate to reach out to our Team.

Payment is an Agreement to our terms & conditions set forth.

Thank you for allowing us to service your dumpster & portable toilet rental needs. If there are any questions please do not hesitate to reach out to our office.

Current Due	1-30 Days Overdue	31-60 Days Overdue	61-90 Days Overdue	91+ Days Overdue	Total Due
\$489.10	\$0.00	\$0.00	\$0.00	\$0.00	\$489.10

Detach and return (#9 envelope)

Burnet County Texas
PO Box 1369
Burnet, TX 78611

Remit To:

Toss It Dumpsters LLC
P.O. Box 646701
Dallas, TX 75264-6701

Customer ID #	C1660	
Invoice #	I843	
Invoice Date	Apr 20, 2026	
Billing Period	--	
Due Date	May 20, 2026	
Invoice Total	\$489.10	
Payments	(\$0.00)	
Invoice Due		\$489.10

434951



CITY OF COPPERAS COVE
SOLID WASTE OPERATIONAL CENTER
P.O. BOX 1449
Copperas Cove, Texas 76522
Phone: (254) 547-5245

CUSTOMER TOSS it Dumpsters

ADDRESS _____

VEHICLE NO. _____

NET 5620DUMPING FEE 332.70

PULL FEE _____

TIRES _____

COMPOST _____

TAX 27.45TOTAL 360.15OCCUPANT ON ☐ OFF ☐CASH ☐ CHECK ☐ CHARGE ☒ C.C. ☐Driver: Pinky
SCALE ATTENDANT TSDumpster #: 20-34Material Type: MIXPick Up Address: Briggs TX

Customer/Note: _____

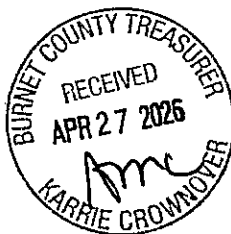
Texas Department of Agriculture
Certification No. 271808

THIS IS TO CERTIFY THAT THIS LOAD DOES NOT CONTAIN ANY
HAZARDOUS MATERIALS, REGULATED MEDICAL WASTE OR
LIQUIDS OF ANY TYPE.

REV. 7-20-2017

SIGNATURE

CUSTOMER #: 1566



#1437

957430

Johnson
Sewell



KB2?

INVOICE

JOHNSON SEWELL FORD

3301 Highway 281 North
Marble Falls, Texas 78654
Phone: (830) 693-5577

www.johnsonsewell.com

PAGE 1

BURNET COUNTY

SCOTT DAVIS

220 S PIERCE ST

BURNET, TX 78611-3136

HOME: 512-756-5449 CONT: 512-756-5449

BUS: 512-756-8080 CELL: 512-756-5449

SERVICE ADVISOR: 3070 JUNIS BOYCE WHITAKER

COLOR	YEAR	MAKE/MODEL		VIN		LICENSE	MILEAGE IN/ OUT		TAG
	19	FORD F250 PICKUP		1FT7W2B65KEG52936		1372081	56326/56326		T2130
DEL DATE	PROD. DATE	WARR. EXP.	PROMISED		PO NO.	RATE	PAYMENT	INV. DATE	
20NOV19 DD			18:00 05FEB26		5	0.00	CHG	09FEB26	
R.O. OPENED		READY		OPTIONS: W-COMP:G DLR:52H144 ENG:6.2 Liter					

09:19 05FEB26 17:55 09FEB26

LINE	OPCODE	TECH	TYPE	HOURS	LIST	NET	TOTAL
A	QUICK LANE MULTI-POINT INSPECTION						
	Q99PX QUICK LANE MULTI-POINT INSPECTION						
	4743 CQL					0.00	0.00
	GBATT BATTERY CONDITION IS GOOD AT THIS TIME						
	4743 CQL					0.00	0.00
	GTIRE TIRE TREAD AND WEAR IS OK AT THIS TIME						
	4743 CQL					0.00	0.00
PARTS:	0.00	LABOR:	0.00	OTHER:	0.00	TOTAL LINE A:	0.00

B WORKS PACKAGE

CAUSE: WORKS PACKAGE

WORKS WORKS PACKAGE

	4743 CQL					35.61	35.61
	1 FLAZ*6731*BD FILTER ASY - OIL				9.00	9.00	9.00
	7 XO*5W30*Q1SP MOTORCRAFT SAE 5W-30 SN SNPLUS				5.50	5.50	38.50
PARTS:	47.50	LABOR:	35.61	OTHER:	0.00	TOTAL LINE B:	83.11

C DECLINED CAR WASH

CAUSE: DECLINED WASH

DWASH DECLINED CAR WASH

	9999 IQL						(N/C)
PARTS:	0.00	LABOR:	0.00	OTHER:	0.00	TOTAL LINE C:	0.00

D Johnson Sewell Service Center would like to Thank you!! We appreciate you instilling your trust in our team to handle all your service needs. Not responsible for theft, damage, (hail) or any other acts of nature.

TEC Johnson Sewell Service Center would like to Thank you!! We appreciate you instilling your trust in our team to handle all your service needs. Not responsible for theft damage, (hail) or any other acts of nature.

	9999 IQL						(N/C)
PARTS:	0.00	LABOR:	0.00	OTHER:	0.00	TOTAL LINE D:	0.00

THE ABOVE WORK HEREBY AUTHORIZED AND CONDITIONS AGREED TO AS OUTLINED BELOW. MY CAR MAY BE DRIVEN BY YOUR EMPLOYEES FOR ROAD TEST AT MY OWN RISK.

TERMS ARE CASH ON DELIVERY. ESTIMATES ARE FOR PARTS & LABOR ONLY. SHOP SUPPLIES, TAX & MISC. FEES ARE EXTRA.

Not responsible for loss or damage to cars or articles left in cars in case of fire, theft, accident, freezing, (HAIL) or any other cause beyond our control.

The owner of the above described vehicle agrees to pay any reasonable attorney's fees and court costs incurred in the collection of this account, or the perfection of any lien.

Notice Pursuant to §70.001, Texas Property Code

I am the person, or agent acting on behalf of the person, who is obligated to pay for the repair of the motor vehicle subject to the repair order. I understand that this vehicle is subject to repossession in accordance with Section 9.609, Texas Business & Commerce Code, if a written order for payment for repairs of the vehicle is stopped, dishonored because of insufficient funds, no funds, or because the drawer or maker of the order has no account or the account on which it is drawn has been closed.

The only warranties applying to this part(s) are those which may be offered by the manufacturer. The selling dealer hereby expressly disclaims all warranties either express or implied, including any implied warranties of merchantability or fitness for a particular purpose, and neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of this part(s) and/or service. Buyer shall

Service Hours
Monday thru Friday 7am - 6pm
Saturday 7am - 1pm

DESCRIPTION	TOTALS
LABOR AMOUNT	
PARTS AMOUNT	
GAS, OIL, LUBE	
SUBLET AMOUNT	
MISC. CHARGES	
TOTAL CHARGES	
LESS INSURANCE	
SALES TAX	
PLEASE PAY THIS AMOUNT	

SIGNED

CUSTOMER COPY

CUSTOMER #: 1566

957430



BURNET COUNTY
SCOTT DAVIS
220 S PIERCE ST
BURNET, TX 78611-3136

INVOICE

JOHNSON SEWELL FORD

3301 Highway 281 North
Marble Falls, Texas 78654
Phone: (830) 693-5577

PAGE 2

www.johnsonsewell.com

HOME: 512-756-5449 CONT: 512-756-5449

BUS: 512-756-8080 CELL: 512-756-5449

SERVICE ADVISOR: 3070 JUNIS BOYCE WHITAKER

COLOR	YEAR	MAKE/MODEL		VIN	LICENSE	MILEAGE IN/ OUT		TAG
	19	FORD F250 PICKUP		1FT7W2B65KEG52936	1372081	56326/56326		T2130
DEL DATE	PROD. DATE	WARR. EXP.	PROMISED	PO NO.	RATE	PAYMENT	INV. DATE	
20NOV19 DD			18:00 05FEB26	5	0.00	CHG	09FEB26	

R.O. OPENED READY OPTIONS: W-COMP:G DLR:52H144 ENG:6.2_Liter

09:19 05FEB26 17:55 09FEB26

LINE	OPCODE	TECH	TYPE	HOURS	LIST	NET	TOTAL

ESTIMATE: 82.70

05FEB26 09:19 SA: 3070

CONTACT:

CUSTOMER PAY SHOP CHARGES FOR REPAIR ORDER

5.34

Please Contact Gene Baker @ (830)693-5577 if you did not receive 5 star service. All Ford Motorcraft parts carry a 2 year unlimited mile warranty. All aftermarket parts carry their own warranty. All customer supplied parts carry zero warranty.

THE ABOVE WORK HEREBY AUTHORIZED AND CONDITIONS AGREED TO AS OUTLINED BELOW. MY CAR MAY BE DRIVEN BY YOUR EMPLOYEES FOR ROAD TEST AT MY OWN RISK.

TERMS ARE CASH ON DELIVERY. ESTIMATES ARE FOR PARTS & LABOR ONLY. SHOP SUPPLIES, TAX & MISC. FEES ARE EXTRA.

Not responsible for loss or damage to cars or articles left in cars in case of fire, theft, accident, freezing, (HAIL) or any other cause beyond our control.

The owner of the above described vehicle agrees to pay any reasonable attorney's fees and court costs incurred in the collection of this account, or the perfection of any lien.

Notice Pursuant to §70.001, Texas Property Code

I am the person, or agent acting on behalf of the person, who is obligated to pay for the repair of the motor vehicle subject to the repair order. I understand that this vehicle is subject to repossession in accordance with Section 9.609, Texas Business & Commerce Code, if a written order for payment for repairs of the vehicle is stopped, dishonored because of insufficient funds, no funds, or because the drawer or maker of the order has no account or the account on which it is drawn has been closed.

SIGNED

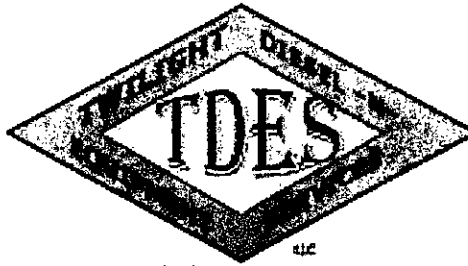
The only warranties applying to this part(s) are those which may be offered by the manufacturer. The selling dealer hereby expressly disclaims all warranties either express or implied, including any implied warranties of merchantability or fitness for a particular purpose, and neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of this part(s) and/or service. Buyer shall

Service Hours

Monday thru Friday 7am - 6pm
Saturday 7am - 1pm

DESCRIPTION	TOTALS
LABOR AMOUNT	35.61
PARTS AMOUNT	47.50
GAS, OIL, LUBE	0.00
SUBLET AMOUNT	0.00
MISC. CHARGES	5.34
TOTAL CHARGES	88.45
LESS INSURANCE	0.00
SALES TAX	0.00
PLEASE PAY THIS AMOUNT	88.45

**Twilight Diesel -N- Equipment
Services, LLC**
PO Box 755
Copperas Cove, TX 76522
Phone: (254) 371-3172
Email: twilightdiesel@gmx.com



Invoice #	3165
P.O.	3498
Date	Apr 20, 2026
Time	11:44 AM

I N V O I C E

Page 1 of 1

JAMIE HIBLER BURNET COUNTY PCT2 597 FM 2657 BRIGGS, TX 78608 Main: (512) 715-2613 jhhibler@burnetcountytexas.org	Year	2004	Make	FORD HD TRUCK	Labor	\$560.00
	Model	F 750 SUPER DUTY			Parts	\$50.16
	Engine	CAT C7 7.2L TURBO DIESEL			Misc	\$0.00
	VIN	3FRXF75N35V112139			Subtotal	\$610.16
	Tag	119 9276	Vehicle #	10	Tax	\$0.00
	Mileage In		Mileage Out	37632	Total	\$610.16

Labor

Description	Price
ROAD SERVICE	\$280.00
DIAGNOSE AIR LEAK	\$140.00
R & R AIR LINE FITTINGS	\$140.00

Parts

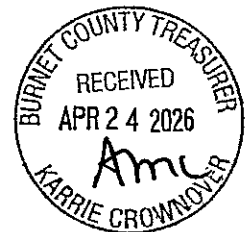
Part No	Description	Quantity	Unit Cost	Price
G31150-0402	SURELOCK AIR FITTING	2.00	\$25.08	\$50.16

Misc.

Description	Quantity	Unit Cost	Price
No items			

Notes: ~AIR LEAK REPORTED IN CAB WHILE DRIVING DOWN THE ROAD
~AIR TANK TILT VALVE UNDER DRIVERS DOOR FOUND LEAKING. TIGHTENED
~AIR HOSES GOING INTO THE BACK OF THE AIR PRESSURE GAUGE FOUND LEAKING. REPLACED BOTH FITTINGS
AND TRIMMED THE ENDS OFF THE AIR HOSES

P.O. #	n/a
Acct. #	320-6120-4510
Audit	gs
Input	



SHOP SUPPLIES OR WASTE DISPOSAL FEES MAY BE CHARGED. THIS CHARGE REPRESENTS COSTS AND PROFITS TO THE MOTOR VEHICLE REPAIR FACILITY FOR MISCELLANEOUS SHOP SUPPLIES OR WASTE DISPOSAL. ALL PARTS ARE NEW UNLESS OTHERWISE STATED. PARTS AND LABOR HAVE A MINIMUM LIMITED GUARANTEE FOR 3 MONTH OR 3,000 MILES WHICHEVER COMES FIRST. CREDIT CARD FEES ARE NON REFUNDABLE.

With my signature below, an express mechanics lien is acknowledged on the above vehicle to secure the amount of repairs thereto, until such time as payment has been received by the repair facility in full. I affirm that the facility is not responsible and shall be held harmless for any and all loss or damage to my vehicle caused by fire, theft, or acts of nature. I accept this invoice as a complete and comprehensive description of the repair work done on this vehicle.

SIGNED

DATE

Payment	\$0.00
Amount Due	\$610.16

Burnet County Commissioners Court

Jim Luther Jr.
Precinct 1

Damon Beierle
Precinct 2

Bryan Wilson
County Judge

Chad Collier
Precinct 3

Joe Don Dockery
Precinct 4

Regular Session

22.

Meeting Date: 05/12/2026

Subject

Discuss, consider, and take appropriate action regarding budget inner departmental line-item transfers:

- (a) District Attorney's office transferring \$1,000 from Operating Supplies, fund 100-4850-3300, to Machine/ Equipment, fund 100-4850-5750;
 - (b) Technology Department transferring \$36,000 from Support Fee (Tyler), fund 100-5040-441, to Support & Licensing Fees, fund 100-5040-4540;
 - (c) Tax Assessor-Collector transferring \$285 from Conference/ Dues/ Training, fund 100-4990-4270, to Mach/ Equipment, fund 100-4990-5750;
 - (d) Constable Precinct 4 transferring \$960 from Travel/ Mileage, fund 100-5540-4250, and Uniforms, fund 100-5540-4820, to Mach/ Equip Invent, fund 100-5540-5710;
 - (e) Marble Falls Public Library transferring \$1,572.95 from Support/ Licensing Fees, fund 200-6500-4540, to Mach/ Equip (Inventoried), fund 200-6500-5750; and
 - (f) Road & Bridge Precinct 1 transferring \$2,000 from Operating Supplies, fund 310-6110-3300, to Mach/ Equip Invent, fund 310-6110-5750.
- (Wilson)
-

Attachments

Line Item Transfers



THE COUNTY OF BURNET
BURNET, TEXAS 78611

2026

DATE: May 12, 2026
(Commissioners Court Date)

TO : HONORABLE COMMISSIONERS COURT OF BURNET COUNTY

FROM: Missy Bindseil

I SUBMIT TO YOU FOR YOUR CONSIDERATION THE FOLLOWING BUDGET LINE ITEM TRANSFERS:

	FUND/DEPT	LINE ITEM	GEN LEDGER #	AMOUNT
	100	TRAVEL/MILEAGE	100-5540-4250	500.00
FROM:	100	UNIFORMS	100-5540-4820	460.00
	100	MACH/EQUIP INVENT.	100-5540-5710	960.00
TO:				

REASON: To cover the shortage in THE budget for AEDs for the County

111.011 Changes in Budget for County Purposes of the Local Government Code.

DEPARTMENT HEAD


COUNTY AUDITOR

APPROVED: COMMISSIONERS COURT

ATTEST: COUNTY CLERK



THE COUNTY OF BURNET

BURNET, TEXAS 78611

FY2026

DATE: _____
(Commissioners Court Date)

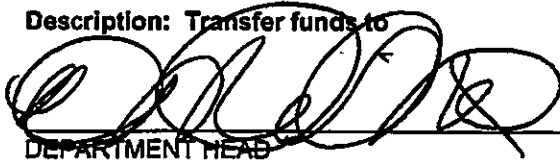
TO : HONORABLE COMMISSIONERS COURT OF BURNET COUNTY

FROM: DeAnne Fisher, Burnet Co. Tax Assessor-Collector

I SUBMIT TO YOU FOR YOUR CONSIDERATION THE FOLLOWING BUDGET LINE ITEM TRANSFERS:

	<u>FUND/DEPT</u>	<u>LINE ITEM</u>	<u>LINE ITEM#</u>	<u>AMOUNT</u>
FROM:	100-4990-4270	Conference/Dues/Training	100-4990-4270	\$ 285.00
To:	100-4990-5750	MACH/EQUIPMENT	100-4990-5750	\$ 285.00

Description: Transfer funds to

 5/4/26
DEPARTMENT HEAD



APPROVED: COMMISSIONERS COURT

ATTEST: COUNTY CLERK



THE COUNTY OF BURNET
BURNET, TEXAS 78611

FY 2026

DATE: 5/12/2026
(Commissioners Court Date)

TO : HONORABLE COMMISSIONERS COURT OF BURNET COUNTY

FROM: Perry Thomas

I SUBMIT TO YOU FOR YOUR CONSIDERATION THE FOLLOWING BUDGET LINE ITEM TRANSFERS:

	<u>FUND/DEPT</u>	<u>LINE ITEM</u>	<u>LINE ITEM#</u>	<u>AMOUNT</u>
FROM:	100	Operating supplies	100-4850-3300	\$ 1,000.00
TO:	100	Machinery/Equipment	100-4850-5750	\$ 1,000.00

REASON purchase a new computer

[Signature]
DEPARTMENT HEAD

APPROVED: COMMISSIONERS COURT

[Signature]
AUDITOR'S OFFICE

ATTEST: COUNTY CLERK

BURNET, TEXAS 78611



THE COUNTY OF BURNET
BURNET, TEXAS 78611

FY 2026

DATE: ~~April 28, 2026~~ 5.12.26
(Commissioners Court Date)

TO : HONORABLE COMMISSIONERS COURT OF BURNET COUNTY

FROM: Amanda Rose

I SUBMIT TO YOU FOR YOUR CONSIDERATION THE FOLLOWING BUDGET LINE ITEM TRANSFERS:

	FUND/DEPT	LINE ITEM	LINE ITEM#	AMOUNT
FROM:	200	Support/Licensing Fees	200-6500-4540	\$ 1,572.95
TO:	200	Mach/Equip (Inventoried)	200-6500-5750	\$ 1,572.95

REASON: Computer for the Marble Falls Library

Amanda Rose
DEPARTMENT HEAD

\$ 1,572.95

APPROVED: COMMISSIONERS COURT

ATTEST: COUNTY CLERK

Kelsey C. Green
Auditor



Cindy Dalrymple <cdalrymple@burnetcountytexas.org>

purchase for the Marble Falls Library

1 message

Amanda Rose <arose@burnetcountylibrary.org>

Tue, Apr 28, 2026 at 12:46 PM

To: Cindy Dalrymple <cdalrymple@burnetcountytexas.org>

Hello Cindy,
I request a line item transfer to purchase a computer for the Marble Falls Library. The form and quote are attached.
Thank you!

--

Amanda Rose
Director- Marble Falls & Spicewood

101 Main St. Marble Falls, TX 78654
830.693.3023
marblefallslibrary.org

2 attachments



Transfer_04282026123731.PDF

94K



SHI Quote-27465771.pdf

90K



Pricing Proposal
Quotation #: 27465771
Created On: 4/28/2026
Valid Until: 5/6/2026

TX-County of Burnet

Greg Harris

220 S Pierce St.
Burnet, TX 78611
United States
Phone: (512) 715-5286
Email: GHarris@BurnetCountyTexas.org

Max VanAllen

Phone:
Email: Max_VanAllen@shi.com

All Prices are in US Dollar (USD)

Product	Qty	Your Price	Total
1 PRO24AIO QC24250 OLINDAA65FCTO touch Dell - Part#: 3000201711988.1 Contract Name: Dell Contract #: DIR-CPO-5371 Subcontract #: C000001288019	1	\$1,572.95	\$1,572.95
			Subtotal \$1,572.95
			Shipping \$0.00
			Total \$1,572.95

Additional Comments

Maximize your technology's lifecycle with SHI's services to recover, redeploy, remarket, and recycle your devices. For more information, contact AssetRecoveryServices@SHI.com

Dell has a no-returns policy on all hardware products. If an item is DOA, missing, wrong, or visibly damaged in transit, SHI must be notified within 20 days.

Due to ongoing global component shortages affecting memory, storage, and other critical hardware, OEMs have implemented updated policies allowing for price adjustments up until the time of shipment. Accordingly, quoted prices and lead times are subject to change prior to shipment. We remain committed to keeping you informed of any changes and will communicate promptly as updates occur.

Thank you for choosing SHI-GS! To ensure the best level of service, please provide End User Name, Phone Number, Email Address and applicable Contract Number when submitting a Purchase Order. For any additional information including Hardware, Software and Services Contracts, please contact an SHI-GS Inside Sales Representative at (800) 870-6079.

SHI Government Solutions, Inc. is 100% Minority Owned, Woman Owned Business.
TAX ID# 22-3695478; DUNS# 14-724-3096

Burnet County Commissioners Court

Jim Luther Jr.

Precinct 1

Damon Beierle

Precinct 2

Bryan Wilson

County Judge

Chad Collier

Precinct 3

Joe Don Dockery

Precinct 4

Regular Session

23.

Meeting Date: 05/12/2026

Subject

Discuss, consider, and take appropriate action for the authorization of payment of claims previously approved by the Burnet County Auditor:

a. Expense Reports.

(Wilson)

Attachments

Expense Approval Register.1

Expense Approval Register.2



Burnet County, TX

Expense Approval Register

cket: AP 25578 - PAID CLAIMS CC MAY 12, 2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 100 - GENERAL					
TEXAS STATE UNIVERSITY/S...	26519	05/12/2026	JP3-REG, TEXAS JUSTICE COU...	100-4530-4270	450.00
TEXAS STATE UNIVERSITY/S...	26609	05/12/2026	JP2-TEXAS JUSTICE COURT T...	100-4520-4270	75.00
TEXAS STATE UNIVERSITY/S...	26653	05/12/2026	JP2-TEXAS JUSTICE COURT T...	100-4520-4270	200.00
CENTRAL TEXAS COLLEGE	TA26A0088	05/12/2026	SO-TRAINING COURSES FOR J...	100-5600-4270	220.00
MOTOROLA SOLUTIONS INC	1411245787	05/12/2026	SO-BODYCAM ANNL LIC (3/1...	100-5600-4000	8,190.00
PREMIUM LANDSCAPE SUPP...	19145	05/12/2026	MAINT-MULCH FOR COURT...	100-5100-3300	59.85
CONDOR DOCUMENT SERVI...	LDA41326	05/12/2026	DA LLANO-SHREDDING SVCS...	100-1150-1000	50.00
TYLER BUSINESS FORMS	111832	05/12/2026	NDEP- 7000 GREEN CHECKS (...)	100-4090-4990	1,579.74
RUBEN LASTLY JR.	38241	05/12/2026	MAINT-TIRE REPAIR	100-5100-4510	20.00
IPRINT TECHNOLOGIES	1299002	05/12/2026	DA- HP 210A 4 PK OF TONER	100-4850-3300	470.00
SHI-GOVERNMENT Solutio...	GB00587843	05/12/2026	CTYATT- ACROBAT PRO SUBS...	100-4750-3300	44.90
SOUTHLAND INDUSTRIES	1444173519	05/12/2026	MAINT-MAY SERVICE	100-5100-4000	424.75
RUBEN LASTLY JR.	38246	05/12/2026	MAINT- REPLACE TIRE UNIT ...	100-5100-4510	310.00
QUILL LLC	48593994	05/12/2026	CATTY- SUPPLIES	100-4750-3300	76.92
QUILL LLC	48596219	05/12/2026	CATTY- SUPPLIES	100-4750-3300	76.94
QUILL LLC	48601166	05/12/2026	CATTY- SUPPLIES	100-4750-3300	52.19
QUILL LLC	48604853	05/12/2026	CATTY- SUPPLIES	100-4750-3300	78.63
AMAZON CAPITAL SERVICES, ...	13QR-TQ7C-1VX6	05/12/2026	MAINT- HDMI ADAPTER AND...	100-5100-3300	68.65
AMAZON CAPITAL SERVICES, ...	177F-LNH3-3L4R	05/12/2026	SO- SUPPLIES	100-5600-3300	14.01
AMAZON CAPITAL SERVICES, ...	1CNX-WDCT-314X	05/12/2026	MAINT- FORD HOOD STRUTS	100-5100-4510	16.98
KARRIE CROWNOVER	4/20/26 K.C	05/12/2026	TREAS-LDG CONF 4/27/26 S...	100-4970-4270	354.70
QUILL LLC	48608253	05/12/2026	CATTY- SUPPLIES	100-4750-3300	155.76
FUELMAN	NP70370150	05/12/2026	APROB - FUEL - SVC 4/6-4/19...	100-1320-4000	646.12
FUELMAN	NP70370150	05/12/2026	ISF - FUEL - SVC 4/6-4/19/26	100-1320-4010	1,078.53
FUELMAN	NP70370150	05/12/2026	JPROB - FUEL - SVC 4/6-4/19...	100-1320-5000	269.15
FUELMAN	NP70370150	05/12/2026	CJ - FUEL - SVC 4/6-4/19/26	100-4000-3310	43.50
FUELMAN	NP70370150	05/12/2026	EM - FUEL - SVC 4/6-4/19/26	100-4060-3310	126.96
FUELMAN	NP70370150	05/12/2026	PDEF - FUEL - SVC 4/6-4/19/...	100-4800-3310	71.82
FUELMAN	NP70370150	05/12/2026	DA - FUEL - SVC 4/6-4/19/26	100-4850-4250	169.24
FUELMAN	NP70370150	05/12/2026	MAINT - FUEL - SVC 4/6-4/19...	100-5100-3310	1,219.66
FUELMAN	NP70370150	05/12/2026	CNST1 - FUEL - SVC 4/6-4/19...	100-5510-3310	385.52
FUELMAN	NP70370150	05/12/2026	CNST3 - FUEL - SVC 4/6-4/19...	100-5530-3310	164.02
FUELMAN	NP70370150	05/12/2026	CNST4 - FUEL - SVC 4/6-4/19...	100-5540-3310	146.33
FUELMAN	NP70370150	05/12/2026	SO - FUEL - SVC 4/6-4/19/26	100-5600-3310	12,748.41
FUELMAN	NP70370150	05/12/2026	SO/BALIFF - FUEL - SVC 4/6-4...	100-5600-3310	115.46
FUELMAN	NP70370150	05/12/2026	AGRI - FUEL - SVC 4/6-4/19/26	100-6650-3310	110.64
FUELMAN	NP70370150	05/12/2026	FPA - FUEL - SVC 4/6-4/19/26	100-6660-3310	139.08
D & W PRINTING	36963	05/12/2026	CTY JUD- ENVELOPES LETTER...	100-4000-3300	665.00
JENKINS FUNERAL HOME	4/23/26	05/12/2026	IHC-PAUPERS CREMATION	100-6350-4023	800.00
GT DISTRIBUTORS, INC.	UNIV0097058	05/12/2026	SO- UNIFORMS FOR NEW HI...	100-5600-4820	147.99
BRANDON CARR	049643	05/12/2026	MAINT-REIMB FUEL PURCH	100-5100-3310	97.00
PEDERNALES ELECTRIC COOP...	4/24/26 GAS PUMP	05/12/2026	GAS PUMP-3000374035 SVC ...	100-4090-4370	85.19
AMAZON CAPITAL SERVICES, ...	1HMR-VQ6R-T6Q1	05/12/2026	SO- SUPPLIES	100-5600-3300	112.88
AMAZON CAPITAL SERVICES, ...	1J9H-QKJT-RJ13	05/12/2026	NDEP- 2PK WASTEBASKETS	100-4090-3090	17.98
AMAZON CAPITAL SERVICES, ...	1VGL-9L4G-KXQY	05/12/2026	NDEP- SUPPLIES	100-4090-3090	92.18
AMAZON CAPITAL SERVICES, ...	1WWR-KNG3-RWLM	05/12/2026	DA- OFFICE SUPPLIES AND C...	100-4850-3300	540.28
U.S. POSTMASTER, BURNET	4/27/26	05/12/2026	DCLK-POSTAGE FOR JURY S...	100-4500-3110	3,000.00
KELLY TARLA, CEA, AG&NR	4/27/26	05/12/2026	AGRI-MLG DISTRICT CONTEST..	100-6650-4250	237.80
REESE'S TRUCK PIECES	2776	05/12/2026	APROB- TRAILER HITCH FOR ...	100-5710-4510	700.00
ODP BUSINESS SOLUTIONS, L...	465275147001	05/12/2026	NDEP- CENTRAL SUPPLIES	100-4090-3090	294.46
ODP BUSINESS SOLUTIONS, L...	465327399001	05/12/2026	NDEP- CENTRAL SUPPLIES	100-4090-3090	41.90
ODP BUSINESS SOLUTIONS, L...	465327402001	05/12/2026	NDEP- CENTRAL SUPPLIES	100-4090-3090	111.44
MARBLE FALLS AREA EMS,INC	2972	05/12/2026	AMBULANCE CONTRACT MAY..	100-5400-4000	40,051.77

Expense Approval Register

Packet: AP 25578 - PAID CLAIMS CC MAY 12, 2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
MOTOROLA SOLUTIONS INC	1411229228	05/12/2026	SO-RFND WTCHGRD ANNUAL..	100-5600-4000	-1,658.85
QUILL LLC	2659138	05/12/2026	CA-CABLE ORGANIZER X4	100-4750-3300	-155.76
ODP BUSINESS SOLUTIONS, L...	456925932001	05/12/2026	NDEP-CM PO # 26-2034	100-4090-3090	-169.50
Fund 100 - GENERAL Total:					75,435.22

Fund: 140 - ECONOMIC DEVELOPMENT

SPICEWOOD ARTS SOCIETY	PO#26-3071	05/12/2026	HMT-SPICEWOOD LIVE SERIES	140-6640-4500	1,000.00
Fund 140 - ECONOMIC DEVELOPMENT Total:					1,000.00

Fund: 160 - WESTERN CTY TOWER SYSTEM

CITY OF AUSTIN	6400_WR BURN CO-FY26Q2 A	05/12/2026	WCTS-GATTRS ID FOR BLAN...	160-4070-4520	31.21
CITY OF AUSTIN	6400_WR BURN CO-FY26Q2 B	05/12/2026	EM- 31 SUNRISE BEACH FIRE ...	160-4070-4520	31.21
CITY OF AUSTIN	6400_WR BURN CO-FY26Q2 C	05/12/2026	WCTS- RADIO ID EAST LAKE ...	160-4070-4520	62.42
CITY OF AUSTIN	6400_WR BURN CO-FY26Q2 D	05/12/2026	WWRT- RADIO ID BURNET IS...	160-4070-4520	31.21
CITY OF AUSTIN	6400_WR BURN CO-FY26Q2 E	05/12/2026	WRRT- RADIO ID MARBLE FA...	160-4070-4520	31.21
CITY OF AUSTIN	6400_WR BURN CO-FY26Q2 F	05/12/2026	WESTERN TOW- RADIO IDS ...	160-4070-4520	62.42
CITY OF AUSTIN	6400_WR BURN CO-FY26Q2 G	05/12/2026	WCTS- RADIO IDs FOR BCISD	160-4070-4520	31.21
CITY OF AUSTIN	6400_WR BURN CO-FY26Q2 H	05/12/2026	WEST TOWER- SPICEWOOD F...	160-4070-4520	31.21
CITY OF AUSTIN	6400_WR BURN CO-FY26Q2 I	05/12/2026	WES TTOWER- ID ASSIGNMET..	160-4070-4520	93.63
CITY OF AUSTIN	6400-WR BURN CO-FY26Q2	05/12/2026	WCTS-RADIO ID BLANCO CO ...	160-4070-4520	27.14
Fund 160 - WESTERN CTY TOWER SYSTEM Total:					432.87

Fund: 180 - RESTRICTED

RELIABLE TIRE DISPOSAL LLC	72108	05/12/2026	HHHW- DISPOSING OF TIRES	180-4092-4810	485.00
SEPTIC PUMPING & MAINTEN...	I21912	05/12/2026	BOPATE- TWO PORT-A-POTT...	180-4092-4810	355.00
TEJAS RENT EQUIP CORP	895234-4	05/12/2026	BOPATE- 19' TELEHANDLER L...	180-4092-4810	443.14
AMAZON CAPITAL SERVICES, ...	14R4-4F9N-6GQP	05/12/2026	HHW- (4) ROLLS PLASTIC WR...	180-4092-4810	37.79
FUELMAN	NP70370150 VETRIDE	05/12/2026	VETRIDE-FUEL SVC 4/6-4/19/...	180-4082-3310	560.86
Fund 180 - RESTRICTED Total:					1,881.79

Fund: 200 - LIBRARY SYSTEM

ATMOS ENERGY	4/23/26 MFL	05/12/2026	MFL-3042243542 SVC 3/21-4...	200-6500-4370	149.57
PEDERNALES ELECTRIC COOP...	4/24/26 BL	05/12/2026	BL-3001530484 SVC 3/22-4/...	200-6500-4370	879.07
PEDERNALES ELECTRIC COOP...	4/24/26 OL	05/12/2026	OL-3001221104 SVC 3/22-4/...	200-6500-4370	67.48
Fund 200 - LIBRARY SYSTEM Total:					1,096.12

Fund: 201 - HERMAN - BROWN LIBRARY (Donation Acct)

INGRAM LIBRARY SERVICES	95595614	05/12/2026	LIB- (HBL) EASY & JUVENILE ...	201-6500-3950	151.78
INGRAM LIBRARY SERVICES	95595615	05/12/2026	LIB- (HBL) EASY & JUVENILE ...	201-6500-3950	170.20
INGRAM LIBRARY SERVICES	95595616	05/12/2026	LIB- (HBL) EASY & JUVENILE ...	201-6500-3950	91.06
ENVISIONWARE INC	INV-US-81251	05/12/2026	HBL- COIN AND BILL PAY MA...	201-6500-5760	1,750.00
Fund 201 - HERMAN - BROWN LIBRARY (Donation Acct) Total:					2,163.04

Fund: 202 - FRIENDS OF THE LIBRARY

INGRAM LIBRARY SERVICES	95705611	05/12/2026	LIB-(HBL) BOOKS	202-6500-1900	57.20
INGRAM LIBRARY SERVICES	95751080	05/12/2026	LIB-(HBL) BOOKS	202-6500-1900	89.06
Fund 202 - FRIENDS OF THE LIBRARY Total:					146.26

Fund: 270 - COUNTY JAIL

ARAMARK SERVICES, INC.	000021308-000167	05/12/2026	JAIL-MEAL SVCS 1/15-1/21/26	270-5120-3350	13,870.64
ARAMARK SERVICES, INC.	000021308-000170	05/12/2026	JAIL-MEAL SVCS 2/5-2/11/26	270-5120-3350	13,651.30
ARAMARK SERVICES, INC.	000021308-000171	05/12/2026	JAIL-MEAL SVCS 2/12-2/18/26	270-5120-3350	14,257.15
LINDE GAS & EQUIPMENT IN...	55614999	05/12/2026	JAIL-CYL RENT 71468338 2/2...	270-5120-3450	47.26
OSS ACADEMY	65524R	05/12/2026	JAIL- ANNUAL COST TO ACCE...	270-1170-0000	2,319.92
OSS ACADEMY	65524R	05/12/2026	JAIL- ANNUAL COST TO ACCE...	270-5120-4270	1,657.08
TURN KEY HEALTH CLINICS, L...	BUR-222	05/12/2026	JAIL-PHARMACY/MED WSTE...	270-5120-4120	21,846.81
ARAMARK SERVICES, INC.	000021308-000174	05/12/2026	JAIL-MEAL SVCS 2/26-3/4/26	270-5120-3350	14,743.98
CONDOR DOCUMENT SERVI...	BCJ41726	05/12/2026	JAIL- SHREDDING	270-5120-3300	65.00
FUELMAN	NP70370150 JAIL	05/12/2026	JAIL-FUEL SVC 4/6-4/19/26	270-5120-3310	771.48
ARAMARK SERVICES, INC.	000021308-000181	05/12/2026	JAIL-MEAL SVCS 4/16-4/22/26	270-5120-3350	13,840.07
LINDE GAS & EQUIPMENT IN...	56216738	05/12/2026	JAIL- 75425684 CYL RENTAL 3...	270-5120-3450	82.32
SOUTHLAND INDUSTRIES	1444173508	04/29/2026	JAIL-SERVICE AGREEMENT, Y2...	270-5120-4000	1,464.50
MARK'S PLUMBING PARTS	INV002274330	05/12/2026	JAIL-PLUMBING PARTS	270-5120-3450	1,785.60
Fund 270 - COUNTY JAIL Total:					100,403.11

Expense Approval Register

Packet: AP 25578 - PAID CLAIMS CC MAY 12, 2026

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 291 - GRANT-HOT ATTF					
FUELMAN	NP70370150 HATTF	05/12/2026	HATTF-FUEL SVC 4/6-4/19/26	291-5784-4510	1,403.31
Fund 291 - GRANT-HOT ATTF Total:					1,403.31
Fund: 300 - R & B, GENERAL					
BUYERS BARRICADES, INC.	00193784	05/12/2026	RB4- REPLACING SCREEN ON...	300-6100-4510	2,188.00
BUYERS BARRICADES, INC.	00193988	05/12/2026	RB- REPAIR MESSAGE BOARDS	300-6100-4510	2,926.00
Fund 300 - R & B, GENERAL Total:					5,114.00
Fund: 310 - R & B, PCT #1					
BRAUNTEX MATERIALS, INC	185394B	05/12/2026	RB1-ROAD BASE	310-6110-3300	6,414.51
TELLUS EQUIPMENT SOULUT...	P17481	05/12/2026	RB1-SWITCH FOR SKID STEER	310-6110-4510	42.00
UNITED AG & TURF	14562014	05/12/2026	RB1-PACK FOR JOHN DEERE ...	310-6110-4510	77.84
FUELMAN	NP70370150 RB1 EQUIP	05/12/2026	RB1 EQUIP - FUEL SVC 4/6-4/...	310-6110-3310	43.62
FUELMAN	NP70370150 RB1	05/12/2026	RB1 - FUEL SVC 4/6-4/19/26	310-6110-3310	2,455.29
ATMOS ENERGY	4/21/26 RB1	05/12/2026	RB1-3042034689 SVC 3/20-4...	310-6110-4370	163.10
PEDERNALES ELECTRIC COOP...	4/24/26 RB1 BARN	05/12/2026	RB1 BARN-3000107069 SVC ...	310-6110-4370	143.32
Fund 310 - R & B, PCT #1 Total:					9,339.68
Fund: 320 - R & B, PCT #2					
JOHNSON SEWELL FORD LIN...	957430	05/12/2026	RB2-WORKS PKG F250 LIC # ...	320-6120-4510	88.45
LAWSON PRODUCTS, INC.	9313386333	05/12/2026	RB2- PARTS ON HAND FOR R...	320-6120-4510	2,718.02
TWILIGHT DIESEL N EQUIPM...	3165	05/12/2026	RB2-AIR LEAK REPAIR	320-6120-4510	610.16
TOSS IT DUMPSTERS, LLC	I843	05/12/2026	RB2-20 YD DUMPSTER FM 2...	320-6120-3300	489.10
FUELMAN	NP70370150 RB2	05/12/2026	RB2-FUEL SVC 4/6-4/19/26	320-6120-3310	209.25
TELLUS EQUIPMENT SOULUT...	P17562	05/12/2026	RB2- 2 MIRRORS AND BRACK...	320-6120-4510	600.95
AMAZON CAPITAL SERVICES, ...	171W-W1LN-QR36	05/12/2026	RB2- LICENSE PLATE MAGNE...	320-6120-4520	25.54
Fund 320 - R & B, PCT #2 Total:					4,741.47
Fund: 330 - R & B, PCT #3					
ALLIED SALES	33460467	05/12/2026	RB3-TRUE FUEL	330-6130-3300	805.55
EARLS LUBE AND TIRES	350	05/12/2026	RB3-UN#321 SHOP LABOR C...	330-6130-4510	10.00
KIMBALL MIDWEST	104376509	05/12/2026	RB3-DRILL SET	330-6130-3300	543.69
BRAUNTEX MATERIALS, INC	185394	05/12/2026	RB3- COAL MIX FOR CTY RD ...	330-6130-3300	8,630.40
BRAUNTEX MATERIALS, INC	185394C	05/12/2026	RB3- COAL LAY FOR CTY RD 3...	330-6130-3300	8,729.58
KNIFE RIVER CORPORATION -...	990803	05/12/2026	RB3-3/4 BASE	330-6130-3300	772.45
AMAZON CAPITAL SERVICES, ...	1KKN-THYP-3J1N	05/12/2026	RB3- 4PCS 1 GALLON SOLVE...	330-6130-3300	35.99
ALLIED SALES	33463694	05/12/2026	RB3-707 GALLONS GAS AND ...	330-6130-3310	4,691.34
TEXAS BUILDING SUPPLY	MF105168	05/12/2026	RB3-DRILL STEM PIPE	330-6130-3300	280.00
TEX MIX CONCRETE	INV_TMC266655	05/12/2026	RB3-CONCRETE	330-6130-3300	2,158.00
PEDERNALES ELECTRIC COOP...	4/24/26 RB3 BARN	05/12/2026	RB3 BARN-3000340102 SVC ...	330-6130-4370	204.35
AMAZON CAPITAL SERVICES, ...	17RJ-NLC9-QHHM	05/12/2026	RB3- 8 RAINSUIITS	330-6130-3300	508.87
AMAZON CAPITAL SERVICES, ...	1TPX-DVRK-PJGW	05/12/2026	RB3- SIGNS FOR SHOP	330-6130-3300	43.75
PREMIUM LANDSCAPE SUPP...	19143	05/12/2026	RB3-EROSION CONTROL BLA...	330-6130-3300	389.75
Fund 330 - R & B, PCT #3 Total:					27,803.72
Fund: 340 - R & B, PCT #4					
BUYERS BARRICADES, INC.	00190663	05/12/2026	RB4-BATTERIES	340-6140-4510	637.00
WAY LATE ICE LLC	11845	05/12/2026	RB4- 67 BAGS OF ICE	340-6140-3300	234.50
AGGREGATE HAULERS I, L.P.	INV55629	05/12/2026	RB4-HAULING HOT MIX 421A	340-6140-3300	1,091.93
AMAZON CAPITAL SERVICES, ...	14R4-4F9N-4HY9	05/12/2026	RB4- LABEL MAKER TAPE	340-6140-3300	13.49
AMAZON CAPITAL SERVICES, ...	1H1M-9FFV-4LMV	05/12/2026	RB4- CASE OF PAPER TOWELS	340-6140-3300	44.39
FUELMAN	NP70370150 RB4	05/12/2026	RB4-FUEL SVC 4/6-4/19/26	340-6140-3310	1,635.11
PATHMARK TRAFFIC PRODU...	27051	05/12/2026	RB4- SIGN FOR CTY RD 405	340-6140-3300	114.00
PEDERNALES ELECTRIC COOP...	4/24/26 RB4 LIGHT	05/12/2026	RB4 LIGHT-3000039670 SVC ...	340-6140-4370	91.10
PEDERNALES ELECTRIC COOP...	4/24/26 RB4	05/12/2026	RB4-3000134723 SVC 3/22-4...	340-6140-4370	294.47
Fund 340 - R & B, PCT #4 Total:					4,155.99
Fund: 505 - JAIL COMMISSARY					
ARAMARK SERVICES, INC.	000021308-000167 A	05/12/2026	JAIL-MEAL SVCS 1/15-1/21/26	505-5132-3360	562.91
ARAMARK SERVICES, INC.	000021308-000170 A	05/12/2026	JAIL-MEAL SVCS 2/5-2/11/26	505-5132-3360	554.01
ARAMARK SERVICES, INC.	000021308-000171 A	05/12/2026	JAIL-MEAL SVCS 2/12-2/18/26	505-5132-3360	578.59
ARAMARK SERVICES, INC.	000021308-000174 A	05/12/2026	JAIL-MEAL SVCS 2/26-3/4/26	505-5132-3360	598.35
FUELMAN	NP70370150 COMM	05/12/2026	COMM-FUEL SVC 4/6-4/19/26	505-5132-4510	310.70

Expense Approval Register**Packet: AP 25578 - PAID CLAIMS CC MAY 12, 2026**

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
ARAMARK SERVICES, INC.	000021308-000181 A	05/12/2026	JAIL-MEAL SVCS 4/16-4/22/26	505-5132-3360	561.67
Fund 505 - JAIL COMMISSARY Total:					3,166.23
Fund: 880 - FIDUCIARY (TRUST & AGENCY)					
BRENDA SANDOVAL	42621	05/12/2026	DCLK-JASON STEAPLES	880-2080-2070	514.67
RICHARD SEIWERT	50392	05/12/2026	DCLK-ADAM RICO	880-2080-2070	253.52
Fund 880 - FIDUCIARY (TRUST & AGENCY) Total:					768.19
Grand Total:					239,051.00

Fund Summary

Fund	Expense Amount
100 - GENERAL	75,435.22
140 - ECONOMIC DEVELOPMENT	1,000.00
160 - WESTERN CTY TOWER SYSTEM	432.87
180 - RESTRICTED	1,881.79
200 - LIBRARY SYSTEM	1,096.12
201 - HERMAN - BROWN LIBRARY (Donation Acct)	2,163.04
202 - FRIENDS OF THE LIBRARY	146.26
270 - COUNTY JAIL	100,403.11
291 - GRANT-HOT ATTFF	1,403.31
300 - R & B, GENERAL	5,114.00
310 - R & B, PCT #1	9,339.68
320 - R & B, PCT #2	4,741.47
330 - R & B, PCT #3	27,803.72
340 - R & B, PCT #4	4,155.99
505 - JAIL COMMISSARY	3,166.23
880 - FIDUCIARY (TRUST & AGENCY)	768.19
Grand Total:	239,051.00

Account Summary

Account Number	Account Name	Expense Amount
100-1150-1000	ACCOUNTS RECEIVABLE	50.00
100-1320-4000	DUE FROM CSCD/ADULT...	646.12
100-1320-4010	DUE FROM CSCD/ISF	1,078.53
100-1320-5000	DUE FROM JUVENILE PR...	269.15
100-4000-3300	OPERATING SUPPLIES	665.00
100-4000-3310	GASOLINE/DIESEL/OIL/E...	43.50
100-4060-3310	GASOLINE/DIESEL/OIL/E...	126.96
100-4090-3090	CENTRAL SUPPLIES	388.46
100-4090-4370	UTILITIES	85.19
100-4090-4990	MISCELLANEOUS	1,579.74
100-4500-3110	POSTAGE-JURY	3,000.00
100-4520-4270	CONFERENCE/DUES/TRA...	275.00
100-4530-4270	CONFERENCE/DUES/TRA...	450.00
100-4750-3300	OPERATING SUPPLIES	329.58
100-4800-3310	GASOLINE/DIESEL/OIL/E...	71.82
100-4850-3300	OPERATING SUPPLIES	1,010.28
100-4850-4250	TRAVEL/MILEAGE	169.24
100-4970-4270	CONFERENCE/DUES/TRA...	354.70
100-5100-3300	OPERATING SUPPLIES	128.50
100-5100-3310	GASOLINE/DIESEL/OIL/E...	1,316.66
100-5100-4000	CONTRACTS & AGREEM...	424.75
100-5100-4510	VEHICLE REPAIR & MAINT	346.98
100-5400-4000	CONTRACT SERVICES	40,051.77
100-5510-3310	GASOLINE/DIESEL/OIL/E...	385.52
100-5530-3310	GASOLINE/DIESEL/OIL/E...	164.02
100-5540-3310	GASOLINE/DIESEL/OIL/E...	146.33
100-5600-3300	OPERATING SUPPLIES	126.89
100-5600-3310	GASOLINE/DIESEL/OIL/E...	12,863.87
100-5600-4000	CONTRACTS & AGREEM...	6,531.15
100-5600-4270	CONFERENCE/DUES/TRA...	220.00
100-5600-4820	UNIFORMS	147.99
100-5710-4510	VEHICLE REPAIR & MAINT	700.00
100-6350-4023	PAUPER CARE-BURIALS	800.00
100-6650-3310	GASOLINE/DIESEL/OIL/E...	110.64
100-6650-4250	TRAVEL/MILEAGE	237.80
100-6660-3310	GASOLINE/DIESEL/OIL/E...	139.08
140-6640-4500	SPECIAL EVENTS	1,000.00
160-4070-4520	REPAIR & MAINTENANCE	432.87
180-4082-3310	GASOLINE/DIESEL/OIL/E...	560.86

Account Summary

Account Number	Account Name	Expense Amount
180-4092-4810	HHW COLLECTIONS/BO...	1,320.93
200-6500-4370	UTILITIES	1,096.12
201-6500-3950	RSV CITY OF BURNET	413.04
201-6500-5760	MACH/EQUIP (CAPITALI...	1,750.00
202-6500-1900	RSV FRIENDS	146.26
270-1170-0000	PREPAID EXPENDITURES	2,319.92
270-5120-3300	OPERATING SUPPLIES	65.00
270-5120-3310	GASOLINE/DIESEL/ETC	771.48
270-5120-3350	INMATE FOOD COSTS	70,363.14
270-5120-3450	MAINTENANCE SUPPLIES...	1,915.18
270-5120-4000	CONTRACTS & AGREEM...	1,464.50
270-5120-4120	JAIL MEDICAL COSTS	21,846.81
270-5120-4270	CONFERENCE/DUES/TRA...	1,657.08
291-5784-4510	VEHICLE FUEL & MAINT	1,403.31
300-6100-4510	RSV VEHICLE REPAIR & ...	5,114.00
310-6110-3300	OPERATING SUPPLIES	6,414.51
310-6110-3310	GASOLINE/DIESEL/OIL/E...	2,498.91
310-6110-4370	UTILITIES	306.42
310-6110-4510	VEHICLE/EQUIP REPAIR ...	119.84
320-6120-3300	OPERATING SUPPLIES	489.10
320-6120-3310	GASOLINE/DIESEL/OIL/E...	209.25
320-6120-4510	VEHICLE/EQUIP REPAIR ...	4,017.58
320-6120-4520	REPAIR & MAINTENANCE	25.54
330-6130-3300	OPERATING SUPPLIES	22,898.03
330-6130-3310	GASOLINE/DIESEL/OIL/E...	4,691.34
330-6130-4370	UTILITIES	204.35
330-6130-4510	VEHICLE/EQUIP REPAIR ...	10.00
340-6140-3300	OPERATING SUPPLIES	1,498.31
340-6140-3310	GASOLINE/DIESEL/OIL/E...	1,635.11
340-6140-4370	UTILITIES	385.57
340-6140-4510	VEHICLE/EQUIP REPAIR ...	637.00
505-5132-3360	COMMISSARY SALES EXP	2,855.53
505-5132-4510	VEHICLE EXPENSE	310.70
880-2080-2070	DCLK-VICTIM RESTITTUT...	768.19
Grand Total:		239,051.00

Project Account Summary

Project Account Key	Expense Amount
None	239,051.00
Grand Total:	239,051.00



Burnet County, TX

Expense Approval Register

AP 25601 - PAID CLAIMS CC MAY 12, 2026 PKT 2

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 100 - GENERAL					
WOOD FORENSIC EVALUATI...	1	05/12/2026	JSVC-CONSULT CS # 55908	100-4360-4150	5,875.00
CIVICPLUS, LLC	364951	05/12/2026	IT- WEBSITES DEVELOPMENT	100-5040-4540	32,266.67
JP MORGAN CHASE BANK N.A.	100127408886	05/12/2026	ENVSVC-TOLLS 3/22/26	100-6660-4250	30.22
JP MORGAN CHASE BANK N.A.	032726-01	05/12/2026	MAINT- MOLD INSPECTION ...	100-5100-4520	643.75
JP MORGAN CHASE BANK N.A.	100127652232	05/12/2026	CJ-TOLLS 3/26/26	100-4000-4510	30.22
O'REILLY AUTOMOTIVE INC	0636-194786	05/12/2026	SO-(CLARK) BATTERY,CORE C...	100-5600-4510	194.88
JP MORGAN CHASE BANK N.A.	200010206	05/12/2026	IT-REG, TAGITM ANNUAL CO...	100-5040-4270	650.00
O'REILLY AUTOMOTIVE INC	4403-425844	05/12/2026	SO-(PETTERSEN) WIPER BLA...	100-5600-4510	45.98
O'REILLY AUTOMOTIVE INC	4403-425849	05/12/2026	SO-(PERKINS) WIPER BLADES	100-5600-4510	45.98
HOOVER BUILDING SUPPLY, ...	2604-718319	05/12/2026	MAINT-PWR SUPPLY CORD	100-5100-3300	17.49
JP MORGAN CHASE BANK N.A.	1171258	05/12/2026	CONST 2-TAGS VIN#3375	100-5520-4510	7.50
IPRINT TECHNOLOGIES	1298307	05/12/2026	ELECT- HP 508X MAGENTA	100-4900-3300	376.00
JP MORGAN CHASE BANK N.A.	1344069	05/12/2026	SO-TAGS VIN#0290	100-5600-4510	7.50
JP MORGAN CHASE BANK N.A.	1371995	05/12/2026	SO-TAGS VIN#9945	100-5600-4510	7.50
JP MORGAN CHASE BANK N.A.	1372000	05/12/2026	SO-TAGS VIN#3667	100-5600-4510	7.50
JP MORGAN CHASE BANK N.A.	1372007	05/12/2026	SO-TAGS VIN#9944	100-5600-4510	9.92
JP MORGAN CHASE BANK N.A.	1372077	05/12/2026	SO-TAGS VIN#7558	100-5600-4510	7.50
JP MORGAN CHASE BANK N.A.	1372124	05/12/2026	SO-TAGS VIN#1864	100-5600-4510	7.50
JP MORGAN CHASE BANK N.A.	1372158	05/12/2026	SO-TAGS VIN#1726	100-5600-4510	7.50
JP MORGAN CHASE BANK N.A.	1372162	05/12/2026	CONST 1- TAGS VIN#5145	100-5510-4510	7.50
HOOVER BUILDING SUPPLY, ...	2604-718448	05/12/2026	MAINT-STRUT CHANNEL,C B...	100-5100-3300	65.37
HOOVER BUILDING SUPPLY, ...	2604-718487	05/12/2026	MAINT-WOOSTER BRUSH,A...	100-5100-3300	29.98
HOOVER BUILDING SUPPLY, ...	2604-718550	05/12/2026	MAINT-BLADE,PRE-MIX 2-CYC...	100-5100-3300	27.17
JP MORGAN CHASE BANK N.A.	452EL2062641098	05/12/2026	MAINT- RENEW ELECTRICAL ...	100-5100-4270	45.00
ODP BUSINESS SOLUTIONS, L...	464808198001	05/12/2026	ELECT- AVERY LABELS	100-4900-3300	43.29
ODP BUSINESS SOLUTIONS, L...	464945999001	05/12/2026	ELECT- SUPPLIES	100-4900-3300	73.27
JP MORGAN CHASE BANK N.A.	DT6X244	05/12/2026	SO-TAGS VIN#8610	100-5600-4510	7.50
HOOVER BUILDING SUPPLY, ...	2604-718892	05/12/2026	MAINT-TRASH BAGS,CAULK	100-5100-3300	18.72
HOOVER BUILDING SUPPLY, ...	2604-718906	05/12/2026	MAINT-JUMBO WALL PLT	100-5100-3300	8.34
HOOVER BUILDING SUPPLY, ...	2604-719049	05/12/2026	MAINT-BIT DRILL	100-5100-3300	17.76
HOOVER BUILDING SUPPLY, ...	2604-719125	05/12/2026	MAINT-PAINT,TAPE,MINIWA...	100-5100-3300	122.05
WINGMAN OIL CHANGE	274465	05/12/2026	SO-FULL SVC OIL CHG	100-5600-4510	66.00
JP MORGAN CHASE BANK N.A.	Q15714-1	05/12/2026	NDEP- CCAL, INSURANCE PR...	100-4090-4090	1,500.00
DARYL R. COFFEY	4/16/26	05/12/2026	CCL-MLG/SVCS 4/14/26	100-4250-4250	489.75
AQUA BEVERAGE CO.	347153	05/12/2026	DA/LLANO-WTR SVC 5/5GAL	100-1150-1000	61.25
MELISSA MCCLURE	56782 C	05/12/2026	JSVC-WALKER 8/1-8/31/25	100-4360-4181	441.00
NINA S. WILLIS	56867 B	05/12/2026	JSVC-(GL) 7/29-9/30/25	100-4360-4181	967.50
MELISSA MCCLURE	56909 B	05/12/2026	JSVC-BOYD 8/1-8/31/25	100-4360-4182	970.50
MELISSA MCCLURE	57362 B	05/12/2026	JSVC-(MJ) 8/1-8/31/25	100-4360-4181	202.50
MELISSA MCCLURE	57403 B	05/12/2026	JSVC-MOORE/HERRERA 8/1-...	100-4360-4183	187.50
MELISSA MCCLURE	57422 B	05/12/2026	JSVC-RICKETSON 8/1-8/31/2	100-4360-4181	592.50
NINA S. WILLIS	57659 A	05/12/2026	JSVC-(ARH) 4/28-9/17/25	100-4360-4182	397.50
MELISSA MCCLURE	57998 C	05/12/2026	JSVC-VALDEZ 8/1-8/31/25	100-4360-4181	757.50
NINA S. WILLIS	58232 B	05/12/2026	JSVC-PUENTE 6/24-9/24/25	100-4360-4182	480.00
NINA S. WILLIS	58504 B	05/12/2026	JSVC-(JH) 7/11-8/29/25	100-4360-4181	352.50
NINA S. WILLIS	58687 A	05/12/2026	JSVC-(CJC) 8/19-9/30/25	100-4360-4182	420.00
MELISSA MCCLURE	58687 B	05/12/2026	JSVC-(CC) 8/1-8/31/25	100-4360-4181	495.00
HILL COUNTRY TIRE & AUTO ...	89294	05/12/2026	SO-UN#193 SYN OIL CHG	100-5600-4510	99.28
WINGMAN OIL CHANGE	274621	05/12/2026	SO-FULL SVC OIL CHG	100-5600-4510	66.00
JP MORGAN CHASE BANK N.A.	43603	05/12/2026	CCL- CONF REGISTRATION R ...	100-4250-4270	85.00
JP MORGAN CHASE BANK N.A.	INV-DF-US-CNUI369E7X0D2...	05/12/2026	SO- STARLINK MONTHLY CH...	100-5600-4000	26.25
JP MORGAN CHASE BANK N.A.	236388	05/12/2026	MAINT- ONLINE CLASSES FOR..	100-5100-4270	11.00
HOOVER BUILDING SUPPLY, ...	2604-715339	05/12/2026	MAINT-BRASS ADAPT	100-5100-3300	6.11

Expense Approval Register

Packet: AP 25601 - PAID CLAIMS CC MAY 12, 2026 PKT 2

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
HOOVER BUILDING SUPPLY, ...	2604-715362	05/12/2026	SO-PLEXIGLASS,KEYS	100-5600-3300	230.34
HOOVER BUILDING SUPPLY, ...	2604-715420	05/12/2026	MAINT-SEALANT,STOP NTS U...	100-5100-3300	29.74
JP MORGAN CHASE BANK N.A.	RJ66TZUQB	05/12/2026	AUD-LDG CO MGMT & RISK 3...	100-4950-4270	299.70
JP MORGAN CHASE BANK N.A.	RZRSLWD01	05/12/2026	AUD-LDG CO MGMT & RISK 3...	100-4950-4270	299.70
JP MORGAN CHASE BANK N.A.	125979098	05/12/2026	SO-LDG, TALKING STICK RES...	100-5600-4270	50.74
IPRINT TECHNOLOGIES	1299548	05/12/2026	ELECT- HP508X CYAN	100-4900-3300	275.00
DEPARTMENT OF INFORMAT...	26031357N	05/12/2026	SO-SVC 3/1-3/31/26	100-4090-4200	3,434.51
DEPARTMENT OF INFORMAT...	26031357N	05/12/2026	SO-SVC 3/1-3/31/26	100-5600-4200	859.50
HOOVER BUILDING SUPPLY, ...	2604-720206	05/12/2026	MAINT-CONCRETE	100-5100-3300	16.47
HOOVER BUILDING SUPPLY, ...	2604-720435	05/12/2026	MAINT-FL GDN HOSE	100-5100-3300	65.99
JP MORGAN CHASE BANK N.A.	4/21/26	05/12/2026	SO-LDG, TALKING STICK RES...	100-5600-4270	526.80
JP MORGAN CHASE BANK N.A.	433	05/12/2026	SO- REFLECT PENS	100-5600-3300	88.29
JP MORGAN CHASE BANK N.A.	611151171083	05/12/2026	CCL- SUPPLIES (WALMART	100-4250-3300	279.10
HILL COUNTRY TIRE & AUTO ...	89311	05/12/2026	SO-UN#248 FLAT REPAIR	100-5600-4510	30.75
BILL'S LOCK AND KEY	1619	05/12/2026	MAINT- 11 KEYS FOR VARIO...	100-5100-4520	59.00
HOOVER BUILDING SUPPLY, ...	2604-720804	05/12/2026	MAINT-PVC SCH40,CONDUIT...	100-5100-3300	22.31
HOOVER BUILDING SUPPLY, ...	2604-720831	05/12/2026	MAINT-WHT 90 DEG ELL	100-5100-3300	3.49
WINGMAN OIL CHANGE	274828	05/12/2026	SO-FULL SVC OIL CHG	100-5600-4510	66.00
XLR8	28159	05/12/2026	MAINT- 40 SHIRTS	100-5100-4820	1,415.00
CIVICPLUS, LLC	368546	05/12/2026	IT- WEBSITES DEVELOPMENT..	100-5040-4540	3,619.86
HILL COUNTRY TIRE & AUTO ...	89301	05/12/2026	SO-UN#249 SYN OIL CHG,FIL...	100-5600-4510	651.91
HILL COUNTRY TIRE & AUTO ...	89309	05/12/2026	SO-UN#243 2 TIRES,OIL/FILT...	100-5600-4510	615.93
HILL COUNTRY TIRE & AUTO ...	89314	05/12/2026	SO-UN#225 2 TIRES,BRAKE P...	100-5600-4510	937.89
IPRINT TECHNOLOGIES	13600586	05/12/2026	CCLK- TROY HP CF226A TON...	100-4030-3300	245.00
HOOVER BUILDING SUPPLY, ...	2604-720946	05/12/2026	MAINT-2 CYC OIL	100-5100-3300	6.49
HOOVER BUILDING SUPPLY, ...	2604-721097	05/12/2026	MAINT-GANG OUT BOX	100-5100-3300	10.79
WINGMAN OIL CHANGE	274922	05/12/2026	SO-FULL SVC OIL CHG	100-5600-4510	94.00
TEXAS SOCIAL SECURITY PR...	4/23/26	05/12/2026	NDEP-ANNUAL ADMIN FEE 2...	100-4090-4010	35.00
JP MORGAN CHASE BANK N.A.	55992516	05/12/2026	DCRT- EIG HOMESTEAD,4/23...	100-4350-4990	36.24
HILL COUNTRY TIRE & AUTO ...	89259	05/12/2026	SO-UN#231 REAR BRAKE,RO...	100-5600-4510	748.71
JP MORGAN CHASE BANK N.A.	002380540101409	05/12/2026	MAINT-PUMPS AND SUPPLIE...	100-5100-3300	371.94
WM CORPORATE SERVICES, ...	0209176-4761-0	05/12/2026	MFA-SVC 4/1-4/30/26	100-4090-4370	499.78
WM CORPORATE SERVICES, ...	0209782-4761-5	05/12/2026	RCYCL CNTR SVC 5/1-5/31/26	100-4090-4370	478.18
JP MORGAN CHASE BANK N.A.	335269219	05/12/2026	CTYCLK- REGION IV SPRING ...	100-4030-4270	124.30
ROBERT MADDEN INDUSTRI...	7168638	05/12/2026	MAINT-MOTOR FOR TAX OFF...	100-5100-4520	490.06
PEDERNALES ELECTRIC COOP...	4/25/26 OCC	05/12/2026	OCC-3001233508 SVC 3/24-4...	100-4090-4370	68.23
AMAZON CAPITAL SERVICES, ...	11YJ-WYJV-JDCG	05/12/2026	HR- SUPPLIES FOR EMPLOYEE...	100-5000-4990	685.31
AMAZON CAPITAL SERVICES, ...	11YJ-WYJV-JQ76	05/12/2026	CCL-CHAIRS AND CLOCK	100-4250-3300	148.98
AMAZON CAPITAL SERVICES, ...	1H43-YVQC-MYYR	05/12/2026	HR- EMPLOYEE APPRECIATI...	100-5000-4990	555.27
AMAZON CAPITAL SERVICES, ...	1HHN-R16L-L9RX	05/12/2026	TAX- FILE FOLDERS	100-4990-3300	34.18
AMAZON CAPITAL SERVICES, ...	1HTQ-FHNV-LWK1	05/12/2026	TAX- 4 MESH TRAYS	100-4990-3300	67.96
AMAZON CAPITAL SERVICES, ...	1YGG-PQ96-T9P4	05/12/2026	TAX- FILE FOLDER FRAME	100-4990-3300	21.82
WINGMAN OIL CHANGE	275090	05/12/2026	SO-FULL SVC OIL CHG	100-5600-4510	67.00
EMILY FLORES	4/27/26	05/12/2026	TAX-MLG APRIL 26	100-4990-4250	32.62
BROWN, LACALLADE & LANG...	56867 A	05/12/2026	JSVC-(GP) 2/1-28/28/26	100-4360-4182	724.50
HILL COUNTRY TIRE & AUTO ...	89308	05/12/2026	SO-UN#163 SYN OIL CHG,M...	100-5600-4510	1,428.72
HILL COUNTRY TIRE & AUTO ...	89317	05/12/2026	SO-UN#175 OIL/FILTER CHG	100-5600-4510	73.10
HILL COUNTRY TIRE & AUTO ...	89318	05/12/2026	SO-UN#241 OIL/FILTER CHG,2...	100-5600-4510	1,135.09
HILL COUNTRY TIRE & AUTO ...	89326	05/12/2026	SO-UN#244 OIL/FILTER CHG	100-5600-4510	73.10
HILL COUNTRY TIRE & AUTO ...	89328	05/12/2026	SO-UN#186 OIL/FILTER CHG	100-5600-4510	132.51
JP MORGAN CHASE BANK N.A.	04/28/26	05/12/2026	MAINT-TAGS VIN#9024	100-5100-4510	7.50
JP MORGAN CHASE BANK N.A.	1312198	05/12/2026	DA-TAGS VIN#5050	100-4850-4520	7.50
JP MORGAN CHASE BANK N.A.	1372126	05/12/2026	MAINT-TAGS VIN#7328	100-5100-4510	7.50
JP MORGAN CHASE BANK N.A.	1372169	05/12/2026	MAINT-TAGS VIN#1981	100-5100-4510	9.50
JP MORGAN CHASE BANK N.A.	1372170	05/12/2026	PD-TAGS VIN#8967	100-4800-4510	7.50
FRONTIER COMMUNICATIO...	4/28/26 GEN	05/12/2026	GEN-LOCAL SVC 4/28-5/27/26	100-4090-4200	691.10
FRONTIER COMMUNICATIO...	4/28/26	05/12/2026	LOCAL SVC 4/28-5/27/26	100-4090-4200	1,416.08
FRONTIER COMMUNICATIO...	4/28/26	05/12/2026	LOCAL SVC 4/28-5/27/26	100-4090-4200	1,126.97
GRAYSON V EDWARDS	4/28/26	05/12/2026	TAX-MLG 3/31-4/29/26	100-4990-4250	141.37
BROWN, LACALLADE & LANG...	51316 D	05/12/2026	JSVC-(AJQ) 2/1-2/28/26	100-4360-4182	232.50

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BROWN, LACALLADE & LANG...	51316 E	05/12/2026	JSVC-(AJQ) 1/1-1/31/26	100-4360-4182	472.50
F. N. (TREY) BROWN,III	53023	05/12/2026	JSVC-LINDERMAN 12/8/25-4...	100-4360-4181	435.50
BROWN, LACALLADE & LANG...	54534 C	05/12/2026	JSVC-(AR)(KR)(TG) 1/1-1/31/...	100-4360-4181	7.50
BROWN, LACALLADE & LANG...	56458 D	05/12/2026	JSVC-(MC)(AB) 1/1-1/31/26	100-4360-4181	262.50
BROWN, LACALLADE & LANG...	56626 A	05/12/2026	JSVC-(SE) 1/1-1/31/26	100-4360-4182	277.50
MELISSA MCCLURE	56626 A	05/12/2026	JSVC-EVANS 2/1-2/28/26	100-4360-4182	22.50
MELISSA MCCLURE	56782 B	05/12/2026	JSVC-WALKER 2/1-2/28/26	100-4360-4181	660.00
NINA S. WILLIS	56867 A	05/12/2026	JSVC-(GL) 10/2-12/16/25	100-4360-4181	1,642.50
BROWN, LACALLADE & LANG...	56867 B	05/12/2026	JSVC-(GL) 1/1-1/31/26	100-4360-4182	37.50
NATALIE WALLACE BENNETT,...	57055 A	05/12/2026	JSVC-(JB)(AV)(KSB) 9/17/25-2...	100-4360-4182	450.00
NINA S. WILLIS	57055	05/12/2026	JSVC-(JABJB)(AMB)(KBS) 11/...	100-4360-4181	127.50
NATALIE WALLACE BENNETT,...	57386	05/12/2026	JSC-(ON) 10/13/25-2/17/26	100-4360-4182	232.50
BROWN, LACALLADE & LANG...	57403 B	05/12/2026	JSVC-(DM)(AM)(TH)(JH) 1/1-...	100-4360-4182	382.50
BROWN, LACALLADE & LANG...	57403 C	05/12/2026	JSVC-(DM)(AM)(JH)(TH) 2/1-...	100-4360-4182	67.50
NATALIE WALLACE BENNETT,...	57668	05/12/2026	JSVC-(TDS) 9/27 - 11/3/25	100-4360-4182	658.50
MELISSA MCCLURE	57998 B	05/12/2026	JSVC-VALDEZ 2/1-2/28/26	100-4360-4181	22.50
BROWN, LACALLADE & LANG...	58140 B	05/12/2026	JSVC-(XV) 1/1-1/31/26	100-4360-4181	52.50
BROWN, LACALLADE & LANG...	58140 C	05/12/2026	JSVC-(XV) 2/1-2/28/26	100-4360-4181	262.50
NINA S. WILLIS	58232 A	05/12/2026	JSVC-PUENTE 12/1/25 -2/17/...	100-4360-4182	562.50
NATALIE WALLACE BENNETT,...	58232	05/12/2026	JSVC-(ASPP)(APP)(GPP)(NPP)(...	100-4360-4181	1,228.50
NINA S. WILLIS	58504 A	05/12/2026	JSVC-(JH) 1/29-3/9/26	100-4360-4181	315.00
BROWN, LACALLADE & LANG...	58504 A	05/12/2026	JSVC-(JH) 1/1-1/31/26	100-4360-4182	262.50
BROWN, LACALLADE & LANG...	58504 B	05/12/2026	JSVC-(JH) 2/1-2/28/26	100-4360-4182	172.50
NINA S. WILLIS	58504	05/12/2026	JSVC-(JH) 12/1/25-1/15/26	100-4360-4181	352.50
MELISSA MCCLURE	58687 A	05/12/2026	JSVC-(CC) 2/1-2/28/26	100-4360-4181	247.50
BROWN, LACALLADE & LANG...	58687 A	05/12/2026	JSVC-(CJC) 1/1-1/31/26	100-4360-4182	570.00
BROWN, LACALLADE & LANG...	58687 B	05/12/2026	JSVC-(CJC) 2/1-2/28/26	100-4360-4182	37.50
NINA S. WILLIS	58687	05/12/2026	JSVC-(CJC) 11/18/25-1/12/26	100-4360-4182	262.50
MELISSA MCCLURE	58795 A	05/12/2026	JSVC-SWENSON/ECKERT 2/1-...	100-4360-4181	622.50
BROWN, LACALLADE & LANG...	58795 A	05/12/2026	JSVC-(AS) 1/1-1/31/26	100-4360-4182	127.50
BROWN, LACALLADE & LANG...	58795 B	05/12/2026	JSVC-(AS) 2/1-2/28/26	100-4360-4182	322.50
NATALIE WALLACE BENNETT,...	58795	05/12/2026	JSVC-(AS) 9/8/25-3/24/26	100-4360-4182	1,500.00
BROWN, LACALLADE & LANG...	59112 A	05/12/2026	JSVC-(WNN) 1/1-1/31/26	100-4360-4181	570.00
BROWN, LACALLADE & LANG...	59112 B	05/12/2026	JSVC-(WNN) 2/1-2/28/26	100-4360-4182	232.50
NINA S. WILLIS	59171 A	05/12/2026	JSVC-(JL)(KCL) 1/20/26	100-4360-4182	90.00
NINA S. WILLIS	59171	05/12/2026	JSVC-(JL)(KCL) 12/9/25-1/29/...	100-4360-4182	165.00
NATALIE WALLACE BENNETT,...	59178	05/12/2026	JSVC-(RS)(CMC) 12/3/25-2/1...	100-4360-4182	940.50
BROWN, LACALLADE & LANG...	59243	05/12/2026	JSVC-(NW) 1/1-1/31/26	100-4360-4181	255.00
BROWN, LACALLADE & LANG...	59243 A	05/12/2026	JSVC-(NW) 2/1-2/28/26	100-4360-4181	142.50
MELISSA MCCLURE	59336 A	05/12/2026	JSVC-SOLORZANO 2/1-2/28/...	100-4360-4181	375.00
NINA S. WILLIS	59336	05/12/2026	JSVC-SOLOARZANO 1/27-3/1...	100-4360-4182	630.00
CHEVROLET BUICK MARBLE ...	6102129	05/12/2026	MAINT-REPAIR UNIT M26	100-5100-4510	558.18
ROBERT MADDEN INDUSTRI...	7170735	05/12/2026	MAINT-JUDGE STUBBS RTU 2...	100-5100-3300	397.19
GT DISTRIBUTORS, INC.	UNIV0097529	05/12/2026	SO- UNIFORMS FOR NEW HI...	100-5600-4820	147.99
HOOVER BUILDING SUPPLY, ...	2604-722613	05/12/2026	MAINT-MTL CUT WHL,WREN...	100-5100-3300	30.00
HOOVER BUILDING SUPPLY, ...	2604-722668	05/12/2026	SO-MASKING TAPE	100-5600-3300	32.94
HOOVER BUILDING SUPPLY, ...	2604-722805	05/12/2026	MAINT-STRAP HINGE,BARREL...	100-5100-3300	14.68
WINGMAN OIL CHANGE	275205	05/12/2026	SO-FULL SVC OIL CHG	100-5600-4510	109.50
HILL COUNTRY SPRINGS	868911	05/12/2026	SO-WTR SVC 8/5 GAL	100-5600-3300	78.99
HILL COUNTRY SPRINGS	868922	05/12/2026	JP1-WTR SVC 5/3 GAL	100-4510-3300	34.99
HILL COUNTRY SPRINGS	868940	05/12/2026	AUD-WTR SVC 4/5 GAL	100-4090-4990	46.99
HILL COUNTRY SPRINGS	868941	05/12/2026	CA-WTR SVC 4/5 GAL	100-4750-3300	44.99
HILL COUNTRY SPRINGS	868948	05/12/2026	DCLK-WTR SVC 3/5 GAL	100-4500-3300	31.99
HILL COUNTRY SPRINGS	868949	05/12/2026	DJ-WTR SVC 3/5 GAL	100-4350-3100	37.99
HILL COUNTRY SPRINGS	868952	05/12/2026	PDEF-WTR SVC 2/5 GAL	100-4800-3100	28.99
HILL COUNTRY SPRINGS	868953	05/12/2026	PDEF-WTR SVC 2/5 GAL	100-4800-3100	34.99
CONDOR DOCUMENT SERVI...	BCJP42726	05/12/2026	NDEP- SHREDDING SERVICES...	100-4090-4990	65.00
CONDOR DOCUMENT SERVI...	BDA42726	05/12/2026	DA BURNET-SHREDDING SVC...	100-4850-3300	62.00
CONDOR DOCUMENT SERVI...	BSO42726	05/12/2026	SO-MTHLY SHREDDING	100-5600-3300	65.00
GT DISTRIBUTORS, INC.	UNIV0097558	05/12/2026	SO- UNIFORMS FOR NEW HI...	100-5600-4820	670.94

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LANGUAGE LINE SERVICES, I...	11906997	05/12/2026	MAG-INTERPRETER SERVICES...	100-5010-4010	112.35
SEQUEL DATA SYSTEMS, INC.	24167	05/12/2026	IT- CABLES TRANSCEIVERS	100-5040-5750	2,257.80
TEXAS WILDLIFE DAMAGE	258293	05/12/2026	FLD AGRMNT KERRVILLE 4/2...	100-4090-4000	3,200.00
LEXISNEXIS	3096437570	05/12/2026	DA- DATA SEARCHES OCT 20...	100-4850-3300	654.00
AQUA BEVERAGE CO.	348756	05/12/2026	DA/LLANO-COOLER RENT	100-1150-1000	11.00
AQUA BEVERAGE CO.	348887	05/12/2026	CCL-COOLER RENT	100-4250-3300	10.00
AQUA BEVERAGE CO.	349008	05/12/2026	CJ-COOLER RENT	100-4000-3300	13.00
CASIE WALKER	4/30/26	05/12/2026	DCLK-MLS/LDG/MLG CDCAT ...	100-4500-4270	124.30
STEPHANIE ELLIS	4/30/26	05/12/2026	ELECT-MLG APR 26	100-4900-4250	63.80
TEXAS ASSOC OF COUNTIES	94619042026 COBRA	05/12/2026	COBRA ADMIN FEES APRIL 26...	100-4800-2020	20.00
TEXAS ASSOC OF COUNTIES	94619042026 COBRA	05/12/2026	COBRA ADMIN FEES APRIL 26...	100-4850-2020	20.00
TEXAS ASSOC OF COUNTIES	94619042026 COBRA	05/12/2026	COBRA ADMIN FEES APRIL 26...	100-5010-2020	20.00
TEXAS ASSOC OF COUNTIES	94619042026 COBRA	05/12/2026	COBRA ADMIN FEES APRIL 26...	100-5600-2020	20.00
TEXAS ASSOC OF COUNTIES	94619042026 COBRA	05/12/2026	COBRA ADMIN FEES APRIL 26...	100-5600-2020	20.00
TEXAS ASSOC OF COUNTIES	94619042026 COBRA	05/12/2026	COBRA ADMIN FEES APRIL 26...	100-5600-2020	20.00
HOOVER BUILDING SUPPLY, ...	2604-716193	05/12/2026	MAINT-BASIC VOLTAGE TEST...	100-5100-3300	33.99
JP MORGAN CHASE BANK N.A.	609619332087	05/12/2026	SO- LDG CONF APRIL 13-16 ...	100-5600-4270	603.20
ROBERT MADDEN INDUSTRI...	7149828	05/12/2026	MAINT- CORE REMOVAL TO...	100-5100-4520	255.36
ROBERT MADDEN INDUSTRI...	7149840	05/12/2026	MAINT- FERON CYCLINDERS	100-5100-4520	477.63
JP MORGAN CHASE BANK N.A.	INV-DF-US-LC4J387DU75MP...	05/12/2026	SO- STARLINK STANDBY MO...	100-5600-4000	5.00
JP MORGAN CHASE BANK N.A.	VO000000031434783	05/12/2026	AGRI-TOLLS 4/6/26	100-6650-4250	69.22
HOOVER BUILDING SUPPLY, ...	2604-716516	05/12/2026	SO-C-PAK,HILLMAN TRI PK	100-5600-3300	6.95
HOOVER BUILDING SUPPLY, ...	2604-716537	05/12/2026	MAINT-MAIL STOPPER,RH SC...	100-5100-3300	19.29
HOOVER BUILDING SUPPLY, ...	2604-716643	05/12/2026	SO-STRETCH WRAP,REFORM ...	100-5600-3300	60.48
HOOVER BUILDING SUPPLY, ...	2604-716690	05/12/2026	MAINT-CABLE TIE	100-5100-3300	9.01
HOOVER BUILDING SUPPLY, ...	2604-716709	05/12/2026	SO-GRINDING WHL,HILLMAN...	100-5600-3300	23.46
HILL COUNTRY SPRINGS	846917	05/12/2026	CA-WTR SVC 3/5 GAL	100-4750-3300	34.99
JP MORGAN CHASE BANK N.A.	1098546	05/12/2026	MAINT-TAGS VIN#3201	100-5100-4510	7.50
JP MORGAN CHASE BANK N.A.	1171260	05/12/2026	MAINT-TAGS VIN#1549	100-5100-4510	7.50
JP MORGAN CHASE BANK N.A.	1562909	05/12/2026	MAINT-TAGS VIN#9208	100-5100-4510	7.50
JP MORGAN CHASE BANK N.A.	1562910	05/12/2026	MAINT-TAGS #VIN1532	100-5100-4510	7.50
JP MORGAN CHASE BANK N.A.	1629591	05/12/2026	MAINT-TAGS VIN#1782	100-5100-4510	7.50
JP MORGAN CHASE BANK N.A.	1629607-250	05/12/2026	SO-VEHICLE REG VIN#8000	100-5600-4510	9.50
HOOVER BUILDING SUPPLY, ...	2604-716865	05/12/2026	MAINT-ZINC YEL SCREW	100-5100-3300	24.99
HOOVER BUILDING SUPPLY, ...	2604-716908	05/12/2026	MAINT-SELF TEST,RECEPTAC...	100-5100-3300	46.07
HOOVER BUILDING SUPPLY, ...	2604-716942	05/12/2026	SO-ENAMEL	100-5600-3300	7.99
HOOVER BUILDING SUPPLY, ...	2604-716986	05/12/2026	MAINT-OUTLET BOX,2HOLE ...	100-5100-3300	28.27
JP MORGAN CHASE BANK N.A.	9083511	05/12/2026	MAINT-TAGS TR#195648	100-5100-4510	9.50
JP MORGAN CHASE BANK N.A.	9106786	05/12/2026	MAINT-TAGS VIN#1660	100-5100-4510	7.50
JP MORGAN CHASE BANK N.A.	04/09/26	05/12/2026	IT-LDG, TAGITM ANNUAL CO...	100-5040-4270	2,080.36
JP MORGAN CHASE BANK N.A.	1019604	05/12/2026	SO- BOOKS & CERTIFIED PAT...	100-5600-3300	151.13
HOOVER BUILDING SUPPLY, ...	2604-717221	05/12/2026	MAINT-SHEETROCK PLUS 3 J...	100-5100-3300	13.95
FERGUSON ENTERPRISES, INC	3323720	05/12/2026	MAINT-TOILET BOWL FOR N ...	100-5100-4520	123.20
AQUA BEVERAGE CO.	346330	05/12/2026	CCL-WTR SVC 2/5GAL	100-4250-3300	19.98
AQUA BEVERAGE CO.	346349	05/12/2026	CJ-WTR SVC 1/5 GAL	100-4000-3300	18.25
RUBEN LASTLY JR.	38230	05/12/2026	CONST1- OIL CHANGE 15 TA...	100-5510-4510	85.00
XEROX CORP	025548865	05/12/2026	CJ-ELQ-597996 APRIL 26	100-4090-4620	64.81
XEROX CORP	025548866	05/12/2026	MFA-ELQ-597954 APRIL 26	100-4090-4620	200.71
XEROX CORP	025548868	05/12/2026	PDEF-ELQ-597984 APRIL 26	100-4800-4610	33.36
XEROX CORP	025548869	05/12/2026	JP4-ELQ-604684 APRIL 26	100-4540-4620	42.09
XEROX CORP	025548870	05/12/2026	JP3-ELQ-603524 APRIL 26	100-4350-4620	73.49
XEROX CORP	025548871	05/12/2026	CATTY-ELQ-518216 APRIL 26	100-4090-4620	48.39
XEROX CORP	025548872	05/12/2026	AUD-EKZ-341859 APRIL 26	100-4090-4620	142.32
XEROX CORP	025548873	05/12/2026	DCLK-EHQ-229951 APRIL 26	100-4090-4620	170.71
XEROX CORP	025548876	05/12/2026	TREAS-ELQ-597748 APRIL 26	100-4090-4620	205.87
XEROX CORP	025548877	05/12/2026	SO-ELQ-597978 APRIL 26	100-4090-4620	107.81
XEROX CORP	025548878	05/12/2026	SO-ELQ-597987 APRIL 26	100-4090-4620	76.12
XEROX CORP	025548879	05/12/2026	DA-ELQ-606387 APRIL 26	100-4850-4620	220.85
XEROX CORP	025548880	05/12/2026	DA/LLANO-ELQ-606382 APRIL...	100-1150-1000	275.95
K.C. ENGINEERING, INC.	2026-1329	05/12/2026	NDEP-CAMPO TAC MTNG	100-4090-4010	180.00

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
HILL COUNTRY FORENSICS LLC	491 A	05/12/2026	JP4-TERRY WEATHERS 2026-...	100-4090-4050	3,200.00
HILL COUNTRY FORENSICS LLC	491 B	05/12/2026	JP4-JOE WILKIE 2026-00203	100-4090-4050	3,200.00
HILL COUNTRY FORENSICS LLC	491 C	05/12/2026	JP4-DANIEL FRAZIER 26-00217	100-4090-4050	3,200.00
HILL COUNTRY FORENSICS LLC	491 D	05/12/2026	JP4-ALLAN HOLMES 26-00219	100-4090-4050	3,200.00
HILL COUNTRY FORENSICS LLC	491 E	05/12/2026	JP4-ROBERT REECE 26-00280	100-4090-4050	3,200.00
HILL COUNTRY FORENSICS LLC	491	05/12/2026	JP4-LORRIE MARTINEZ 26-00...	100-4090-4050	3,200.00
HILL COUNTRY FORENSICS LLC	494 A	05/12/2026	JP3-MARK SCHULTZ 26-00274	100-4090-4050	3,200.00
HILL COUNTRY FORENSICS LLC	494	05/12/2026	JP3-MICHAEL CRITES 26-001...	100-4090-4050	3,200.00
EVAN STUBBS	5/1/26	05/12/2026	DCRT-REIMB STATE BAR DUES	100-4350-4910	293.00
PAUL KOWALIK	5/1/26	05/12/2026	SO-MLS SAREX EXERCISE 5/1...	100-5600-4270	268.00
MARK HASTY	5/1/26	05/12/2026	SO-MLS SAREX EXERCISE 5/1...	100-5600-4270	268.00
JOSHUA SWAIN	5/1/26	05/12/2026	SO-MLS SAREX EXERCISE 5/1...	100-5600-4270	268.00
ALAN TREVINO	5/1/26	05/12/2026	SO-MLS SAREX EXERCISE 5/1...	100-5600-4270	268.00
HILL COUNTRY FORENSICS LLC	502 A	05/12/2026	JP1-LORENZO MARTINEZ 26-...	100-4090-4050	3,200.00
HILL COUNTRY FORENSICS LLC	502 B	05/12/2026	JP1-CLIFFORD PERKINS 26-00...	100-4090-4050	3,200.00
HILL COUNTRY FORENSICS LLC	502 C	05/12/2026	JP1-RAYMOND BOOTH 26-00...	100-4090-4050	3,200.00
HILL COUNTRY FORENSICS LLC	502	05/12/2026	JP1-DON EVERTT 26-00164	100-4090-4050	3,200.00
TRANSUNION RISK AND ALT...	5292031-202604-1	05/12/2026	DA-DATA SEARCHES FOR OCT..	100-4850-3300	141.00
NET SOLUTIONS AND SECURI...	66443	05/12/2026	NDEP-ALARM MONITORING ...	100-4090-4990	35.00
NET SOLUTIONS AND SECURI...	66444	05/12/2026	NDEP-ALARM MONITORING ...	100-4090-4990	35.00
NET SOLUTIONS AND SECURI...	66445	05/12/2026	NDEP-ALARM MONITORING ...	100-4090-4990	35.00
NET SOLUTIONS AND SECURI...	66446	05/12/2026	NDEP-ALARM MONITORING ...	100-4090-4990	35.00
NET SOLUTIONS AND SECURI...	66447	05/12/2026	NDEP-ALARM MONITORING ...	100-4090-4990	35.00
HILL COUNTRY SPRINGS 029...	871269	05/12/2026	PDEF/LLANO-WTR SVC 2/5 G...	100-4800-3100	42.49
JP MORGAN CHASE BANK N.A.	4/30/26	05/12/2026	APROB 4/30/26	100-1320-4000	4,725.86
JP MORGAN CHASE BANK N.A.	4/30/26	05/12/2026	JPROB 4/30/26	100-1320-5000	2,267.02
JP MORGAN CHASE BANK N.A.	4/30/26	05/12/2026	SO-REM 870 12 GAUGE STO...	100-5600-3300	422.93
JP MORGAN CHASE BANK N.A.	4/30/26	05/12/2026	SO- EQUINE INVESTIGATIONS...	100-5600-4270	25.50
JP MORGAN CHASE BANK N.A.	4/30/26	05/12/2026	SO-UNIFORMS	100-5600-4820	-462.45
ROBERT MADDEN INDUSTRI...	7149850	05/12/2026	MAINT-CM PO # 26-3135 (FE...	100-5100-4520	-243.00
DR. TANIA GLENN & ASSOCI...	BCS0047	05/12/2026	SO-TRAUMA TREATMENTS O...	100-5600-4010	800.00
ODP BUSINESS SOLUTIONS, L...	466827192001	05/12/2026	NDEP- SUPPLIES	100-4090-3090	121.74
CYNTHIA DALRYMPLE	4/29/26	05/12/2026	AUD- MILEAGE REIMB, ERP P...	100-4950-4270	100.34
AMAZON CAPITAL SERVICES, ...	11MH-TFPW-67LN	05/12/2026	NDEP- CENTRAL SUPPLIES	100-4090-3090	90.65
IPRINT TECHNOLOGIES	1302769	05/12/2026	PD- HP30 A BLACK TONER	100-4800-3100	81.00
AMAZON CAPITAL SERVICES, ...	196R-3636-3KNK	05/12/2026	HR- SUPPLIES FOR EMPLOYEE...	100-5000-4990	72.89
AMAZON CAPITAL SERVICES, ...	1DR3-TTHW-64NG	05/12/2026	NDEP- CENTRAL SUPPLIES	100-4090-3090	116.04
AMAZON CAPITAL SERVICES, ...	1GRV-DWGT-3Q3G	05/12/2026	CCL-CHAIRS AND CLOCK	100-4250-3300	64.00
AMAZON CAPITAL SERVICES, ...	1H3F-JJV7-477C	05/12/2026	SO- LAMINATOR 410X TONER	100-5600-3300	193.97
AMAZON CAPITAL SERVICES, ...	1H3F-JJV7-4RW9	05/12/2026	SO- WATCHGUARD DRIVE A...	100-5600-3300	188.05
TDCAA	289869	05/12/2026	DA-MEMBERSHIP DUES FOR ...	100-4850-4270	85.00
VYVE	5/4/26 MFA	05/12/2026	MFA-404-120738 SVC 5/1-5/...	100-5040-4560	1,072.85
VYVE	5/4/26 PDEF	05/12/2026	PDEF-411-941156 SVC 5/1-5...	100-4800-4370	629.16
VYVE	5/4/26 SO	05/12/2026	SO-411-105604 SVC 5/1-5/31...	100-5040-4560	940.00
NATHAN KIGHT	5/4/26	05/12/2026	PDEF-REIMB STATE BAR DUES	100-4800-4270	263.00
TONYA QUINTERO	5/4/26	05/12/2026	TAX-MLG APRIL 26	100-4990-4250	65.97
GABRIELA BURDELL	5/4/26	05/12/2026	TAX-MLG APR 26	100-4990-4250	50.96
JENKINS FUNERAL HOME	5/5/26	05/12/2026	JP4-TANYA WATSON	100-4090-4050	650.00
CITY OF BURNET	5/6/26	05/12/2026	GEN SVC 3/31-4/30/26	100-4090-4370	16,525.31
JENNIFER BUNTING	5/6/26	05/12/2026	DCRT-MLG APRIL 26	100-4350-4250	268.25
KELLY TARLA, CEA, AG&NR	5/6/26	05/12/2026	AGRI-MLG APR 26	100-6650-4250	41.35
				Fund 100 - GENERAL Total:	175,795.34

Fund: 140 - ECONOMIC DEVELOPMENT

JP MORGAN CHASE BANK N.A.	12077	05/12/2026	HMT- RESTOCK SUPP FOR VO...	140-6640-3300	58.36
ACOSTIMAC LLC	4160535396	05/12/2026	HMT- SOUND PANELS FOR O...	140-6640-4605	699.95
JP MORGAN CHASE BANK N.A.	4069989246	05/12/2026	HMT-GODADDY, HIGHLAND ...	140-6640-4580	139.14
LET'S GET SOCIAL	000018	05/12/2026	HMT- PUBLISHING ADVERTIS...	140-6640-4580	1,500.00
TEXAS BUILDING SUPPLY	15417008	05/12/2026	HMT- FLOORING FOR BRIGGS..	140-6640-5301	3,565.56
TXU ENERGY	055903605173	05/12/2026	BCC-SVC 3/27-4/27/26	140-6640-4605	86.85

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
TEXAS BUILDING SUPPLY	15430775	05/12/2026	HMT- FLOOR ADHESIVE FOR ...	140-6640-5301	763.26
Fund 140 - ECONOMIC DEVELOPMENT Total:					6,813.12
Fund: 150 - LAW LIBRARY					
WEST PAYMENT CENTER	853524921	05/12/2026	DLL-SUBSCRIPTION CHG 4/1-...	150-4650-3300	524.00
WEST PAYMENT CENTER	853528062	05/12/2026	CLL-SUBSCRIPTION CHG 4/1-...	150-4650-3300	126.00
WEST PAYMENT CENTER	853554898	05/12/2026	PDEF-SUBSCRIPTION CHG 4/1...	150-4650-3300	295.14
WEST PAYMENT CENTER	853584631	05/12/2026	AUD-SUBSCRIPTION CHG 4/1...	150-4650-3300	90.00
Fund 150 - LAW LIBRARY Total:					1,035.14
Fund: 170 - INDIGENT HEALTH CARE					
MEDIMPACT HEALTHCARE S...	33006760	05/12/2026	IHC-CLAIMS PROCESSING 4/1...	170-6370-4010	12.46
IPRINT TECHNOLOGIES	1301788	05/12/2026	IHC- BLACK TONER CARTRID...	170-6370-3100	78.00
BAYLOR SCOTT & WHITE CLIN..	4/30/26	05/12/2026	IHC-PHYSICIAN SVCS NON E...	170-6350-7000	774.67
MEDIMPACT HEALTHCARE S...	4/30/26	05/12/2026	IHC-PRESCRIPTIONS	170-6350-7010	263.32
SCOTT & WHITE MEMORIAL ...	4/30/26	05/12/2026	IHC-HOSPITAL OUTPATIENT	170-6350-7030	1,060.23
INDIGENT HEALTHCARE SOL...	81829	05/12/2026	IHC-PROF SVCS JUNE 26	170-6370-4610	1,059.00
Fund 170 - INDIGENT HEALTH CARE Total:					3,247.68
Fund: 180 - RESTRICTED					
O'REILLY AUTOMOTIVE INC	0636-192282	05/12/2026	VETRIDE-WINDSHIELD WIPE...	180-4082-4510	54.00
BURNET CO CHILD WELFARE ...	3/30/26 SN	05/12/2026	SPECIAL NEEDS JAN-MAR 26	180-6350-4027	1,417.49
BURNET CO CHILD WELFARE ...	3/30/26	05/12/2026	CLOTHES JAN-MAR 26	180-6350-4026	600.00
JP MORGAN CHASE BANK N.A.	UEW6L7079733	05/12/2026	BOPATE- EVENTS-SUPPLIES	180-4092-4810	664.52
JP MORGAN CHASE BANK N.A.	UEWI3Q354645	05/12/2026	HHW- EVENTS-SUPPLIES	180-4092-4810	90.00
JP MORGAN CHASE BANK N.A.	0001	05/12/2026	BOPATE- LUNCH FOR COLLEC...	180-4092-4810	449.50
JP MORGAN CHASE BANK N.A.	610811169703	05/12/2026	BOPATE- BREAKFAST FOR EV...	180-4092-4810	120.63
HORSESHOE BAY BEACON	8532	05/12/2026	BOPATE- FLYER INSERTS	180-4092-4810	250.00
JP MORGAN CHASE BANK N.A.	1073-1467	05/12/2026	SO- EVENT TABLE FOR BURN...	180-5605-4680	600.00
HUDGINS COMPANY	209829	05/12/2026	HHW- OIL REMOVAL AND AN...	180-4092-4810	852.50
DEBRA L. MCGREW, CSR, RMR	4/26/26	05/12/2026	CCRT-PROF SVCS CS # 50073	180-4262-4740	588.00
WAYNES AUTOMOTIVE & TI...	39253	05/12/2026	VET- UNIT 7 2017 CHEVY HO...	180-4082-4510	522.93
JP MORGAN CHASE BANK N.A.	1171255	05/12/2026	VET-TAGS VIN#6486	180-4082-4510	7.50
JP MORGAN CHASE BANK N.A.	1344066	05/12/2026	VET-TAGS VIN#0009	180-4082-4510	7.50
JP MORGAN CHASE BANK N.A.	4/30/26	05/12/2026	VET-REPLENISH 3/31/26	180-4082-4510	253.00
Fund 180 - RESTRICTED Total:					6,477.57
Fund: 190 - BCSO CHP 59 & EQUITABLE SHARING					
TRANSUNION RISK AND ALT...	13421-202604-1	05/12/2026	SO-SVC 4/1-4/30/26	190-5162-4540	517.30
Fund 190 - BCSO CHP 59 & EQUITABLE SHARING Total:					517.30
Fund: 200 - LIBRARY SYSTEM					
PEDERNALES ELECTRIC COOP...	4/25/26 MFL	05/12/2026	MFL-3000188495 SVC 3/24-4...	200-6500-4370	849.27
FRONTIER COMMUNICATIO...	4/28/26 LIB	05/12/2026	LIB-LOCAL SVC 4/28-5/27/26	200-6500-4200	287.94
CITY OF BERTRAM	4/29/26 BL	05/12/2026	BL-WTR SVC 3/24-4/24/26	200-6500-4370	132.67
PEDERNALES ELECTRIC COOP...	4/29/26 SL	05/12/2026	SL-3001256270 SVC 3/26-4/...	200-6500-4370	193.32
LILLIAN ASBILL	4/29/26	05/12/2026	HBL-MLG APR 26	200-6500-4250	60.90
NEXTLINK INTERNET	B125372803-25	05/12/2026	OL-INT SVC 5/3-6/2/26	200-6500-4370	78.71
AMAZON CAPITAL SERVICES, ...	1XFR-GRTN-37JR	05/12/2026	LIB-(BL) SUPPLIES	200-6500-3300	932.50
ATMOS ENERGY	5/4/26 BL	05/12/2026	BL-3054285403 SVC 3/26-4/...	200-6500-4370	129.04
Fund 200 - LIBRARY SYSTEM Total:					2,664.35
Fund: 202 - FRIENDS OF THE LIBRARY					
INGRAM LIBRARY SERVICES	96049677	05/12/2026	LIB-(HBL) BOOKS	202-6500-1900	126.66
INGRAM LIBRARY SERVICES	96049678	05/12/2026	LIB-(HBL) BOOKS	202-6500-1900	18.36
INGRAM LIBRARY SERVICES	96049679	05/12/2026	LIB-(HBL) BOOKS	202-6500-1900	153.72
JP MORGAN CHASE BANK N.A.	232534672	05/12/2026	HBL- RENEW FRIENDS FUND...	202-6500-1900	294.22
Fund 202 - FRIENDS OF THE LIBRARY Total:					592.96
Fund: 222 - COUNTY CLERK RECORDS					
CTWP	1773827	05/12/2026	CCLK-23D30295 SVC 1/24-4/...	222-4042-3300	25.52
CTWP	1774060	05/12/2026	CCLK-23D30295 BASE CHG 4...	222-4042-3300	39.93
Fund 222 - COUNTY CLERK RECORDS Total:					65.45
Fund: 270 - COUNTY JAIL					
VIAPATH TECHNOLOGIES	FINV000052196	05/12/2026	JAIL-INMATE DEBIT USG JAN ...	270-2010-1010	28,938.15

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
VIAPATH TECHNOLOGIES	FINV000053044	05/12/2026	JAIL-INMATE DEBIT USG FEB ...	270-2010-1010	29,191.04
VIAPATH TECHNOLOGIES	FINV000053716	05/12/2026	JAIL-INMATE DEBIT USG OCT...	270-2010-1010	26,315.89
VIAPATH TECHNOLOGIES	FINV000053717	05/12/2026	JAIL-INMATE DEBIT USG NOV...	270-2010-1010	21,797.19
VIAPATH TECHNOLOGIES	FINV000053718	05/12/2026	JAIL-INMATE DEBIT USG DEC ...	270-2010-1010	23,091.96
JP MORGAN CHASE BANK N.A.	RK00611298	05/12/2026	JAIL- SHIRTS FOR MAINTENA...	270-5120-4820	201.98
ELLIOTT ELECTRIC	36-70704-03	05/12/2026	JAIL-BALLAST	270-5120-3450	231.00
JP MORGAN CHASE BANK N.A.	1344061	05/12/2026	JAIL-TAGS VIN#4242	270-5120-4510	7.50
JP MORGAN CHASE BANK N.A.	1344062	05/12/2026	JAIL-TAGS VIN#4495	270-5120-4510	7.50
JP MORGAN CHASE BANK N.A.	1372014	05/12/2026	JAIL-TAGS VIN#3611	270-5120-4510	7.50
JP MORGAN CHASE BANK N.A.	1372015	05/12/2026	JAIL- TAGS VIN#8809	270-5120-4510	7.50
JP MORGAN CHASE BANK N.A.	4/14/26	05/12/2026	JAIL- NOTARY TRAINING	270-5120-4270	41.42
GALLOWAY INSURANCE AGE...	245942	05/12/2026	JAIL- NOTARY A BROOKS S B...	270-5120-3300	71.57
HOOVER BUILDING SUPPLY, ...	2604-719600	05/12/2026	JAIL-CABINETBACKER	270-5120-3450	16.99
HOOVER BUILDING SUPPLY, ...	2604-720473	05/12/2026	JAIL-LUB,FAUCET REPAIR KIT	270-5120-3450	62.96
LINDE GAS & EQUIPMENT IN...	56205880	05/12/2026	JAIL-71468338 CYL RENTAL 3...	270-5120-3450	49.87
JP MORGAN CHASE BANK N.A.	04/23/26	05/12/2026	JAIL- LDG AND MEALS TO IO...	270-5120-4250	18.49
HILL COUNTRY SPRINGS	863457	05/12/2026	JAIL-WTR SVC 3/5 GAL	270-5120-3300	38.49
JP MORGAN CHASE BANK N.A.	AABKTNMCAEC9	05/12/2026	JAIL- LDG AND MEALS TO IO...	270-5120-4250	13.91
JP MORGAN CHASE BANK N.A.	04/24/2026	05/12/2026	JAIL- LDG AND MEALS TO IO...	270-5120-4250	12.86
HOOVER BUILDING SUPPLY, ...	2604-721283	05/12/2026	JAIL-LIQ NAIL,BIT DRILL,50PK...	270-5120-3450	81.53
JP MORGAN CHASE BANK N.A.	87330EE025132	05/12/2026	JAIL- LDG AND MEALS TO IO...	270-5120-4250	97.08
I-CON SYSTEMS, INC.	SI012629	05/12/2026	JAIL- SOLENOIDS FOR SHOW...	270-5120-3450	913.81
FARRELL CALHOUN INC.	802118916	05/12/2026	JAIL-PAINT	270-5120-3450	885.35
JP MORGAN CHASE BANK N.A.	0106064-IN	05/12/2026	JAIL- NIKO ROSALES RECERTIF..	270-5120-4270	600.00
HOOVER BUILDING SUPPLY, ...	2604-723010	05/12/2026	JAIL-SANDPAPER,PAIL	270-5120-3450	24.26
HOOVER BUILDING SUPPLY, ...	2604-723097	05/12/2026	JAIL-MAT,MASKING/FOIL TA...	270-5120-3450	100.16
TEXAS ASSOC OF COUNTIES	94619042026 COBRA/JAIL	05/12/2026	COBRA ADMIN FEES APRIL 26...	270-5120-2020	20.00
TEXAS ASSOC OF COUNTIES	94619042026 COBRA/JAIL	05/12/2026	COBRA ADMIN FEES APRIL 26...	270-5120-2020	20.00
TEXAS ASSOC OF COUNTIES	94619042026 COBRA/JAIL	05/12/2026	COBRA ADMIN FEES APRIL 26...	270-5120-2020	20.00
JP MORGAN CHASE BANK N.A.	742815	05/12/2026	JAIL- ONLINE COURSE ERIC J...	270-5120-4270	320.00
TRACTOR SUPPLY CREDIT PL...	100069496	05/12/2026	JAIL-WEED KILLER	270-5120-3450	239.98
JP MORGAN CHASE BANK N.A.	RK00616109	05/12/2026	JAIL- UNIFORM SHIRTS	270-5120-4820	135.37
XEROX CORP	025548867	05/12/2026	JAIL-EHQ-241763 APRIL 26	270-5120-4620	72.45
XEROX CORP	025548874	05/12/2026	JAIL-ELQ-518427 APRIL 26	270-5120-4620	34.16
XEROX CORP	025548875	05/12/2026	JAIL-HQH-621159 APRIL 26	270-5120-4620	40.00
Fund 270 - COUNTY JAIL Total:					133,727.92

Fund: 290 - GRANTS

MICHAEL GRECO	5/4/26	05/12/2026	VETRIDES-APRIL 26	290-4052-4000	294.00
JOSEPH MANUEL MARTINEZ	5/4/26	05/12/2026	VETRIDES-APRIL 26	290-4052-4000	411.00
JANET L. CUMMINGS	5/4/26	05/12/2026	VETRIDES-APRIL 26	290-4052-4000	213.00
KENNETH BLANK	5/4/26	05/12/2026	VETRIDES-APRIL 26	290-4052-4000	126.00
PAMELA S. JONES-STULL	5/4/26	05/12/2026	VETRIDES-APRIL 26	290-4052-4000	705.00
MITCHELL E. VANHORN	5/4/26	05/12/2026	VETRIDES-APRIL 26	290-4052-4000	1,035.00
RANDY CHARLES TURNER	5/4/26	05/12/2026	VETRIDES-APRIL 26	290-4052-4000	174.00
REBECCA JEAN PALL	5/4/26	05/12/2026	VETRIDES-APRIL 26	290-4052-4000	42.00
LORI GRECO	5/4/26	05/12/2026	VETRIDES-APR 26	290-4052-4000	144.00
Fund 290 - GRANTS Total:					3,144.00

Fund: 291 - GRANT-HOT ATTF

JP MORGAN CHASE BANK N.A.	111-7116077-4220247	05/12/2026	HOTTAT- CHAIRS	291-5784-3300	552.00
JP MORGAN CHASE BANK N.A.	3423390668	05/12/2026	HOTATF- LDG HILTON FORT ...	291-5784-4270	292.29
WILLIAMSON COUNTY	4/27/26	05/12/2026	HATTF-2Q FY26 PMT	291-2010-5784	10,544.42
JP MORGAN CHASE BANK N.A.	4/30/26	05/12/2026	HOTTFF-PARKING	291-5784-4250	11.91
JP MORGAN CHASE BANK N.A.	84505394	05/12/2026	HOTTATF- LDG FOR TRAINING	291-5784-4250	67.05
Fund 291 - GRANT-HOT ATTF Total:					11,467.67

Fund: 310 - R & B, PCT #1

HOOVER BUILDING SUPPLY, ...	2604-715110	05/12/2026	RB1-GAL POLY SPRAYER	310-6110-3300	34.99
HOOVER BUILDING SUPPLY, ...	2604-715123	05/12/2026	RB1-GAL POLY SPRAYER,SPRI...	310-6110-3300	85.97
H & H AUTO SUPPLY COMPA...	11519-403810	05/12/2026	RB1- TEETH FOR MINI X	310-6110-4510	58.86
HOOVER BUILDING SUPPLY, ...	2604-719624	05/12/2026	RB1-WORKLIGHT,HEADLAMP...	310-6110-3300	119.97

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
HOOVER BUILDING SUPPLY, ...	2604-719754	05/12/2026	RB1-FIRE ANT KILLER	310-6110-3300	16.99
HOOVER BUILDING SUPPLY, ...	2604-720298	05/12/2026	RB1-TRASH BAGS	310-6110-3300	9.79
HOOVER BUILDING SUPPLY, ...	2604-720532	05/12/2026	RB1-FIN HX NT USS Z	310-6110-3300	14.00
HOOVER BUILDING SUPPLY, ...	2604-720646	05/12/2026	RB1-FIRE ANT KILLER,SPRING...	310-6110-3300	61.97
HOOVER BUILDING SUPPLY, ...	2604-720704	05/12/2026	RB1-REPELLENT BUG/INSCT	310-6110-3300	51.94
HOOVER BUILDING SUPPLY, ...	2604-721015	05/12/2026	RB1-TIE WIRE,CATTLE PANELS	310-6110-3300	67.97
HOOVER BUILDING SUPPLY, ...	2604-721331	05/12/2026	RB1- 20FT LONG PIPE & BAG...	310-6110-3300	169.14
HOOVER BUILDING SUPPLY, ...	2604-721935	05/12/2026	RB1-WOOD TO REPAIR TRAIL...	310-6110-4510	319.87
HOOVER BUILDING SUPPLY, ...	2604-722077	05/12/2026	RB1-BIT DRILL,TIE DOWN,FL...	310-6110-3300	101.94
JP MORGAN CHASE BANK N.A.	1562913	05/12/2026	RB1- TAGS VIN#0854	310-6110-4510	7.50
HOOVER BUILDING SUPPLY, ...	2604-722372	05/12/2026	RB1-TREATED WOOD,FRM-5...	310-6110-3300	33.27
C. LINDY JACKSON SALES & S...	279968	05/12/2026	RB1- REPAIR CHAIN SAW	310-6110-4510	56.65
FRONTIER COMMUNICATIO...	4/28/26 RB1	05/12/2026	RB1-LOCAL SVC 4/28-5/27/26	310-6110-4200	195.81
KIMBALL MIDWEST	104416864	05/12/2026	RB1- OIL	310-6110-3300	75.00
HOOVER BUILDING SUPPLY, ...	2604-722787	05/12/2026	RB1-GLOVES	310-6110-3300	20.98
JP MORGAN CHASE BANK N.A.	73166	05/12/2026	RB1-ECHO CARBURETOR KIT	310-6110-4510	16.09
C. LINDY JACKSON SALES & S...	280002	05/12/2026	RB1-CHAINSAW REPAIR	310-6110-4510	98.85
LINDE GAS & EQUIPMENT IN...	56460983	05/12/2026	RB1-CYL RENT 3/20-4/20/26	310-6110-3300	50.05
TEXAS BUILDING & ROOFING ..	MF105384	05/12/2026	RB1-PIPE TO FIX CATTLE GUA...	310-6110-3300	70.00
TEXAS BUILDING & ROOFING ..	MF105395	05/12/2026	RB1-WELDING RODS	310-6110-3300	70.00
JP MORGAN CHASE BANK N.A.	1344050	05/12/2026	RB1-TAGS VIN#8533	310-6110-4510	7.50
HOOVER BUILDING SUPPLY, ...	2604-717066	05/12/2026	RB1-BAR&CHAIN OIL,SWIFFE...	310-6110-3300	19.22
Fund 310 - R & B, PCT #1 Total:					1,834.32

Fund: 320 - R & B, PCT #2

TRACTOR SUPPLY CREDIT PL...	200092458	05/12/2026	RB2- 2 TRAILER JACKS	320-6120-4510	149.98
THIRD COAST DISTRIBUTING ...	731783	05/12/2026	RB2-OIL DRY 50LBS	320-6120-3300	31.32
BIG CHIEF DISTRIBUTING CO...	18636	05/12/2026	RB2- 350 GALLONS DIESEL A...	320-6120-3310	2,580.65
TOSS IT DUMPSTERS, LLC	I938	05/12/2026	RB2-DUMP DUMPSTER APR26	320-6120-3300	550.00
TXU ENERGY	054104133199	05/12/2026	RB2-SVC 3/27-4/27/26	320-6120-4370	544.67
BRAUNTEX MATERIALS, INC	185826A	05/12/2026	RB2-100 TONS COAL MIX	320-6120-3300	8,505.12
THIRD COAST DISTRIBUTING ...	730542	05/12/2026	RB2-PREM TR HYD OIL	320-6120-4510	151.98
JP MORGAN CHASE BANK N.A.	1280989	05/12/2026	RB2-TAGS VIN#2893	320-6120-4510	7.50
JP MORGAN CHASE BANK N.A.	1312211	05/12/2026	RB2-TAGS VIN#7027	320-6120-4510	7.50
JP MORGAN CHASE BANK N.A.	1344058	05/12/2026	RB2-TAGS VIN#3050	320-6120-4510	9.50
JP MORGAN CHASE BANK N.A.	1372130	05/12/2026	RB2-TAGS VIN#0971	320-6120-4510	7.50
JP MORGAN CHASE BANK N.A.	9106761	05/12/2026	RB2-TAGS VIN#9221	320-6120-4510	7.50
JAMES HUFFSTUTLER	5/4/26	05/12/2026	RB2-REIMB WORK BOOTS	320-6120-4820	113.11
Fund 320 - R & B, PCT #2 Total:					12,666.33

Fund: 330 - R & B, PCT #3

JP MORGAN CHASE BANK N.A.	100127825550	05/12/2026	RB3-TOLLS 3/28/26	330-6130-4510	11.27
BERTRAM HARDWARE & SU...	2604-212910	05/12/2026	RB3-WING NUT,SOCKET	330-6130-3300	13.68
JP MORGAN CHASE BANK N.A.	100128589307	05/12/2026	RB3-TOLLS 4/10/26	330-6130-4510	77.92
THIRD COAST DISTRIBUTING ...	730973	05/12/2026	RB3-SPARK PLUGS,FUEL FILT...	330-6130-4510	16.02
KIMBALL MIDWEST	104368873	05/12/2026	RB3-BOLT ORGANIZER, CLEA...	330-6130-3300	2,040.05
STANLEY AUTO ELECTRIC	1599	05/12/2026	RB3-REBUILDT ALTERNATOR ...	330-6130-4510	335.00
BERTRAM HARDWARE & SU...	2604-214397	05/12/2026	RB3-GLOVE,PAINT,GATE CLIP...	330-6130-3300	36.62
BERTRAM HARDWARE & SU...	2604-214519	05/12/2026	RB3-CONDUIT,EMT STRAP,M...	330-6130-3300	36.66
FORD & CREW HOME & HAR...	33681/1	05/12/2026	RB3- TOP RAILS	330-6130-3300	55.98
BERTRAM HARDWARE & SU...	2604-214611	05/12/2026	RB3-CLEANER,STL SCRUBBER...	330-6130-3300	37.85
HOOVER BUILDING SUPPLY, ...	2604-719096	05/12/2026	RB3- 20FT REBAR AND 2X4 B...	330-6130-3300	172.75
BERTRAM HARDWARE & SU...	2604-214666	05/12/2026	RB3-FUEL TREATMENT,TEK S...	330-6130-3300	45.84
BERTRAM HARDWARE & SU...	2604-214756	05/12/2026	RB3-PVC CEMENT,ELBOW,C...	330-6130-3300	84.95
BERTRAM HARDWARE & SU...	2604-212974	05/12/2026	RB3-BUCKET,BLADE,PAIL	330-6130-3300	22.47
BERTRAM HARDWARE & SU...	2604-212984	05/12/2026	RB3-ALUM FLAT	330-6130-3300	33.98
THIRD COAST DISTRIBUTING ...	730228	05/12/2026	RB3-MUD FLAPS	330-6130-4510	131.25
BERTRAM HARDWARE & SU...	2604-215210	05/12/2026	RB3-TARP	330-6130-3300	39.98
BERTRAM HARDWARE & SU...	2604-215218	05/12/2026	RB3-TOILET RING NO WAX	330-6130-3300	11.49
BERTRAM HARDWARE & SU...	2604-215264	05/12/2026	RB3-BROOM HANDLE WOOD	330-6130-3300	23.16
BERTRAM HARDWARE & SU...	2604-215271	05/12/2026	RB3-GALV BUSHING,BIBB,NIP...	330-6130-3300	72.49
BERTRAM HARDWARE & SU...	2604-215283	05/12/2026	RB3-RUBBER BOOTS	330-6130-3300	87.96

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
BERTRAM HARDWARE & SU...	2604-215284	05/12/2026	RB3-TAPE	330-6130-3300	12.29
HOOVER BUILDING SUPPLY, ...	2604-720583	05/12/2026	RB3-SELF DRILLING SCREWS	330-6130-3300	40.98
JP MORGAN CHASE BANK N.A.	002380047094348	05/12/2026	RB3- LED LIGHTS, BLADES, C...	330-6130-3300	131.91
BERTRAM HARDWARE & SU...	2604-215474	05/12/2026	RB3-PAINT,BRUSH,HOSE WA...	330-6130-3300	51.76
BERTRAM HARDWARE & SU...	2604-215524	05/12/2026	RB3-QUIKRETE, LEATHER GL...	330-6130-3300	296.48
THIRD COAST DISTRIBUTING ...	731848	05/12/2026	RB3-ALTERNATOR UNIT 380/...	330-6130-4510	387.30
TEXAS BUILDING & ROOFING ..	MF105238	05/12/2026	RB3-METAL FOR THE SHOP	330-6130-3300	247.50
REPUBLIC HEAVY EQUIPMEN...	1344	05/12/2026	RB3- BOOM AX REPAIR	330-6130-4510	6,311.58
REPUBLIC HEAVY EQUIPMEN...	1345	05/12/2026	RB3- STEEL WHEEL ROLLER ...	330-6130-4510	1,018.51
REPUBLIC HEAVY EQUIPMEN...	1346	05/12/2026	RB3-REPAIR WORK ON SMAL...	330-6130-4510	2,535.04
KIMBALL MIDWEST	104413752	05/12/2026	RB3- VEHICLE FUSES WIRE TI...	330-6130-4510	387.54
BERTRAM HARDWARE & SU...	2604-216237	05/12/2026	RB3-SCREW,HH W/WSH,MAI...	330-6130-3300	181.47
FORD & CREW HOME & HAR...	33911/1	05/12/2026	RB3-NUTS AND BOLTS	330-6130-3300	11.56
FORD & CREW HOME & HAR...	33912/1	05/12/2026	RB3-NUTS AND BOLTS	330-6130-3300	20.98
JP MORGAN CHASE BANK N.A.	002381847132431	05/12/2026	RB3-SUPPLIES (HARBOR FREI...	330-6130-3300	75.91
CITY OF BERTRAM	4/29/26 RB3 H	05/12/2026	RB3-WTR SVC 3/25-4/24/26	330-6130-4370	53.98
CITY OF BERTRAM	4/29/26 RB3	05/12/2026	RB3-WTR SVC 3/24-4/24/26	330-6130-4370	59.25
BERTRAM HARDWARE & SU...	2604-216436	05/12/2026	RB3-WALL SWITCH,ELEC BOX...	330-6130-3300	17.73
BERTRAM HARDWARE & SU...	2604-216449	05/12/2026	RB3-TAPCON,DRILL BIT	330-6130-3300	28.99
BERTRAM HARDWARE & SU...	2604-216451	05/12/2026	RB3-BOWL WAX GASKET	330-6130-3300	5.49
BERTRAM HARDWARE & SU...	2604-216480	05/12/2026	RB3-GLOVE	330-6130-3300	12.99
LINDE GAS & EQUIPMENT IN...	56471780	05/12/2026	RB3-CYL RENTAL 3/20-4/20/...	330-6130-3300	71.75
TEXAS BUILDING & ROOFING ..	MF105376	05/12/2026	RB3- ANGLE IRON FOR SHOP	330-6130-3300	41.00
BERTRAM HARDWARE & SU...	2604-213381	05/12/2026	RB3-GRASS SEED	330-6130-3300	33.16
THIRD COAST DISTRIBUTING ...	730477	05/12/2026	RB3-FILTER,WHL NUT	330-6130-4510	39.86
BERTRAM HARDWARE & SU...	2604-213553	05/12/2026	RB3-CLOSED BAR HOLDER	330-6130-3300	19.58
BERTRAM HARDWARE & SU...	2604-213586	05/12/2026	RB3-TAPE MEASURE,HACKS...	330-6130-3300	121.97
JP MORGAN CHASE BANK N.A.	100127649897	05/12/2026	RB3- TOLLS 3/26/26	330-6130-4510	31.29
BERTRAM HARDWARE & SU...	2604-213654	05/12/2026	RB3-PAINT,HEX BOLT/NUT,L...	330-6130-3300	23.24
JP MORGAN CHASE BANK N.A.	9106797	05/12/2026	RB3- TAGS VIN#9022	330-6130-4510	7.50
JP MORGAN CHASE BANK N.A.	UEHFSR175209	05/12/2026	RB3- HAND HELD RADIOS	330-6130-3300	293.00
AMAZON CAPITAL SERVICES, ...	1PLX-6616-3X4N	05/12/2026	RB3- SIGNS FOR SHOP	330-6130-3300	20.51
CITY OF MARBLE FALLS	5/4/26 RB3	05/12/2026	RB3-99-3761-00 SVC 3/15-4/...	330-6130-4370	153.76
Fund 330 - R & B, PCT #3 Total:					16,133.23

Fund: 340 - R & B, PCT #4

H & H AUTO SUPPLY COMPA...	11519-402941	05/12/2026	RB4-FUSES FOR TRAILER CO...	340-6140-4510	19.89
H & H AUTO SUPPLY COMPA...	11519-402997	05/12/2026	RB4- O RINGS STREET BROOM	340-6140-4510	16.32
H & H AUTO SUPPLY COMPA...	11519-403085	05/12/2026	RB4-TARP MOTOR UNIT 426	340-6140-4510	259.99
H & H AUTO SUPPLY COMPA...	11519-403632	05/12/2026	RB4-#402 LATITUDE,SEALANT..	340-6140-4510	63.39
H & H AUTO SUPPLY COMPA...	11519-403634	05/12/2026	RB4-STD RAT,TIEDOWN ,MES...	340-6140-4510	61.02
WINGMAN OIL CHANGE	274405	05/12/2026	RB4- OIL CHANGE UNIT 440	340-6140-4510	146.50
AMAZON CAPITAL SERVICES, ...	13QR-TQ7C-67YJ	05/12/2026	RB4- CARBURETOR FUEL TA...	340-6140-4510	31.88
H & H AUTO SUPPLY COMPA...	11519-403980	05/12/2026	RB4-NEW BATTERY FOR TRU...	340-6140-4510	181.90
H & H AUTO SUPPLY COMPA...	11519-403990	05/12/2026	RB4-TRAILER LIGHT LED	340-6140-4510	61.39
H & H AUTO SUPPLY COMPA...	11519-404034	05/12/2026	RB4-SCREW PIN SHACKLE,CH...	340-6140-4510	129.34
WM CORPORATE SERVICES, ...	0209655-4761-3	05/12/2026	RB4-SVC 4/1-4/30/26	340-6140-4370	320.32
D.I.J. CONSTRUCTION, INC.	26 4-2	05/12/2026	RB4- STRIPING CTY RD 405	340-6140-4920	2,870.50
JP MORGAN CHASE BANK N.A.	MVL9BLHHH5	05/12/2026	RB4-CLOUD STORAGE JDD P...	340-6140-3300	0.99
ARCPOINT LABS OF MARBLE ...	1326	05/12/2026	RB4-C ADAMS 3/31/26	340-6140-3300	95.00
JP MORGAN CHASE BANK N.A.	1371978	05/12/2026	RB4- TAGS VIN#3782	340-6140-4510	7.50
JP MORGAN CHASE BANK N.A.	9106753	05/12/2026	RB4- TAGS VIN#5172	340-6140-4510	7.50
K.C. ENGINEERING, INC.	2026-1337	05/12/2026	RB4-CONSTRUCTION PLANS ...	340-6140-4010	5,864.00
Fund 340 - R & B, PCT #4 Total:					10,137.43

Fund: 504 - COURTHOUSE SECURITY

HILL COUNTRY SPRINGS	868910	05/12/2026	CHS-WTR SVC 3/5 GAL	504-5602-4900	30.49
Fund 504 - COURTHOUSE SECURITY Total:					30.49

Fund: 505 - JAIL COMMISSARY

JP MORGAN CHASE BANK N.A.	1774972047726	05/12/2026	JAIL - MTHLY DISH CHARGE I...	505-5132-4560	1,563.88
SMART VENDING SERVICES, L...	9581	05/12/2026	JAIL COMM- 400 NICOTINE P...	505-5132-3360	1,588.33

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Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
SMART VENDING SERVICES, L...	9851	05/12/2026	JAIL- NICOTINE PATCHES	505-5132-3360	17,845.28
MOTOROLA SOLUTIONS INC	8282311507	05/12/2026	JAIL- 6 V700 CAMERAS FOR T...	505-5132-5750	594.00
Fund 505 - JAIL COMMISSARY Total:					21,591.49
Fund: 510 - BLOOD DRAW PROGRAM					
WORKQUEST	PINV0302728	05/12/2026	JAIL- (100) BLOOD DRAW KITS	510-4740-3300	929.00
CITY OF BURNET	INV10391	05/12/2026	BLOOD DRAW 04/26 18 TEST...	510-4740-4930	1,350.00
Fund 510 - BLOOD DRAW PROGRAM Total:					2,279.00
Fund: 514 - LEOSE TRAINING					
JP MORGAN CHASE BANK N.A.	43234-831941	05/12/2026	SO- FTO CERTIFICATION P RE...	514-5600-4270	389.00
JP MORGAN CHASE BANK N.A.	43234-831952	05/12/2026	SO- FTO CERTIFICATION P RE...	514-5600-4270	389.00
JP MORGAN CHASE BANK N.A.	16179	05/12/2026	SO- EVIDENCE MANAGER CE...	514-5600-4270	625.00
Fund 514 - LEOSE TRAINING Total:					1,403.00
Fund: 710 - CAPITAL PROJECTS - FACILITY IMPROVEMENT FUND					
CDW GOVERNMENT, INC.	AI6TR2D	05/12/2026	IT- PATCH CABLES	710-5040-5770	6,438.08
EN ENGINEERING, LLC	0534624	05/12/2026	IT- FIELD DATA COLLETION	710-5040-5770	9,840.00
EN ENGINEERING, LLC	0534629	05/12/2026	IT- FIELD DATA COLLECTION	710-5040-5770	1,375.00
Fund 710 - CAPITAL PROJECTS - FACILITY IMPROVEMENT FUND Total:					17,653.08
Fund: 720 - TAX NOTES 2020					
K.C. ENGINEERING, INC.	2026-1331	05/12/2026	2020 TAX NOTE-WIRTZ DAM ...	720-6100-4010	12,090.30
K.C. ENGINEERING, INC.	2026-1334	05/12/2026	RB GEN- CONDUIT ROUTING...	720-6100-4010	46,525.73
Fund 720 - TAX NOTES 2020 Total:					58,616.03
Fund: 722 - TAX NOTES - 2022					
K.C. ENGINEERING, INC.	2026.1333	05/12/2026	RB GEN- CONDUIT ROUTING...	722-6100-4010	26,494.27
K.C. ENGINEERING, INC.	2026-1332	05/12/2026	2022 TAX NOTE-ADDT'L WIR...	722-6100-4010	26,638.71
Fund 722 - TAX NOTES - 2022 Total:					53,132.98
Fund: 850 - HRA					
JUSTIN HOLIFIELD	4/29/26	05/12/2026	GYM REIMB FEB-APRIL 26	850-6950-4165	120.00
MARY SEAMAN	4/29/26	05/12/2026	GYM REIMB JAN-APR 26	850-6950-4165	160.00
TONYA CRAWFORD HARNED	4/30/26	05/12/2026	HRA BENEFIT FY26 - DEPEND...	850-6950-4165	500.00
Fund 850 - HRA Total:					780.00
Fund: 990 - PAYROLL					
TRANSAMERICA LIFE INS	2506015664	05/12/2026	G000012593 APR 2026	990-2070-2450	11.60
Fund 990 - PAYROLL Total:					11.60
Grand Total:					541,817.48

Fund Summary

Fund	Expense Amount
100 - GENERAL	175,795.34
140 - ECONOMIC DEVELOPMENT	6,813.12
150 - LAW LIBRARY	1,035.14
170 - INDIGENT HEALTH CARE	3,247.68
180 - RESTRICTED	6,477.57
190 - BCSO CHP 59 & EQUITABLE SHARING	517.30
200 - LIBRARY SYSTEM	2,664.35
202 - FRIENDS OF THE LIBRARY	592.96
222 - COUNTY CLERK RECORDS	65.45
270 - COUNTY JAIL	133,727.92
290 - GRANTS	3,144.00
291 - GRANT-HOT ATTF	11,467.67
310 - R & B, PCT #1	1,834.32
320 - R & B, PCT #2	12,666.33
330 - R & B, PCT #3	16,133.23
340 - R & B, PCT #4	10,137.43
504 - COURTHOUSE SECURITY	30.49
505 - JAIL COMMISSARY	21,591.49
510 - BLOOD DRAW PROGRAM	2,279.00
514 - LEOSE TRAINING	1,403.00
710 - CAPITAL PROJECTS - FACILITY IMPROVEMENT FUND	17,653.08
720 - TAX NOTES 2020	58,616.03
722 - TAX NOTES - 2022	53,132.98
850 - HRA	780.00
990 - PAYROLL	11.60
Grand Total:	541,817.48

Account Summary

Account Number	Account Name	Expense Amount
100-1150-1000	ACCOUNTS RECEIVABLE	348.20
100-1320-4000	DUE FROM CSCD/ADULT...	4,725.86
100-1320-5000	DUE FROM JUVENILE PR...	2,267.02
100-4000-3300	OPERATING SUPPLIES	31.25
100-4000-4510	VEHICLE REPAIR & MAINT	30.22
100-4030-3300	OPERATING SUPPLIES	245.00
100-4030-4270	CONFERENCE/DUES/TRA...	124.30
100-4090-3090	CENTRAL SUPPLIES	328.43
100-4090-4000	CONTRACT SERVICES	3,200.00
100-4090-4010	PROFESSIONAL SERVICES	215.00
100-4090-4050	AUTOPSIES	39,050.00
100-4090-4090	INSURANCE	1,500.00
100-4090-4200	TELEPHONE EQUIP/SERV...	6,668.66
100-4090-4370	UTILITIES	17,571.50
100-4090-4620	COPIER RENTAL	1,016.74
100-4090-4990	MISCELLANEOUS	286.99
100-4250-3300	OPERATING SUPPLIES	522.06
100-4250-4250	VISITING JUDGE TRAVEL	489.75
100-4250-4270	CONFERENCE/DUES/TRA...	85.00
100-4350-3100	OFFICE SUPPLIES	37.99
100-4350-4250	TRAVEL/MILEAGE	268.25
100-4350-4620	COPIER RENTAL	73.49
100-4350-4910	ASSOCIATION DUES	293.00
100-4350-4990	MISCELLANEOUS	36.24
100-4360-4150	MENTAL EVAL/EXP WIT/...	5,875.00
100-4360-4181	COURT APPT ATT-CPS (C...	11,390.00
100-4360-4182	COURT APPT ATT-CPS (C...	11,701.50
100-4360-4183	CPS (NON CUSTODIAL)	187.50
100-4500-3300	OPERATING SUPPLIES	31.99
100-4500-4270	CONFERENCE/DUES/TRA...	124.30

Account Summary

Account Number	Account Name	Expense Amount
100-4510-3300	OPERATING SUPPLIES	34.99
100-4540-4620	COPIER RENTAL	42.09
100-4750-3300	OPERATING SUPPLIES	79.98
100-4800-2020	GROUP INSURANCE	20.00
100-4800-3100	OFFICE SUPPLIES	187.47
100-4800-4270	TRAVEL/TRAINING/DUES...	263.00
100-4800-4370	UTILITIES	629.16
100-4800-4510	VEHICLE REPAIR & MAINT	7.50
100-4800-4610	COPIER LEASE	33.36
100-4850-2020	GROUP INSURANCE	20.00
100-4850-3300	OPERATING SUPPLIES	857.00
100-4850-4270	CONFERENCE/DUES/TRA...	85.00
100-4850-4520	REPAIR & MAINTENANCE	7.50
100-4850-4620	COPIER RENTAL	220.85
100-4900-3300	OPERATING SUPPLIES	767.56
100-4900-4250	TRAVEL/MILEAGE	63.80
100-4950-4270	CONFERENCE/DUES/TRA...	699.74
100-4990-3300	OPERATING SUPPLIES	123.96
100-4990-4250	TRAVEL/MILEAGE	290.92
100-5000-4990	EMPLOYEE APPRECIATI...	1,313.47
100-5010-2020	GROUP INSURANCE	20.00
100-5010-4010	PROFESSIONAL SRVS	112.35
100-5040-4270	CONFERENCE/DUES/TRA...	2,730.36
100-5040-4540	SUPPORT/LICENSING FE...	35,886.53
100-5040-4560	TELE/INTERNET SVC PV...	2,012.85
100-5040-5750	TECHNOLOGY EQUIPME...	2,257.80
100-5100-3300	OPERATING SUPPLIES	1,457.65
100-5100-4270	CONFERENCE/DUES/TRA...	56.00
100-5100-4510	VEHICLE REPAIR & MAINT	637.18
100-5100-4520	REPAIR & MAINTENANCE	1,806.00
100-5100-4820	UNIFORMS	1,415.00
100-5510-4510	VEHICLE REPAIR & MAINT	92.50
100-5520-4510	VEHICLE REPAIR & MAINT	7.50
100-5600-2020	GROUP INSURANCE	60.00
100-5600-3300	OPERATING SUPPLIES	1,550.52
100-5600-4000	CONTRACTS & AGREEM...	31.25
100-5600-4010	PROFESSIONAL SERVICES	800.00
100-5600-4200	TELEPHONE/CELL/MOBI...	859.50
100-5600-4270	CONFERENCE/DUES/TRA...	2,278.24
100-5600-4510	VEHICLE REPAIR & MAINT	6,754.25
100-5600-4820	UNIFORMS	356.48
100-6650-4250	TRAVEL/MILEAGE	110.57
100-6660-4250	TRAVEL/MILEAGE	30.22
140-6640-3300	OPERATING SUPPLIES	58.36
140-6640-4580	MARKETING & PROMOT...	1,639.14
140-6640-4605	HISTORICAL	786.80
140-6640-5301	CIP BUILDINGS - BRIGGS...	4,328.82
150-4650-3300	OPERATING SUPPLIES	1,035.14
170-6350-7000	PHYSICIAN NONEMERG...	774.67
170-6350-7010	PRESCRIPTION DRUGS	263.32
170-6350-7030	HOSPITAL OUTPATIENT	1,060.23
170-6370-3100	OFFICE SUPPLIES	78.00
170-6370-4010	PROFESSIONAL SERVICES	12.46
170-6370-4610	SOFTWARE LEASE	1,059.00
180-4082-4510	VEHICLE REPAIR & MAINT	844.93
180-4092-4810	HHW COLLECTIONS/BO...	2,427.15
180-4262-4740	COURT REPORTER SVC F...	588.00
180-5605-4680	SHERIFF'S OFFICE - DON...	600.00

Account Summary

Account Number	Account Name	Expense Amount
180-6350-4026	TDHS (CHLD WLFR) CLO...	600.00
180-6350-4027	TDHS (CHLD WLFR) SPL ...	1,417.49
190-5162-4540	SUPPORT/LICENSING AG...	517.30
200-6500-3300	OPERATING SUPPLIES	932.50
200-6500-4200	TELEPHONE	287.94
200-6500-4250	TRAVEL/MILEAGE	60.90
200-6500-4370	UTILITIES	1,383.01
202-6500-1900	RSV FRIENDS	592.96
222-4042-3300	OPERATING SUPPLIES	65.45
270-2010-1010	INMATE TRUST PAYABLE	129,334.23
270-5120-2020	GROUP INSURANCE	60.00
270-5120-3300	OPERATING SUPPLIES	110.06
270-5120-3450	MAINTENANCE SUPPLIES...	2,605.91
270-5120-4250	TRAVEL/MILEAGE	142.34
270-5120-4270	CONFERENCE/DUES/TRA...	961.42
270-5120-4510	VEHICLE REPAIR & MAINT	30.00
270-5120-4620	COPIER RENTAL	146.61
270-5120-4820	UNIFORMS	337.35
290-4052-4000	CONTRACT DRIVERS	3,144.00
291-2010-5784	DUE TO WILLIAMSON CO	10,544.42
291-5784-3300	SUPPLIES	552.00
291-5784-4250	TRAVEL/MILEAGE	78.96
291-5784-4270	CONFERENCE/DUES/TRA...	292.29
310-6110-3300	OPERATING SUPPLIES	1,073.19
310-6110-4200	TELEPHONE/CELL/MOBI...	195.81
310-6110-4510	VEHICLE/EQUIP REPAIR ...	565.32
320-6120-3300	OPERATING SUPPLIES	9,086.44
320-6120-3310	GASOLINE/DIESEL/OIL/E...	2,580.65
320-6120-4370	UTILITIES	544.67
320-6120-4510	VEHICLE/EQUIP REPAIR ...	341.46
320-6120-4820	UNIFORMS	113.11
330-6130-3300	OPERATING SUPPLIES	4,576.16
330-6130-4370	UTILITIES	266.99
330-6130-4510	VEHICLE/EQUIP REPAIR ...	11,290.08
340-6140-3300	OPERATING SUPPLIES	95.99
340-6140-4010	PROFESSIONAL SERVICES	5,864.00
340-6140-4370	UTILITIES	320.32
340-6140-4510	VEHICLE/EQUIP REPAIR ...	986.62
340-6140-4920	CONTRACT LABOR	2,870.50
504-5602-4900	JURY EXPENSE	30.49
505-5132-3360	COMMISSARY SALES EXP	19,433.61
505-5132-4560	INMATE TV	1,563.88
505-5132-5750	MACH/EQUIP (INVENTO...	594.00
510-4740-3300	OPERATING SUPPLIES	929.00
510-4740-4930	CONTRACT SERVICES	1,350.00
514-5600-4270	LEOSE-SHERIFF	1,403.00
710-5040-5770	IT INFRASTRUCTURE	17,653.08
720-6100-4010	PROFESSIONAL SVCS	58,616.03
722-6100-4010	PROFESSIONAL SVCS	53,132.98
850-6950-4165	HEALTH CLAIMS	780.00
990-2070-2450	DUE TO TRANSAMRCA LI...	11.60
Grand Total:		541,817.48

Project Account Summary

Project Account Key	Expense Amount
None	541,817.48
Grand Total:	541,817.48

Burnet County Commissioners Court

Jim Luther Jr.
Precinct 1

Damon Beierle
Precinct 2

Bryan Wilson
County Judge

Chad Collier
Precinct 3

Joe Don Dockery
Precinct 4

Regular Session

24.

Meeting Date: 05/12/2026

Subject

Discuss, consider, and take appropriate action regarding FY26 Burnet County Budget Amendments for the Spicewood Library for the purchase of one coin/ bill acceptor, reservation and print management software, mobile print software, and two (2) printers. Proposed funding from Spicewood Library Fees Revenue:

(a) \$4,742.25 to Mach/ Equip, fund 200-6500-5750;

(b) \$4,055.20 to Support Fees/ Licensing Fees, fund 200-6520-4540; and

(c) \$309.93 to Operating Supplies, fund 200-6500-3300.

(Beierle)

Attachments

Budget amend- Sp Lib



THE COUNTY OF BURNET
BURNET, TEXAS 78611

FY 2026

DATE: ~~April 27, 2026~~ **5.12.26**
(Commissioners Court Date)

TO: HONORABLE COMMISSIONERS COURT OF BURNET COUNTY

FROM: Amanda Rose

AMENDMENT

I SUBMIT TO YOU FOR YOUR CONSIDERATION THE FOLLOWING BUDGET ~~LINE ITEM TRANSFERS~~:

	FUND/DEPT	LINE ITEM	LINE ITEM#	AMOUNT
FROM:	200	Spicewood Library Fees	202-3400-1220	\$ 9,107.38 CD
TO:	200	MACH/EQUIP	200-6500-5750	4742.25
	200	SUPPORT FEES/LICENSING FEES	200-6520-4540	4055.20
	200	OPERATING SUPPLIES	200-6500-3300	309.93

USING SPICEWOOD LIBRARY FEES REVENUE

REASON: For the purchase of one coin/bill acceptor, reservation and print management software, mobile print software and two printers

Amanda Rose
DEPARTMENT HEAD

APPROVED: COMMISSIONERS COURT

ATTEST: COUNTY CLERK

Kelsey Gelsner
AUDITOR

Re: budget amendment

1 message

Amanda Rose <arose@burnetcountylibrary.org>
To: Cindy Dalrymple <cdalrymple@burnetcountytexas.org>

Mon, Apr 27, 2026 at 1:22 PM

Cindy,
Attached are quotes for two printers for the Spicewood Library.
Please let me know if you need additional information from me.
Thank you,
Amanda Rose

On Thu, Apr 23, 2026 at 2:50 PM Amanda Rose <arose@burnetcountylibrary.org> wrote:

Cindy,
I will also order printers for the Spicewood Library soon using the same funds. Would it be possible to transfer the remaining funds in the Spicewood Library account to Mach/Equip at the same time, or will it need to be a separate request?
Thank you,
Amanda Rose

On Thu, Apr 23, 2026 at 10:45 AM Amanda Rose <arose@burnetcountylibrary.org> wrote:

Good morning Cindy,
I would like to request a budget amendment to move funds from Spicewood Library Fees. An Envisionware quote for \$7,355.20 is attached.
\$3,300 is for hardware: a coin/bill acceptor
\$4,055.20 covers software: Print management software for public computers and the Mobile Print service. These Envisionware services are used in the Marble Falls, Bertram and Burnet Libraries. We are adding the Spicewood Library.

Please let me know if you need any additional information from me.
Thank you,

--

Amanda Rose
Director- Marble Falls & Spicewood

101 Main St. Marble Falls, TX 78654
830.693.3023
marblefallslibrary.org

2 attachments

 **PTHW913 (2).pdf**
87K

 **PTHW965 (1).pdf**
87K



Thank you for choosing CDW. We have received your quote.

Hardware

Software

Services

IT Solutions

Brands

Research Hub

QUOTE CONFIRMATION

GREGORY HARRIS,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

Convert Quote to Order

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PTHW965	2/11/2026	PTHW965	4319515	\$816.03

QUOTE DETAILS

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
HP LaserJet Enterprise M607n - Monochrome - Laser - Printer Mfg. Part#: K0Q14A#BGJ UNSPSC: 43212105 Contract: Sourcwell 121923-CDWG Tech Catalog GOV ONLY (121923)	1	4586724	\$816.03	\$816.03

SUBTOTAL	\$816.03
SHIPPING	\$0.00
SALES TAX	\$0.00
GRAND TOTAL	\$816.03

PURCHASER BILLING INFO

Billing Address:
BURNET COUNTY
ACCTS PAYABLE
220 S PIERCE ST
BURNET, TX 78611-2200
Phone: (512) 756-5435
Payment Terms: Net 30 Days-Govt State/Local

DELIVER TO

Shipping Address:
BURNET COUNTY
GREGORY HARRIS
220 S PIERCE ST
BURNET, TX 78611-2200
Phone: (512) 756-5435
Shipping Method: UPS Ground

Please remit payments to:

CDW Government
75 Remittance Drive
Suite 1515
Chicago, IL 60675-1515



Sales Contact Info

Sophie Barbari | 800.808.4239 | sophie.barbari@cdwg.com

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This order is subject to CDW's Terms and Conditions of Sales and Service Projects at

<http://www.cdwg.com/content/terms-conditions/product-sales.aspx>

For more information, contact a CDW account manager.

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Thank you for choosing CDW. We have received your quote.

Hardware

Software

Services

IT Solutions

Brands

Research Hub

QUOTE CONFIRMATION

GREGORY HARRIS,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

Convert Quote to Order

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PTHW913	2/11/2026	LASERJET 4301FDW	4319515	\$626.22

QUOTE DETAILS

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
HP Color LaserJet Pro MFP 4301fdw Printer	1	7407867	\$626.22	\$626.22

Mfg. Part#: 4RA82F#BGJ

Contract: PACE COOP P00185 Computer Hardware, Softw GOV ONLY (P00185)

SUBTOTAL	\$626.22
SHIPPING	\$0.00
SALES TAX	\$0.00
GRAND TOTAL	\$626.22

PURCHASER BILLING INFO

Billing Address:
BURNET COUNTY
ACCTS PAYABLE
220 S PIERCE ST
BURNET, TX 78611-2200
Phone: (512) 756-5435
Payment Terms: Net 30 Days-Govt State/Local

DELIVER TO

Shipping Address:
BURNET COUNTY
GREGORY HARRIS
220 S PIERCE ST
BURNET, TX 78611-2200
Phone: (512) 756-5435
Shipping Method: UPS Ground

Please remit payments to:

CDW Government
75 Remittance Drive
Suite 1515
Chicago, IL 60675-1515



Sales Contact Info

Sophie Barbari | 800.808.4239 | sophie.barbari@cdwg.com

Need Help?



My Account



Support



Call 800.800.4239

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This order is subject to CDW's Terms and Conditions of Sales and Service Projects at

<http://www.cdwg.com/content/terms-conditions/product-sales.aspx>

For more information, contact a CDW account manager.

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Gmail

Cindy Dalrymple <cdalrymple@burnetcountytexas.org>

budget amendment

1 message

Amanda Rose <arose@burnetcountylibrary.org>

Thu, Apr 23, 2026 at 10:45 AM

To: Cindy Dalrymple <cdalrymple@burnetcountytexas.org>

Good morning Cindy,

I would like to request a budget amendment to move funds from Spicewood Library Fees. An Envisionware quote for \$7,355.20 is attached.

\$3,300 is for hardware: a coin/bill acceptor

\$4,055.20 covers software: Print management software for public computers and the Mobile Print service. These

Envisionware services are used in the Marble Falls, Bertram and Burnet Libraries. We are adding the Spicewood Library.

Please let me know if you need any additional information from me.

Thank you,

--

Amanda Rose

Director- Marble Falls & Spicewood

101 Main St. Marble Falls, TX 78654

830.693.3023

marblefallslibrary.org



EW Quote 101061 Spicewood Software and Coin and Bill (2).pdf

38K

ENVISIONWARE®

Enriching Public Library Service Inside and Out
EnvisionWare, Inc.

3820 Mansell Road, Suite 350, Alpharetta, GA 30022
Toll Free 800.216.8370 International+1 678.382.6500

Quotation

US-101061

4/17/2026

Bill To

Florance Reeves
Burnet County Library System
100 E. Washington Street
Burnet TX 78654
United States

TOTAL

\$7,355.20

Quote Expires: 7/16/2026

Federal EIN

58-2424595

Currency

US Dollar

Terms

Net 30 Days

Sales Rep

Himes, John

Quotation Title

Spicewood Items

Memo

Spicewood - CN:RS, MPS, and LPT:One

Qty	Item / Description	Ship To	Unit Price	Amount
1	CBA-VX/N *USD-5T BL ENVISIONWARE COIN/BILL ACCEPTOR - US Dollar Network-connected system with X-connect for Copy Payment Manager 5-tube system supports .05/.10/.25/\$1 coins and 1/5/10/20 dollar bills. Standard color: Black (putty optional) *** SPECIFY COPIER *** Manufacturer: Model: Color: Black	Spicewood Community Library	\$3,300.00	\$3,300.00
SUBTOTAL Hardware				\$3,300.00
SUBTOTAL for Hardware				
2	LPT-ENT Building Bundle [Additional] LPT:ONE ENTERPRISE - ADDITIONAL BUILDING BUNDLE - Extends the functions of the First Building License for additional locations in your library system.	Spicewood Community Library	\$295.00	\$590.00
5	LPT-ENT Clients (025) LPT:ONE CLIENT LICENSE - TIER 25 - 49 Print management software installed on each public computer	Spicewood Community Library	\$49.30	\$246.50
SUBTOTAL EnvisionWare Software				\$836.50
SUBTOTAL for EnvisionWare Software				
1	LPT-MPS-1YR-U SUBSCRIPTION (1-Year Prepaid) MobilePrint Service(tm) - Print from virtually any patron device via Email or Custom Web Portal. Pick up at LPT:One Print Release Terminals. No additional hardware required. - Licensed by the number of Buildings or Job Queue Engines, whichever is greater. -30 days notice required for cancellation	Spicewood Community Library	\$575.00	\$575.00
! REQUIRED !				
- Professional Services Installation				
- LPT:One EnvisionWare Print Management v4.9+				

This information is confidential and proprietary to EnvisionWare, Inc.



US-101061

ENVISIONWARE®

Enriching Public Library Service Inside and Out
EnvisionWare, Inc.

3820 Mansell Road, Suite 350, Alpharetta, GA 30022
Toll Free 800.216.8370 International+1 678.382.6500

Quotation

US-101061

4/17/2026

Qty	Item / Description	Ship To	Unit Price	Amount
	SUBTOTAL Items			\$575.00
	<i>SUBTOTAL for Items Above</i>			
	<i>Annual Mobile Print Subscription</i>			
1	PS-FR-U Flat Rate Project ENVISIONWARE FLAT RATE PROFESSIONAL SERVICES <i>EnvisionWare Flat Rate Professional Services offer a comprehensive package including consultation, planning, installation, training, and post-installation review at a fixed price. A dedicated consultant will manage the project from start to finish, with detailed progress reports. The package includes a clear Scope of Work, a structured payment schedule based on project milestones, and a change management process to handle unforeseen changes or requirements effectively.</i> <i>** This quote is based on a flat rate of \$2,475 dollars, inclusive of up to 11 hours of Professional Services. Any services requested beyond 11 hours will require a Change Order. **</i> <i>++ Travel Costs: The fixed project price excludes travel costs for onsite services, which will be billed separately.</i> <i>++</i>		\$2,475.00	\$2,475.00
	SUBTOTAL Items			\$2,475.00
	<i>SUBTOTAL for Items Above</i>			
	<i>This covers installing the following items for Spicewood:</i> <i>CN:Reservation Service</i> <i>LPT:One</i> <i>Mobile Print</i> <i>OneStop</i> <i>Coin and Bill unit</i> <i>With Training and all done remotely</i>			





Enriching Public Library Service Inside and Out
EnvisionWare, Inc.

3820 Mansell Road, Suite 350, Alpharetta, GA 30022
Toll Free 800.216.8370 International +1 678.382.6500

Quotation

US-101061

4/17/2026

Freight charges are estimated; actual charges will be billed.

This quotation excludes any tariffs and/or import duties unless otherwise specified.

Send your purchase order or email confirmation to:

EMAIL : orders@envisionware.com | **FAX :** +1 678.382.6501

Use of EnvisionWare, Inc. Products is subject to the terms and conditions in the end user license agreement found at: <http://system.envisionware.com/terms>. By signing this quote or issuing a purchase order, you indicate your approval of EnvisionWare's terms and conditions.

Signature: _____ Date: _____

Subtotal \$7,186.50

Discount

Freight \$168.70

Tax \$0.00

PST-CA

Total **\$7,355.20**





Cindy Dalrymple <cdalrymple@burnetcountytexas.org>

Fwd: Spicewood Library supplies

1 message

Amanda Rose <arose@burnetcountylibrary.org>

Mon, Apr 27, 2026 at 5:02 PM

To: Cindy Dalrymple <cdalrymple@burnetcountytexas.org>

Cindy,

Below are two supplies I will also need to order for the Spicewood Library. I was hoping for a budget amendment to move the remaining funds from the Spicewood Library Fees account to expense accounts. Am I correct that \$3,492.62 was moved for the previous budget amendment? Can I have the remaining \$9,107.38 moved? Attached is the form. Please let me know if I need to edit it.

The total cost including the items below is \$9,183.45. I will be able to use some of the existing funds in the supply budget to cover the extra expenses.

Thank you!

Amanda Rose

Receipt printer:

Star Micronics \$360

Amazon:

Micronics TSP143IIIU USB Thermal Receipt Printer with Device and Mfi USB Ports,
Auto-cutter, and Internal Power Supply - Gray

https://www.amazon.com/Star-Micronics-TSP143IIIU-Auto-cutter-Internal-dp-B071LC7GBL/dp/B071LC7GBL/ref=dp_ob_title_def?th=1

Barcode scanner:

Symbol \$67

Amazon:

Zebra LS2208 Series Corded Handheld Standard Range Laser Scanner Kit with
Gooseneck Stand and Cable Twilight Black LS2208-SR20007R-NA

--

Amanda Rose

Director- Marble Falls & Spicewood

101 Main St. Marble Falls, TX 78654

830.693.3023

marblefallslibrary.org

Burnet County Commissioners Court

Jim Luther Jr.

Precinct 1

Damon Beierle

Precinct 2

Bryan Wilson

County Judge

Chad Collier

Precinct 3

Joe Don Dockery

Precinct 4

Regular Session

25.

Meeting Date: 05/12/2026

Subject

Discuss, consider, and take appropriate action regarding Burnet County Departmental asset transfers:

(a) 2017 Chevrolet 15 Passenger Van from Burnet County Jail to Community Service;

(b) 2015 Chevrolet Silverado from Road & Bridge Pct 4 to Elections.

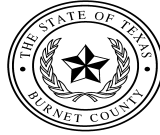
(Wilson)

Attachments

PROPERTY TRANSFER Passenger Van

PROPERTY TRANSFER Silverado

BURNET COUNTY



AUTHORIZATION AND ASSIGNMENT OF COUNTY PROPERTY

			(Auditor's Use)
Name of Item	Description	Property #	Cost
1.) 2017 Chevrolet	15 Passenger Van	17-1089	
2.)			
3.)			
4.)			
5.)			
6.)			
7.)			
8.)			
9.)			

Dept. Transferred From: Jail
Dept. Assigned To: Community Service

Requested By: _____ DATE: _____

Comments: 2017 Chevrolet van to be stored at maintenance.

COMMISSIONERS COURT APPROVAL:

_____ New in Service _____ Transfer
_____ Return to Donor _____ Out of Service _____ Hold For Auction
_____ Dispose _____ Donation

Authorization Signature: _____ Date: _____

Comments: _____

PROPERTY MOVED BY MAINTENANCE DEPT.:

Authorization Signature: _____ Date: _____

Comments: _____

CHANGES MADE TO RECORDS BY AUDITOR'S OFFICE:

Changed in Books: _____ Date of change: _____

Comments: _____

Per LGC 263.153 (c)--Burnet County, Texas contracts with online auction sites as licensed under Chapter 1802 of the Occupations Code to sell surplus and/or salvage property. The property is posted on the auction site for at least 10 days to comply with the publication requirement for the notice of sale.

BURNET COUNTY



AUTHORIZATION AND ASSIGNMENT OF COUNTY PROPERTY

Name of Item	Description	Property #	(Auditor's Use) Cost
1.) 2015 Chevrolet	Silverado	14-1152	
2.)			
3.)			
4.)			
5.)			
6.)			
7.)			
8.)			
9.)			

Dept. Transferred From: RB4 Dept. Assigned To: Elections

Requested By: _____ DATE: _____

Comments: 2017 Chevrolet van to be stored at maintenance.

COMMISSIONERS COURT APPROVAL:

_____ New in Service _____ Transfer
_____ Return to Donor _____ Out of Service _____ Hold For Auction
_____ Dispose _____ Donation

Authorization Signature: _____ Date: _____

Comments: _____

PROPERTY MOVED BY MAINTENANCE DEPT.:

Authorization Signature: _____ Date: _____

Comments: _____

CHANGES MADE TO RECORDS BY AUDITOR'S OFFICE:

Changed in Books: _____ Date of change: _____

Comments: _____

Per LGC 263.153 (c)--Burnet County, Texas contracts with online auction sites as licensed under Chapter 1802 of the Occupations Code to sell surplus and/or salvage property. The property is posted on the auction site for at least 10 days to comply with the publication requirement for the notice of sale.

Burnet County Commissioners Court

Jim Luther Jr.
Precinct 1

Damon Beierle
Precinct 2

Bryan Wilson
County Judge

Chad Collier
Precinct 3

Joe Don Dockery
Precinct 4

Regular Session

26.

Meeting Date: 05/12/2026

Subject

Discuss, consider, and take appropriate action to approve, sign, and execute all necessary documents and actions regarding the following contracts and agreements to be approved and/or ratified:

- (a) A General and No Litigation Certificate of Burnet County for Capital Area Housing Finance Corporation Tax-Exempt Obligations regarding the Redwood Apartments;
- (b) Intergovernmental Agreement with the Department of Justice United States Marshals Service Prisoner Operations Division for housing, safekeeping, subsistence, and care of Federal prisoners; and
- (c) Agreement between Guardian RFID and the Burnet County Jail for a Command Cloud Subscription in an amount not to exceed \$33,100.31.

(Wilson)

Attachments

CAHFC - Redwood Apartments
US MARSHALS DETENTION SERVICES AGREEMENT
GUARDIAN RFID JAIL AGREEMENT
LETTER ATTACHED TO GUARDIAN AGREEMENT



April 21, 2026

The Honorable Bryan Wilson
Burnet County Judge
220 S. Pierce Street
Burnet, Texas 78611

Re: Capital Area Housing Finance Corporation
Tax-Exempt Obligations
(Redwood Apartments)

Dear Judge Wilson:

The Capital Area Housing Finance Corporation (the "*Corporation*") will issue its tax-exempt obligations in an aggregate principal amount not to exceed \$49,000,000 (the "*Bonds*") in order to provide for the conversion from the construction phase of financing to the permanent phase of financing for the Redwood Apartments development (the "*Development*"), by way of refunding a portion of \$42,410,000 in aggregate principal amount of the Corporation's Multifamily Housing Revenue Bonds (Redwood Apartments), Series 2020 and of \$6,590,000 in aggregate principal amount of the Corporation's Multifamily Housing Revenue Bonds (Redwood Apartments), Series 2024, which were issued to finance the cost of the acquisition, construction and equipping of the Development, which is a residential development that provides decent, safe and sanitary housing at affordable prices for residents within the Corporation's jurisdiction. The Development is located in the City of San Marcos, a political subdivision of the Corporation. The Bonds will be special limited obligations of the Corporation payable solely from the collateral pledged to secure the Bonds. The sponsoring local political subdivisions of the Corporation are not in any way liable for the payment of the Bonds.

In connection with the issuance by the Corporation of the above-referenced Bonds, enclosed herewith are two (2) copies of the General and No Litigation Certificate (the "*General Certificate*") for execution by you as the County Judge of the County of Burnet. I have included below for your convenience a description of the legal requirements behind the General Certificate.

Although the Development is constructed in the City of San Marcos, Texas, 1 TX A.D.C. §53.229 (or 15 Tex. Reg. 6289) requires a General Certificate from each sponsoring political subdivision of the Corporation to be submitted to the Attorney General of the State of Texas, who will approve all documentation relating to the Bonds prior to the issuance of the Bonds. Paragraph 8 of the General Certificate specifically gives the Attorney General the right to date the General Certificate on the date of closing. **Please do not date this General Certificate.**

Please review the General Certificate and call me at (512) 623-1992 with any questions or comments you may have. Otherwise, if all is in order, please execute both signature pages for the General Certificate and return them to Chapman and Cutler LLP, Bond Counsel to the Corporation, using the enclosed prepaid Federal Express envelope for delivery no later than Friday, May 22, 2026.

CAPITAL AREA HOUSING FINANCE
CORPORATION

By 

Andrea Shields
Executive Director

Enclosures

GENERAL AND NO LITIGATION CERTIFICATE OF BURNET COUNTY

We hereby certify that we are duly elected or appointed and acting officers of Burnet County, Texas (the "*County*"). We do hereby further certify that:

1. This Certificate is for the benefit of the Attorney General of the State of Texas (the "*Attorney General*") and all persons interested in the validity of the proceedings of the Capital Area Housing Finance Corporation (the "*Corporation*") related to the issuance by the Corporation of its tax-exempt obligations for the Redwood Apartments project, to be issued in one or more series in an aggregate principal amount not to exceed \$49,000,000 (the "*Bonds*").

2. The Commissioners Court (the "*Governing Body*") of the County authorized the membership of the County in the Corporation, a joint housing finance corporation created pursuant to the Texas Housing Finance Corporations Act, Chapter 394, Local Government Code, as amended (the "*Act*"), and approved the Corporation's articles of incorporation (and all amendments thereto).

3. The County has appointed Commissioner Joe Don Dockery to act as a member of the board of directors of the Corporation. The individual is a resident of a city or county which is a member of the Corporation.

4. The Governing Body has taken no action pursuant to the Act, including Section 394.016(c) thereof, or otherwise, to limit the effectiveness of the resolution authorizing the issuance of the Bonds or in any way affecting the proceedings relating to the issuance of the Bonds.

5. The Governing Body has not created any other Corporation that currently has the power to make home mortgages or loans to lending institutions, the proceeds of which are to be used to make home mortgage or loans on residential developments.

6. No litigation is pending, or to our knowledge threatened, in any court in any way affecting the existence of the Corporation or seeking to restrain or to enjoin the issuance, sale or delivery of the Bonds, or in any way contesting or affecting the validity or enforceability of the Bonds or the financing documents to which the Corporation is a party, or contesting in any way the completeness or accuracy of any disclosure document prepared in connection with the issuance of the Bonds, or contesting the powers of the Corporation or its authority with respect to the financing documents to which it is party.

7. Each of the undersigned officers of the County hereby certifies that he or she is the duly elected or appointed incumbent of the office appearing below his or her signature and that the signature of the other officer appearing below is the true and correct signature of such person.

8. The Attorney General of the State of Texas is hereby authorized and directed to date this Certificate concurrently with the date of his approval of the Bonds and this Certificate shall

be deemed for all purposes to be accurate and correct on and as of that date and on and as of the date of the initial issuance and delivery of the Bonds to the initial purchasers thereof.

9. By his or her signature hereto, the undersigned representative of the Governing Body assumes no liability whatsoever with respect to the Bonds. The Bonds are not an indebtedness of the Governing Body or the County and the Governing Body and the County shall have no liability therefor.

[Remainder of Page Intentionally Left Blank]

EXECUTED AND DELIVERED AS OF THE DATE SET FORTH BELOW.

BURNET COUNTY, TEXAS

By _____
Judge Bryan Wilson

ATTEST

By _____
[Deputy] County Clerk

DATED: _____
[TO BE DATED BY ATTORNEY
GENERAL OF THE STATE OF TEXAS]

**U.S. Department of Justice
United States Marshals Service
Prisoner Operations Division**

**Office of Detention Services
Intergovernmental Agreement**

1. Agreement Number 80-11-0007		2. Effective Date		3. Facility Code(s) 6T0		4. UEI Number LMHFJGDNDA11	
5. Issuing Federal Agency United States Marshals Service Prisoner Operations Division Office of Detention Services CG-3, 3 rd Floor Washington, DC 20530-0001				6. Local Government Burnet County Jail 900 County Lane Burnet, TX 78611 Tax ID#: 74-6000454			
7. Appropriation Data 15-1020/XD				8. Local Contact Person: E-mail: Telephone:		Matthew Kimbler mkimbler@burnetsheriff.com (512) 715-8600	
9. Services This agreement is for the housing, safekeeping, subsistence, and care of Federal prisoners, in accordance with content set forth herein.				10. Estimated Number of Federal Beds Male: 144 Female: 24 Juvenile: N/A Total: 168		11. Per Diem Rate \$95.85	
						12. Period of Performance Perpetual	
13. Guard/Transportation Hourly Rate Guard/Transportation Hourly Rate: \$40.00 Mileage shall be reimbursed by the Federal Government at the current General Services Administration (GSA) Federal Travel Regulation Mileage Rate.				14. Optional Guard/Transportation Services ☒ Medical Visits ☒ U.S. Courthouse ☒ JPATS ☐ Encompassed _____ ☒ Video Teleconferencing (VTC) Hearings ☒ Hospitalization ☒ Jail-to-Jail _____			
15. Department of Labor Wage Determination ☐ Wages Incorporated # _____ ☐ Collective Bargaining Agreement # _____							
16. Local Government Certification <i>To the best of my knowledge and belief, information submitted in support of this agreement is true and correct. This document has been duly authorized by the governing authorities of their applying Department or Agency State or County Government and therefore agree to comply with all provisions set forth herein this document.</i>				17. Signature of Person Authorized to Sign (Local) _____ Signature _____ Print Name _____ Title _____ Date			
18. Federal Prisoner Type Authorized ☒ Adult Male ☒ Adult Female ☐ Juvenile Male ☐ Juvenile Female		19. Other Authorized Agency User ☐ BOP ☒ ICE ☐ Other _____		20. Signature of Person Authorized to Sign (Federal) _____ Signature Tiffani Eason _____ Print Name A Chief, Intergovernmental Agreements _____ Title _____ Date			

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1. Authority

Pursuant to the authority, 106th Congress Public Law 553, Section 119 of the "Department of Justice Appropriations Act, 2001", this Intergovernmental Agreement (hereinafter referred to as "agreement") is entered into between the United States Marshals Service (USMS) (hereinafter referred to as the "Federal Government") and **Burnet County Jail** (hereinafter referred to as "Local Government"), who hereby agree as described in this document.

2. Purpose

The Federal Government and the Local Government establish this agreement allowing the USMS or other authorized agency user as noted in block #19, page one (1) of this agreement to house individuals detained on federal charges or federal court orders (hereinafter referred to as "Federal prisoners") with the Local Government at the **Burnet County Jail, 900 County Ln, Burnet, TX 78611**, (hereinafter referred to as "the Facility") designated in block #6 on page one (1) of this agreement.

3. Administration (October 2021)

The Local Government shall provide for the secure custody, safekeeping, housing, subsistence, and care of Federal prisoners in accordance with all state, local, and federal laws, standards, regulations, policies, and court orders applicable to the operation of the Facility. Federal prisoners shall be housed in a manner consistent with the Federal Performance Based Detention Standards (FPBDS) subset utilized by the USMS Detention Facility Review Program. These standards are set forth in Form USM-218 (provided as an attachment to this agreement). Facilities shall follow the current standards summarized in Form USM-218 and any other standards required by an authorized agency whose prisoners are housed by the Local Government pursuant to this agreement. Full text of the FPBDS can be found at: <http://www.ASD.usmarshals.gov/prisoner/detention-standards.htm> as an additional reference source for best practices.

Burnet County Jail shall comply with Congressional mandates, federal laws, Executive Orders and all existing **Burnet County Jail** policies. **Burnet County Jail** shall provide a means for verification of any state inspections, accreditation, and, if applicable, any alternative correctional facility accreditations such as an accreditation from the American Correctional Association accreditation.

The USMS ensures the secure custody, care, and safekeeping of USMS prisoners. Accordingly, all housing or work assignments, and recreation or other activities for USMS prisoners are permitted only within secure areas of the building or within the secure external recreational/exercise areas. All work assignments for unsentenced Federal prisoners must be voluntary.

The Local Government shall conduct initial and periodic background and reference checks of applicants, employees, contractors, and volunteers. All allegations of staff misconduct shall be investigated and reported to law enforcement as appropriate. Staff misconduct involving or affecting USMS prisoners shall be reported to the local district United States Marshal (USM), Chief,

or their designee and to the USMS Prisoner Operations Division (POD) at PODCoCInquiries@usdoj.gov.

At all times, the Federal Government shall have access to the Facility and to the Federal prisoners, and to all records pertaining to this agreement, including financial records, for a retention period of three (3) years from the date of request by the Federal Government.

The Local Government shall maintain written policies and procedures that describe all facets of facility operations, maintenance, and administration. The Local Government shall maintain written contingency and emergency plans for situations including but not limited to riots, hunger strikes, disturbances, escapes, hostage situations, and mass prisoner relocation.

The Local Government shall maintain records of annual fire safety inspections. The Local Government shall maintain dangerous materials in accordance with government regulations.

The Local Government shall maintain an objective review, classification, and housing process. Federal prisoners shall be clearly identified as USMS prisoners in the classification system.

The Local Government shall ensure Federal prisoners under the age of 18 receive an age-appropriate diet, exercise, and education.

The Local Government shall ensure Federal prisoners under the age of 18 or charged as a juvenile shall be separated by sight and sound and out of regular contact with adult prisoners, except in emergency situations or approval from the court.

The Local Government shall keep the Facility clean and in good repair. Food service equipment shall meet established health and safety codes. The Local Government shall provide a minimum of three (3) meals per day that are varied and nutritionally adequate.

The Local Government shall provide safe and clean space and items for proper prisoner hygiene.

The Local Government will provide clean and serviceable bedding and clothing. Clothing and shoes shall be properly sized and temperature and weather appropriate. The Local government shall provide appropriate attire upon release.

The Local Government shall properly inventory, store, and return prisoner property upon release. The Local Government shall provide adequate accommodations for prisoners with disabilities once accepted by the Local Government.

The Local Government shall prohibit discrimination on the basis of disability, race, sex, sexual orientation, religion, and national origin in the provision of services, programs, and activities.

The Local Government shall provide prisoners with reasonable opportunities to participate in religious practices, exercise, and access to mail, telephones, personal legal materials and legal reference materials or confidential counsel.

The Local Government shall maintain a grievance program with at least one level of appeal. The grievance procedures shall be made available to prisoners.

(End of Provision)

4. Place of Performance (May 2021)

The principal place of performance for this agreement shall be:

Burnet County Jail, 900 County Ln, Burnet, TX 78611

(End of Provision)

5. Agreements Specialist (November 2021)

The Contracting Officer (KO) may designate in writing one or more government employees, by name and position title, to act for the KO under this agreement. Each designee shall be identified as an Agreements Specialist. Such designation(s) shall specify the scope and limitations of the authority so delegated; provided, that the designee(s) shall not change the terms or conditions of the agreement, unless the Agreements Specialist is a warranted KO, and this authority is delegated in the designation.

The Agreements Specialist is:

Name: ***Aisha Ogburn***

Title: ***Grants/Cooperative Agreements Specialist***

Contact Information: ***(703) 217-9014***

(End of Provision)

6. Termination (May 2021)

The agreement can be terminated by either party for any reason. The requesting party, requester, seeking to terminate this agreement may do so by providing a written notice to the receiving party, requestee, at least thirty (30) calendar days in advance of the proposed termination date. An exception is made when an emergency situation requires the immediate relocation of Federal prisoners.

In order for the Local Government to initiate a termination of this agreement, the Local Government must:

- a. As noted in this section, paragraph one above, the Local Government shall provide the Federal Government via the KO or designee a written notification by email at least thirty (30) calendar days in advance of the potential termination date unless an emergency situation requires the immediate relocation of Federal prisoners.
- b. The Local Government shall provide adequate time, if applicable, for the Federal Government to transport and relocate Federal prisoners. Based on the number of Federal prisoners at the facility, a thirty (30) day notice may not be adequate to vacate the premises; thus, the Local Government shall agree to provide the Federal Government a reasonable time frame to exit the facility.

- c. The Local Government shall work with the Federal Government to locate alternative housing solutions for the Federal prisoners.
- d. The Local Government may not request rate or per-diem increases once the Local Government has provided a termination notice to the Federal Government and the Federal Government has acknowledged the receipt of before mentioned notice.

Where the Local Government has received a cooperative agreement through the POD's Cooperative Agreement Program, the cooperative agreement termination and other applicable provisions shall:

- a. be incorporated into this agreement;
- b. survive after the expiration of the cooperative agreement; and
- c. supersede the termination provisions of this agreement.

(End of Provision)

7. Assignment and Outsourcing of Jail Operations (May 2021)

The overall management and operation of the Facility housing Federal prisoners shall not be contracted out without the prior written notification of the Federal Government.

(End of Provision)

8. Medical Services (May 2021)

The Local Government shall maintain written procedures that describe actions taken in the event of a prisoner's death, assault, or medical emergency to include notification to the USMS.

The Local Government shall provide a medical and mental health screening upon admission to the Facility. The Local Government shall inform prisoners how to access health services.

The Local Government shall notify the local USMS district office of any infectious disease outbreak.

The Local Government shall provide Federal prisoners with the same level and range of care **inside** the Facility as that provided to state and local prisoners. The Local Government is financially responsible for all medical care provided **inside** the Facility to Federal prisoners. This includes the cost of all medical, dental, and mental health care as well as the cost of medical supplies, over-the-counter medications and any prescription medications routinely stocked by the Facility. The Facility is encouraged to purchase non-OTC medications for USMS prisoners through the USMS' National Managed Care Contract (NMCC) Discount Pharmacy Program. When possible, generic medications should be prescribed. The cost of all of the above-referenced medical care is covered by the Federal per-diem rate. The Federal Government will pay for the cost of specialized medical services not routinely provided within the Facility, such as dialysis.

The Federal Government is financially responsible for all medical care provided **outside** the Facility to Federal prisoners. The Federal Government must be billed directly by outside medical care providers pursuant to arrangements made by the Local Government for outside medical care. The

Local Government shall utilize outside medical care providers that are covered by the USMS' NMCC Preferred Provider Network to the maximum extent practicable. The Local Government can obtain information about NMCC covered providers from the local USMS District Office. The Federal Government will be billed directly by the medical care provider **not** the Local Government. To ensure that Medicare rates are properly applied, medical claims for Federal prisoners must be on Centers for Medicare and Medicaid Services (CMS) Forms so that they can be re-priced to Medicare rates in accordance with the provisions of Title 18 U.S.C. Section 4006. The USMS will not reimburse the detention facility for medical payments made on behalf of USMS prisoners in the absence of a specific arrangement approved in writing by the USMS.

All **outside** medical care provided to Federal prisoners must be pre-approved by the Federal Government except in a medical emergency. In the event of an emergency, the Local Government shall proceed immediately with necessary medical treatment. The Local Government shall notify the Federal Government immediately regarding the nature of the Federal prisoner's illness or injury as well as the types of treatment provided.

The Facility shall have in place an adequate infectious disease control program which includes testing of all Federal prisoners for Tuberculosis (TB) in accordance with *National Commission on Correctional Health Care (NCCHC) Standards for Health Services in Jails*. TB testing shall occur within 14 days of intake (unless current TB tests results are available), be promptly documented in the Federal prisoner's medical record and the results forwarded to the local USMS District within thirty (30) days of intake. Special requests for expedited TB testing and clearance (to include time sensitive moves) shall be accomplished through advance coordination by the Federal Government and Local Government.

The Local Government shall immediately notify the Federal Government to include the local district office of any cases of suspected or active TB or any other highly communicable diseases such as but not limited to Coronavirus Disease (COVID), severe acute respiratory syndrome (SARS), Avian Flu, Methicillin-Resistant Staphylococcus Aureus (MRSA), Chicken Pox, etc., which might affect scheduled transports or productions.

When a federal prisoner is being transferred or released from the Facility, they will be provided with a minimum of seven (7) days of prescription medications and any medications already dispensed to the prisoner. Medical records and Form USM-553, *Prisoner in Transit Medical Summary* must travel with the Federal prisoner. If the records are maintained at a medical contractor's facility, it is the Local Government's responsibility to obtain them before a federal prisoner is transferred.

Federal prisoners may be charged a medical co-payment by the Local Government in accordance with the provisions of Title 18 U.S.C. Section 4013(d). The Federal Government is not responsible for medical co-payments and shall not be billed if the federal prisoner is indigent and cannot make the co-payment. Indigent Federal prisoners shall not be denied medical evaluation and treatment for failure to provide a co-payment.

(End of Provision)

9. Affordable Care Act (ACA) (May 2021)

Upon release of a Federal prisoner, the Local Government shall provide information regarding the Affordable Care Act (ACA). The ACA website is located at:
<http://www.hhs.gov/healthcare/about-the-aca/index.html>.

(End of Provision)

10. Receiving and Discharging of Federal Prisoners (May 2021)

The Local Government agrees to accept Federal prisoners only upon presentation by a Law Enforcement Officer (LEO), USMS Task Force Officer (TFO) or a USMS designee with proper credentials.

The Local Government shall not relocate a Federal prisoner from one facility under its control to another facility not described in this agreement without permission of the Federal Government. Additional facilities within the same agreement shall be identified in a modification.

The Local Government agrees to release Federal prisoners only to LEOs of the authorized Federal Government agency initially committing the Federal prisoner (e.g., Drug Enforcement Administration (DEA), Immigration and Customs Enforcement (ICE)) or to a Deputy United States Marshal (DUSM) or USMS designee with proper credentials. Those Federal prisoners who are remanded to custody by the USMS may only be released to the USMS or an individual specified by the USMS in the Judicial District.

USMS Federal prisoners sought for a state or local court proceeding must be acquired through a Writ of Habeas Corpus or the Interstate Agreement on Detainers and then only with the concurrence of the jurisdictional United States Marshal (USM).

(End of Provision)

11. Prisoner Work Program (November 2021)

Federal prisoner labor shall be used in accordance with the Federal prisoner work plan developed by the Local Government and approved by the USMS. The Federal prisoner work plan must be voluntary, and may include work or program assignments for industrial, maintenance, custodial, service, or other jobs. Federal prisoners may not be required to work. Federal prisoners may volunteer to work within the secure confines of the facility if they sign a waiver of their right not to work. A Federal prisoner with suicidal tendencies, attempted escapes or escape history, violent history, gang affiliations or with detainers for pending charges with other local, state, or federal agencies will not be considered for the volunteer program. Federal prisoners are not permitted to act as trustees and may not work in positions that permit unsupervised contact with segregated prisoners or Federal prisoners of the opposite sex.

The Federal prisoners are restricted from operating equipment that may expose the Federal prisoners to grave bodily harm or any work assignment requiring security risk items and controlled tools which could be used to facilitate an escape or used as a weapon that could endanger staff, citizens, or other inmates. Federal prisoners will not have access to prisoner or employee records.

The Local Government will ensure that prisoners who volunteer to work are prohibited from keeping medication on their person while at the worksite, unless deemed necessary by medical personnel.

Federal prisoners must obtain required medical clearances before working in the food service areas. The Federal prisoner work program shall not conflict with any other requirements of the agreement and must comply with all applicable laws and regulations. Federal prisoners shall not be used to perform the responsibilities or duties of an employee of the Local Government. Appropriate safety/protective clothing and equipment shall be provided to Federal prisoner workers as appropriate. Federal prisoners shall not be assigned work that is considered hazardous or dangerous. This includes, but is not limited to, areas or assignments requiring great heights, extreme temperatures, use of toxic substances and unusual physical demands. Federal prisoner workers can be paid the identical rates of pay as other facility prisoners.

Federal prisoners shall be required to participate in normal housekeeping duties which help ensure the cleanliness of their housing area. Increases and reductions in privileges may be used as incentives to ensure that Federal prisoners keep their living areas clean.

(End of Provision)

12. Guard/Transportation Services to/from Medical Facility (May 2021)

When Medical Facility in block #14 on page one (1) of this agreement is checked, the Local Government agrees, subject to the availability of its personnel, to provide transportation and guard services for Federal prisoners housed at the Facility to and from a medical facility for outpatient care, and transportation and stationary guard services for Federal prisoners admitted to a medical facility.

These services shall be performed by at least two (2) armed and qualified LEOs or Correctional Officers (CO) according to the criteria specified by the County Entity running the facility. In all cases, these are part of a fulltime Law Enforcement Organization or Correctional Organization and that they have met the minimum training requirements.

The Local Government agrees to provide additional personnel if requested by the USMS to enhance specific requirements for security, prisoner monitoring, and contraband control. Federal prisoners are not permitted to use the telephone, internet or WIFI enabled devices, or to receive outside food, drinks, or deliveries (including flowers) without consent from the USMS. The Local Government shall restrain Federal prisoners by attaching at least one extremity to the hospital bed, stretcher, or chair at all times when medically possible. Pregnant or postpartum prisoners should not be restrained. Postpartum is the twelve-week period following childbirth, miscarriage, or abortion. See First Step Act provision for more information.

The reimbursable hourly rate, if agreed upon, will be shown in block #13 on page one (1) of this agreement.

Mileage shall be reimbursed in accordance with the current GSA mileage rate.

(End of Provision)

13. Guard/Transportation Services to/from U.S. Courthouse (May 2021)

When U.S. Courthouse in block #14 on page one (1) of this agreement is checked, the Local Government agrees, subject to the availability of its personnel, to provide transportation and guard services for Federal prisoners housed at its facility to and from the U.S. Courthouse. These services shall be performed by at least two (2) armed and qualified LEOs or COs. In all cases, these are part of a fulltime Law Enforcement Organization or Correctional Organization and that they have met the minimum training requirements.

The Local Government agrees to provide additional personnel if requested by the USMS to enhance specific requirements for security, prisoner monitoring, and contraband control.

Upon arrival at the courthouse, the Local Government's transportation guard will turn Federal prisoners over to the USMS only upon presentation of proper law enforcement credentials.

The Local Government will not transport Federal prisoners to any U.S. Courthouse without a specific request from the USMS who will provide the prisoner's name, the U.S. Courthouse, and the date the prisoner is to be transported.

Each prisoner will be fully restrained in handcuffs, waist chain, and leg restraints during transportation unless otherwise authorized by the USMS. Deviations from full restraints must be documented and reported monthly to the local district USM, Chief, or their designee and to the USMS POD at PODCoCIquiries@usdoj.gov.

The reimbursable hourly rate, if agreed upon, will be shown in block #13 on page one (1) of this agreement.

Mileage shall be reimbursed in accordance with the current GSA mileage rate.

(End of Provision)

14. Guard/Transportation Services to Justice Prisoner & Alien Transportation System (JPATS) or Other (May 2021)

When JPATS, Other or both in block #14 on page one (1) of this agreement is checked, the Local Government agrees, subject to the availability of its personnel, to provide transportation and escort guard services for Federal prisoners housed at its facility to and from the JPATS or other locations designated by the Federal Government.

These services shall be performed by at least two (2) armed and qualified LEOs or COs. In all cases, these are part of a fulltime Law Enforcement Organization or Correctional Organization and that they have met the minimum training requirements.

The Local Government agrees to provide additional personnel if requested by the USMS to enhance specific requirements for security, prisoner monitoring, and contraband control.

The Local Government shall not transport Federal prisoners to the airlift or any other location without a specific request from the USMS who will provide the prisoner's name, location (district), and the date the prisoner is to be transported.

The Local Government shall turn Federal prisoners over to the USMS or an officer specified by the USMS only upon presentation of proper credentials.

Each prisoner will be fully restrained in handcuffs, waist chain, and leg restraints during transportation unless otherwise authorized by the USMS. Deviations from full restraints must be documented and reported monthly to the local district USM, Chief, or their designee and to the USMS POD at PODCoCInquiries@usdoj.gov.

The reimbursable hourly rate, if agreed upon, will be shown in block #13 on page one (1) of this agreement.

Mileage shall be reimbursed in accordance with the current GSA mileage rate.

(End of Provision)

15. Video Teleconference Hearings within the Facility (October 2021)

If available, the facility shall furnish, as applicable to this agreement, all things necessary for, or incident to, providing Video Teleconference (VTC) hearings within the facility. When VTC equipment is not available at the facility, the Federal Government, in coordination with the Courts, may assist with providing VTC equipment and ancillary items to the facility.

(End of Provision)

16. Optional Guard Services to Video Teleconference Hearings within Facility (May 2021)

When Video Conferencing (VTC) Hearings in block #14 on page one (1) of this agreement is checked, the Local Government agrees, subject to the availability of its personnel, to provide escort guard services for Federal prisoners housed at its facility to monitor, on a case-by-case basis, court hearings conducted via VTC within its facility per instruction of the Federal Judiciary.

The reimbursable hourly rate, if agreed upon, will be shown in block #13 on page one (1) of this agreement.

(End of Provision)

17. Special Notifications (May 2021)

The Local Government shall notify the Federal Government of any activity by a Federal prisoner, which would likely result in litigation or alleged criminal activity.

The Local Government shall immediately notify the Federal Government of an escape of a Federal prisoner. The Local Government shall use all reasonable means to apprehend the escaped Federal prisoner and all reasonable costs in connection therewith shall be borne by the Local Government.

The Federal Government shall have primary responsibility and authority to direct the pursuit and capture of such escaped Federal prisoners. Additionally, the Local Government shall notify the Federal Government as soon as possible when a Federal prisoner is involved in an attempted escape or conspiracy to escape from the Facility.

In the event of a medical emergency, death, or assault on or by a Federal prisoner, the Local Government shall immediately notify the Federal Government.

(End of Provision)

18. Body Worn Camera Information Requests (November 2021)

If the Local Government adopts a Body Worn Camera (BWC) use policy that mandates use of BWC for transport or other activities covered under the IGA, the agency shall, upon request by USMS, provide USMS with the audio/video footage and any metadata captured by the BWC pertaining to USMS prisoner incidents. The audio/video footage and any metadata may be requested by the USMS Body Worn Camera Program and the USMS Office of General Counsel. The agency agrees that no BWC footage depicting a USMS prisoner will be released without advance written notification to the USMS.

(End of Provision)

19. Restrictive Housing and Suicide Prevention (May 2021)

For the purposes of this agreement, "restrictive housing" means any type of detention that involves all of the following elements:

- a. Removal from the general population, whether voluntary or involuntary;
- b. Placement in a locked room or cell, whether alone or with another prisoner; and
- c. Inability to leave the room or cell for the vast majority of the day, typically 22 hours or more.

For the purposes of this agreement, "vulnerable population" refers to prisoners who are more likely to be victimized in confinement settings, including but not limited to: juveniles; young adults (age 18-24 at time of admission through conviction); prisoners with serious mental illness; lesbian, gay, bisexual, prisoners who identify as sex nonconforming; pregnant and postpartum prisoners; infirmed prisoners and prisoners with medical needs.

The Local Government shall have written policies, procedures, and practices requiring that all prisoners in restrictive housing are personally observed by a CO at least twice per hour, but no more than thirty (30) minutes apart, on an irregular schedule. Prisoners who are violent or mentally ill or who demonstrate unusual or bizarre behavior shall receive more frequent observation; suicidal prisoners shall be under constant observation.

The Local Government shall immediately notify the appropriate Chief Deputy U.S. Marshal (CDUSM), or designee, and POD at PODCoCinquiries@usms.doj.gov when a member of a vulnerable population is placed in restrictive housing or their restrictive housing status changes.

The Local Government shall also provide reports to the USMS on a monthly basis listing all USMS prisoners who were detained in restrictive housing, and the reasons for their assignment to restrictive housing. When no USMS prisoners have been placed in restrictive housing during the reporting month, the Local Government shall notify USMS that there are no USMS prisoners to report. The report or a notification of no USMS prisoners in restrictive housing shall be submitted to the CDUSM or his or her designee and POD at PODCoCinquiries@usms.doj.gov, no later than the tenth day of each month in a standard format established by the USMS.

The Local Government shall have a comprehensive suicide-prevention program in place incorporating all aspects of identification, assessment, evaluation, treatment, preventive intervention, and annual training of all medical, mental health, and correctional staff.

Additional prisoner suicide prevention resources can be found at: https://www.usmarshals.gov/prisoner/suicide_prevention.htm and <https://nicic.gov/>.

(End of Provision)

20. Prison Rape Elimination Act (PREA) (November 2021)

The Facility must post Prison Rape Elimination Act (PREA) brochure/bulletins in each housing unit of the Facility. The Facility must abide by all relevant PREA regulations at: (<https://www.prearesourcecenter.org/about/prison-rape-elimination-act-prea>).

All sexual harassment and sexual assaults of or by a USMS prisoner must be reported to the district CDUSM or designee and the POD at: PREAinquiries@usdoj.gov.

In accordance with PREA, the Facility must arrange for a PREA audit every three (3) years. The Facility must maintain PREA compliance or be actively working towards compliance. Additional resources can be found at: <https://www.prearesourcecenter.org/>.

Templates for PREA posters and brochures can be found at: <https://www.prearesourcecenter.org/library/search?keys=poster&cat=All>

(End of Provision)

21. PREA Prisoner Incident Reporting (November 2021)

PREA posters shall contain information on how to report a sexual assault by using one of the following methods:

- Speaking with a staff member;
- Writing a letter reporting the alleged sexual misconduct to the person in charge or the USMS. To ensure confidentiality, use special (Legal) mail procedures;
- Filing an Emergency Prisoner Grievance - If you decide your complaint is too sensitive to file with the Officer in Charge, you can file your Grievance directly with the CDUSM. You can get the forms from your housing unit officer, or a Facility supervisor;

- Writing to the Office of Inspector General (OIG), which investigates allegations of staff misconduct. The address is: Office of Inspector General, U.S. Department of Justice, 950 Pennsylvania Ave. Room 4706, Washington, DC. 20530; or
- Calling, **at no expense to the victim**, the OIG. The phone number is 1-800-869-4499.

All allegations of sexual abuse reported to Facility staff must be reported and will be investigated. Information concerning the identity of a prisoner victim reporting a sexual assault, and the facts of the report itself, shall be limited to those who have the need to know in order to make decisions concerning the prisoner-victim's welfare and for law enforcement investigative purposes.

(End of Provision)

22. Federal Acquisition Regulation (FAR) Agreement Provisions (September 2025)

This agreement incorporates the following agreement provisions by reference, with the same force and effect as if it was given in full text. Upon request, the full text will be made available. The full text of this provision may be accessed electronically at: <http://www.acquisition.gov>.

Agreement Provisions:

FAR 52.222-4 Contract Work Hours and Safety Standards – Overtime (May 2018)

FAR 52.222-41 Service Contract Labor Standards. (August 2018)

FAR 52.222-42 Statement of Equivalent Rates for Federal Hires (May 2014)

FAR 52.222-43 Fair Labor Standards Act and the Service Contract Labor Standards – Price Adjustment (Multiyear and Option Contracts) (August 2018)

If the Collective Bargaining Agreement in block #15 on page one (1) of this Agreement is checked, the Local Government agrees In accordance with Section 2 (a) and 4 (c) of the Services Contract Act, as amended, employees employed by the contractor (s) in performing services covered by the Collective Bargaining Agreement (s) are to be paid wage rates and fringe benefits set forth in the current collective bargaining agreement and modified extension agreements. (Added to the IGA November 2024)

The current Local Government per-diem rates shall be the prevailing wages unless notified by the Federal Government.

If the Department of Labor Wage Determination in block #15 on page one (1) of this Agreement is checked, the Local Government agrees, in accordance with FAR 52.222.43 (a), (f), that it must notify the Federal Government of any increase or decrease in applicable wages and fringe benefits claimed under this clause within thirty (30) days after receiving a new wage determination.

(End of Provision)

23. Guaranteed Minimum Bed Space (September 2021)

This IGA **does not** contain a guaranteed minimum for bed space.

(End of Provision)

24. Economic Rate Adjustments (October 2021)

The Federal Government will use various price analysis techniques and procedures to ensure the rates established by this agreement is considered a fair and reasonable price. Examples of such techniques include, but are not limited to, the following:

- a. Comparison of the requested rate with the Independent Government Estimate for detention services, otherwise known as the Core Rate;
- b. Comparison with rates at other state or local facilities of similar size and economic conditions;
- c. Comparison of previously proposed prices and previous Federal Government and commercial contract prices with current proposed prices for the same or similar items; and
- d. Evaluation of the provided jail operating expense information.

The firm-fixed price per-diem rate for services is stipulated in block #11 on page one (1) of this agreement and shall not be subject to adjustment on the basis of **Burnet County Jail** actual cost experience in providing the service. The per-diem rate shall be fixed for a period from the effective date of this agreement forward for **thirty-six (36) consecutive months**. The per-diem rate covers the support of one Federal prisoner per "Federal prisoner day", which shall include the day of arrival, but not the day of departure.

The per-diem rate and the guard/transportation hourly rate will remain unchanged during the renewal period(s) unless the Local Government requests an economic rate adjustment. To request a per-diem economic rate adjustment, the Local Government will need to access USMS' Capture system via the Law Enforcement Enterprise Portal (LEEP) at <https://portal.cjis.gov/wps/myportal/LEEPNG>. The Local Government may contact the Agreements Specialist for more information.

An economic rate adjustment to either rate can be requested by the Local Government after **thirty-six (36) months of continuous performance**. Request for economic rate adjustments prior to the ending of the **thirty-six (36) month period** preceding the most recent rate adjustment shall only be considered if there are extreme circumstances that warrants a review of an out of cycle economic rate adjustment. Granting an out of cycle economic rate adjustment is not guaranteed.

To request an out of cycle per-diem economic rate adjustment, the Local Government will need to follow the same instructions as requesting an economic rate adjustment during the renewal period. For the request to be considered, the Local Government must demonstrate that its costs have substantially increased during the current **thirty-six (36) month period**. The Local Government shall provide the Agreements Specialist documentation to include cost and pricing data to justify

the facility's out of cycle economic rate adjustment request. The request and its supporting documentation are the sole responsibility of the Local Government to provide a complete request package to the Agreements Specialist. Incomplete or missing data may delay the request being processed or causing the request to be denied altogether.

Two (2) or more out of cycle economic rate adjustment requests within the same **thirty-six (36) month period** with an aggregate proposed increase of 25% or more are not permissible under this agreement.

(End of Provision)

25. Billing and Financial Provisions (May 2021)

The Local Government shall prepare and submit for certification and payment, original and separate invoices each month to each Federal Government component responsible for Federal prisoners housed at the Facility.

Address(es) for the component(s) is/are:

United States Marshals Service
Western District of Texas
262 West Nueva Street, RM 2-300, San Antonio, TX 78207
Contact Information: (210) 332-6800

Immigration and Customs Enforcement
Enforcement and Removal Operations
El Paso Field Office
11541 Montana Avenue, Suite E
El Paso, Texas 79936
915-255-1901

To constitute a proper monthly invoice, the name and address of the Facility, the name of each Federal prisoner, their specific dates of confinement, the total days to be paid, the appropriate per diem rate as approved in the agreement, and the total amount billed (total days multiplied by the per-diem rate per day) shall be listed, along with the name, title, complete address, and telephone number of the Local Government official responsible for invoice preparation. Additional services provided, such as transportation and guard services, shall be listed separately and itemized.

Nothing contained herein shall be construed to obligate the Federal Government to any expenditure or obligation of funds in excess of, or in advance of, appropriations in accordance with the 31 U.S.C Section 1341 – Limitations on expending and obligating amounts.

(End of Provision)

26. Payment Procedures (May 2021)

The Federal Government will make payments to the Local Government at the address listed in block #6 on page one (1) of this agreement. The payments will be made promptly after the district office has received and certified the invoice is correct.

(End of Provision)

27. Hold Harmless (May 2021)

It is understood and agreed that the Local Government shall fully defend, indemnify, and hold harmless the United States of America, its officers, employees, agents, and servants, individually and officially, for any and all liability caused by any act of any member of the Local Government or anyone else arising out of the use, operation, or handling of any property (to include any vehicle, equipment, and supplies) furnished to the Local Government in which legal ownership is retained by the United States of America, and to pay all claims, damages, judgments, legal costs, adjuster fees, and attorney fees related thereto. The Local Government will be solely responsible for all maintenance, storage, and other expenses related to the care and responsibility for all property furnished to the Local Government.

(End of Provision)

28. Disputes (May 2021)

Disputes, questions, or concerns pertaining to this Agreement will be resolved between appropriate officials of each party. Both the parties agree that they will use their best efforts to resolve the dispute in an informal fashion through consultation and communication, or other forms of non-binding alternative dispute resolution mutually acceptable to the parties.

(End of Provision)

29. Review of Services (November 2021)

Review standards for prisoners may differ among authorized agency users. The Local Government agrees to allow periodic unannounced reviews by Federal Government, to include approved Federal contractors, in accordance with the standards required by any or all of the Federal authorized agency users whose prisoners may be housed pursuant to this Agreement. A summary of inspection findings will be shared with the facility administrator in order to promote improvements to facility operations, conditions of confinement, and levels of services. If the Federal Government identifies significant finding(s) during the review, the Local Government will provide the Federal Government with a corrective action plan to address the issue(s).

(End of Provision)

30. IGA Amendments (May 2021)

For all amendments except for full or partial terminations, either party may initiate a request for amendment to this agreement in writing. All amendments negotiated will be effective only upon written approval of both parties.

(End of Provision)

31. Litigation (May 2021)

The Federal Government shall be notified, in writing, of all litigation pertaining to this agreement and provided copies of any pleadings filed or said litigation within five (5) business days of the filing.

The Local Government shall cooperate with the Federal Government legal staff and the United States Attorney regarding any requests pertaining to Federal Government or Local Government litigation.

(End of Provision)

32. The First Step Act (May 2021)

This agreement refers the Local Government facility operations and administrations to the following sections of the First Step Act:

- a. Section 613 of Public Law 115-391 the FIRST STEP Act of 2018 and 18 USC 5043 with respect to any USMS juveniles in custody.
- b. Section 301 of Public Law 115-391 the FIRST STEP Act of 2018 and that pursuant to USMS policy that these requirements have been adopted for all pregnant and postpartum USMS prisoners, regardless of case status. The postpartum period is twelve weeks after childbirth, miscarriage, or abortion.

(End of Provision)

(End of Agreement)

U.S. Department of Justice
United States Marshals Service

Detention Facility Review

FACILITY FACTS

FACILITY OVERVIEW

Facility Name

Physical Address

Phone Number

Fax Number

City

State

Zip Code

County

District

Contract/Agreement Number

Contract/Agreement Type (Private, IGA, LUA)

Expiration Date

Closest USMS Office Name

Driving Time from Closest USMS Office

minutes

Driving Distance from Closest USMS Office

miles

Date of Last USMS Detention Facility Review

Points of Contact (Administrative, Facility, Intelligence, Medical, PREA, Restrictive Housing, Security)
(If needed, use "Other Notes Section" on last page to document more than one point of contact.)

Title

Name

Type of Contact

Phone Number

Extension

Email Address

Title

Name

Type of Contact

Phone Number

Extension

Email Address

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Title		Name	
Type of Contact	Phone Number	Extension	Email Address

Title		Name	
Type of Contact	Phone Number	Extension	Email Address

Title		Name	
Type of Contact	Phone Number	Extension	Email Address

Title		Name	
Type of Contact	Phone Number	Extension	Email Address

Title		Name	
Type of Contact	Phone Number	Extension	Email Address

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Prisoner Information (Annotate the number of prisoners per category)

	Adult Male	Adult Female	Juvenile Male	Juvenile Female	Total
Total Facility Bed Capacity					
USMS Allocated Beds					
Facility Average Daily Population (Last 12 Months)					
USMS Average Daily Population					
Local/Non-Federal Average Daily Population					
Bureau of Prisons Average Daily Population					
ICE Average Daily Population					

Security Staff Information (Annotate number of authorized and filled positions per facility's staffing plan)

	Authorized	Filled
Warden		
Assistant Warden		
Chief of Security		
Shift Supervisors		
Other Supervisors		
Corrections Officers		
Transportation Officers		
Perimeter Security		
Restrictive Housing Security		
Other Security		

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UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

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Medical Staff Information (Annotate number of authorized and filled positions per facility's staffing plan)

	Authorized	Filled
Physician		
Physician's Assistant		
Nurse Practitioner		
Registered Nurse		
Licensed Practical Nurse		
Mental Health Professional		
Other Medical Staff		

Contraband

List facility's total number of contraband incidents since last USMS DFR (if applicable).

Drugs or Alcohol 	Drugs or Alcohol Paraphernalia 	Electronic Devices
Electronic Device Accessory 	Weapon 	Tool

Incidents

List facility's total number of incidents since last USMS DFR (if applicable).

Suicides 	Suicide Attempts 	Escapes
Escape Attempts 	Physical Assaults on Prisoners 	Physical Assaults on Staff
Health Care Grievances 	Natural Deaths 	Sexual Assaults on Prisoners
Sexual Assaults on Staff 	Homicides 	Riots/Disturbances
Overdose Deaths 	Overdoses 	Use of Force
		Excessive Use of Force

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UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

Was the USMS notified of all incidents involving USMS prisoners?

☐ Yes ☐ No

Incidents Not Reported (Contraband, Suicide, Suicide Attempt, Escapes, Escapes Attempts, Physical Assaults on Prisoners, Physical Assault on Staff, Health Care Grievances, Natural Death, Sexual Assault on Prisoners, Sexual Assault on Staff, Homicides, Riots/Distributions, Overdoses, Use of Force). (If needed, use "Other Notes Section" on last page to document more than one incident.)

Incident Type (Use Incident types listed above)	Incident Subtype (Leave blank)	Date of Incident
Remarks		

Incident Type (Use Incident types listed above)	Incident Subtype (Leave blank)	Date of Incident
Remarks		

Incident Type (Use Incident types listed above)	Incident Subtype (Leave blank)	Date of Incident
Remarks		

Incident Type (Use Incident types listed above)	Incident Subtype (Leave blank)	Date of Incident
Remarks		

Incident Type (Use Incident types listed above)	Incident Subtype (Leave blank)	Date of Incident
Remarks		

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UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

Court Action

(If needed, use "Other Notes Section" on last page to document more than 3 actions)

Are there any court orders or pending major litigation affecting the facility?

☐ Yes ☐ No

Case Name/Number

Select Functional Area

- | | |
|---|--|
| ☐ Admin & Mgmt | ☐ Food Service |
| ☐ Health Care | ☐ Safety & Sanitation |
| ☐ Security & Control | ☐ Service & Programs |

Date of Court Filing

Case Name/Number

Select Functional Area

- | | |
|---|--|
| ☐ Admin & Mgmt | ☐ Food Service |
| ☐ Health Care | ☐ Safety & Sanitation |
| ☐ Security & Control | ☐ Service & Programs |

Date of Court Filing

Case Name/Number

Select Functional Area

- | | |
|---|--|
| ☐ Admin & Mgmt | ☐ Food Service |
| ☐ Health Care | ☐ Safety & Sanitation |
| ☐ Security & Control | ☐ Service & Programs |

Date of Court Filing

ADMINISTRATION AND MANAGEMENT

Policy Development and Monitoring

Does the facility maintain policies and procedures that describe facility operations, maintenance and administration?

☐ Yes ☐ No

Do policies have a date documenting the last time the responsible facility manager/administrator reviewed the policy to ensure it remains current, accurate, and relevant to the facility's operation?

☐ Yes ☐ No

If 'Yes', Date of Last Internal Review

Policy Communication and Access

Are policies and procedures communicated to all employees?

☐ Yes ☐ No

Does staff have 24/7 access to policies and procedures?

☐ Yes ☐ No

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UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

Prisoner Property and Money

Does the facility properly inventory prisoner property?

☐ Yes ☐ No

Does the facility properly store prisoner property?

☐ Yes ☐ No

Does the facility properly return prisoner property?

☐ Yes ☐ No

Does the facility properly inventory prisoner money?

☐ Yes ☐ No

Does the facility properly store prisoner money?

☐ Yes ☐ No

Does the facility properly return prisoner money?

☐ Yes ☐ No

Prisoner Release

Has the facility erroneously released ANY prisoner(s) during the review period?

☐ Yes ☐ No

Total number of non-USMS prisoners erroneously released

Total number of USMS prisoners erroneously released

Accommodations for Prisoners with Disabilities

Does the facility accept prisoners with disabilities?

☐ Yes ☐ No

Are adequate accommodations made available for prisoners with disabilities?

☐ Yes ☐ No

Contingency/Emergency Plans

Does the facility have a written emergency plan in place for situations that threaten facility security? (e.g., riots, hunger strikes, disturbances, escapes, and hostage situations.)

☐ Yes ☐ No

Does the emergency plan have a date documenting the last time the responsible facility manager/administrator reviewed the policy to ensure it remains current, accurate, and relevant to the facility's operation?

☐ Yes ☐ No

If 'Yes', Date of Last Emergency Plan Review

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UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

Is a hard copy of the emergency plan available for incorporation into the district's detention plan?

☐ Yes ☐ No

Does the facility's emergency plan include the USMS prisoners housed at the facility?

☐ Yes ☐ No

Does the facility have a written contingency plan in place for situations involving mass prisoner relocation? (e.g., weather, fire, flooding, facility not habitable.)

☐ Yes ☐ No

Does the contingency plan have a date documenting the last time the responsible facility manager/administrator reviewed the plan to ensure it remains current, accurate, and relevant to the facility's operation?

☐ Yes ☐ No

If 'Yes', Date of Last Contingency Plan Review

Is a hard copy of the contingency plan available for incorporation into the district's detention plan?

☐ Yes ☐ No

Does the facility's contingency plan include the USMS prisoners housed at the facility?

☐ Yes ☐ No

Staff Background Checks

Does the facility verify identity of employees prior to hiring via Fingerprints:

☐ Yes ☐ No

Does the facility verify identity of employees prior to hiring via Social Security Number:

☐ Yes ☐ No

Does the facility verify identity of employees prior to hiring via Date of Birth:

☐ Yes ☐ No

Does the facility verify identity of contractors prior to hiring via Fingerprints:

☐ Yes ☐ No

Does the facility verify identity of contractors prior to hiring via Social Security Number:

☐ Yes ☐ No

Does the facility verify identity of contractors prior to hiring via Date of Birth:

☐ Yes ☐ No

Does the facility verify identity of volunteers prior to hiring via Fingerprints:

☐ Yes ☐ No

Does the facility verify identity of volunteers prior to hiring via Social Security Number:

☐ Yes ☐ No

Does the facility verify identity of volunteers prior to hiring via Date of Birth:

☐ Yes ☐ No

Are initial background and reference checks completed for all employees prior to hiring?

☐ Yes ☐ No

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UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

Are initial background and reference checks completed for all contractors prior to hiring?

☐ Yes ☐ No

Are initial background and reference checks completed for all volunteers prior to hiring?

☐ Yes ☐ No

Do the background and reference checks include verification of employment history for the past five (5) years?

☐ Yes ☐ No

Do the background and reference checks include verification residency for the past three (3) years?

☐ Yes ☐ No

Do the background and reference checks include credit history to reveal current delinquency?

☐ Yes ☐ No

Do the background and reference checks include credit history to reveal unresolved liens?

☐ Yes ☐ No

Do the background and reference checks include credit history to reveal accounts in collection?

☐ Yes ☐ No

Do the background and reference checks include credit history to reveal court-ordered judgments?

☐ Yes ☐ No

Do the background and reference checks include criminal history to reveal felony convictions?

☐ Yes ☐ No

Do the background and reference checks include criminal history to reveal disqualifying misdemeanor convictions?

☐ Yes ☐ No

Do the background and reference checks include verification that there are no derogatory civil records?

☐ Yes ☐ No

Do the background and reference checks address alcohol dependency?

☐ Yes ☐ No

Do the background and reference checks address drug dependency?

☐ Yes ☐ No

Does the facility conduct re-investigations of employees, contractors, and volunteers?

☐ Yes ☐ No

If so, how often?

Reporting/Investigating Staff Misconduct

How many administrative allegations of staff misconduct were reported since the last DFR (if applicable)?

How many criminal allegations of staff misconduct were reported since the last USMS DFR (if applicable)?

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UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

How many criminal allegations of staff misconduct were reported to law enforcement since the last USMS DFR (if applicable)?

Prisoner Anti-Discrimination

Does the facility have a prisoner anti-discrimination policy?

☐ Yes ☐ No

If Yes, does the policy address prisoner:

Age?	☐ Yes	☐ No
Disability?	☐ Yes	☐ No
Equal Pay/Compensation?	☐ Yes	☐ No
Harassment?	☐ Yes	☐ No
National Origin?	☐ Yes	☐ No
Pregnancy?	☐ Yes	☐ No
Race/Color?	☐ Yes	☐ No
Religion?	☐ Yes	☐ No
Retaliation?	☐ Yes	☐ No
Sex?	☐ Yes	☐ No
Sexual Orientation?	☐ Yes	☐ No
Sexual Harassment?	☐ Yes	☐ No
Are services, programs, and activities provided to all eligible prisoners?	☐ Yes	☐ No

Prison Rape Elimination Act (PREA) Compliance

Does the facility have a PREA compliance program?

☐ Yes ☐ No

Does the program address the following:

Zero tolerance toward all forms of sexual abuse and sexual harassment?	☐ Yes	☐ No
Prevention and response planning?	☐ Yes	☐ No
Prisoner training and education?	☐ Yes	☐ No
Employee training and education?	☐ Yes	☐ No
Screening for risk of sexual victimization?	☐ Yes	☐ No
Reporting and investigations?	☐ Yes	☐ No
Discipline?	☐ Yes	☐ No
Medical/ mental health care?	☐ Yes	☐ No
Auditing?	☐ Yes	☐ No
Corrective action?	☐ Yes	☐ No
State compliance?	☐ Yes	☐ No

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UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

Has the facility had an audit conducted by a DOJ certified PREA auditor within the past 3 years?

☐ Yes ☐ No

If 'No' to the previous question, has a DOJ PREA audit been scheduled?

☐ Yes ☐ No

If Yes, what is the scheduled DOJ PREA Audit Date?

If 'Yes' to the previous question, is a hard copy of the PREA audit available?

☐ Yes ☐ No

If 'Yes', Audit Date

What was the name of the Auditor?

If an audit was conducted, how many deficiencies were noted in the last PREA audit?

If there were deficiencies, is there a corrective action plan in place?

☐ Yes ☐ No

If Yes, has corrective action taken place?

☐ Yes ☐ No

Reason for not scheduling a PREA audit:

- ☐ Expense of PREA Audit
- ☐ Expense of constructions upgrades
- ☐ Expense of Technology upgrades
- ☐ Unaware of requirement
- ☐ Previous PREA audit failure

HEALTH CARE

Intake Screening

Does the facility have a designated health authority with responsibility for health care services?

☐ Yes ☐ No

Does the facility have policy or procedures for medical, mental health, and dental health screening during intake?

☐ Yes ☐ No

Do all prisoners undergo medical screening during the initial intake process?

☐ Yes ☐ No

If 'No', how long after intake does the medical screening occur?

months days

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UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

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Does the facility ensure TB testing during the initial intake process?

☐ Yes ☐ No

If 'No', how long after intake does the TB test occur?

months days

Are TB test results provided to the USMS within 14 days?

☐ Yes ☐ No

If 'No', when were results provided?

months days

Do all prisoners undergo mental health screening during the initial intake process?

☐ Yes ☐ No

If 'No', how long after intake does the mental health screening occur?

months days

Do all prisoners undergo dental health screening within 14-days after the initial intake process?

☐ Yes ☐ No

If 'No', how long after intake does the dental health screening occur?

months days

Are all comprehensive medical screening results reviewed by a physician?

☐ Yes ☐ No

If Yes, how long after intake does this occur?

months days

Is a comprehensive health appraisal for each prisoner completed within 14-days after initial intake?

☐ Yes ☐ No

If 'No', how long after intake does the appraisal occur?

months days

Are intake medical screening records maintained for every prisoner?

☐ Yes ☐ No

Medical, Dental, and Mental Health

Does the facility have a medical unit staffed 24/7?

☐ Yes ☐ No

Does the facility employ an on-site mental health professional?

☐ Yes ☐ No

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UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

Are prisoners with mental health issues identified as part of the vulnerable population?

☐ Yes ☐ No

Are prisoners with mental health issues referred to qualified mental health professionals?

☐ Yes ☐ No

Routine, Chronic, and Emergency Health Services

Are all prisoners made aware of the process for requesting health care services?

☐ Yes ☐ No

Does the facility document receipt and disposition of health care requests by prisoners?

☐ Yes ☐ No

Does the facility document all health care rendered to prisoners?

☐ Yes ☐ No

Does the facility document all health care referrals?

☐ Yes ☐ No

Does the facility document all health care refused by prisoners?

☐ Yes ☐ No

Does the facility have a policy or procedures for identifying medical emergencies?

☐ Yes ☐ No

Does the facility provide access to prescription medication?

☐ Yes ☐ No

Does the facility participate in the National Managed Care Contract (NMCC) and Pharmacy Program?

☐ Yes ☐ No

Does the facility have an onsite pharmacy?

☐ Yes ☐ No

Does the facility provide a 7-day supply of prescribed medication upon transfer or release?

☐ Yes ☐ No

Does the facility document responses to prisoner health care grievances?

☐ Yes ☐ No

When does the facility respond to health care grievances?

Days

Response to Medical, Mental and Dental Health Needs

Are all prisoners who require health care beyond the capacity of the facility transferred to a facility where such care is available?

☐ Yes ☐ No

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UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

Are facility staff certified in CPR and basic first aid?

☐ Yes ☐ No

With the exception of emergencies, does the facility submit a request to the district to request approval for outside medical services?

☐ Yes ☐ No

Does the facility immediately notify the district in the event of a USMS prisoner medical emergency?

☐ Yes ☐ No

Suicide Prevention

Does the facility have a suicide prevention program?

☐ Yes ☐ No

Does the facility document staff training for prisoner suicide prevention?

☐ Yes ☐ No

Does the facility have procedures for identifying prisoners at risk for suicide?

☐ Yes ☐ No

Does the facility have procedures for monitoring prisoners at risk for suicide?

☐ Yes ☐ No

How often are welfare inspections conducted on suicidal prisoners?

☐ Constant Observation ☐ Every 15 mins ☐ Every 30 mins ☐ Every 45 mins ☐ Every hour
☐ More than 1 hour ☐ Never

Does the facility report suicidal gestures, remarks, tendencies, and attempts to the USMS?

☐ Yes ☐ No

Does the facility provide mental health services to suicidal prisoners?

☐ Yes ☐ No

Does the facility report restrictive housing of suicidal prisoners to the USMS?

☐ Yes ☐ No

How many suicidal prisoners were placed in restrictive housing during the rating period?

Prisoner Death

Does the facility have procedures to respond to a prisoner's death?

☐ Yes ☐ No

Does the facility immediately notify the USMS in the event of a USMS prisoner death?

☐ Yes ☐ No

Does the facility review each prisoner death?

☐ Yes ☐ No

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UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

Infectious Disease

Does the facility have written plan to address the management and reporting of infectious and communicable diseases?

☐ Yes ☐ No

Does the plan include:

HIV?	☐ Yes	☐ No
Tuberculosis?	☐ Yes	☐ No
Hepatitis?	☐ Yes	☐ No
Influenza?	☐ Yes	☐ No
Chlamydia?	☐ Yes	☐ No
COVID?	☐ Yes	☐ No
Ebola?	☐ Yes	☐ No
HPV?	☐ Yes	☐ No
Salmonella?	☐ Yes	☐ No
Scabies?	☐ Yes	☐ No
Zika?	☐ Yes	☐ No
E. coli?	☐ Yes	☐ No
Chicken Pox?	☐ Yes	☐ No

Does the facility report all cases of infectious and communicable diseases to the CDC?

☐ Yes ☐ No

Does the facility report all cases of infectious and communicable diseases to the USMS?

☐ Yes ☐ No

Does the facility have an infectious and communicable disease policy or procedures to:

Identify prisoners with infectious and communicable diseases?	☐ Yes	☐ No
Treat prisoners with infectious and communicable diseases?	☐ Yes	☐ No
Quarantine prisoners with infectious and communicable diseases?	☐ Yes	☐ No

Has the facility tested communication with local and federal health authorities?

☐ Yes ☐ No

Does the facility maintain adequate PPE for all staff in the event of a pandemic?

☐ Yes ☐ No

Does the facility maintain adequate PPE for all prisoners in the event of a pandemic?

☐ Yes ☐ No

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SECURITY AND CONTROL

Correctional Supervision

Are correctional officer posts located in, or immediately adjacent to, prisoner living areas so officers can respond promptly to emergency situations?

☐ Yes ☐ No

Does the facility use a minimum of 2 armed officers for prisoners transportation and hospital guarding?

☐ Yes ☐ No

Are prisoners managed and supervised 24 hours a day, 7 days a week?

☐ Yes ☐ No

Security Features

Are weekly inspections of all security devices conducted?

☐ Yes ☐ No

Security Inspections

Do supervisory staff conduct intermittent security sweeps of all areas prisoners occupy?

☐ Yes ☐ No

Searches and Contraband

Does the facility have procedures for searching prisoners for contraband upon arrival to the facility?

☐ Yes ☐ No

Does the facility have procedures for searching prisoners for contraband prior to transporting the prisoner?

☐ Yes ☐ No

Does the facility have procedures for searching prisoners for contraband after prisoner visitation?

☐ Yes ☐ No

Does the facility have procedures for searching prisoners for contraband after work details?

☐ Yes ☐ No

Does the facility notify the USMS if a USMS prisoner is found with contraband?

☐ Yes ☐ No

Prisoner Accountability and Supervision

Does the facility have procedures for physically counting prisoners?

☐ Yes ☐ No

If Yes, provide number of counts per day

--

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Use of Force

Does the facility have procedures for use of force?

☐ Yes ☐ No

Does the facility document every use of force incident?

☐ Yes ☐ No

Does the facility notify the USMS of every use of force incident involving USMS prisoners?

☐ Yes ☐ No

Does the facility investigate all use of force incidents?

☐ Yes ☐ No

Non-routine Use of Restraints

Does the facility have procedures for use of restraints?

☐ Yes ☐ No

Is the use of restraints on pregnant or postpartum USMS prisoners documented?

☐ Yes ☐ No

Does the facility report the use of restraints on pregnant or postpartum USMS prisoners?

☐ Yes ☐ No

Number of pregnant USMS prisoners housed during the period:

Key Control

Are keys controlled and inventoried?

☐ Yes ☐ No

Tools and Culinary Equipment Control

Are tools and culinary equipment controlled and inventoried?

☐ Yes ☐ No

How many missing items were reported during the rating period?

Weapons Control

Does the facility have procedures for the control and use of firearms and less-than-lethal devices?

☐ Yes ☐ No

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Prisoner Handbook and Discipline

Do prisoners have 24/7 access to a prisoner rule/handbook in English?

☐ Yes ☐ No

Does the prisoner rule/handbook include facility rules and disciplinary procedures for violations?

☐ Yes ☐ No

Do prisoners have 24/7 access to a prisoner rule/handbook in Spanish?

☐ Yes ☐ No

Does the prisoner rule/handbook include facility rules and disciplinary procedures for violations?

☐ Yes ☐ No

Restrictive Housing

Does the facility have written procedures for restrictive housing?

☐ Yes ☐ No

Does the facility have written procedures for monitoring prisoners in restrictive housing?

☐ Yes ☐ No

Does the facility immediately report restrictive housing of any USMS prisoner in the vulnerable population?

☐ Yes ☐ No

How many USMS prisoners in the vulnerable population were placed in restrictive housing during the rating period?

Does the facility report restrictive housing of every USMS prisoner, monthly to the USMS?

☐ Yes ☐ No

If Yes, how many USMS prisoners were placed in restrictive housing since the rating period?

How does the facility report restrictive housing to the USMS?

☐ Email ☐ Invoices ☐ Restrictive Housing Module

Does the facility have procedures for reintegration of a prisoner from restrictive housing into the general population?

☐ Yes ☐ No

Does the facility notify the prisoner of the reason for restrictive housing?

☐ Yes ☐ No

Does the facility conduct a disciplinary hearing within 7 days?

☐ Yes ☐ No

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Criminal Organization

(If needed, use "Other Notes Section" on last page to document more than 3 organizations.)

Does the facility collect criminal organization or security threat group information?

☐ Yes ☐ No

Name of Criminal Organization

Category (Leave blank)

Organization Level (Leave blank)

OID (Leave blank)

Remarks

Name of Criminal Organization

Category (Leave blank)

Organization Level (Leave blank)

OID (Leave blank)

Remarks

Name of Criminal Organization

Category (Leave blank)

Organization Level (Leave blank)

OID (Leave blank)

Remarks

FOOD SERVICE**Sanitation Requirements**

Has the facility been inspected by an external entity within the past 12 months to ensure that the food service and equipment meets established health, sanitation, and safety protocols?

☐ Yes ☐ No

If 'Yes', Date of Inspection

Were any violations identified?

☐ Yes ☐ No

Have those violations been corrected?

☐ Yes ☐ No

Was the facility re-inspected to ensure the violations were corrected properly?

☐ Yes ☐ No

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Adequate and Varied Meals

Does the facility provide 3 meals per day?

☐ Yes ☐ No

Does the facility provide a minimum of 2 hot meals per day?

☐ Yes ☐ No

Does the facility provide meals that are nutritionally adequate and varied, as approved by a dietitian?

☐ Yes ☐ No

Does the facility serve meals that match the approved meal menus?

☐ Yes ☐ No

Does the facility provide special meals for prisoner religious or medical needs?

☐ Yes ☐ No

SAFETY AND SANITATION

Fire Safety

Was an annual fire safety inspection conducted by an external entity?

☐ Yes ☐ No

If 'Yes', Date of Inspection

Were any violations identified?

☐ Yes ☐ No

Have those violations been corrected?

☐ Yes ☐ No

Was the facility re-inspected to ensure the violations were corrected properly?

☐ Yes ☐ No

Control of Dangerous Materials

Does the facility have procedures for the maintenance, inventory, and storage of flammable, toxic, and caustic materials and chemicals?

☐ Yes ☐ No

Does the facility have adequate personal protective equipment for the safe handling of chemicals?

☐ Yes ☐ No

Does the facility receive training on the safe use of each chemical?

☐ Yes ☐ No

If yes to the above question, is the training documented?

☐ Yes ☐ No

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Clothing, Laundry and Bedding

Are all prisoners issued at least two clean sets of temperature appropriate and properly sized clothing, to include uniforms, socks, underwear, t-shirts, braziers, and shoes?

☐ Yes ☐ No

Do prisoners have access to laundry facilities, or the ability to have their clothing items washed?

☐ Yes ☐ No

Do all prisoners receive adequate bedding, to include blanket, sheets, mattress and pillow?

☐ Yes ☐ No

How often is bedding washed or exchanged? (Weekly, Every 2 weeks, Every 3 weeks, Monthly, Every other month, Never)

☐ Weekly ☐ Every 2 Wks ☐ Every 3 Wks ☐ Monthly ☐ Every other month ☐ Never

Are exceptions to the laundry schedule made when clothes are soiled?

☐ Yes ☐ No

Are exceptions to the linen schedule made when linen and mattresses are soiled?

☐ Yes ☐ No

Are mattresses a minimum of 12 inches from the floor?

☐ Yes ☐ No

Housing

Are single cells a minimum of 56 square feet?

☐ Yes ☐ No

Are double cells a minimum of 72.5 square feet?

☐ Yes ☐ No

Does the facility triple bunk or use boat beds?

☐ Yes ☐ No

How many times did during the rating period?

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Personal Hygiene

Are toiletries provided to indigent prisoners at no cost?

☐ Yes ☐ No

Are the following available at no cost:

Soap?

☐ Yes ☐ No

If No, are all prisoner charged the same fee?

☐ Yes ☐ No

Toothpaste?

☐ Yes ☐ No

If No, are all prisoner charged the same fee?

☐ Yes ☐ No

Razors?

☐ Yes ☐ No

If No, are all prisoner charged the same fee?

☐ Yes ☐ No

Shampoo?

☐ Yes ☐ No

If No, are all prisoner charged the same fee?

☐ Yes ☐ No

Sanitary Napkins?

☐ Yes ☐ No

If No, are all prisoner charged the same fee?

☐ Yes ☐ No

Tampons?

☐ Yes ☐ No

If No, are all prisoner charged the same fee?

☐ Yes ☐ No

Do all prisoners have 24-hour access to an operable toilet?

☐ Yes ☐ No

Do all prisoners have 24-hour access to a washbasin with hot and cold running water?

☐ Yes ☐ No**Physical Facility and Equipment**

Is the facility kept clean and in good repair?

☐ Yes ☐ No

Is all facility equipment in proper working order?

☐ Yes ☐ No

Is there any evidence or sign of mold?

☐ Yes ☐ No

Is there any evidence or sign of insects?

☐ Yes ☐ No

Is there any evidence or sign of rodents?

☐ Yes ☐ No

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UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

Does the facility have adequate environmental controls to provide for indoor prisoner living conditions with air temperatures maintained between 69 and 76 degrees?

☐ Yes ☐ No

SERVICE AND PROGRAMS

Classification, Review, and Housing

Does the facility have a procedure for prisoner classification, placement, and management?

☐ Yes ☐ No

Does the facility regularly review a prisoner's behavior or circumstances to determine housing placement?

☐ Yes ☐ No

Are all USMS prisoners clearly identified in the facility's classification system?

☐ Yes ☐ No

Copay and Fees

Are prisoners charged a fee for haircuts?

☐ Yes ☐ No

If 'Yes', are all prisoners charged the same fee?

☐ Yes ☐ No

Are prisoners charged a fee for meals?

☐ Yes ☐ No

If 'Yes', are all prisoners charged the same fee?

☐ Yes ☐ No

Are prisoners charged a fee for medical co-pay?

☐ Yes ☐ No

If yes, are all prisoners charged the same fee?

☐ Yes ☐ No

Religious Practices

Do prisoners have the opportunity to participate in the religious practice of their faith?

☐ Yes ☐ No

Volunteer Work Assignments

Does the facility allow USMS prisoners to hold a job in the facility?

☐ Yes ☐ No

Does the facility ensure that un-sentenced USMS prisoners are not required to hold a job in the facility unless they volunteer to do so?

☐ Yes ☐ No

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UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

Does the facility pay USMS prisoners for services provided during scheduled work hours?

☐ Yes ☐ No

Are USMS prisoners assigned to work outside of the secure perimeter of the facility?

☐ Yes ☐ No

Does the facility document all USMS prisoner work assignments?

☐ Yes ☐ No

Prisoner Grievance Program

Does the prisoner grievance protocol include at least one level of appeal?

☐ Yes ☐ No

Does the facility document responses and dispositions of prisoner grievances?

☐ Yes ☐ No

When does the facility respond to the prisoner grievances?

Months Days

Juveniles

Does the facility house juveniles? If 'No', move to next section.

☐ Yes ☐ No

Does the facility have procedures for housing juveniles?

☐ Yes ☐ No

Does the facility ensure the special diet, exercise, and education needs of juvenile prisoners are met?

☐ Yes ☐ No

Does the facility place prisoners under 21 who are charged as juveniles in restrictive housing?

☐ Yes ☐ No

Does the facility immediately report restrictive housing of USMS juvenile prisoners?

☐ Yes ☐ No

Does the facility ensure that voluntary and involuntary restrictive housing of prisoners under 21 who are charged as juveniles are removed from restrictive housing every 3 hours?

☐ Yes ☐ No

Exercise and Out-of-Cell Opportunities

Does the facility provide prisoners with opportunity for exercise and out-of-cell time?

☐ Yes ☐ No

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UNCLASSIFIED//LAW ENFORCEMENT SENSITIVE (When Completed)

Telephone Access

Do prisoners have adequate access to telephones?

☐ Yes ☐ No

Access to the Courts and Legal Materials

Do prisoners have access to the courts?

☐ Yes ☐ No

Do prisoners have access to legal material/law library?

☐ Yes ☐ No

Access to Legal Representation

Do the prisoners have confidential access to counsel via telephone?

☐ Yes ☐ No

Do the prisoners have confidential access to counsel via written correspondence?

☐ Yes ☐ No

Do the prisoners have confidential access to counsel via visitation?

☐ Yes ☐ No

Visitation

Does the facility have a prisoner visitation program?

☐ Yes ☐ No

Does the prisoner visiting room have barriers to prevent contact visitation?

☐ Yes ☐ No

Mail and Correspondence

Can Prisoners send and receive mail?

☐ Yes ☐ No

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CONCLUSION

Other Notes

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Additional Points of Contact

Title

Name

Type of Contact

Phone Number

Extension

Email Address

Title

Name

Type of Contact

Phone Number

Extension

Email Address

Title

Name

Type of Contact

Phone Number

Extension

Email Address

Detention Facility Review (DFR) Acknowledgment

I acknowledge that I have completed DFR training within the last 365 days and I have a current USM-222, Additional Duty Designation, designating me as a Detention Facility Reviewer.

Detention Facility Reviewer

Title

Date

SDUSM

Title

Date

CDUSM/USM

Title

Date

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Sourcewell Member: Burnet County, TX - Account # 117799

COMMAND CLOUD SUBSCRIPTION AGREEMENT

THIS COMMAND CLOUD SUBSCRIPTION AGREEMENT (the "Agreement") is entered into as of April 20, 2026 ("Effective Date") by and between Codex Corporation d/b/a GUARDIAN RFID, a Minnesota corporation ("GUARDIAN RFID"), having its principal place of business at 6900 Wedgwood Rd. N, Suite 325, Maple Grove, MN 55311 and Burnet County Sheriff's Office, a body corporate and politic under the laws of the state of Texas ("Customer"), having its principal place of business at 1601 E Polk St, Burnet, Texas, 78611.

WHEREAS, GUARDIAN RFID provides a system comprised of hardware, support services, and a web-based software as a service platform to deliver a wide range of inmate management, monitoring, and tracking solutions (the "Command Cloud System"), and the Customer desires to implement the Command Cloud System by subscribing for the right to use the Command Cloud Subscription Services and Command Cloud Mobile Devices and purchasing certain Command Cloud Mobile Device Accessories.

NOW THEREFORE, the parties agree as follows:

1. DEFINITIONS. For purposes of this Agreement, the following terms have these definitions:

- (a) "Authorized Customer Personnel" means any Customer Personnel who need to use the Command Cloud System in the performance of their duties or collaboration with the Customer, who have agreed to abide by the terms of this Agreement and who have agreed in writing to be bound by the terms of the Confidentiality provisions of this Agreement in Section 14, either by means of an agreement directly with GUARDIAN RFID or pursuant to an agreement with the Customer which restricts the use of the Confidential or Proprietary Information received as an employee, partner, member, owner, or affiliate of the Customer. In no case will the term "Authorized Customer Personnel" include any competitor of GUARDIAN RFID.
- (b) "Authorized GUARDIAN RFID Personnel" means GUARDIAN RFID Personnel who provide services to the Customer under the terms of this Agreement.
- (c) "Command Cloud Subscription Services" means the web-based software as a service product described on Addendum A.
- (d) "Command Cloud Mobile Device" has the meaning in the quote provided in Addendum A.
- (e) "Command Cloud Mobile Device Accessories" means the batteries, hand straps and pins, protective bumpers, battery covers, and other similar peripherals for the Command Cloud Mobile Device, except that the term expressly excludes the Command Cloud Mobile Device Charging Station.
- (f) "Command Cloud Mobile Device Charging Station" means the charging cradle and cradle power adapter for the Command Cloud Mobile Device.
- (g) "Confidential or Proprietary Information" means any information or data disclosed by either GUARDIAN RFID or the Customer to the other party, including, but not limited to, the terms of this Agreement, negotiations and discussions relating to this Agreement, and any of the following which relate directly or indirectly to the Disclosing Party's products, services, or business:



- (i) technology, ideas, concepts, drawings, designs, inventions, discoveries, improvements, patents, patent applications, specifications, trade secrets, prototypes, processes, notes, memoranda, and reports; or
- (ii) visual representations concerning the Disclosing Party's past, present or future research, technology, know-how, and concepts; or
- (iii) computer programs, software code, written documentation, products, information concerning vendors, members, customers, prospective customers, employees and prospective employees, market research, sales and marketing plans, distribution arrangements, financial statements, financial information, financing strategies and opportunities, and business plans.

In addition, the term "Confidential or Proprietary Information" shall include any information disclosed pursuant to any confidentiality or nondisclosure agreement entered by the parties in contemplation of entering the business relationship evidenced by this Agreement.

- (h) "Customer Information" means all Confidential or Proprietary Information disclosed by the Customer to GUARDIAN RFID in connection with, in contemplation of entering, or under this Agreement or entered into the Command Cloud System.
- (i) "Customer Personnel" means any officers, employees, partners, members, owners, agents, or affiliates of the Customer (including any third party to whom the Customer has outsourced all or part of its operations).
- (j) "Customer Project Manager" means the person authorized by the Customer to serve as the primary point of contact for project management with GUARDIAN RFID as specified in Section 14(b).
- (k) "Customer's Third-Party Hardware" means any hardware, equipment, and other tangible items used by the Customer that is not specified to be provided by GUARDIAN RFID under the terms of this Agreement, including, but not limited to, networking equipment (including Wi-Fi), workstations, servers for third-party systems, mobile workstations, and laptops.
- (l) "Customer's Third-Party Software" means any software that is not specified to be provided by GUARDIAN RFID under the terms of this Agreement, including, but not limited to, operating systems, Internet browsers, plug-ins, content-viewing applications, software frameworks for downloaded content, productivity software, and enterprise software (including, but not limited to, jail, records, offender, medication, prescription, and case management systems).
- (m) "Disclosing Party" means a party to this Agreement that discloses its Confidential or Proprietary Information to the other party to this Agreement.
- (n) "Documentation" means all instructions, specifications, and other support materials generally made available to customers relating to the operation and functionality of the Command Cloud Subscription Services as updated from time to time by GUARDIAN RFID.
- (o) "Force Majeure Event" means an occurrence beyond the reasonable control of the party affected, including acts of governmental authorities, acts of God, material shortages, wars, riots, rebellions, sabotage, fire, explosions, accidents, floods, strikes or lockouts of third parties, widespread illness or pandemics, or electrical, internet, or telecommunication outage that is not caused by the obligated party.
- (p) "Go-Live" or "Goes-Live" means the use of the Command Cloud System as a live, non-test-bed system, which can be exhibited by events such as the completion of the first real-world log entry



(e.g., cell check, offender movement, etc.) or a similar event or inmate activity dealing with real-world use.

- (q) **"Go-Live Date"** means the latest to occur of (i) the date of the Installation Notice, or (ii) if any, the date of the last Subsequent Installation Notice. For clarity, the official Go-Live Date will be identified in the first invoice sent by GUARDIAN RFID to the Customer after the Command Cloud System Goes-Live.
- (r) **"GUARDIAN RFID Information"** means Confidential or Proprietary Information disclosed by GUARDIAN RFID to the Customer in connection with, in contemplation of entering, or under this Agreement, including, but not limited to, all Documentation.
- (s) **"GUARDIAN RFID Personnel"** means any officers, employees, partners, members, owners, agents, or affiliates of GUARDIAN RFID.
- (t) **"GUARDIAN RFID Project Manager"** means the person authorized by GUARDIAN RFID to serve as the primary point of contact for project management with the Customer as specified in Section 6(a).
- (u) **"Hardware"** means all hardware, equipment, and other tangible items supplied to the Customer by GUARDIAN RFID under this Agreement and identified as "Hardware" in Addendum A. Hardware specifically excludes the Customers' Third-Party Hardware.
- (v) **"Initial Term Fee"** means the sum of the Initial Term Fee for Year One and the fee amounts listed in Addendum B for (i) Initial Term Fee for Year Two and (ii) Initial Term Fee for Year Three.
- (w) **"Initial Term Fee for Year One"** means the sum of the fee amounts listed in Addendum A.
- (x) **"Receiving Party"** means the party to this Agreement that receives Confidential or Proprietary Information from the other party to this Agreement.
- (y) **"Receiving Party Personnel"** means any employees, partners, members, owners, or affiliates of the Receiving Party.
- (z) **"Renewal Fee"** means the sum of the fee amounts listed in Addendum B for (i) Renewal Fee for Extended Term Year One, (ii) Renewal Fee for Extended Term Year Two, and (iii) Renewal Fee for Extended Term Year Three.
- (aa) **"Service Level Agreement"** means the agreement set forth in Addendum C.
- (bb) **"System Administrator"** means any person authorized by the Customer to serve as the primary point of contact for systems administration between the Customer and GUARDIAN RFID as specified in Section 13(c).
- (cc) **"System Generated Data"** means any data or information generated by the Command Cloud System, which may include information related to Customer's use of the Command Cloud System or Command Cloud Subscription Services, or that is generated through the analysis and transformation of Inmate Data and Customer Personnel Data.
- (dd) **"Term"** means the period beginning on the Effective Date and ending on the earliest to occur of (i) the expiration of the Initial Term plus the Extended Term pursuant to Sections 17(a) and 17(b), or (ii) a termination of this Agreement pursuant to Sections 17(b), 17(c), or 17(d).



(ee) "Third-Party Software" means any software to be supplied by GUARDIAN RFID under this Agreement that is purchased or licensed from any source external to GUARDIAN RFID for use with or integration into the Command Cloud System. Third-Party Software specifically does not include the Customer's Third-Party Software.

2. SUBSCRIPTION OF COMMAND CLOUD SUBSCRIPTION SERVICES AND COMMAND CLOUD MOBILE DEVICES

- (a) Subscription. GUARDIAN RFID hereby grants to the Customer a right to access and use the Command Cloud Subscription Services and Command Cloud Mobile Devices as indicated in Addendum A, allowing the Customer and its Authorized Customer Personnel to use solely for the Customer's own business purposes as part of the Command Cloud System during the Term of this Agreement. The type of subscription granted—agency or per device—is described in the "Product" column of the quote provided in Addendum A. Agency subscriptions grant access to an unlimited number of Authorized Customer Personnel. Per device subscriptions grant one license per corresponding device purchased. The subscription does not grant the Customer the right to use the Command Cloud Subscription Services and Command Cloud Mobile Devices except as set forth in this Agreement and does not grant to the Customer any ownership, title, or interest in the Command Cloud Subscription Services or Command Cloud Mobile Devices.
- (b) Copies. The Customer may reproduce as many copies of the Documentation as the Customer reasonably deems appropriate to support its use of the Command Cloud System. The Customer must reproduce all confidentiality, proprietary, copyright, and similar notices and disclaimers on any copies made pursuant to this Section.
- (c) Regulatory Requirements.
 - (i) Customer represents, warrants, and covenants that it will comply with all laws governing the collection, use, processing, storage, retention, and destruction of Personal Information (as defined below), biometric identifiers, and biometric information, and the use of facial recognition technologies, that apply to the information processed through the Command Cloud System, including without limitation: Illinois' Biometric Information Privacy Act, Washington's Biometric Identifiers Act, the Texas Capture or Use of Biometric Identifier Act, the Texas Data Privacy and Security Act ("TDPSA"), the California Consumer Privacy Act of 2018 and implementing regulations ("CCPA") the California Consumer Privacy Rights Act and implementing regulations ("CPRA") the Colorado Privacy Act and implementing regulations, the Connecticut Data Privacy Act, the Virginia Consumer Data Protection Act, the Utah Consumer Privacy Act, and all similar state privacy laws collectively ("Data Protection Laws"). Personal Information means: information that identifies, relates to, describes, is reasonably capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular consumer or household where such information is contained, processed by and/or through GUARDIAN RFID, including "Personal Information", "Biometric Identifier", and "Biometric Information", as those terms are defined under Data Protection Laws.
 - (ii) The parties agree that with respect to Personal Information (including biometric identifiers and biometric information) processed using the Command Cloud System, Customer determines the purposes and means of processing that information. As such, Customer is the "controller" or "business" and GUARDIAN RFID is the "processor" or "service provider," as those terms are defined under applicable Data Protection Laws. Customer shall assist GUARDIAN RFID in meeting its obligations under any Data Protection Laws applicable to it in connection with its processing of Personal Information (including biometric identifiers and biometric information) pursuant to the Agreement, regardless of whether the Data Protection Laws are directly applicable to Customer. Customer represents and warrants that it has all authorizations and consents, and has provided all notices, necessary for GUARDIAN RFID to



process Personal Information (including biometric identifiers and biometric information) pursuant to the Agreement, including to create System Generated Data and to further develop and improve the Command Cloud System and Command Cloud Subscription Services, and train machine learning and artificial intelligence models on such Personal Information.

- (iii) Without derogating from the aforesaid Customer shall: (i) provide all notices (including notices at collection and/or signage) as may be required by Data Protection Laws to inform individuals about the processing, such as the collection and storage of Personal Information (including biometric identifiers and biometric information) and purpose and length of term for which the Personal Information is being collected, stored, and used, and their rights provided by Data Protection Laws, including the processing by GUARDIAN RFID and any third parties; (ii) collect all consents and confirmations and/or opt outs as may be required for collection, processing, storage, disclosure, redisclosure, or otherwise dissemination of Personal Information under Data Protection Laws, including in connection with the facial geometry, gait and/or other biometric identifiers; (iii) retain Personal Information, including without limitation Biometric Identifiers and/or Biometric Information, for no longer than is reasonably necessary to: (1) comply with a court order, statute, or public records retention schedule specified under federal, state, or local law; (2) protect against or prevent actual or potential fraud, criminal activity, claims, security threats, or liability; and (3) serve the purpose for which the Personal Information was collected; (iv) maintain and publish data retention, destruction, and privacy policies for Personal Information, including Biometric Identifiers and Biometric Information meeting with the requirements of Data Protection Laws; (v) delete or instruct GUARDIAN RFID to delete when required by Data Protection Laws, any Personal information including Biometric Identifiers, and (vi) protect the Personal Information from unauthorized access or use in accordance with Data Protection Laws and using the reasonable standard of care within the Customer's industry and in a manner that is the same as or more protective than the manner in which the Customer stores, transmits, and protects any other confidential information the Customer possesses; including the adoption of physical, technical and organizational measures.
- (iv) Customer shall inform GUARDIAN RFID if they are no longer able to comply with Data Protection Laws or the provisions in this Agreement relating to the collection, use, processing, safeguarding, storage, retention, and destruction of Personal Information. Customer shall be responsible for addressing any requests from individuals with respect to their Personal Information, including under Data Protection Laws, and shall notify GUARDIAN RFID of such requests. GUARDIAN RFID will reasonably cooperate with Customer to facilitate Customer's response to such requests.
- (v) Customer shall use the Personal Information for the monitoring of movement of inmates, visitors, and officers within the prison properties for the management of security of the inmates, visitors, officers, and other staff..
- (vi) Customer agrees to restrict Customer Personnel (including any subcontractor personnel) from accessing or using any Personal Information except for the purpose set forth in Section 2(c)(ii) above.

3. SALE OF HARDWARE

- (a) Sale of Hardware. Subject to the terms of this Agreement, GUARDIAN RFID will sell, assign, convey, transfer, and deliver to the Customer, and the Customer will purchase, receive, and accept from GUARDIAN RFID, all right, title, and interest in and to the Command Cloud Mobile Device Accessories and any Hardware that is not subject to a subscription.

4. USE OF THIRD-PARTY SOFTWARE



- (a) Third-Party Software. Subject to the terms of this Agreement, GUARDIAN RFID will install or otherwise allow the Customer to use the Third-Party Software as part of the Command Cloud System. The Customer's use of the Third-Party Software is subject to any terms and conditions set forth by the owner of the Third-Party Software.
- (b) Restrictions on Usage. The Customer will not decompile, or create by reverse engineering or otherwise, the source codes from the object code for any Third-Party Software provided under this Agreement, adapt the Third-Party Software in any way, or use it to create a derivative work.

5. RESTRICTIONS ON USAGE

- (a) Restrictions on Usage.
 - (i) GUARDIAN RFID reserves the right, in its sole discretion, to limit the Customer's and any Authorized Customer Personnel's use of Command Cloud Subscription Services if GUARDIAN RFID determines that the Customer's or any Authorized Customer Personnel's use is inconsistent with this Agreement.
 - (ii) The Customer and any Authorized Customer Personnel may not use Command Cloud Subscription Services for any purpose or in any manner that is unlawful or that is prohibited by the terms of this Agreement. The Customer and any Authorized Customer Personnel may not attempt to gain unauthorized access to any part of Command Cloud Subscription Services, other accounts, computer systems, or networks connected to any part of Command Cloud Subscription Services through hacking, password mining, or any other means, or obtain or attempt to obtain any materials or information through any means not intentionally made available through Command Cloud Subscription Services.
 - (iii) The Customer will not (A) copy, reproduce, alter, modify, transmit, perform, create derivative works of, publish, sub-license, distribute, or circulate Command Cloud Subscription Services; (B) disassemble, decompile, or reverse engineer the software used to provide Command Cloud Subscription Services, or copy or catalog any materials or information made available through Command Cloud Subscription Services other than as permitted under this Agreement; or (C) take any actions, whether intentional or unintentional, that may circumvent, disable, damage, or impair Command Cloud Subscription Services's control or security systems, or allow or assist a third party to do so.
 - (iv) The Customer will not, and will not allow any party other than GUARDIAN RFID to, perform "write" operations directly to or on the Command Cloud Subscription Services server or database, such as by using an open database connectivity driver, without the prior written consent of GUARDIAN RFID.

6. PROJECT MANAGEMENT

- (a) GUARDIAN RFID Project Manager. The GUARDIAN RFID project manager will be assigned after contract execution. The GUARDIAN RFID Project Manager works with the Customer as the single point of contact for the implementation of the Command Cloud System. The GUARDIAN RFID Project Manager works with the Customer as the single point of contact for implementation of the Command Cloud System.
- (b) Command Cloud System Configuration. After the Effective Date, the Authorized GUARDIAN RFID Personnel, under the direction of the GUARDIAN RFID Project Manager, will meet with Authorized Customer Personnel chosen by the Customer via online meeting in order to understand the Customer's operational needs and business rules (the "Kick-Off Meeting"). The Authorized Customer Personnel will inform the Authorized GUARDIAN RFID Personnel about the



Customer's daily operations. The Authorized GUARDIAN RFID Personnel will use that information to identify how the Command Cloud System would best be configured to match and enhance the Customer's workflows. The Authorized GUARDIAN RFID Personnel will inform each System Administrator on configuration options, including user-definable tools, establishing and removing users, and setting user privileges. If the Customer desires that the Kick-Off Meeting be conducted at the Customer's premises, the parties will negotiate in good faith to mutually agree upon a price.

- (c) Implementation and Status Meetings. The GUARDIAN RFID Project Manager will develop and manage the implementation schedule and coordinate with the Customer Project Manager to keep the implementation of the Command Cloud System on track and on schedule. The GUARDIAN RFID Project Manager will conduct status meetings, as needed or as requested by the Customer, to provide the Customer with status reports.

7. TRAINING

- (a) Pre-Training Meeting. A pre-training meeting will be completed prior to the Complete End-User Training and Go-Live Support (the "Pre-Training Meeting"). The Pre-Training Meeting attendees should include the Customer Project Manager, each Systems Administrator, any Authorized Customer Personnel chosen by the Customer, the GUARDIAN RFID Project Manager, and Authorized GUARDIAN RFID Personnel chosen by GUARDIAN RFID. Attendees of the Pre-Training Meeting will review the Customer's use of the Command Cloud System and discuss all policy and procedure considerations. Additionally, Authorized GUARDIAN RFID Personnel will review frequently asked questions about the Command Cloud System. Information gathered during the Pre-Training Meeting will be used to customize the Complete End-User Training. The Authorized GUARDIAN RFID Personnel will include certified training instructors who will be available to answer questions asked by the Customer relating to the Command Cloud System.
- (b) Initial Training. Over the course of no more than 4 consecutive days, Authorized GUARDIAN RFID Personnel who are certified training instructors (the "GUARDIAN RFID Trainers") will conduct Complete End-User Training and Go-Live Support (the "Initial Training") as follows:
 - (i) Complete End-User Training. The GUARDIAN RFID Trainers will provide training to Authorized Customer Personnel that is focused on building proficiency and confidence using the Command Cloud System (the "Complete End-User Training") logging a wide range of inmate activities, and assembling RFID wristbands. The Complete End-User Training will be conducted over up to 3 of the Initial Training days, with a maximum of two (2) classes per day (for a total of up to 6 classes). Each class will have a duration of approximately four (4) hours.
 - (ii) Go-Live Support. For 1 of the Initial Training days, which includes a maximum of eight (8) hours per day, the GUARDIAN RFID Trainers will be on the Customer's premises to provide support to the Authorized Customer Personnel by answering on-the-job questions that arise and reinforcing skills covered during the Complete End-User Training (the "Go-Live Support").
 - (iii) Situations may arise necessitating deviations from standard training protocols in Section 7(b)(i) and 7(b)(ii). Any modifications must be documented in writing and subject to mutual agreement. Modification considerations include a minimum of 2 consecutive days of training, classroom size, and number of trainers on site.
- (c) Refresher Training. After the Go-Live Date, live online classes to introduce additional Authorized Customer Personnel to the Command Cloud System or refresh existing Authorized Customer Personnel on best practices in using the Command Cloud System (the "Refresher Training") are available at no additional charge. If the Customer wants Refresher Training to be conducted at



the Customer's premises, the Customer may purchase on-premises Refresher Training at the then-current list pricing.

8. SUPPORT AND SERVICE LEVELS

- (a) Telephone and Email Support. GUARDIAN RFID will provide telephone and email support, available Monday-Friday during the hours of 8 a.m. to 5 p.m. Central time, excluding federal holidays, for the Command Cloud System and will maintain a support center database to track any reported issues. For weekends and federal holidays, GUARDIAN RFID will provide a contact number in the event of an emergency. In addition, the technical support for Command Cloud Subscription Services does not include support for the Customer's jail management system unrelated to Command Cloud Subscription Services, such as any of the Customer's Third-Party Software. The telephone and email support provided under this Section does not include custom programming services or training.
- (b) Service Levels. The expectations for Command Cloud availability, recovery services, and incident response are as set forth in the Service Level Agreement in Addendum C

9. DELIVERY AND ACCEPTANCE

- (a) Delivery of Software to the Customer. GUARDIAN RFID will deliver the GUARDIAN RFID Software Materials to the Customer, either physically or electronically, and install them for the Customer at a mutually agreeable time in the project timeline. In addition, GUARDIAN RFID will install any Third-Party Software on the Hardware for use as part of the Command Cloud System at a mutually agreeable time in the project timeline.
- (b) Delivery of Hardware to the Customer. GUARDIAN RFID will ship the Hardware to the Customer's facility at a mutually agreeable time in the project timeline. Any Hardware shipped will be via commercial carrier chosen by GUARDIAN RFID FOB destination, with the price included in the "Total Price" column of the quote provided in Addendum A.
- (c) Command Cloud System Acceptance.
 - (i) After GUARDIAN RFID provides notice to the Customer that the Command Cloud System has been successfully installed, which may be conveyed via email (the "Installation Notice"), the Customer will have thirty (30) days to test the Command Cloud System (the "Testing Period") to determine whether the GUARDIAN RFID Software operates in accordance with the Documentation (the "Acceptance Criteria").
 - (ii) If, in the Customer's reasonable determination, the Command Cloud System does not satisfy the Acceptance Criteria, the Customer will give notice to GUARDIAN RFID, which may be conveyed via email, prior to the end of the Testing Period specifying with reasonable particularity the reason the Command Cloud System does not satisfy the Acceptance Criteria (a "Correction Notice").
 - (iii) GUARDIAN RFID will use reasonable efforts to correct any items specified in a Correction Notice and will provide notice to the Customer, which may be conveyed via email, when the Correction Notice has been addressed in a way that satisfies the Acceptance Criteria (a "Subsequent Installation Notice"). The Customer will have ten (10) days to test the Command Cloud System to determine whether it meets the Acceptance Criteria (a "Correction Testing Period"). If, in the Customer's reasonable determination, the Command Cloud System still does not satisfy the Acceptance Criteria, the Customer will provide another Correction Notice to GUARDIAN RFID, which may be conveyed via email, prior to the end of the Correction Testing Period. GUARDIAN RFID will continue to use reasonable efforts to correct any items



specified in any Correction Notice and send Subsequent Installation Notices to the Customer, which may be conveyed via email, until the Command Cloud System meets the Acceptance Criteria, which will be deemed to occur when a Correction Testing Period expires without receipt of a Correction Notice from the Customer. If, in the Customer's reasonable determination, the Command Cloud System does not satisfy the Acceptance Criteria within sixty (60) days of the first Correction Notice, then the Customer may, with notice to GUARDIAN RFID, deem the first Correction Notice to be a Notice of Non-Conformity which cannot be corrected for purposes of Section 12(a)(ii).

10. FEES AND PAYMENT TERMS

- (a) Fees. The Customer will pay GUARDIAN RFID the fees in the amounts specified in Addendum A.
- (b) Payment Terms. GUARDIAN RFID will invoice the Customer for amounts due under this Agreement after the occurrence of the applicable events specified in Addendum A and after the occurrence of any other events specified in this Agreement which require a payment from Customer to GUARDIAN RFID. The Customer will pay any invoice received from GUARDIAN RFID within thirty (30) days after the date of that invoice. If the Customer fails to pay an amount due within thirty (30) days after the applicable invoice date, the Customer will pay late charges of one and one half percent (1.5%) or the highest amount allowed by law, whichever is lower, per month on such balance, together with all of GUARDIAN RFID's expenses, collection costs, and reasonable attorneys' fees incurred in collecting amounts due under this Agreement.
- (c) Taxes. Unless the Customer and/or the transaction is exempt from the following taxes as a governmental entity, the Customer will pay or reimburse GUARDIAN RFID for sales and use taxes, where applicable, and any other governmental charges levied, imposed, or assessed on the use of the Command Cloud System or on this Agreement, excluding, however, ordinary personal property taxes assessed against or payable by GUARDIAN RFID, taxes based upon GUARDIAN RFID's net income, and GUARDIAN RFID's corporate franchise taxes. GUARDIAN RFID will furnish to the Customer invoices showing separately itemized amounts due under this Section.
- (d) Additional Purchases. From time to time, additional Hardware (e.g., wristbands, RFID wall readers, Command Cloud Mobile Device Accessories, etc.) may need to be purchased by the Customer in order to continue using the Command Cloud System. In the event of additional purchases of Hardware, the Customer shall acquire such additional Hardware directly from GUARDIAN RFID, and GUARDIAN RFID will invoice the Customer for amounts due for such additional Hardware.
- (e) Change in Configuration of the Customer's Third-Party Software or the Customer's Third-Party Hardware. In the event that the Customer chooses to change the configuration of any of the Customer's Third-Party Software or the Customer's Third-Party Hardware as such configuration existed as of the Effective Date (including, but not limited to, adding, removing, or modifying any Customer's Third-Party Software or Customer's Third-Party Hardware), and such changed configuration requires modifications to the Command Cloud System for the Command Cloud System to function with the changed configuration, the Customer will pay GUARDIAN RFID to perform the work needed to enable the Command Cloud System to function with the changed configuration. The amount paid by the Customer to GUARDIAN RFID will be as reasonably agreed to by the parties in writing prior to the Customer changing the configuration of any of the Customer's Third-Party Software or the Customer's Third-Party Hardware.

11. INTELLECTUAL PROPERTY RIGHTS

- (a) GUARDIAN RFID Intellectual Property.



- (i) Except for the rights expressly granted to the Customer under this Agreement, GUARDIAN RFID will retain all right, title, and interest in and to the Command Cloud System and Command Cloud Subscription Services, including all worldwide technology and intellectual property and proprietary rights. GUARDIAN RFID expressly reserves any rights not expressly granted to the Customer by this Agreement.
 - (ii) With the exception of the Hardware purchased pursuant to this Agreement, GUARDIAN RFID retains title to any other deliverables under this Agreement, including, but not limited to, all copies and audiovisual aspects of the deliverables and all rights to patents, copyrights, trademarks, trade secrets, and other intellectual property rights in the deliverables.
 - (iii) Any and all trademarks and trade names which GUARDIAN RFID uses in connection with this Agreement are and shall remain the exclusive property of GUARDIAN RFID. Nothing in this Agreement will be deemed to give the Customer any right, title, or interest in any trademark or trade name of GUARDIAN RFID.
 - (iv) All right, title, and interest in all derivative works, enhancements, and other improvements to the Command Cloud System and Command Cloud Subscription Services (including any System Generated Data), and other GUARDIAN RFID intellectual property and all processes relating thereto, whether or not patentable, and any patent applications or patents based thereon, made or conceived during, and a result of, this Agreement shall be owned solely by GUARDIAN RFID. For the avoidance of doubt, GUARDIAN RFID will have all right, title, and interest in any modifications made to the Command Cloud System and Command Cloud Subscription Services, and other GUARDIAN RFID intellectual property to allow GUARDIAN RFID intellectual property to function with Customer's intellectual property and Customer's Third-Party Software. The Customer will, at GUARDIAN RFID's request, cooperate with and assist GUARDIAN RFID in obtaining intellectual property for any derivative works, enhancements, or other improvements covered by this paragraph.
 - (v) The Customer shall not remove, efface, or obscure any confidentiality, proprietary, copyright, or similar notices or disclaimers from the Command Cloud System and Command Cloud Subscription Services, or any materials provided under this Agreement.
- (b) GUARDIAN RFID Information. GUARDIAN RFID retains ownership of all GUARDIAN RFID Information.
- (c) Customer Information. The Customer retains ownership of all Customer Information.
- (d) Inmate Data and Personnel. The Customer owns any inmate management, monitoring, and tracking data collected as part of the Command Cloud System ("Inmate Data") and any Customer personnel data collected as part of the Command Cloud System ("Customer Personnel Data"). Prior to the expiration or termination of this Agreement, the Customer may access the Inmate Data and Customer Personnel Data by either running a report on Command Cloud Subscription Services and exporting the Inmate Data and Customer Personnel Data, or requesting that GUARDIAN RFID run a report, at no additional expense to the Customer, and send the Customer the Inmate Data and Customer Personnel Data. Unless otherwise directed by the Customer, GUARDIAN RFID will maintain a copy of the Inmate Data and Customer Personnel Data for up to one (1) year after expiration or termination of this Agreement. Upon request of the Customer made within one (1) year after the expiration or termination of this Agreement, GUARDIAN RFID will run a report and send the Customer the Inmate Data and Customer Personnel Data in spreadsheet form. Customer hereby irrevocably grants all such rights and permissions in or relating to Inmate Data and Customer Personnel Data as are necessary or useful to GUARDIAN RFID to (i) enforce this Agreement, and (ii) exercise its rights and perform its obligations hereunder, including to generate and use System Generated Data, and to improve and further



develop the Command Cloud System and Command Cloud Subscription Services or to train machine learning and artificial intelligence models on such Inmate Data and Customer Personnel Data.

12. WARRANTIES

(a) Command Cloud Subscription Services and Command Cloud Mobile Devices.

- (i) GUARDIAN RFID warrants to the Customer that, during the Term of this Agreement, the Command Cloud Subscription Services and Command Cloud Mobile Devices will operate in accordance with and otherwise conform in all material respects to their applicable Documentation.
- (ii) In the event of a claim by the Customer under this Command Cloud Subscription Services warranty, which claim should be made by notice to GUARDIAN RFID specifying with reasonable particularity the claimed non-conformity (a "Notice of Non-Conformity"), GUARDIAN RFID will use reasonable efforts to correct the non-conformity. If within sixty (60) days after receipt of the Notice of Non-Conformity from the Customer, GUARDIAN RFID shall not have either corrected the non-conformity or, in the case of a non-conformity which cannot be corrected in sixty (60) days, begun in good faith to correct the non-conformity, then the Customer's sole remedy under this warranty is to receive a pro-rated refund of all prepaid subscription fees and terminate the Agreement in accordance with the provisions of Section 17(d), in which case the Notice of Non-Conformity sent by the Customer pursuant to this Section will be deemed to be the notice required by Section 17(d). If the non-conformity which cannot be corrected occurs prior to the time the Command Cloud System meets the Acceptance Criteria pursuant to Section 9(c) and the Customer terminates the Agreement pursuant to Section 17(d), then the Customer will receive from GUARDIAN RFID a refund of all fees paid under the Agreement, in which case the Customer must return to GUARDIAN RFID the Hardware and cease use of the Command Cloud Subscription Services and other products purchased from GUARDIAN RFID. In no other circumstances will GUARDIAN RFID be obligated to provide a refund of fees paid under the Agreement or be obligated to accept the return of Hardware or other products purchased from GUARDIAN RFID.
- (iii) In the event of a claim by the Customer under the Command Cloud Mobiles Devices warranty, GUARDIAN RFID will provide required maintenance and, if necessary, repair or replace any Command Cloud Mobiles Devices at no additional charge to the Customer. Command Cloud Mobile Devices warranty does not cover repairs or replacements that are necessitated by any one or a combination of the following:

- (A) damage resulting from misuse, abuse, fire, liquid contact, or alterations by the Customer or any Customer Personnel; or
- (B) corrective work necessitated by repairs made by anyone other than a GUARDIAN RFID authorized service technician or without GUARDIAN RFID's prior written consent.

- (b) Hardware. GUARDIAN RFID will be solely responsible for processing and managing all Hardware warranty claims during the Term of this Agreement. Hardware consists of all non-Leased items, such as printers, laminators, and other equipment. All coverage periods for purchased Hardware begin on the latest to occur of (1) the Go-Live Date or (2) the date the Hardware is purchased and ends on the earliest to occur of (1) the end of the warranty period provided in this Section applicable to such Hardware or (2) the date this Agreement expires or is terminated. The Customer will contact GUARDIAN RFID in accordance with Section 8(a) for all Hardware-related issues. After receiving a Hardware-related warranty request, GUARDIAN RFID will provide



instructions to the Customer to follow for facilitating a repair or replacement. Customer is responsible for shipping to GUARDIAN RFID.

- (c) DISCLAIMER OF OTHER WARRANTIES. EXCEPT FOR THE WARRANTIES SET FORTH IN THIS SECTION, GUARDIAN RFID DISCLAIMS ANY AND ALL OTHER WARRANTIES OF ANY NATURE WHATSOEVER, WHETHER ORAL OR WRITTEN, EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. IN ADDITION, GUARDIAN RFID DOES NOT GUARANTEE THAT THE COMMAND CLOUD SYSTEM WILL BE ACCESSIBLE ERROR-FREE OR UNINTERRUPTED. THE CUSTOMER ACKNOWLEDGES THAT GUARDIAN RFID DOES NOT CONTROL THE TRANSFER OF DATA OVER COMMUNICATIONS FACILITIES, INCLUDING THE INTERNET, AND THAT ACCESS TO THE COMMAND CLOUD SYSTEM MAY BE SUBJECT TO LIMITATIONS, DELAYS, AND OTHER PROBLEMS INHERENT IN THE USE OF SUCH COMMUNICATIONS FACILITIES. GUARDIAN RFID IS NOT RESPONSIBLE FOR ANY DELAYS, DELIVERY FAILURES OR OTHER DAMAGE RESULTING FROM SUCH PROBLEMS.

13. CUSTOMER OBLIGATIONS

- (a) Access to Premises and Authorized Customer Personnel. The Customer will provide Authorized GUARDIAN RFID Personnel with reasonable and timely access to the Customer's premises and Authorized Customer Personnel necessary for GUARDIAN RFID to perform its obligations under this Agreement.
- (b) Customer Project Manager. The Customer will name one primary Customer project manager, who will be the main point of contact between the Customer and GUARDIAN RFID with respect to project management ("Customer Project Manager"). The Customer Project Manager will be responsible for managing and coordinating the Customer's resources to complete assigned project tasks and activities. The Customer Project Manager will also be responsible for designating persons responsible for specific roles as needed, such as System Administrator, and ensuring that tasks assigned to these individuals are completed. The Customer Project Manager will also be responsible for signoffs of various project documents and will have the authority to speak for the Customer from a project perspective.
- (c) System Administrator. The Customer will name one or more primary system administrators to serve as a main point(s) of contact between the Customer and GUARDIAN RFID with respect to system administration (each, a "System Administrator"). At least one (1) System Administrator must be available at all times. The Customer will ensure that the System Administrators possess the appropriate technology and public safety knowledge and skills to perform this role sufficiently.
- (d) Hardware Installation. The Customer will be responsible for installing and maintaining all hardware not specified under this Agreement to be installed or maintained by GUARDIAN RFID.
- (e) Customer's Third-Party Software and Customer's Third-Party Hardware. The Customer will be solely responsible for obtaining, installing, maintaining, supporting, and updating the Customer's Third-Party Software and the Customer's Third-Party Hardware. The Customer expressly agrees that GUARDIAN RFID will have no responsibility under this Agreement for obtaining, installing, maintaining, supporting, or updating the Customer's Third-Party Software or the Customer's Third-Party Hardware.
- (f) Flow of Information. The Customer will be responsible for the accuracy and continuous flow of any information required from Customer's Third-Party Software and the Customer's Third-Party Hardware to the Command Cloud System that is required for the Command Cloud System to properly function.



- (g) **Facility Preparation.** The Customer will be responsible for performing any actions not specifically delegated to GUARDIAN RFID under this Agreement that are required to prepare the facility for installation of the Command Cloud System, including, but not limited to, providing appropriate uninterrupted power, air conditioning, sufficient space, electrical drops, network and physical security, network equipment (including Wi-Fi), network drops, and other similar items.
- (h) **System Configuration.** The Customer will make appropriate subject matter experts available to perform Command Cloud System configuration tasks as assigned.
- (i) **Third-Party Costs.** The Customer will be solely responsible for any third-party costs related to the implementation of the Command Cloud System. The Customer expressly agrees that GUARDIAN RFID will have no responsibility under this Agreement for any third-party costs related to the implementation of the Command Cloud System, including, but not limited to, any third-party costs associated with the implementation of any of the Customer's Third-Party Software or the Customer's Third-Party Hardware.
- (j) **Proper Use of Command Cloud System.** Each of the Authorized Customer Personnel must learn proper use of the Command Cloud System through one or a combination of the following: (1) attending one of the Customer End-User Training Classes, (2) attending a Refresher Training, or (3) receiving instruction on proper use of the Command Cloud System by another of the Authorized Customer Personnel who is familiar with the proper use of the Command Cloud System. The Customer acknowledges that the Command Cloud System is designed to deliver a wide range of inmate management, monitoring, and tracking solutions, but that the Command Cloud System relies on the Authorized Customer Personnel accurately and appropriately logging events and on the Customer fulfilling the obligations of this Section 13. The failure by the Customer or the Authorized Customer Personnel to properly use the Command Cloud System or fulfill the obligations of this Section 13 may prevent records logged using the Command Cloud System from being accurate.
- (k) **Service Levels.** The Customer is responsible for meetings its obligations set forth in the Service Level Agreement.
- (l) **Usage Seal.** The Customer may display the Defended by GUARDIAN RFID™ Seal on the Customer's website and link the Defended by GUARDIAN RFID™ Seal to the GUARDIAN RFID website (<https://www.guardianrfid.com>). For avoidance of doubt, the "Defended by GUARDIAN RFID™ Seal" is as follows, a digital copy of which can be obtained from the GUARDIAN RFID Project Manager:



In addition, the Customer may, but is not required, to include some or all of the following additional information about GUARDIAN RFID on the Customer's website or through such other means as the Customer reasonably determines will effectively inform the public of such information:

[Insert Customer's Proper Name] uses GUARDIAN RFID to manage, monitor, and track inmates in-custody. Radio frequency identification (RFID) technology is used to support staff and inmate compliance and optimizes our data collection and reporting responsibilities as mandated by state and national corrections standards.



Inmates are required to wear non-implantable devices at all times. Any incident of non-compliance will not be tolerated, and an inmate will be subject to fines and disciplinary action, including prosecution.

All systems and devices using RFID technology are designed, tested, and manufactured to comply with Federal Communications Commission (FCC) regulations. RF energy levels generated are similar to those found in consumer electronics. Inmate-worn devices are hypoallergenic.

RF-based inmate identification is the exclusive property of [Insert Customer's Proper Name].

14. CONFIDENTIALITY

- (a) Use and Handling of Confidential or Proprietary Information. The Receiving Party shall keep the Confidential or Proprietary Information confidential, shall use such information solely for performing its obligations under this Agreement, and shall not disclose to any persons or entities any of the Confidential or Proprietary Information without the prior written consent of the applicable Disclosing Party. The Receiving Party shall make the Confidential or Proprietary Information available only to Receiving Party Personnel who have a demonstrable need for such information, provided that the Receiving Party has informed all such Receiving Party Personnel of the Receiving Party's obligations under this Agreement and such Receiving Party Personnel have agreed in writing to be bound by the terms of this Agreement, either by means of an agreement directly with the Disclosing Party or pursuant to an agreement with the Receiving Party which restricts the use of the Confidential or Proprietary Information received as Receiving Party Personnel. In accepting any Confidential or Proprietary Information disclosed to the Receiving Party under this Agreement, the Receiving Party agrees to preserve the confidentiality of such information with at least the same degree of care as that taken by the Receiving Party to preserve and protect its own Confidential or Proprietary Information, in no case less than a reasonable degree of care. The Receiving Party agrees to maintain adequate safeguards and procedures to prevent the theft, loss, or dissemination of any of the Confidential or Proprietary Information, and, in the event of any such theft, loss, or dissemination, shall notify the Disclosing Party immediately.
- (b) Exceptions to Confidential Treatment. The Receiving Party shall not be obligated to maintain any information in confidence or refrain from use if:
- (i) the information was lawfully in the Receiving Party's possession or was known to it prior to its disclosure from the Disclosing Party as evidenced by written records;
 - (ii) the information is, at the time of disclosure, or thereafter becomes public knowledge without the fault of the Receiving Party (provided, however, that the act of copyrighting, patenting, or otherwise publishing or aiding in publication by the Disclosing Party shall not cause or be construed as causing the copyrighted materials or patented technologies to be in the public domain);
 - (iii) the information is or becomes rightfully available on an unrestricted basis to the Receiving Party from a source other than the Disclosing Party which did not acquire the same under an obligation of confidentiality to the Disclosing Party;
 - (iv) the information becomes available on an unrestricted basis to a third party from the Disclosing Party or from someone acting under its control;



- (v) disclosure is required by subpoena or pursuant to a demand by any governmental authority; or
- (vi) disclosure is required by open records laws, such as the federal Freedom of Information Act or similar state "sunshine" laws.

Before relying on the exceptions of this Section 14(b), and disclosing any Confidential or Proprietary Information, the Receiving Party shall notify the Disclosing Party in writing of its intent to do so, and give the Disclosing Party a period of fifteen (15) days to object or otherwise take action to protect its rights and interest in such information, provided that if the exception being relied upon is Section 14(b)(vi), then such fifteen (15) day period will be extended to be the maximum amount of time allowed pursuant to the applicable open records law or other applicable law, rule, or regulation pursuant to which the Disclosing Party is seeking to disclose such information.

- (c) **Return of Materials.** Upon request from the Disclosing Party, the Receiving Party shall immediately return to the Disclosing Party all copies of Confidential or Proprietary Information received under this Agreement as well as all copies of notes, reports, or other documents or materials that reflect such Confidential or Proprietary Information; provided, however, that if the Disclosing Party requests, the Receiving Party shall immediately destroy all Confidential or Proprietary Information and certify such destruction to the Disclosing Party.

15. LIMITATION OF LIABILITY

IN NO EVENT WILL GUARDIAN RFID'S LIABILITY TO THE CUSTOMER FOR DAMAGES UNDER THIS AGREEMENT, INCLUDING GUARDIAN RFID'S INDEMNIFICATION OBLIGATIONS UNDER THIS AGREEMENT, EXCEED THE AMOUNT OF FEES PAID BY THE CUSTOMER UNDER THIS AGREEMENT IN THE TWELVE (12) MONTHS PRECEDING THE ACTION THAT GAVE RISE TO SUCH CLAIM. NEITHER PARTY SHALL BE LIABLE FOR ANY INDIRECT, SPECIAL, PUNITIVE, EXEMPLARY, CONSEQUENTIAL OR SPECIAL LOSS OR DAMAGES OF ANY KIND ARISING OUT OF OR IN CONNECTION WITH THEIR RESPECTIVE OBLIGATIONS UNDER THIS AGREEMENT.

16. INDEMNIFICATION

- (a) **Indemnification by GUARDIAN RFID.** GUARDIAN RFID will defend, indemnify, and hold harmless the Customer and the Authorized Customer Personnel (the "Customer Indemnified Parties"), from and against all reasonable and necessary costs, charges and expenses (including attorneys' fees) arising from any third-party claim, action, suit, or proceeding against any Customer Indemnified Party (a "Customer Indemnified Claim") to the extent the Customer Indemnified Claim is based on: (i) any claim that the Command Cloud System infringes a patent, copyright, or other proprietary right or violates a trade secret; and (ii) any gross negligence, willful misconduct, or fraud of GUARDIAN RFID or any Authorized GUARDIAN RFID Personnel.
- (b) **Indemnification by the Customer.** Except to the extent limited by applicable law, the Customer will defend, indemnify, and hold harmless GUARDIAN RFID and the Authorized GUARDIAN RFID Personnel ("GUARDIAN RFID Indemnified Parties"), from any and all reasonable and necessary costs, charges, and expenses (including attorneys' fees) which result from any third-party claim, action, suit, or proceeding against any GUARDIAN RFID Indemnified Party (a "GUARDIAN RFID Indemnified Claim") to the extent the GUARDIAN RFID Indemnified Claim is based on: (i) the Customer's use of the Command Cloud System other than as permitted under this Agreement; (ii) violations of this Agreement; and (iii) any gross negligence, willful misconduct, or fraud of the Customer or any Authorized Customer Personnel.

17. TERM AND TERMINATION



- (a) Term. The initial term of this Agreement shall begin on the Effective Date and extend to the third anniversary of the Go-Live Date (the "Initial Term"). After the Initial Term, subject to Section 17(b), this Agreement will be automatically renewed for one (1) additional three-year (3-year) period (the "Extended Term").
- (b) Non-Renewal. This Agreement may be terminated for convenience by either party by providing a non-renewal notice to the other party at least sixty (60) days prior to the end of the Initial Term or Extended Term, as applicable. Such termination will be effective as of the end of such Initial Term or Extended Term, as applicable.
- (c) Termination by GUARDIAN RFID for Cause.
 - (i) GUARDIAN RFID may terminate this Agreement upon sixty (60) days' notice to the Customer if the Customer breaches its obligation to pay any fee or otherwise materially breaches any provision of this Agreement not otherwise specified in Section 17(c)(ii) and fails to cure such breach within such notice period.
 - (ii) GUARDIAN RFID may terminate this Agreement immediately and discontinue any of its obligations under this Agreement by notice to the Customer if:
 - (A) the Customer ceases to actively conduct its business, files a voluntary petition for bankruptcy or has filed against it an involuntary petition for bankruptcy, makes a general assignment for the benefit of its creditors, or applies for the appointment of a receiver or trustee for substantially all of its property or assets or permits the appointment of any such receiver or trustee;
 - (B) the Customer attempts, without the prior written consent of GUARDIAN RFID, to assign its rights and obligations under this Agreement, in whole or in part, whether by merger, consolidation, assignment, sale of stock, operation of law, or otherwise; or
 - (C) the Customer fails to comply with the provisions regarding GUARDIAN RFID's intellectual property rights in Section 11(a) and 11(b), or the Confidentiality provisions of Section 14.
- (d) Termination by the Customer for Cause. The Customer may terminate this Agreement upon sixty (60) days' notice to GUARDIAN RFID if GUARDIAN RFID materially breaches any provision of this Agreement and fails to cure such breach within such notice period, provided, however, that if such breach cannot be cured within sixty (60) days and GUARDIAN RFID has begun in good faith to cure such breach, then GUARDIAN RFID shall have an additional period of sixty (60) days to cure such breach. This provision shall apply in the event that GUARDIAN RFID is unable to correct a non-conformity pursuant to Section 12(a)(ii) of this Agreement.
- (e) Post-Termination Rights and Obligations.
 - (i) Upon expiration or termination of this Agreement, all rights granted to the Customer under this Agreement for the Command Cloud System will immediately terminate and revert to GUARDIAN RFID and the Customer must discontinue all use of the Command Cloud System, including Command Cloud Subscription Services and Command Cloud Mobile Devices.
 - (ii) The following shall survive the expiration or termination of this Agreement:
 - (A) The provisions of Sections 11 ("Intellectual Property Rights"), 14 ("Confidentiality"), 15 ("Limitation of Liability"), and 16 ("Indemnification");



(B) The provisions of Section 10 ("Fees and Payment Terms"), with respect to fees incurred prior to the expiration or termination of the Agreement and with respect to fees accelerated in connection with such expiration or termination; and

(C) The Customer's obligation to pay any fees incurred prior to the expiration or termination of the Agreement or accelerated in connection with such expiration or termination.

18. INSURANCE

(a) Types of Insurance. GUARDIAN RFID will maintain in full force and effect insurance of the following kinds and amounts, and meeting the other requirements set forth in this Section.

(i) Commercial General Liability Insurance. Occurrence based commercial General Liability insurance or equivalent form with a limit of \$2,000,000 per each occurrence and a general aggregate limit of \$2,000,000.

(ii) Occurrence Based Products and Completed Operations Liability Insurance. Products and Completed Operations liability insurance with a limit of \$2,000,000 per each occurrence and a general aggregate limit of \$2,000,000.

(iii) Business Automobile Liability Insurance. Business automobile liability insurance or equivalent form with a limit of \$1,000,000, Combined Single Limits. Such insurance will include coverage for all autos (including owned, hired, and non-owned vehicles).

(iv) Workers' Compensation Insurance. Workers' compensation insurance or equivalent form with limits not less than:

(A) Bodily Injury by Accident: \$1,000,000 Each Accident

(B) Bodily Injury by Disease: \$1,000,000 Each Employee

(C) Bodily Injury by Disease: \$1,000,000 Policy Limit

(v) Cyber Security Liability. \$4,000,000 per claim with an aggregate limit of \$4,000,000.

(vi) Commercial Umbrella. \$4,000,000 limit which may apply in addition to the limits in sections (i) – (iv) above if needed.

(b) Certificates of Insurances. At the Customer's request, GUARDIAN RFID will provide properly executed Certificates of Insurance which will clearly evidence all insurance required in this Agreement and which provide that such insurance may not be canceled, except on thirty (30) days prior written notice to the Customer.

19. INDEPENDENT CONTRACTOR RELATIONSHIP

It is expressly understood by the Customer and GUARDIAN RFID that GUARDIAN RFID and any Authorized GUARDIAN RFID Personnel will not be construed to be, and are not, employees of the Customer. GUARDIAN RFID will provide services to the Customer as an independent contractor with control over the time, means, and methods for fulfilling its obligations under this Agreement. GUARDIAN RFID further acknowledges that neither it nor any of the Authorized GUARDIAN RFID Personnel is entitled to benefits from the Customer such as holiday time, vacation time, sick leave, retirement benefits, health benefits, or other benefits usually associated with employment with the Customer.



20. MISCELLANEOUS

- (a) **Entire Agreement.** This Agreement, including its Addenda and documents or other information specifically referenced in or incorporated into this Agreement, constitutes the entire expression of the parties' agreement on the matters contained in this Agreement. All prior and contemporaneous negotiations and agreements between the parties on the matters contained in this Agreement are expressly merged into and superseded by this Agreement. In the event of a conflict between the Sections 1 through 20 of the Agreement and any of its Addenda and documents or other information specifically referenced in or incorporated into this Agreement, the language of Sections 1 through 20 of the Agreement will control.
 - (b) **Amendments.** The parties may not amend this Agreement except in a writing that each party signs. The terms of such amendment will apply as of the effective date of the amendment unless the amendment specifies otherwise.
 - (c) **Waiver.** No provision of this Agreement will be waived except pursuant to a writing executed by the party against which the waiver is sought. No waiver will be applicable other than in the specific instance in which it is given. No failure to exercise, partial exercise of, or delay in exercising any right or remedy or failure to require the satisfaction of any condition under this Agreement will operate as a waiver or estoppel of any right, remedy, or condition.
 - (d) **Assignment.** This Agreement will be binding upon, and the benefits and obligations provided for in this Agreement will inure to, the parties and their respective owners, shareholders, members, heirs, legal representatives, successors, and assigns. The Customer may not assign, without the prior written consent of GUARDIAN RFID, which consent will not be unreasonably withheld, the Customer's rights and obligations under this Agreement, in whole or in part, whether by merger, consolidation, assignment, sale of stock, operation of law, or otherwise, and any attempt to do so will be deemed a material breach of this Agreement.
 - (e) **Notice.** Except as otherwise provided in this Agreement, each party giving any notice required under this Agreement will do so in writing and will use one of the following methods of delivery:
 - (i) Delivered personally, with the notice effective upon delivery;
 - (ii) U.S.-recognized overnight courier, with the notice effective at the time delivery is shown in the courier's records; or
 - (iii) Postage prepaid by U.S. registered or certified mail, return receipt requested, with the notice effective upon receipt or upon the date that delivery is attempted and refused.
- All notices shall be addressed to the parties at the addresses set forth in the recitals of this Agreement, except that either party may designate another notice address in a notice given under this Section.
- (f) **Severability.** If any provision of this Agreement is held invalid, illegal, or unenforceable, the validity, legality, and enforceability of the remaining provisions will not be affected or impaired.
 - (g) **Remedies.** Unless otherwise specified in this Agreement, the rights and remedies of both parties set forth in this Agreement are not exclusive and are in addition to any other rights and remedies available to it at law or in equity.
 - (h) **Construction.** This Agreement will be constructed as if drafted by both parties and will not be strictly construed against either party because of drafting.



- (i) Headings. The section headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement.
- (j) No Third-Party Beneficiaries. This Agreement does not and is not intended to confer any rights or remedies upon any person other than the parties to this Agreement.
- (k) Force Majeure. Any delay or failure of performance of either party to this Agreement will not constitute a breach of the Agreement or give rise to any claims for damages, if and to the extent that such delay or failure is caused by a Force Majeure Event. If one of the parties intends to invoke this provision, that party will promptly notify the other party of the cause of the delay or failure beyond its reasonable control and will use commercially reasonable efforts to mitigate the resulting delay or failure. This Section does not excuse either party's obligation to take reasonable steps to follow its normal disaster recovery procedures or the Customer's obligation to pay for the Command Cloud System under this Agreement.
- (l) Non-Discrimination. GUARDIAN RFID agrees to abide by the requirements of the following as applicable: Title VI of the Civil Rights Act of 1964 and Title VII of the Civil Rights Act of 1964, as amended by the Equal Employment Opportunity Act of 1972, Federal Executive Order 11246 as amended, the Rehabilitation Act of 1973, as amended, the Vietnam Era Veteran's Readjustment Assistance Act of 1974, Title IX of the Education Amendments of 1972, the Age Discrimination Act of 1975, the Fair Housing Act of 1968 as amended, and the Americans with Disabilities Act of 1990. GUARDIAN RFID agrees not to discriminate in its employment practices, and will render services under this Agreement without regard to race, color, religion, sex, national origin, veteran status, political affiliation, disabilities, or sexual orientation. Any act of discrimination committed by GUARDIAN RFID, or failure to comply with these obligations when applicable shall be grounds for termination of this Agreement.
- (m) Export Control. GUARDIAN RFID agrees that if the U.S. export laws are or become applicable, it will not export any of the Customer's data and/or information received under this Agreement to any countries for which the United States government requires an export license or other supporting documentation at the time of export or transfer, unless GUARDIAN RFID has obtained prior written consent from the appropriate authority responsible for such matters.
- (n) Government Rights. Each of the software components of the Command Cloud System and any related documentation provided by GUARDIAN RFID is a "commercial product" as that term is defined at 48 C.F.R. 2.101, consisting of "commercial computer software" and "commercial computer software documentation" as such terms are used in 48 C.F.R. 12.212. Accordingly, if Customer is an agency of the US government or any contractor therefor, Customer only receives those rights with respect to these items as are granted to all other end users under license, in accordance with (a) 48 C.F.R. §227.7201 through 48 C.F.R. §227.7204, with respect to the Department of Defense and their contractors, or (b) 48 C.F.R. §12.212, with respect to all other US government licensees and their contractors.
- (o) Cooperative Purchasing. GUARDIAN RFID acknowledges that the Customer has a role in developing and encouraging cooperative purchasing efforts among governmental entities. GUARDIAN RFID agrees to use commercially reasonable efforts to assist the Customer in facilitating its cooperative purchasing efforts to the extent such efforts relate to the Command Cloud System.
- (p) Governing Law. The laws of the State of Minnesota, without regard to Minnesota's choice-of-law principles, govern all matters arising out of or related to this Agreement.
- (q) Equitable Relief. Each Party acknowledges and agrees that a breach or threatened breach by such Party of any of its obligations under Section 14 or, in the case of Customer, Section 5, would



cause the other Party irreparable harm for which monetary damages would not be an adequate remedy and that, in the event of such breach or threatened breach, the other Party will be entitled to seek equitable relief, including a restraining order, an injunction, specific performance, and any other relief that may be available from any court, without any requirement to post a bond or other security, or to prove actual damages or that monetary damages are not an adequate remedy. Such remedies are not exclusive and are in addition to all other remedies that may be available at law, in equity, or otherwise. In the event of any breach by a Party of Section 14, or in the case of Customer, Section 5, the breaching Party agrees to pay reasonable costs and legal fees incurred by the other Party in pursuit of any of its rights under this Section 20(q), in addition to any damages sustained by the non-breaching Party by reason of such breach, provided that the non-breaching Party prevails in the suit, action, or proceeding in which such costs and fees were incurred.



By signing below, GUARDIAN RFID and the Customer each agrees to the terms and conditions of this Agreement and acknowledges the existence of consideration.

GUARDIAN RFID

CUSTOMER

A handwritten signature in black ink that reads "Jeff Kovar".

By: _____
(signature of authorized representative)

By: _____
(signature of authorized representative)

Name: Jeff Kovar
Title: Regional Sales Manager
Date: April 20, 2026

Name: _____
Title: _____
Date: _____



ADDENDUM A - Order

Sourcwell Cooperative Purchasing
SOURCEWELL MASTER AGREEMENT #030425-COX | Public Safety Software

Account Name	Burnet County Sheriff's Office (TX)	Created Date	4/20/2026
Quote Number	00014754	Expiration Date	8/31/2026
Created By	Linda Kovar		

Product	Line Item Description	Product Family	Quantity	Sales Price	Discount (Percentage)	Total Price	Warranty
Mission Command™ SE - AWS Level 03 License (251-500 Inmates) Bundle	Bundle includes the Platform and all items labeled as "Included", no refunds or exchanges on unused bundle items	Platform	1.00	\$24,995.00	5.00%	\$23,745.25	N/A
Mobile Command XR™ for Android™	Included	Software	12.00	\$0.00	5.00%	\$0.00	N/A
GUARDIAN RFID® SPARTAN 3™ - Subscription	Included	Hardware	12.00	\$0.00	5.00%	\$0.00	Three-Year
GUARDIAN RFID® Hard Tag™	Included (Includes up to 191 hard tags)	Hardware	191.00	\$0.00	5.00%	\$0.00	Useful Life
GUARDIAN RFID® Hard Tag™ Spacer	Included (Includes 9 spacers)	Hardware	9.00	\$0.00	5.00%	\$0.00	Useful Life
Implementation Services - Bundle	Included	Professional Service	1.00	\$0.00	5.00%	\$0.00	N/A
GUARDIAN RFID® Onsite Training (Days)	Included	Professional Service	4.00	\$0.00	5.00%	\$0.00	N/A
Mobile Command XR™ for Android™		Software	3.00	\$775.00	5.00%	\$2,208.75	N/A
GUARDIAN RFID® SPARTAN 3™ - Subscription		Hardware	3.00	\$700.00	5.00%	\$1,995.00	Three-Year
GUARDIAN RFID® Wave Wristband/ID/Key Fob Activator		Hardware	3.00	\$325.00	5.00%	\$926.25	One-Year
GUARDIAN RFID® ID Cards (200 / box) - Portrait		Hardware	1.00	\$300.00	5.00%	\$285.00	None
GUARDIAN RFID® Extra-Wide RFID Insert Chips (500 / bag)		Hardware	8.00	\$375.00	5.00%	\$2,850.00	None
Subtotal				\$33,695.00			
Discount				5.00%			
Discount Amount				\$1,684.75			
Total Price				\$32,010.25			
Shipping and Handling				\$1,090.06			
Grand Total				\$33,100.31			

* Each subscribed "GUARDIAN RFID Mobile Device" consists of the "GUARDIAN RFID® SPARTAN 3™" (the main body of the device), the GUARDIAN RFID Mobile Device Charging Station, and the GUARDIAN RFID Mobile Device Accessories accompanying the GUARDIAN RFID Mobile Device at the time the GUARDIAN RFID Mobile Device is leased. During the respective Initial Term Replacement Period or Extended Term Replacement Period applicable to the GUARDIAN RFID Mobile Device, the accompanying GUARDIAN RFID Mobile Device Charging Station will be subject to a maximum of one replacement per GUARDIAN RFID Mobile Device. During the respective Initial Term Replacement



Sourcewell Cooperative Purchasing
SOURCEWELL MASTER AGREEMENT #030425-CDX | Public Safety Software

Period or Extended Term Replacement Period applicable to the GUARDIAN RFID Mobile Device, none of the accompanying GUARDIAN RFID Mobile Device Accessories will be subject to replacement. Additional GUARDIAN RFID Mobile Device Charging Stations and GUARDIAN RFID Mobile Device Accessories may be separately purchased pursuant to Section 10(d) at GUARDIAN RFID's then-current pricing list for the Customer (a copy of which is available upon the Customer's request).



ADDENDUM B

FEE PAYMENT SCHEDULE

Invoices will be sent from GUARDIAN RFID to the Customer based on the occurrence of certain events, as follows:

Term	Year	Fee Type	Event Occurrence	Amount*
Initial Term	Year 1 – Includes all time from contract execution to the first anniversary of go-live.	First 50% of Initial Term Fee – 5% Sourcewell Discount Applied	Contract Execution**	\$16,550.16
		Final 50% of Initial Term Fee – 5% Sourcewell Discount Applied	Go-Live Date**	\$16,550.15
	Year 2	Initial Term Fee for Year Two*** – 5% Sourcewell Discount Applied	First-year anniversary of the Go-Live Date	\$27,949.00
	Year 3	Initial Term Fee for Year Three*** – 5% Sourcewell Discount Applied	Second-year anniversary of the Go-Live Date	\$27,949.00
Extended Term	Year 4	Renewal Fee for Extended Term Year One*** – 5% Sourcewell Discount Applied	Third-year anniversary of the Go-Live Date	\$27,949.00
	Year 5	Renewal Fee for Extended Term Year Two*** – 5% Sourcewell Discount Applied	Fourth anniversary of the Go-Live Date	\$27,949.00
	Year 6	Renewal Fee for Extended Term Year Three*** – 5% Sourcewell Discount Applied	Fifth anniversary of the Go-Live Date	\$27,949.00
		Modification Fee	[No such modifications contemplated as of the Effective Date.]	[N/A]



* These amounts do not include any taxes.

** In accordance with Section 17(b), termination for convenience by the Customer during the Initial Term will cause any remaining portions of the Initial Term Fee that have not already been paid by Customer to be accelerated and become immediately due and payable by Customer to GUARDIAN RFID, regardless of whether the events specified in this Addendum B have occurred.

*** Renewal Fees represent the costs for renewing licenses to use the GUARDIAN RFID System for any Extended Terms and will be increased if the Customer chooses to make additional purchases from GUARDIAN RFID of additional Hardware or licenses for GUARDIAN RFID Software, access and use of the GUARDIAN RFID Command Cloud platform, or Third-Party Software. In such case, GUARDIAN RFID will provide the Customer with an updated Addendum B at the time of such additional purchases, which will automatically amend and replace this Addendum B. In addition to increases due to those additional purchases, Renewal Fees may be increased by up to 5% annually, provided that GUARDIAN RFID provides notice to the Customer at least ninety (90) days prior to the end of the Initial Term or the end of any Extended Term, as applicable.

Bundled Packages if purchased. The bundled package entitles the Customer to receive units up to the maximum quantities set forth in the product description and quantity above.



ADDENDUM C

SERVICE LEVEL AGREEMENT

1. DEFINITIONS

Except as defined in this Addendum C, all defined terms have the meaning set forth in the Agreement.

- (a) "Attainment" means the percentage of time during a calendar quarter, with percentages based on those contained in the chart under Section 2(d) of this Addendum C, in which the Customer has GUARDIAN RFID Command Cloud Availability.
- (b) "Customer Error Incident" means any service unavailability, which GUARDIAN RFID did not directly cause or create, resulting from any one or a combination of the following: (i) the Customer's Third-Party Software or the Customer's Third-Party Hardware, (ii) the acts or omissions of any Customer Personnel, or (iii) the acts or omissions of any personnel or third-party providers over whom GUARDIAN RFID exercises no control.
- (c) "Disaster" means an event that renders any portion of a data center's infrastructure used in connection with the Agreement both inoperable and unrecoverable.
- (d) "Downtime" means those minutes during which any portion of GUARDIAN RFID Command Cloud is not available for the Customer's use.
- (e) "Unscheduled Downtime" means Downtime that is not due to any one or a combination of the following: Scheduled Downtime, Emergency Maintenance (unless GUARDIAN RFID is the cause of the issue that requires such Emergency Maintenance), Customer Error Incidents, or Force Majeure Events.
- (f) "Emergency Maintenance" means (i) maintenance that is required to patch a critical security vulnerability, or (ii) maintenance that is required to prevent an imminent outage of GUARDIAN RFID Command Cloud Availability.
- (g) "Scheduled Downtime" means those minutes during which GUARDIAN RFID Command Cloud is not available for the Customer's use due to GUARDIAN RFID's scheduled maintenance windows.
- (h) "GUARDIAN RFID Command Cloud Availability" means that GUARDIAN RFID Command Cloud is capable of receiving, processing, and responding to requests by or from the Customer and each of the Authorized Customer Personnel, excluding Scheduled Downtime, Emergency Maintenance (unless GUARDIAN RFID is the cause of the issue that requires such Emergency Maintenance), Customer Error Incidents, and Force Majeure Events.
- (i) "RPO" means Recovery Point Objective, and refers to the maximum data loss per declared Disaster event during any calendar quarter throughout the Term that could occur following a Disaster.
- (j) "RTO" means Recovery Time Objective, and refers to the amount of time per declared Disaster event during any calendar quarter throughout the Term that it takes for GUARDIAN RFID Command Cloud to become operational following a Disaster.

2. GUARDIAN RFID COMMAND CLOUD CLOUD SERVER UPTIME

Command Cloud Subscription Agreement | 26



(a) GUARDIAN RFID Command Cloud Availability.

- (i) Attainment Target. Subject to the terms of this Addendum C, GUARDIAN RFID has an Attainment target to provide to the Customer GUARDIAN RFID Command Cloud Availability of Ninety-nine point five percent (99.5%), twenty-four (24) hours per day, every day of the calendar year throughout the Term. GUARDIAN RFID has set GUARDIAN RFID Command Cloud Availability Attainment targets and actuals under the terms of Section 2(d) of this Addendum C.
- (i) Calculation. The GUARDIAN RFID Command Cloud Availability calculation does not include Scheduled Downtime, Customer Error Incidents, Emergency Maintenance (unless GUARDIAN RFID is the cause of the issue that requires Emergency Maintenance), and Force Majeure Events. For the avoidance of doubt, if GUARDIAN RFID is a cause of an issue that requires Emergency Maintenance, then Downtime resulting from such Emergency Maintenance will be included in the calculation of Attainment.
- (ii) Scheduled Downtime. GUARDIAN RFID will perform maintenance on GUARDIAN RFID Command Cloud only during limited windows that are anticipated to be reliably low-traffic times based on historical information. As of the Effective Date, GUARDIAN RFID performs such maintenance on Wednesdays between 12:00 a.m. and 6:00 a.m. Central time. GUARDIAN RFID will provide the Customer with advance written notice of any change to the current maintenance schedule. If and when any such Scheduled Downtime is predicted to occur during periods of higher traffic, GUARDIAN RFID will provide advance notice of those windows and will coordinate with the Customer. In instances where maintenance of GUARDIAN RFID Command Cloud requires Scheduled Downtime outside of the known maintenance windows described in this Section, GUARDIAN RFID will provide written notice to the Customer at least twenty-four (24) hours prior to any Scheduled Downtime.
- (iii) Emergency Maintenance. If Downtime is known to be necessary to perform any Emergency Maintenance, then GUARDIAN RFID will notify an appropriate Customer contact via email or telephone call, a minimum of four (4) hours or as early as is reasonably practicable, prior to the start of such Emergency Maintenance. GUARDIAN RFID reserves the right to perform unscheduled Emergency Maintenance at any time.
- (iv) Other Maintenance. GUARDIAN RFID and the Customer agree that GUARDIAN RFID has the right to perform maintenance that is designed not to impact GUARDIAN RFID Command Cloud Service Availability at any time. Any such scheduled maintenance will be considered Scheduled Downtime and will be excluded from the calculation of Attainment.
- (v) Force Majeure. In the event of a Force Majeure Event affecting the GUARDIAN RFID Command Cloud Availability, GUARDIAN RFID will provide the Customer with a written notice of the Force Majeure Event and include a description of the facts and circumstances it believes supports that determination.

(b) GUARDIAN RFID Responsibilities Relating to GUARDIAN RFID Command Cloud Availability.

- (i) GUARDIAN RFID will monitor GUARDIAN RFID Command Cloud Availability under this Addendum C and will make commercially reasonable efforts to (A) address any GUARDIAN RFID Command Cloud Availability-related issues that impact the 99.5% Attainment target, and (B) notify the Customer, either through automated monitoring systems or by other mutually agreed-upon means, that (A) Downtime will occur, if practicable, or (b) if Downtime has already occurred, promptly after it is confirmed.
- (ii) If Authorized GUARDIAN RFID Personnel receive notice from the Customer that Downtime



has occurred or is occurring, GUARDIAN RFID will work with the Customer to promptly identify the cause of the Downtime and will work with the Customer to promptly resume normal operations.

- (iii) Upon timely receipt of a Customer report of Downtime under Section 2(c) of this Addendum C, if any, GUARDIAN RFID will compare that report to its own outage logs and support tickets to confirm whether Unscheduled Downtime has occurred, and communicate with the Customer about GUARDIAN RFID's findings.
- (iv) GUARDIAN RFID will, at no additional charge to the Customer, do any one or a combination of the following, upon the Customer's written request (which can be made a maximum of once per calendar quarter), with such items being provided within sixty (60) days of the Customer's written request:
 - (A) provide to the Customer, a written report that documents the preceding calendar quarter's GUARDIAN RFID Command Cloud Availability, Unscheduled Downtime, any root cause, Emergency Maintenance matters, and remedial actions that were undertaken in response to the matters identified in the report.
 - (B) make available for auditing by the Customer the severity downtime reports, incident reports, and other available information used by GUARDIAN RFID in determining whether the GUARDIAN RFID Command Cloud Availability has been achieved.
- (c) Customer Responsibilities Relating to GUARDIAN RFID Command Cloud Availability.
 - (i) Whenever the Customer experiences Downtime, the Customer will follow the support process defined in Section 8(a) of the Agreement.
 - (ii) The Customer may document, in writing, all Downtime that is experienced during each calendar quarter throughout the Term. The Customer may deliver such documentation for any given calendar quarter to GUARDIAN RFID within thirty (30) days of that quarter's end. The documentation may include the supporting incident number(s) and corresponding Downtime(s) experienced.



- (d) GUARDIAN RFID Command Cloud Availability Attainment Targets and Actuals. Every calendar quarter, GUARDIAN RFID will compare confirmed Unscheduled Downtime to the GUARDIAN RFID Command Cloud Availability Attainment target and actual amounts listed in the table below. If the actual Attainment does not meet the target Attainment, as shown in the table below, the corresponding Customer Relief, as shown below, will apply on a quarterly basis throughout the Term:

Target	Actual	Customer Relief
99.5%	99.5% – 95%	Prompt, remedial action will be taken.
	<95%	Will be deemed to be a Notice of Non-Conformity, which will be deemed (i) to have been corrected if the subsequent calendar quarter's Actual GUARDIAN RFID Command Cloud Availability is ≥95%, or (ii) to not have been corrected if the subsequent calendar quarter's Actual GUARDIAN RFID Command Cloud Availability is <95%. In situations where a Notice of Non-Conformity is deemed not to have been corrected due to the subsequent calendar quarter's Actual GUARDIAN RFID Command Cloud Availability being <95%, the Customer will be entitled to terminate the Agreement under Section 17(d) of the Agreement, except that such notice of termination will be effective upon receipt by GUARDIAN RFID.

3. GUARDIAN RFID COMMAND CLOUD CLOUD SERVER RECOVERY

In the event of a Disaster, GUARDIAN RFID will recover the Customer's data (including Inmate Data) and continue to provide GUARDIAN RFID Command Cloud at a recovered or alternate operational data center within the times defined in the table below following the start of such Disaster. GUARDIAN RFID will also provide Customer Relief, as shown below, to the Customer for any calendar quarter where the RPO or RTO targets are not met.

	Actual	Customer Relief
RPO	≤2 Hours	Prompt, remedial action will be taken.
	>2 Hours	Will be deemed to be a Notice of Non-Conformity, which is deemed to be not to have been corrected. The Customer will be entitled to terminate the Agreement under Section 17(d) of the Agreement, except that such notice of termination will be effective upon receipt by GUARDIAN RFID.
RTO	≤4 Hours	Prompt, remedial action will be taken.
	>4 Hours	Will be deemed to be a Notice of Non-Conformity, which is deemed to be not to have been corrected. The Customer will be entitled to terminate the Agreement under Section 17(d) of the Agreement, except that such notice of termination will be effective upon receipt by GUARDIAN RFID.

4. INCIDENT PRIORITIES, CHARACTERISTICS, AND RESOLUTION

- (a) Incident Tracking. In the event of an issue with the GUARDIAN RFID requiring support, the Customer will contact GUARDIAN RFID in accordance with Section 8(a) of the Agreement. Each support incident is logged using GUARDIAN RFID's enterprise workflow management system, given a unique case number, and assigned a support representative.



- (b) **Incident Priority.** Each support incident is assigned a priority level, which corresponds to the Customer's needs and deadlines. GUARDIAN RFID and the Customer will work together to reasonably set the priority of each support incident pursuant to the table below. The primary goals of the table below are to (i) guide the Customer toward clearly understanding and communicating the importance of the issue, and (ii) describe the generally expected response and resolution targets in the production environment. References to a "confirmed support incident" mean that GUARDIAN RFID and the Customer have successfully validated and set the priority for the reported support incident.

Priority	Characteristics Incident	Resolution Target
1 Critical	Support incident that causes (a) complete application failure or application unavailability; (b) application failure or unavailability in one or more of the Customer's remote locations; or (c) systemic loss of multiple essential system functions.*	GUARDIAN RFID will provide an initial response to Priority Level 1 incidents within one (1) hour of receipt of the incident. Once the incident has been confirmed, GUARDIAN RFID will use commercially reasonable efforts to resolve such support incidents or provide a circumvention procedure within eight (8) hours.
2 High	Support incident that causes (a) repeated, consistent failure of essential functionality affecting more than one user or (b) loss or corruption of data.	GUARDIAN RFID will provide an initial response to Priority Level 2 incidents within four (4) business hours of receipt of the incident. Once the incident has been confirmed, GUARDIAN RFID will use commercially reasonable efforts to resolve such support incidents or provide a circumvention procedure within five (5) business days.
3 Medium	Priority Level 1 incident with an existing circumvention procedure, or a Priority Level 2 incident that affects only one user or for which there is an existing circumvention procedure.	GUARDIAN RFID will provide an initial response to Priority Level 3 incidents within one (1) business day of receipt of the incident. Once the incident has been confirmed, GUARDIAN RFID will use commercially reasonable efforts to resolve such support incidents without the need for a circumvention procedure with the next published maintenance update or service pack, which will occur at least quarterly.
4 Low	Support incident that causes failure of non-essential functionality or a cosmetic or other issue that does not qualify as any other Priority Level.	GUARDIAN RFID will provide an initial response to Priority Level 4 incidents within two (2) business days of receipt of the incident. Once the incident has been confirmed, GUARDIAN RFID will use commercially reasonable efforts to resolve such support incidents, as well as cosmetic issues, with a future version release.

* Examples include: inability to create activity logs in database, and/or inability to access GUARDIAN RFID Command Cloud (excluding Internet access or Wi-Fi issues).



ADDENDUM D
STATEMENT OF WORK

None.



BURNET COUNTY SHERIFF'S OFFICE

Calvin Boyd
SHERIFF

P.O. BOX 1249 Burnet, Texas 78611 **** Phone: (512) 756-8080 Fax: (512) 756-4064

COMMAND STAFF

Chief Deputy
A. Trevino

Patrol Captain
S. Clark

Admin. Captain
M. Sorenson

CID/SOU Captain
T. Dillard

Jail Captain
M. Kimbler

To: County Auditor
From: Sheriff / Jail Administrator
Date: 4-15-26

Subject: Commissary Fund Expenditure Justification – Guardian RFID Inmate Tracking System and Annual Service Agreement

Summary Statement

It is the opinion of the submitting authority that the purchase and continued maintenance of the Guardian RFID inmate tracking and welfare check system, including its annual service agreement, constitute permissible expenditures of commissary funds under Texas Local Government Code §351.0415(c)(5) because the system directly supports the health, safety, security, and well-being of inmates confined in the county jail. The system materially enhances inmate supervision by ensuring the timely and verifiable completion of welfare checks, improving compliance with minimum jail standards established by the Texas Commission on Jail Standards, and providing real-time accountability and risk mitigation that exceeds baseline regulatory requirements. Accordingly, the expenditure is properly classified as an operational inmate safety enhancement rather than a general administrative or recordkeeping function.

Statutory Authority

Pursuant to Texas Local Government Code §351.0415(c)(5), commissary proceeds may be used to fund activities that provide for the well-being, health, safety, and security of inmates confined in the jail.

Applicable Minimum Jail Standards

The Guardian RFID system supports compliance with Texas Commission on Jail Standards (TCJS) minimum requirements, including Rule §275.1 (regular observation by jailers), Rule §265.3 (observation of inmates in holding/detox cells), and Rule §275.5 (inmate counts). These standards establish minimum compliance requirements and allow manual documentation systems.

Enhancement Beyond Minimum Standards

The Guardian RFID system exceeds these requirements by providing real-time, time-stamped, location-verified welfare check documentation; immediate alerts for missed or late rounds; continuous supervisory oversight; enhanced monitoring of high-risk inmates; and a permanent electronic audit trail that reduces human error and improves inmate safety.

Inmate Safety and Statutory Qualification

The system directly improves inmate supervision, suicide prevention, medical monitoring, and emergency response. Because it enhances inmate health, safety, and well-being beyond minimum standards, it qualifies under Texas Local Government Code §351.0415(c)(5).

Annual Service Agreement

The annual service agreement provides software maintenance, updates, and technical support necessary to maintain system functionality and inmate safety operations. It is an integral component of the system and qualifies under the same statutory authority.

Administrative Expense Rebuttal

The system is not merely administrative. It enforces real-time physical welfare checks, prevents missed or falsified rounds, provides immediate alerts for non-compliance, and directly reduces risk of inmate harm. Its primary function is operational inmate safety, not clerical recordkeeping.

Conclusion

The Guardian RFID system and its annual service agreement exceed TCJS minimum jail standards and materially enhance inmate safety and supervision. Therefore, both are allowable expenditures under Texas Local Government Code §351.0415(c)(5).

APPROVALS

Sheriff or Designee: _____

Jail Administrator: _____

Date: _____

Date: _____

4/23/26
4-23-26

Burnet County Commissioners Court

Jim Luther Jr.

Precinct 1

Damon Beierle

Precinct 2

Bryan Wilson

County Judge

Chad Collier

Precinct 3

Joe Don Dockery

Precinct 4

Regular Session

27.

Meeting Date: 05/12/2026

Subject

Discuss, consider, and take appropriate action to approve, sign, and execute all necessary documents and actions regarding the following sponsorships from the Hotel/ Motel Tax, fund 140-6640-4500:

(a) The Marble Falls Rodeo, scheduled July 15-18, 2026, as a General Sponsor in an amount not to exceed \$400;

(b) The Lake LBJ Links Classic, Kingsland Chamber Golf Tournament, scheduled June 19, 2026, as a Par Sponsor in an amount not to exceed \$1,000.

(Wilson)

Attachments

Marble Falls Rodeo Spsponsorship 26

Kingsland Golf Tournament

Sponsored Event: Marble Falls Rodeo

Date: July 15-18, 2026

Suggested sponsor level: General Sponsor (\$400)

Banner at event

Posters and Radio ads with our mention

Use of HOT funds under the following:

b) Advertising, Solicitations and Promotions that Directly Promote Tourism and the Hotel and Convention Industry: advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the municipality or its vicinity;

e) Sporting Event Expenses that Substantially Increase Economic Activity at Hotels: Expenses including promotional expenses, directly related to a sporting event in which the majority of participants are tourists. The event must substantially increase economic activity at hotels within the county or its vicinity.

BURNET COUNTY EVENT SPONSORSHIP APPLICATION
EVENT MUST BE OPEN TO THE PUBLIC

NAME OF EVENT: Marble Falls Rodeo

DATE(s) OF EVENT: July 15-18, 2020

CONTACT PERSON: Katie Savage

MAILING ADDRESS (street, city, state, zip) 910 2nd St., Marble Falls, TX 78654

BOARD MEMBERS of EVENT/ORGANIZATION (if applicable):

PROJECTED ATTENDANCE: 5,000
Please be sure you comply with Texas Health and Safety Code 751 regarding mass gatherings

SPONSORSHIP LEVEL PROPOSAL: (include list of benefits)

ADVERTISING/ MARKETING PLAN:

Radio, posters

LIST OTHER SPONSORS PARTICIPATING:

I hereby certify and affirm that I have read the application information, understand and will comply with all provisions therein, and that I will abide by all relevant county, state, and federal laws and regulations regarding use of Hotel Occupancy Tax. "I affirm and declare the foregoing to be true statements. Falsifying a governmental record is a class "A" misdemeanor under Texas Penal Code 37.10".

Signature: Katie Savage

Print name: Katie Savage

Title: Public Relations Rep Date: April 23, 2020



Blair Manning <bmanning@burnetcountytexas.org>

Re: MFRodeo

1 message

Katie <katie@marblefalls.org>

Tue, Apr 28, 2026 at 1:22 PM

To: Blair Manning <bmanning@burnetcountytexas.org>

Hi Blair!

Junior Rodeo Buckle Sponsor : \$150

General Banner Sponsor : \$400

Events Sponsor : \$800

Dance Sponsor : \$800

Chute Sponsor : \$950

Thank you,

Katie Skinner

Director of Special Events

916 Second StreetMarble Falls, TX 78654Office: 830.693.2815

Advocate | Educate | Motivate

From: Blair Manning <bmanning@burnetcountytexas.org>**Date:** Friday, April 24, 2026 at 8:33 AM**To:** Katie <katie@marblefalls.org>**Subject:** Re: MFRodeo

Katie,

Thank you. Do you have any sheets talking about sponsorship levels that I can add to the form?

Blair Manning

Tourism & Marketing Director of Burnet County

(M) 737-251-3021

www.highlandlakesofburnetcounty.com

Sponsored Event: Lake LBJ Links Classic- Kingsland Chamber Golf Tournament

Date: June 19th, 2026 8-4PM (because of duration of event and location they will still be attracting overnight guests at the Legends Villas and other Kingsland STR's)

Suggested sponsor level: Par Sponsor (\$1000)

Company's choice of hole to showcase logo and sponsor

Company Sign at Tee Box

Burnet County Tourism Logo put on tracker app for gold tournament

1 Team (4 players for day of tournament) **GIVEAWAY**

Use of HOT funds under the following:

b) Advertising, Solicitations and Promotions that Directly Promote Tourism and the Hotel and Convention Industry: advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the municipality or its vicinity;

e) Sporting Event Expenses that Substantially Increase Economic Activity at Hotels: Expenses including promotional expenses, directly related to a sporting event in which the majority of participants are tourists. The event must substantially increase economic activity at hotels within the county or its vicinity.

BURNET COUNTY EVENT SPONSORSHIP APPLICATION

EVENT MUST BE OPEN TO THE PUBLIC

NAME OF EVENT: Lake LBJ Links Classic - Kingsland/ Lake LBJ Chamber Annual Golf Tournament

DATE(s) OF EVENT: 6/19/26 8 am - 4 pm

CONTACT PERSON: Traci Miller, Executive Director 325-388-6211

MAILING ADDRESS (street, city, state, zip) 1309 RR 1431, Kingsland, Tx 78639

BOARD MEMBERS OF EVENT/ORGANIZATION (if applicable):

Andrew Virdell, Mason King, Tara McAlister, Dillon Beck, Greg Miller,
Chris Martin, Teresa Grissom, Mitch Lawdermilk, Susan Patten and Rebecca Lange

PROJECTED ATTENDANCE: 150

Please be sure you comply with Texas Health and Safety Code 751 regarding mass gatherings

SPONSORSHIP LEVEL PROPOSAL: (include list of benefits)

please see included sponsorship levels

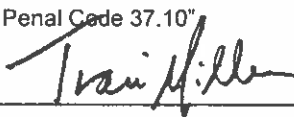
ADVERTISING/ MARKETING PLAN:

Our marketing plan uses sponsor recognition, electronic calendars, Chamber newsletters, Facebook posts, and direct outreach to promote the event and drive participation. Past participants, sponsors, and community contacts will be invited through email, phone calls, texts, and in-person conversations at local events to increase visibility, sponsor value, repeat participation, and Father's Day weekend visitation.

LIST OTHER SPONSORS PARTICIPATING:

As of 4/30/26 Goliath luxury homes Lange Roofing, Landmasters Real Estate, Wayne's Air, LCRA, Kindred Financial Services, Hill Country Land Development, Llano National Bank, JS Construction, Stay Lake LBJ

I hereby certify and affirm that I have read the application information, understand and will comply with all provisions therein, and that I will abide by all relevant county, state, and federal laws and regulations regarding use of Hotel Occupancy Tax. "I affirm and declare the foregoing to be true statements. Falsifying a governmental record is a class "A" misdemeanor under Texas Penal Code 37.10"

Signature: 

Print name: Traci Miller

Title: Executive Director Date: 4-30-26



LIVE SCORING & LEADERBOARDS

DIGITAL + ON-COURSE SPONSOR EXPOSURE

INTERACTIVE CONTESTS

STREAMLINED REGISTRATION & PROMOTION

PROVIDES:

MORE ENGAGEMENT = MORE VISIBILITY FOR YOUR BUSINESS
MORE PARTICIPATION = MORE FUNDS RAISED FOR OUR COMMUNITY



SPONSORSHIPS ARE LIMITED BE PART OF LAKE LBJ AREA'S FUTURE

FLAG SPONSOR \$1,500 2 AVAILABLE

- Logo on 9 pin flags
- 4 Players (1 team)
- all 18 pin flags for \$2500
- * you get to keep the flags at the end of tournament

TITLE SPONSOR \$3,250 1 AVAILABLE

- Title Sponsor: Logo on all promotional items and marketing
- Company logo on custom scorecards and golf app
- \$5400 Stay & Play Gift
- 4 Players (1 team)

EAGLE SPONSOR \$2,000 3 AVAILABLE

- Sponsor one of 3 Hole-In-One contest holes
- Company sign at the tee box
- Company logo is put on the golf tracker app for that hole
- Allowed to have a company table at the tee box
- Hole-in-one total prize value is Over \$55,000
- 4 players (1 team)

BIRDIE SPONSOR \$1,500 3 AVAILABLE

- Your choice of contest hole:
Longest Drive Mens
Longest Drive Ladies
Putting Contest
- Company sign at tee box or practice putting green
- Company logo is put on the golf tracker app for that hole
- Allowed to have a company table at contest location
- 4 players (1 team)

SHIRT SPONSOR \$1,000 1 AVAILABLE

Company logo on Kingsland Chamber Polo



PAR SPONSOR \$1000 13 AVAILABLE

- Your choice of hole, first come first served
- Company sign at the tee box
- Company logo is put on the golf tracker app for that hole
- Allowed to have a company table at the tee box
- 4 players (1 team)

MEAL SPONSOR \$1000 1 AVAILABLE

Company logo banner at Food Service Tent

SIGNAGE SPONSOR \$150

Signage at event, chamber discretion of location

GOLF BALL SPONSOR \$500

1 golf ball with your logo in all swag bags

TEAM OF FOUR \$500

DRIVING RANGE SPONSOR \$500 1 AVAILABLE

- Logo at driving range/ putting green & club house
- Allowed to set up a company table

BAR CART SPONSOR \$1000 1 AVAILABLE

Company logo on bar cart

SWAG BAG SPONSOR \$500 1 AVAILABLE

Company logo banner on Swag Bag

BALL MARKER SPONSOR \$300

1 poker chip ball marker with your company in all swag bags

Burnet County Commissioners Court

Jim Luther Jr.

Precinct 1

Damon Beierle

Precinct 2

Bryan Wilson

County Judge

Chad Collier

Precinct 3

Joe Don Dockery

Precinct 4

Regular Session

28.

Meeting Date: 05/12/2026

Subject

Discuss, consider, and take appropriate action regarding accepting or rejecting Request for Proposals (RFP) for Bid No. 26-5040-01, Aerial Fiber Installation to Future Infrastructure, in an amount not to exceed \$203,012.78. (Collier)

Attachments

VendorComparison
Fiber BestValue ScoringSheet (gah)
Fiber BestValue ScoringSheet (AB)
Fiber BestValue ScoringSheet (mgh)
ISP Comparison Report 5.7.2026

BURNET COUNTY, TEXAS — RFP 26-5040-01

Aerial Fiber Installation — Vendor Bid Comparison Summary

Prepared from three bid submissions: Future Infrastructure (BAFO Pricing Worksheet), Mears Broadband, CommServPros

Metric	Future Infrastructure	Mears Broadband	CommServPros, LLC	Range	Notes
Submission Type	BAFO Pricing Worksheet	Pricing Proposal (Attachment 2)	Quote CSP 261013	—	All three submitted in response to RFP 26-5040-01
Bid Date	—	3/31/2026	4/22/2026	—	FI date not on submitted worksheet
TOTAL BASE BID	\$ 122,150.00	\$ 137,857.72	\$ 203,012.78	\$ 80,862.78	Sum of all itemized line pricing as submitted
Optional Adders (excluded from base)	\$ -	Cost + 10% (IC)	\$ 4,800.00	—	CSP: \$1,800 innerduct + \$600 slack + \$2,400 HWY 29 TC
Bid Validity	—	Per contract negotiation	5/7/2026	—	CSP pricing subject to change after 15 days
Warranty	—	2 Years	2 Years	—	Both Mears and CSP propose 2-year warranty
Pricing Structure	13 itemized lines (LS, LF, EA)	15 itemized lines (LS, LF, EA, SI)	18 material lines + lump labor	—	CSP only vendor with non-itemized labor

COMPARATIVE PRICING ANALYSIS		
Analysis Metric	Value	Vendor / Note
Lowest Bid (Apparent Low)	\$ 122,150.00	Future Infrastructure
Highest Bid	\$ 203,012.78	CommServPros, LLC
Average Bid	\$ 154,340.17	—
Median Bid	\$ 137,857.72	Mears Broadband
Spread (High - Low)	\$ 80,862.78	Variance between lowest & highest
Spread as % of Low	66.2%	High exceeds low by this %

VARIANCE FROM APPARENT LOW BIDDER					
Vendor	Total Base Bid	\$ Above Low	% Above Low	Rank	
Future Infrastructure	\$ 122,150.00	\$ -	0.0%	1	
Mears Broadband	\$ 137,857.72	\$ 15,707.72	12.9%	2	
CommServPros, LLC	\$ 203,012.78	\$ 80,862.78	66.2%	3	

PROCUREMENT CAVEATS — READ BEFORE AWARD
1. APPARENT LOW DOES NOT EQUAL BEST VALUE. Per County scoring sheet, technical merit drives award; pricing is one of 10 weighted categories.
2. SCOPE COMPARABILITY: Vendors quoted DIFFERENT route footages (FI: 9,000 LF Mears: 11,250 LF CSP: ~13,000 LF backbone). See Scope Coverage sheet.
3. EXCLUSIONS DIFFER MATERIALLY: Mears excludes traffic control (cost+10%), permits, engineering, BMPs. CSP includes traffic control (\$20,482) and permits in base.
4. CSP BASE BID INCLUDES \$108,903.98 LUMP LABOR — not itemized. True line-item parity across all three vendors is not possible without further breakdown.
5. MEARS TERMS: 288-count fiber non-BABA-compliant unless certification provided; warranty proposed at 2 years (RFP terms TBD); non-itemized restoration.
6. FI BAFO: Submitted as Best and Final Offer — assumed to reflect final pricing and includes broader material scope (CCH panels, fiber materials) than Mears.
7. CSP ADDERS (\$4,800) NOT IN BASE: Owner should determine which adders are required by final scope before award (innerduct, additional slack, HWY 29 TC).
8. RECOMMENDED PROCEDURE: (a) Confirm scope with each vendor; (b) Issue clarification letters for non-itemized items; (c) Apply Best Value scoring with adjusted prices.

NORMALIZED SIDE-BY-SIDE COMPARISON BY SCOPE CATEGORY

Each vendor's line items rolled into common scope categories. Subtotals enable apples-to-apples comparison.

Scope Category	Future Infrastructure	Mears Broadband	CommServPros, LLC	Notes
1. PROJECT SETUP				
Mobilization & Demobilization	\$ 10,000.00	\$ 5,750.34	Incl. in labor	FI separate line; CSP rolls into \$108,904 labor
2. AERIAL STRAND & HARDWARE				
Strand Install (1/4" EHS, labor)	\$ 15,300.00	\$ 30,262.50	Incl. in labor	FI: 9,000 LF Mears: 11,250 LF
Strand & Hardware Materials	\$ 18,000.00	Incl. above	\$ 5,250.00	FI separate material line; Mears bundles; CSP: 7,500 LF @ \$0.70
Anchors	Incl.	\$ 2,070.18	Incl. in strand mat'l	Mears prices anchors separately (18 EA)
Restoration	Excl.	\$ 8,050.80	Excl.	Only Mears prices restoration (60 SF)
3. FIBER LASHING				
Fiber Lashing — Labor	\$ 20,250.00	\$ 21,600.00	Incl. in labor	FI: 9,000 LF Mears: 11,250 LF
Lashing Materials & Consumables	Incl. in #2	Incl. above	\$ 4,400.00	CSP itemizes lashing materials (11,000 LF)
Overlash Existing Strand	—	\$ 768.00	Per drawings	Mears prices 400 LF; CSP scope shows poles 1-11 overlash
4. MAKE-READY				
Make-Ready Pole Work	\$ 12,500.00	\$ 5,060.88	Incl. in labor	FI: 25 EA @ \$500 Mears: 66 LS @ \$76.68 (One Touch MR)
5. SPLICING & TERMINATION				
Fusion Splicing (labor)	\$ 3,840.00	\$ 17,665.92	Incl. in labor	FI: 96 EA Mears: 576 EA — vendors disagree by 6x
Fiber Termination (labor)	\$ 960.00	\$ 17,665.92	Incl. in labor	FI: 24 EA Mears: 576 EA
CCH Termination Panels — Loaded	\$ 14,000.00	Excl.	\$ 23,791.30	FI: 4 EA @ \$3,500 CSP: housings + cassettes itemized Mears: not in scope
Splice Closures (FOSC 450)	\$ 1,800.00	\$ 766.72	\$ 1,025.40	FI: 2 EA @ \$900 Mears: 2 EA @ \$383 CSP: 2 EA @ \$513
Splice Trays & Sleeves	Incl. in FOSC	Incl.	\$ 2,554.80	CSP itemizes 36 trays + 1,000 sleeves
6. TESTING				
OTDR Testing (Bi-Directional)	Incl. in splicing	\$ 11,041.92	Incl. in labor	Only Mears itemizes OTDR (576 EA @ \$19.17)
Power Meter / Insertion Loss Test	Incl. in splicing	\$ 11,041.92	Incl. in labor	Only Mears itemizes power meter (576 EA @ \$19.17)
7. STORAGE & HARDWARE				
Slack Storage Loops / Snowshoes	\$ 1,500.00	\$ 1,725.12	\$ 798.40	FI: 15 EA Mears: 9 EA CSP: 16 EA
8. POLE INSTALLATION				
New Pole Installation (incl. materials)	\$ 6,000.00	Excl.	\$ 6,891.00	FI & CSP price 3 new poles; Mears excludes pole installation
9. UNDERGROUND / SPECIAL WORK				
Underground Fiber Placement	\$ 1,200.00	Excl.	Excl.	FI prices 400 LF UG (Library to Courthouse)
Highway Crossing (HWY 29 TXDOT)	Excl.	Excl.	\$ 8,433.80	Only CSP prices TXDOT crossing (2 EA)
10. FIBER OPTIC CABLE — MATERIALS				
Fiber Cable (48ct & 12ct SM)	\$ 16,800.00	Excl.	\$ 8,040.00	FI: 6,000 FT @ \$2.80 CSP: 9,300 FT (48ct) + 1,000 FT (12ct)
Note on 288-count fiber	Not itemized	County-furnished?	Not in BOM	288ct fiber sourcing & BABA compliance is OPEN ITEM
11. SUPPORT & EQUIPMENT				
Construction Equipment	Incl.	Incl.	\$ 3,012.10	Only CSP itemizes equipment cost
Misc. Material	—	—	\$ 7,743.20	CSP only
12. DOCUMENTATION				
As-Built / Closeout Documentation	Incl.	\$ 4,387.50	\$ 1,686.80	Mears: 11,250 LF @ \$0.39 CSP: lump \$1,687
13. TRAFFIC CONTROL				
Traffic Control	Incl.	Cost+10% (excl.)	\$ 20,482.00	Mears EXCLUDES from base bid; CSP includes \$20,482
14. LABOR (NON-ITEMIZED)				
CSP Lump Labor (covers items above marked 'Incl. in labor')	—	—	\$ 108,903.98	CSP labor for ALL trades not itemized in materials
TOTAL BASE BID (Sum of all itemized + lump item)	\$ 122,150.00	\$ 137,857.72	\$ 203,012.78	Matches each vendor's submitted total

UNIT PRICE BENCHMARKING — DIRECTLY COMPARABLE LINE ITEMS

Where two or more vendors quoted comparable units, this view shows price-per-unit deltas. Lowest unit price highlighted green.

Unit	UoM	Future Infrastructure	Mears Broadband	CommServPros	Lowest Unit Price
Mobilization	LS	\$ 10,000.00	\$ 5,750.34	—	\$ 5,750.34
1/4" EHS Galv. Strand Install (labor only)	\$/LF	\$ 1.70	\$ 2.69	\$ 0.70	\$ 0.70
Aerial Construction Materials	\$/LF	\$ 2.00	—	\$ 0.40	\$ 0.40
Fiber Lashing (labor)	\$/LF	\$ 2.25	\$ 1.92	—	\$ 1.92
Make-Ready (per pole)	\$/EA	\$ 500.00	\$ 76.68	—	\$ 76.68
Fusion Splicing	\$/EA	\$ 40.00	\$ 30.67	—	\$ 30.67
Fiber Termination	\$/EA	\$ 40.00	\$ 30.67	—	\$ 30.67
Slack Storage Loop / Snowshoe	\$/EA	\$ 100.00	\$ 191.68	\$ 49.90	\$ 49.90
FOSC 450 D6 Splice Closure	\$/EA	\$ 900.00	\$ 383.36	\$ 512.70	\$ 383.36
New Pole Install (incl. materials)	\$/EA	\$ 2,000.00	—	\$ 2,297.00	\$ 2,000.00
CCH Termination Panel — Loaded	\$/EA	\$ 3,500.00	—	—	N/A — only one bid
Fiber Optic Cable (48ct/12ct SM)	\$/FT	\$ 2.80	—	\$ 0.80	\$ 0.80
OTDR Test (Bi-Directional)	\$/EA	—	\$ 19.17	—	N/A — only one bid
Power Meter Test	\$/EA	—	\$ 19.17	—	N/A — only one bid
As-Builts (per LF)	\$/LF	—	\$ 0.39	—	N/A — only one bid

Note: Direct unit-price comparison is only valid when scope of the unit matches across vendors. CSP labor bundled in lump means CSP unit prices below show MATERIAL ONLY in many rows — not labor + material. Do not award based on unit price alone.

FUTURE INFRASTRUCTURE — BAFO Pricing Worksheet (As Submitted)

Line #	Line Item	Description	UoM	Qty	Unit Price	Extended Price
1	Mobilization & Demobilization	Mob/demob of crew, equipment, materials, traffic control setup, safety, site prep	LS	1	\$ 10,000.00	\$ 10,000.00
2	Install 1/4" EHS Galv. Messenger Strand	Furnish & install 1/4" EHS galv. steel messenger strand on poles incl. hardware, anchors, tensioning	LF	9,000	\$ 1.70	\$ 15,300.00
3	Lash Fiber Optic Cable to New Strand	Lash FOC to new strand using pneumatic/hydraulic lashing machine; proper placement, gauge, tension	LF	9,000	\$ 2.25	\$ 20,250.00
4	Make-Ready Work on Existing Utility Poles	Transfer existing utilities, riser guards, clearance verification, attachment adjustment per NESC	EA	25	\$ 500.00	\$ 12,500.00
5	Fiber Optic Cable Termination (Corning CCH or Approved Equal)	Terminate FOC at designated points using factory connectors or fusion-spliced pigtails	EA	24	\$ 40.00	\$ 960.00
6	Fusion Splicing incl. Testing & Documentation	Fusion splice incl. fiber prep, cleaving, splice loss testing, splice enclosure placement, OTDR traces	EA	96	\$ 40.00	\$ 3,840.00
7	Fiber Storage (Slack) Loops with Snow Shoes	Storage loops at splice enclosures, hand-holes, terminals; min bend radius maintained	EA	15	\$ 100.00	\$ 1,500.00
8	Pole Install incl. Materials	Furnish & install new aerial poles — Class 5 35 ft	EA	3	\$ 2,000.00	\$ 6,000.00
9	Place Underground Fiber	UG fiber placement from Library to Courthouse	LF	400	\$ 3.00	\$ 1,200.00
10	Aerial Construction Materials	1/4" Strand, Lashing Wire, Machine Bolt, Storage Brackets	LF	9,000	\$ 2.00	\$ 18,000.00
11	Corning CCH Termination Panels — Loaded	FOSC 450 D6 closure, gel sealing, six 72-splice trays, test valve, Corning CCH Panels	EA	4	\$ 3,500.00	\$ 14,000.00
12	FOSC 450 D6 Fiber Optic Splice Closure	FOSC 450 D6 closure, gel cable sealing, six pre-installed 72-splice trays, test valve, Corning CCH Panels	EA	2	\$ 900.00	\$ 1,800.00
13	Fiber Optic Cable — Materials	48 Ct Single Mode Loose Tube + 12 Ct Single Mode Loose Tube Fiber	FT	6,000	\$ 2.80	\$ 16,800.00
TOTAL BAFO BID						\$ 122,150.00

MEARS BROADBAND — Pricing Proposal Attachment 2 (As Submitted)

No.	Bid Item	UoM	Qty	Unit Price	Extended
1	Mobilization	EA	1	\$ 5,750.34	\$ 5,750.34
1.1	Traffic Control — Pass Thru 10% (excluded from base)	%	10%	—	—
2	Install 1/4" Galvanized Strand with Hardware	LF	11,250	\$ 2.69	\$ 30,262.50
2.1	Anchors	EA	18	\$ 115.01	\$ 2,070.18
2.2	Restoration	SqFt	60	\$ 134.18	\$ 8,050.80
3	Lash Fiber Optic Cable to New Strand	LF	11,250	\$ 1.92	\$ 21,600.00
3.1	Overlash	LF	400	\$ 1.92	\$ 768.00
4	One Touch Make Ready	LS	66	\$ 76.68	\$ 5,060.88
5	Terminate FOC w/ Factory-Installed Connectors/Pigtails	EA	576	\$ 30.67	\$ 17,665.92
6	Fusion Splicing	EA	576	\$ 30.67	\$ 17,665.92
6.1	Bi-Directional OTDR Test	EA	576	\$ 19.17	\$ 11,041.92
6.2	Power Meter Test	EA	576	\$ 19.17	\$ 11,041.92
7	Storage Loops	EA	9	\$ 191.68	\$ 1,725.12
7.1	FOSC 450 Closure	EA	2	\$ 383.36	\$ 766.72
8	As-Builts	LF	11,250	\$ 0.39	\$ 4,387.50
TOTAL — UNIT-BASED PRICING					\$ 137,857.72

COMMSERVPROS, LLC — Quote CSP 261013 (As Submitted)

Description	UoM	Qty	Unit Price	Extended
MATERIALS				
Superior Essex 48-Strand SM Outdoor Armored Fiber	FT	9,300	\$ 0.80	\$ 7,440.00
Superior Essex 12-Strand SM Outdoor Armored Fiber	FT	1,000	\$ 0.60	\$ 600.00
Snow Shoe Slack Storage	EA	16	\$ 49.90	\$ 798.40
CCH Pigtailed Splice Cassette 24F LC/APC SM (OS2)	EA	18	\$ 1,194.30	\$ 21,497.40
CCH Pigtailed Splice Cassette 12F LC/APC SM (OS2)	EA	1	\$ 615.90	\$ 615.90
Splice Tray, Heat-shrink Fusion, 24F	EA	36	\$ 54.30	\$ 1,954.80
Closet Connector Housing 4U (12 panels)	EA	1	\$ 500.20	\$ 500.20
Closet Connector Housing 2U (4 panels)	EA	3	\$ 392.60	\$ 1,177.80
Fusion Splice Sleeve, 60mm (per 100)	EA	1,000	\$ 0.60	\$ 600.00
FOSC-450 Splice Case	EA	2	\$ 512.70	\$ 1,025.40
1/4" Strand & Hardware (incl. anchors)	LF	7,500	\$ 0.70	\$ 5,250.00
Lashing Materials & Consumables	LF	11,000	\$ 0.40	\$ 4,400.00
HWY 29 (Polk) TXDOT Crossing	EA	2	\$ 4,216.90	\$ 8,433.80
Class 2 40 ft Wood Poles	EA	3	\$ 2,297.00	\$ 6,891.00
As-Builts	LS	1	\$ 1,686.80	\$ 1,686.80
Equipment	LS	1	\$ 3,012.10	\$ 3,012.10
Traffic Control	LS	1	\$ 20,482.00	\$ 20,482.00
Misc. Material	LS	1	\$ 7,743.20	\$ 7,743.20
LABOR				
Total Labor (lump sum, not itemized by trade)	LS	1	\$ 108,903.98	\$ 108,903.98
OPTIONAL ADDERS — NOT INCLUDED IN BASE BID				
Aerial Innerduct between Poles 47–51 (715 ft)	LS	1	\$ 1,800.00	\$ 1,800.00
Additional Fiber Slack Loops (200 ft)	LS	1	\$ 600.00	\$ 600.00
Traffic Control — HWY 29 with Law Enforcement	LS	1	\$ 2,400.00	\$ 2,400.00
Subtotal — Materials				\$ 94,108.80
Subtotal — Labor				\$ 108,903.98
TOTAL PROJECT (BASE BID)				\$ 203,012.78
Total Optional Adders				\$ 4,800.00

SCOPE COVERAGE MATRIX — WHAT'S INCLUDED IN EACH BID

✓ = Included in base bid ✗ = Excluded ● = Conditional / Pass-Through — = Not Addressed

Scope Element	Future Infrastructure	Mears Broadband	CommServPros	Notes
Mobilization & Site Setup	✓	✓	✓ (in labor)	
Aerial Strand Installation	✓	✓	✓	Footage assumptions vary
Strand & Hardware Materials	✓	✓	✓	
Anchors	✓	✓ (sep.)	✓	Mears prices separately
Restoration / Backfill / Grading	—	✓	—	Only Mears itemizes restoration
Fiber Lashing	✓	✓	✓	
Overlash on Existing Strand	—	✓	✓	FI does not address overlash
Make-Ready Coordination	✓	✓ (OTMR)	✓	Mears uses One Touch Make-Ready
Pole Owner Coordination	✓	✓	✓	
Electrical Make-Ready	✗ (Excluded)	✗ (Excluded)	✗ (Excluded)	Mears excludes electrical MR
New Pole Installation	✓ (3 EA)	✗	✓ (3 EA)	Mears does NOT install new poles
Fusion Splicing	✓ (96 EA)	✓ (576 EA)	✓ (in labor)	6x quantity discrepancy
Fiber Termination	✓ (24 EA)	✓ (576 EA)	✓ (in labor)	Major scope difference
CCH Termination Panels — Loaded	✓ (4 EA)	✗	✓	Mears excludes; FI/ CSP include
FOSC 450 D6 Splice Closures	✓ (2 EA)	✓ (2 EA)	✓ (2 EA)	All three include 2 closures
Splice Trays & Sleeves	Bundled	Bundled	✓ (itemized)	
Slack Storage Loops / Snowshoes	✓ (15 EA)	✓ (9 EA)	✓ (16 EA)	Quantities differ
OTDR Testing (1310/1550 nm)	Bundled in splicing	✓ (sep. line)	Bundled	Only Mears itemizes
Power Meter / Insertion Loss Testing	Bundled	✓ (sep. line)	Bundled	Only Mears itemizes
As-Built Drawings	—	✓	✓	FI not explicitly itemized
Splice Diagrams & Documentation	Bundled	✓	✓	
Underground Fiber (Library to Courthouse)	✓ (400 LF)	✗	✗	Only FI prices UG segment
HWY 29 TXDOT Crossing	—	—	✓ (2 EA)	Only CSP prices crossing
Fiber Optic Cable Materials (48ct/12ct)	✓ (6,000 FT)	✗	✓ (10,300 FT)	Mears assumes county-furnished?
288-count Fiber Sourcing	—	Conditional (BABA)	—	Mears: non-BABA unless cert. provided
Permits & ROW Approvals	—	✗ (Customer)	✓	Mears: customer responsibility
Engineering & PE Drawings	—	✗	✓ (field verification)	Mears excludes engineering
Storm Water Protection (BMPs)	—	✗	—	Mears explicitly excludes
Environmental Studies	—	✗	—	Mears explicitly excludes
Traffic Control	—	● Cost+10%	✓ (\$20,482)	Mears passes through; CSP itemizes
Police / Certified Detail	—	● Cost+10%	✓ (in TC)	
Bonding / Letter of Credit / Liq. Damages	—	✗	—	Mears excludes from unit rates
Warranty	—	2 Years	2 Years	Mears proposes RFP warranty be revised

BEST VALUE ANALYSIS — TECHNICAL + PRICE COMBINED

Combines County's technical scoring with price using standard government formulas

SECTION 1 — TECHNICAL SCORES (FROM COUNTY SCORING SHEET)					
Category	Weight	Future Infrastructure	Mears Broadband	CommServPros	Notes
1. Company Qualifications & Experience	15%	5.00	4.40	5.00	
2. Scope Understanding & Approach	15%	2.80	3.33	4.80	
3. Materials & Specified Products	12%	4.33	2.83	4.67	
4. Engineering, Permitting & Make-Ready	12%	2.50	3.00	4.75	
5. Splicing & Termination	12%	3.75	2.75	4.25	
6. Testing & Acceptance	7%	5.00	5.00	5.00	
7. Documentation & Closeout	3%	4.75	3.75	4.75	
8. Project Schedule & Risk Management	8%	2.50	2.25	4.75	
9. Safety & Compliance	1%	3.00	4.00	2.50	
10. Pricing & Commercial Terms	15%	2.67	1.67	4.67	
TECHNICAL WEIGHTED SCORE (of 5.00)	100%	3.56	3.12	4.71	Source: 2026-04-23 BurnetCounty Best Value Scoring Sheet

SECTION 2 — PRICING ANALYSIS (LOWEST-PRICE METHOD)				
Metric	Future Infrastructure	Mears Broadband	CommServPros	Note
Total Base Bid	\$ 122,150.00	\$ 137,857.72	\$ 203,012.78	As submitted
Price Score (Lowest ÷ Vendor × 5.00)	5.00	4.43	3.01	Standard government low-price formula scaled to 5-pt scale

SECTION 3 — COMBINED BEST VALUE (CONFIGURABLE WEIGHTS)					
Technical Weight (input)	85%	← BLUE: alls are user inputs; default = 85% technical / 15% price (matches County weight)			
Price Weight (input)	15%	Adjust to test sensitivity (e.g., 70/30 or 50/50)			
Sum check (must = 100%)	100%				
Component	Weight	Future Infrastructure	Mears Broadband	CommServPros	Notes
Technical Score (out of 5.00)	85%	3.56	3.12	4.71	
Price Score (out of 5.00)	15%	5.00	4.43	3.01	
COMPOSITE BEST VALUE SCORE (out of 5.00)		3.78	3.32	4.45	Highest score = Best Value
RANK (1 = Best Value)		2	3	1	

IMPORTANT NOTES	
• County's scoring sheet weights pricing at 15% (Category 10). The Section 3 default of 85/15 mirrors that weight applied to a price-score model.	
• Category 10 in the County sheet measures pricing TRANSPARENCY and commercial terms — not absolute price level. This sheet adds the absolute-price dimension.	
• Sensitivity test: change the weights in cells B24 and B25 to see how the ranking shifts under different priorities.	
• Technical scores were taken directly from the County's Best Value Scoring Sheet. Re-score interviews if scope clarifications materially change the basis.	
• If scope clarification reduces CSP price (e.g., remove redundant traffic control) or adjusts Mears price (e.g., add traffic control allowance), re-run this analysis.	

BURNET COUNTY — AERIAL FIBER OPTIC INSTALLATION

Best Value Scoring Sheet — Instructions & Legend

PURPOSE

This workbook supports a Best Value evaluation for the Burnet County Aerial Fiber Optic Installation RFP. Scoring is weighted across 10 categories drawn from the Vendor Interview Question document. Pricing is intentionally the lowest-weighted criterion (5%) to ensure technical merit and project execution capability drive the selection decision.

HOW TO USE THIS WORKBOOK

Step 1	Navigate to the 'Category Scores' tab. Enter vendor names in row 6 (up to 5 vendors).
Step 2	For each category and each vendor, enter a score from 1 to 5 in the yellow input cells.
Step 3	The 'Summary Dashboard' tab automatically calculates weighted scores and ranks vendors.
Step 4	Review the Detail Notes tab to record qualitative observations per vendor per category.
Step 5	Award recommendation is based on the highest total weighted score on the Dashboard.

SCORING SCALE (1–5)	
5 – Excellent	Thorough, specific, confident answer. Exceeds expectations. No follow-up needed.
4 – Good	Clear, competent answer with minor gaps. Acceptable with minimal clarification.
3 – Adequate	Partial answer. Key elements addressed but detail is lacking. Written RFI recommended.
2 – Weak	Vague or incomplete. Significant gaps in knowledge or plan. High risk indicator.
1 – Unacceptable	Unable to answer or answer contradicts RFP requirements. Disqualification consideration.
0 – N/A / Skip	Question not applicable or vendor declined to answer. Does not affect weighted score.

CATEGORY WEIGHTS		
Category	Weight	What is Evaluated
Company Qualifications & Experience	15%	References, certifications, key personnel
Scope Understanding & Approach	15%	Segment knowledge, quantities, sequencing
Materials & Specified Products	12%	CCH, FOSC 450 D6, strand, county-furnished fiber handling
Engineering, Permitting & Make-Ready	12%	PE access, ROW, pole owner coordination
Splicing & Termination	12%	Splicer quality, fiber assignment, documentation
Testing & Acceptance	7%	OTDR capability, 288-strand workflow, corrective action
Documentation & Closeout	3%	As-builts, GIS/CAD, splice diagrams, warranty
Project Schedule & Risk Management	8%	Realistic timeline, crew availability, risk identification
Safety & Compliance	1%	EMR, 811 locates, NESC clearances
Pricing & Commercial Terms	15%	Transparency, exclusions, change order terms
TOTAL	100%	

BURNET COUNTY — AERIAL FIBER OPTIC INSTALLATION						
Best Value Scoring Sheet — Category Scores						
Instructions: Enter vendor names in Row 6. Score each question 1–5 (or 0 for N/A) in the yellow cells. Weighted scores calculate automatically. Pricing is weighted at 5% — the lowest of all categories.						
CATEGORY / QUESTION	Vendor 1	Vendor 2	Vendor 3	Vendor 4	Vendor 5	Notes / Red Flags
► Enter Vendor Names →	Mears Broadband	Future Infrastrurcture	CommServPros, LLC	Vendor 4 Name	Vendor 5 Name	
1. Company Qualifications & Experience Weight: 15%	4.40	5.00	5.00	0.00	0.00	
Q1 How many years in aerial fiber and 3 references for 144-count+ projects?	5	5	5			
Q2 Documented 288-strand aerial fiber experience — describe a recent project.	5	5	5			
Q3 Certifications held by technicians and splicers (FOA, BICSI, etc.)?	3	5	5			
Q4 Dedicated Project Manager — who and what is their relevant experience?	4	5	5			
Q5 In-house crews or subcontractors? Subcontractor identity and experience?	5	5	5			
2. Scope Understanding & Approach Weight: 15%	3.33	2.80	4.80	0.00	0.00	
Q1 Confirm four fiber segments: 288SM/4000ft, 48SM/6500ft, 12SM/150ft, 48SM/600ft.	0	1	5			
Q2 How do you reconcile '2 miles' with the four segments totaling ~11,250 LF?	2	3	5			
Q3 How will you handle the transition from 288-strand to smaller counts at branches?	5	5	5			
Q4 Confirm 78 make-ready poles and describe coordination with pole owners.	0	2	5			
Q5 How will you sequence work across all four segments to meet the 15-day window?	3	3	4			
3. Materials & Specified Products Weight: 12%	2.83	4.33	4.67	0.00	0.00	
Q1 Process for receiving, inspecting, and managing county-furnished fiber cable.	4	4	5			
Q2 Familiarity with Corning CCH product line for building terminations.	5	5	5			
Q3 Experience with FOSC 450 D6 splice closures — how many required for this project?	2	5	5			
Q4 Number and locations of storage loops and fiber snowshoes planned.	2	4	5			
Q5 Pneumatic or hydraulic lashing machine? Lashing wire gauge for 288-strand?	2	5	4			
Q6 Brand and spec of 1/4" EHS galvanized strand — can they provide a data sheet?	2	3	4			
4. Engineering, Permitting & Make-Ready Weight: 12%	3.00	2.50	4.75	0.00	0.00	
Q1 Have they done a preliminary survey? Lead time for field engineering?	2	1	5			
Q2 Pole owner identification and experience with Texas utility make-ready coordination.	3	2	5			
Q3 Anticipated permitting and make-ready duration — does it fit the schedule?	3	2	5			
Q4 Stamped engineering drawings if required — PE on staff or under contract?	4	5	4			
Q5 ROW/permit approvals identified and approach to managing the approval process?	N/A	N/A	N/A			
5. Splicing & Termination Weight: 12%	2.75	3.75	4.25	0.00	0.00	
Q1 Anticipated fusion splice count and process to achieve ≤0.1 dB/splice loss.	3	3	4			
Q2 Splicing plan for 288-strand — fiber assignment from Data Center to all endpoints.	2	3	4			
Q3 Plan for future termination locations (Ag Life, Public Defender, Bertram District).	N/A	N/A	N/A			
Q4 Fusion splicer model, calibration status, and who performs splicing.	1	4	4			
Q5 Fiber and panel labeling scheme for accurate as-built documentation.	5	5	5			
6. Testing & Acceptance Weight: 10%	5.00	5.00	5.00	0.00	0.00	
Q1 OTDR equipment — capable of 1310 nm and 1550 nm as required?	5	5	5			
Q2 Workflow and timeline to complete 100% testing of all 288 strands.	5	5	5			
Q3 Will the County be able to witness live OTDR testing?	N/A	N/A	N/A			
Q4 Process when a test result fails or exceeds the approved loss budget.	N/A	N/A	N/A			
Q5 Format and organization of delivered OTDR and insertion loss test results.	5	5	5			
7. Documentation & Closeout Weight: 8%	3.75	4.75	4.75	0.00	0.00	
Q1 Sample as-built from a previous project — GIS or CAD capability?	2	5	4			

Q2	Standard splice diagram contents and fiber/tube assignment documentation.	5	5	5			
Q3	How will the complete closeout package be compiled and delivered?	4	4	5			
Q4	Warranty documentation provided and warranty claim handling process.	4	5	5			
8. Project Schedule & Risk Management Weight: 8%		2.25	2.50	4.75	0.00	0.00	
Q1	How do they interpret the 15-calendar-day substantial completion requirement?	2	3	4			
Q2	Detailed project schedule with all RFP milestones provided?	N/A	N/A	N/A			
Q3	Current crew availability and backlog — can they begin immediately upon award?	4	3	5			
Q4	Top three project risks identified and mitigation strategies described.	1	1	5			
Q5	Traffic control plan and familiarity with Burnet County / surrounding area.	2	3	5			
9. Safety & Compliance Weight: 3%		4.00	3.00	2.50	0.00	0.00	
Q1	Current project-specific safety plan available? EMR rate (target <1.0)?	5	3	2			BC Responsibility
Q2	811 utility locate process — who initiates and tracks for this project?	3	3	3			
Q3	Coordination with electric utilities to maintain NESC clearances during work.	N/A	N/A	N/A			
10. Pricing & Commercial Terms Weight: 15% ← LOWEST		1.67	2.67	4.67	0.00	0.00	
Q1	Pricing based on RFP quantities or adjusted? All four segments itemized?	2	2	5			
Q2	Specific exclusions identified that may result in change orders?	N/A	N/A	N/A			
Q3	Material lead times accounted for in schedule (FOSC 450 D6, CCH, strand)?	1	3	4			
Q4	Payment terms and mobilization payment requirements?	2	3	5			
Q5	Change order conditions defined — T&M rates for out-of-scope work?	N/A	N/A	N/A			
WEIGHTED TOTAL SCORE (out of 5.00)		3.37	3.74	4.68	0.00	0.00	Higher = Better Value

BURNET COUNTY — AERIAL FIBER OPTIC INSTALLATION

Best Value Evaluation — Summary Dashboard

Scores pull automatically from the Category Scores tab. The vendor with the highest Weighted Total Score represents the best value. Pricing is weighted at 5% (lowest category).

EVALUATION CATEGORY	Weight	Mears Broadband	utire Infrastructure	uommServPros, LL	Vendor 4 Name	Vendor 5 Name
1. Company Qualifications & Experience	15%	4.40	5.00	5.00	0.00	0.00
2. Scope Understanding & Approach	15%	3.33	2.80	4.80	0.00	0.00
3. Materials & Specified Products	12%	2.83	4.33	4.67	0.00	0.00
4. Engineering, Permitting & Make-Ready	12%	3.00	2.50	4.75	0.00	0.00
5. Splicing & Termination	12%	2.75	3.75	4.25	0.00	0.00
6. Testing & Acceptance	7%	5.00	5.00	5.00	0.00	0.00
7. Documentation & Closeout	3%	3.75	4.75	4.75	0.00	0.00
8. Project Schedule & Risk Management	8%	2.25	2.50	4.75	0.00	0.00
9. Safety & Compliance	1%	4.00	3.00	2.50	0.00	0.00
10. Pricing & Commercial Terms ← Lowest We	15%	1.67	2.67	4.67	0.00	0.00
WEIGHTED TOTAL SCORE (out of 5.00)	100%	3.37	3.74	4.68	0.00	0.00
RANK		3	2	1	4	4

RECOMMENDED VENDOR (Highest Score)	5.00
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⚠ NOTE: Pricing & Commercial Terms is intentionally the lowest-weighted category (5%). Best value is determined primarily by technical merit, experience, and execution capability. A vendor with a lower price but significantly lower technical scores may not represent best value.

BURNET COUNTY — AERIAL FIBER OPTIC INSTALLATION
Vendor Interview — Qualitative Detail Notes
Record specific vendor responses, red flags, and standout answers here. Reference these notes when finalizing award recommendation.

CATEGORY	Mears Broadband	Future Infrastruncture	CommServPros, LLC
1. Company Qualifications & Experience	Mears has many years of experience	Has many years of experience	CommServPros has many years of experience
2. Scope Understanding & Approach	Did not present a defined approach to the project. The submission was primarily a marketing overview and lacked substantive detail demonstrating an understanding of the RFP or a clear methodology for achieving the project objectives.	Did not represent an understanding of the RFP but was able to provide a "Best and Finally Offer" in which they were able to verify their understanding.	Demonstrated a thorough understanding of the project scope and presented a well-structured, actionable approach to achieving the defined objectives. Their methodology reflects clear alignment with project requirements and indicates a strong capability to execute effectively.
3. Materials & Specified Products	Did not account for the purchase of the fiber outside of the fiber purchased by the county and had a concern of how much time it would take if an order needed to take place	Clarified all material and products was included.	Accounted for the scope of work and explain how their company would address the requirements. Also provided valuable input to some additional additives that would increase the longevity of the install.
4. Engineering, Permitting & Make-Ready	N/A	N/A	N/A
5. Splicing & Termination	No qualified fiber/acrial supervisor was present during the oral presentation to respond to questions.	Demonstrated comprehensive expertise in fiber and splicing topics.	Demonstrated strong expertise in fiber and splicing, responding to all related questions clearly and accurately.
6. Testing & Acceptance	Explained their testing process and associated data documentation.	Outlined their testing and acceptance process, including the method for delivering results and documentation, which provided clear transparency.	Clearly outlined their testing and certification process, including producing and delivering a comprehensive, color-coded data sheet for the project.
7. Documentation & Closeout	Mears made documentation a key part of the presentation	Clearly defined their closeout process and demonstrated the ability to provide deliverables in multiple formats, including ArcGIS, KMZ, and other requested file types.	CommServPros noted that they already maintain an active KMZ file and will supply it at project closeout upon completion.
8. Project Schedule & Risk Management	N/A	30 day window after make ready	21 day window after make ready
9. Safety & Compliance	Mears made safety a priority in the presentation	Met standard safety requirements.	Met standard safety requirements.
10. Pricing & Commercial Terms	I have no confidence in the pricing presented.	Reduced their pricing after incorporating additives, resulting in a total cost that appears low relative to the required scope of work.	Presented the most comprehensive and detailed pricing, with line items that demonstrate a strong understanding of the project scope. However, labor costs appear elevated relative to the required work, resulting in a somewhat higher overall price.

BURNET COUNTY — AERIAL FIBER OPTIC INSTALLATION

Best Value Scoring Sheet — Instructions & Legend

PURPOSE

This workbook supports a Best Value evaluation for the Burnet County Aerial Fiber Optic Installation RFP. Scoring is weighted across 10 categories drawn from the Vendor Interview Question document. Pricing is intentionally the lowest-weighted criterion (5%) to ensure technical merit and project execution capability drive the selection decision.

HOW TO USE THIS WORKBOOK

- Step 1
- Navigate to the 'Category Scores' tab. Enter vendor names in row 6 (up to 5 vendors).
- Step 2
- For each category and each vendor, enter a score from 1 to 5 in the yellow input cells.
- Step 3
- The 'Summary Dashboard' tab automatically calculates weighted scores and ranks vendors.
- Step 4
- Review the Detail Notes tab to record qualitative observations per vendor per category.
- Step 5
- Award recommendation is based on the highest total weighted score on the Dashboard.

SCORING SCALE (1–5)

5 – Excellent	Thorough, specific, confident answer. Exceeds expectations. No follow-up needed.
4 – Good	Clear, competent answer with minor gaps. Acceptable with minimal clarification.
3 – Adequate	Partial answer. Key elements addressed but detail is lacking. Written RFI recommended.
2 – Weak	Vague or incomplete. Significant gaps in knowledge or plan. High risk indicator.
1 – Unacceptable	Unable to answer or answer contradicts RFP requirements. Disqualification consideration.
0 – N/A / Skip	Question not applicable or vendor declined to answer. Does not affect weighted score.

CATEGORY WEIGHTS		
Category	Weight	What is Evaluated
Company Qualifications & Experience	15%	References, certifications, key personnel
Scope Understanding & Approach	15%	Segment knowledge, quantities, sequencing
Materials & Specified Products	12%	CCH, FOSC 450 D6, strand, county-furnished fiber handling
Engineering, Permitting & Make-Ready	12%	PE access, ROW, pole owner coordination
Splicing & Termination	12%	Splicer quality, fiber assignment, documentation
Testing & Acceptance	7%	OTDR capability, 288-strand workflow, corrective action
Documentation & Closeout	3%	As-builts, GIS/CAD, splice diagrams, warranty
Project Schedule & Risk Management	8%	Realistic timeline, crew availability, risk identification
Safety & Compliance	1%	EMR, 811 locates, NESC clearances
Pricing & Commercial Terms	15%	Transparency, exclusions, change order terms
TOTAL	100%	

BURNET COUNTY — AERIAL FIBER OPTIC INSTALLATION

Best Value Scoring Sheet — Category Scores

Instructions: Enter vendor names in Row 6. Score each question 1–5 (or 0 for N/A) in the yellow cells. Weighted scores calculate automatically. Pricing is weighted at 5% — the lowest of all categories.

CATEGORY / QUESTION		Vendor 1	Vendor 2	Vendor 3	Vendor 4	Vendor 5	Notes / Red Flags
▶ Enter Vendor Names →		Mears Broadband	Future Infrastructure	CommServPros, LLC	Vendor 4 Name	Vendor 5 Name	
1. Company Qualifications & Experience Weight: 15%		4.00	4.40	5.00	0.00	0.00	
Q1	How many years in aerial fiber and 3 references for 144-count+ projects?	5	5	5			
Q2	Documented 288-strand aerial fiber experience — describe a recent project.	5	5	5			
Q3	Certifications held by technicians and splicers (FOA, BICSI, etc.)?	2	3	5			
Q4	Dedicated Project Manager — who and what is their relevant experience?	3	4	5			
Q5	In-house crews or subcontractors? Subcontractor identity and experience?	5	5	5			
2. Scope Understanding & Approach Weight: 15%		3.00	2.60	4.80	0.00	0.00	
Q1	Confirm four fiber segments: 288SM/4000ft, 48SM/6500ft, 12SM/150ft, 48SM/600ft.	0	1	5			
Q2	How do you reconcile '2 miles' with the four segments totaling ~11,250 LF?	2	2	5			
Q3	How will you handle the transition from 288-strand to smaller counts at branches?	5	5	5			
Q4	Confirm 78 make-ready poles and describe coordination with pole owners.	0	2	5			
Q5	How will you sequence work across all four segments to meet the 15-day window?	2	3	4			
3. Materials & Specified Products Weight: 12%		2.50	4.00	4.50	0.00	0.00	
Q1	Process for receiving, inspecting, and managing county-furnished fiber cable.	2	3	5			
Q2	Familiarity with Corning CCH product line for building terminations.	5	5	5			
Q3	Experience with FOSC 450 D6 splice closures — how many required for this project?	2	5	5			
Q4	Number and locations of storage loops and fiber snowshoes planned.	2	4	4			
Q5	Pneumatic or hydraulic lashing machine? Lashing wire gauge for 288-strand?	2	4	4			
Q6	Brand and spec of 1/4" EHS galvanized strand — can they provide a data sheet?	2	3	4			
4. Engineering, Permitting & Make-Ready Weight: 12%		2.75	2.75	4.75	0.00	0.00	
Q1	Have they done a preliminary survey? Lead time for field engineering?	2	1	5			
Q2	Pole owner identification and experience with Texas utility make-ready coordination.	4	3	5			
Q3	Anticipated permitting and make-ready duration — does it fit the schedule?	2	2	5			
Q4	Stamped engineering drawings if required — PE on staff or under contract?	3	5	4			
Q5	ROW/permit approvals identified and approach to managing the approval process?	N/A	N/A	N/A			
5. Splicing & Termination Weight: 12%		2.75	3.75	4.25	0.00	0.00	
Q1	Anticipated fusion splice count and process to achieve ≤0.1 dB/splice loss.	3	3	4			
Q2	Splicing plan for 288-strand — fiber assignment from Data Center to all endpoints.	2	3	4			
Q3	Plan for future termination locations (Ag Life, Public Defender, Bertram District).	N/A	N/A	N/A			
Q4	Fusion splicer model, calibration status, and who performs splicing.	1	4	4			
Q5	Fiber and panel labeling scheme for accurate as-built documentation.	5	5	5			
6. Testing & Acceptance Weight: 10%		5.00	5.00	5.00	0.00	0.00	
Q1	OTDR equipment — capable of 1310 nm and 1550 nm as required?	5	5	5			
Q2	Workflow and timeline to complete 100% testing of all 288 strands.	5	5	5			
Q3	Will the County be able to witness live OTDR testing?	N/A	N/A	N/A			
Q4	Process when a test result fails or exceeds the approved loss budget.	N/A	N/A	N/A			
Q5	Format and organization of delivered OTDR and insertion loss test results.	5	5	5			
7. Documentation & Closeout Weight: 8%		3.75	4.75	4.50	0.00	0.00	
Q1	Sample as-built from a previous project — GIS or CAD capability?	2	5	4			

Q2	Standard splice diagram contents and fiber/tube assignment documentation.	5	5	5			
Q3	How will the complete closeout package be compiled and delivered?	4	4	4			
Q4	Warranty documentation provided and warranty claim handling process.	4	5	5			
8. Project Schedule & Risk Management Weight: 8%		2.25	2.50	4.75	0.00	0.00	
Q1	How do they interpret the 15-calendar-day substantial completion requirement?	2	3	4			
Q2	Detailed project schedule with all RFP milestones provided?	N/A	N/A	N/A			
Q3	Current crew availability and backlog — can they begin immediately upon award?	4	3	5			
Q4	Top three project risks identified and mitigation strategies described.	1	1	5			
Q5	Traffic control plan and familiarity with Burnet County / surrounding area.	2	3	5			
9. Safety & Compliance Weight: 3%		4.00	3.00	2.50	0.00	0.00	
Q1	Current project-specific safety plan available? EMR rate (target <1.0)?	5	3	2			BC Responsibility
Q2	811 utility locate process — who initiates and tracks for this project?	3	3	3			
Q3	Coordination with electric utilities to maintain NESC clearances during work.	N/A	N/A	N/A			
10. Pricing & Commercial Terms Weight: 15% ← LOWEST		1.67	2.67	4.00	0.00	0.00	
Q1	Pricing based on RFP quantities or adjusted? All four segments itemized?	2	2	4			
Q2	Specific exclusions identified that may result in change orders?	N/A	N/A	N/A			
Q3	Material lead times accounted for in schedule (FOSC 450 D6, CCH, strand)?	1	3	4			
Q4	Payment terms and mobilization payment requirements?	2	3	4			
Q5	Change order conditions defined — T&M rates for out-of-scope work?	N/A	N/A	N/A			
WEIGHTED TOTAL SCORE (out of 5.00)		3.19	3.61	4.61	0.00	0.00	Higher = Better Value

BURNET COUNTY — AERIAL FIBER OPTIC INSTALLATION

Best Value Evaluation — Summary Dashboard

Scores pull automatically from the Category Scores tab. The vendor with the highest Weighted Total Score represents the best value. Pricing is weighted at 5% (lowest category).

Evaluation Category	Weight	Meters	Broadband	Infrastructure	Service	Provision	LL Vendor	4 Name	5
1. Company Qualifications & Experience	15%	4.00	4.40	5.00	0.00	#			
2. Scope Understanding & Approach	15%	3.00	2.60	4.80	0.00	#			
3. Materials & Specified Products	12%	2.50	4.00	4.50	0.00	#			
4. Engineering, Permitting & Make-Ready	12%	2.75	2.75	4.75	0.00	#			
5. Splicing & Termination	12%	2.75	3.75	4.25	0.00	#			
6. Testing & Acceptance	7%	5.00	5.00	5.00	0.00	#			
7. Documentation & Closeout	3%	3.75	4.75	4.50	0.00	#			
8. Project Schedule & Risk Management	8%	2.25	2.50	4.75	0.00	#			
9. Safety & Compliance	1%	4.00	3.00	2.50	0.00	#			
10. Pricing & Commercial Terms ← Lowest Weight	15%	1.67	2.67	4.00	0.00	#			
WEIGHTED TOTAL SCORE (out of 5.00)	100%	3.19	3.61	4.61	0.00	#			
RANK		3	2	1	4	4			

RECOMMENDED VENDOR (Highest Score)	5.00
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RECOMMENDED VENDOR (Highest Score)	5.00
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NOTE: Pricing & Commercial Terms is intentionally the lowest-weighted category (5%). Best value is determined primarily by technical merit, experience, and execution capability. A vendor with a lower price but significantly lower technical scores may not represent best value.

BURNET COUNTY — AERIAL FIBER OPTIC INSTALLATION

Vendor Interview — Qualitative Detail Notes

Record specific vendor responses, red flags, and standout answers here. Reference these notes when finalizing award recommendation.

CATEGORY	Mears Broadband	Future Infrastructure	CommServPros, LLC
1. Company Qualifications & Experience	Mears has many years of experience, stated ran 1728 strand	Future Infrastructure has many years of experience Project running a backbone across all of Austin	CommServPros has many years of experience, currently owns the COTA contracts
2. Scope Understanding & Approach	The submission lacked a clearly defined project approach and read largely as a marketing overview rather than a substantive response to the RFP. They did not demonstrate a sufficient understanding of the project requirements.	Future brought a predetermined engineering approach and route that was not grounded in the evaluation criteria. Their response did not reflect a thorough review of the evaluation questions or scoring framework.	CommServ demonstrated a strong understanding of the project scope and presented a well-structured, actionable methodology aligned with the defined objectives. Their approach reflects clear responsiveness to the project requirements and a solid capability to deliver effectively.
3. Materials & Specified Products	Did not account for the purchase of the fiber outside of the fiber purchased by the county and had a concern of how much time it would take if an order of BABA needed to take place	Did not account for the purchase of fiber outside of the fiber purchased by the county. Stated lead times for receiving BABA certified cable could be tough.	CommServ clearly addressed the full scope of work and articulated how their team would meet the project requirements. They also provided valuable recommendations for additional measures that would enhance the long-term durability of the installation.
4. Engineering, Permitting & Make-Ready	N/A	N/A	N/A
5. Splicing & Termination	No qualified Fiber/Aerial supervisor was available during the presentation to address questions related to splicing and termination, leaving key technical areas without adequate representation.	Future Infrastructure demonstrated a thorough command of fiber and splicing topics, providing accurate and detailed responses including gauge and model specifications.	CommServPros demonstrated a strong command of fiber and splicing topics, providing clear and accurate responses to all related questions.
6. Testing & Acceptance	Mears walked through a thorough and detailed explanation of their testing process and associated data documentation.	Future Infrastructure clearly outlined their testing and acceptance process, including how results and documentation would be delivered, providing helpful transparency.	CommServPros clearly described their testing and certification process, including the creation and delivery of a comprehensive, color-coded data sheet for the project.
7. Documentation & Closeout	Mears indicated they would provide a comprehensive closeout document upon project completion.	Future Infrastructure outlined their closeout process and demonstrated the capability to deliver documentation in multiple formats, including ArcGIS KMZ or other requested	CommServPros indicated they already maintain a working KMZ file and would provide it upon project closeout and completion.
8. Project Schedule & Risk Management	N/A	30 day window after make ready	21 day window after make ready
9. Safety & Compliance	Mears made safety a priority in the presentation	Standard safety criteria met	Standard safety criteria met
10. Pricing & Commercial Terms	The pricing presented by Mears does not inspire confidence, and the defined line items raise concerns regarding their ability to successfully deliver the project	Future Infrastructure reduced their pricing after incorporating additives, resulting in a total that appears low for the required scope of work, though the proposed line items	CommServPros presented the most comprehensively detailed pricing, with line items that reflect a solid understanding of the project scope; however, labor costs appear elevated for the required work, resulting in a somewhat high overall price

BURNET COUNTY — AERIAL FIBER OPTIC INSTALLATION

Best Value Scoring Sheet — Instructions & Legend

PURPOSE

This workbook supports a Best Value evaluation for the Burnet County Aerial Fiber Optic Installation RFP. Scoring is weighted across 10 categories drawn from the Vendor Interview Question document. Pricing is intentionally the lowest-weighted criterion (5%) to ensure technical merit and project execution capability drive the selection decision.

HOW TO USE THIS WORKBOOK

Step 1	Navigate to the 'Category Scores' tab. Enter vendor names in row 6 (up to 5 vendors).
Step 2	For each category and each vendor, enter a score from 1 to 5 in the yellow input cells.
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Step 4	Review the Detail Notes tab to record qualitative observations per vendor per category.
Step 5	Award recommendation is based on the highest total weighted score on the Dashboard.

SCORING SCALE (1–5)

5 – Excellent	Thorough, specific, confident answer. Exceeds expectations. No follow-up needed.
4 – Good	Clear, competent answer with minor gaps. Acceptable with minimal clarification.
3 – Adequate	Partial answer. Key elements addressed but detail is lacking. Written RFI recommended.
2 – Weak	Vague or incomplete. Significant gaps in knowledge or plan. High risk indicator.
1 – Unacceptable	Unable to answer or answer contradicts RFP requirements. Disqualification consideration.
0 – N/A / Skip	Question not applicable or vendor declined to answer. Does not affect weighted score.

CATEGORY WEIGHTS		
Category	Weight	What is Evaluated
Company Qualifications & Experience	15%	References, certifications, key personnel
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Materials & Specified Products	12%	CCH, FOSC 450 D6, strand, county-furnished fiber handling
Engineering, Permitting & Make-Ready	12%	PE access, ROW, pole owner coordination
Splicing & Termination	12%	Splicer quality, fiber assignment, documentation
Testing & Acceptance	7%	OTDR capability, 288-strand workflow, corrective action
Documentation & Closeout	3%	As-builts, GIS/CAD, splice diagrams, warranty
Project Schedule & Risk Management	8%	Realistic timeline, crew availability, risk identification
Safety & Compliance	1%	EMR, 811 locates, NESC clearances
Pricing & Commercial Terms	15%	Transparency, exclusions, change order terms
TOTAL	100%	

BURNET COUNTY — AERIAL FIBER OPTIC INSTALLATION

Best Value Scoring Sheet — Category Scores

Instructions: Enter vendor names in Row 6. Score each question 1–5 (or 0 for N/A) in the yellow cells. Weighted scores calculate automatically. Pricing is weighted at 5% — the lowest of all categories.

CATEGORY / QUESTION		Vendor 1	Vendor 2	Vendor 3	Vendor 4	Vendor 5	Notes / Red Flags
▶ Enter Vendor Names →		Mears Broadband	Future Infrastructure	CommServPros, LLC	Vendor 4 Name	Vendor 5 Name	
1. Company Qualifications & Experience Weight: 15%		4.20	4.60	4.80	0.00	0.00	
Q1	How many years in aerial fiber and 3 references for 144-count+ projects?	5	5	5			
Q2	Documented 288-strand aerial fiber experience — describe a recent project.	5	5	5			
Q3	Certifications held by technicians and splicers (FOA, BICSI, etc.)?	3	4	5			
Q4	Dedicated Project Manager — who and what is their relevant experience?	4	5	5			
Q5	In-house crews or subcontractors? Subcontractor identity and experience?	4	4	4			
2. Scope Understanding & Approach Weight: 15%		2.33	2.40	4.80	0.00	0.00	
Q1	Confirm four fiber segments: 288SM/4000ft, 48SM/6500ft, 12SM/150ft, 48SM/600ft.	0	1	5			
Q2	How do you reconcile '2 miles' with the four segments totaling ~11,250 LF?	2	4	5			
Q3	How will you handle the transition from 288-strand to smaller counts at branches?	4	4	5			
Q4	Confirm 78 make-ready poles and describe coordination with pole owners.	0	2	5			
Q5	How will you sequence work across all four segments to meet the 15-day window?	1	1	4			
3. Materials & Specified Products Weight: 12%		2.67	4.50	4.67	0.00	0.00	
Q1	Process for receiving, inspecting, and managing county-furnished fiber cable.	4	4	5			
Q2	Familiarity with Corning CCH product line for building terminations.	5	5	5			
Q3	Experience with FOSC 450 D6 splice closures — how many required for this project?	1	5	5			
Q4	Number and locations of storage loops and fiber snowshoes planned.	2	4	5			
Q5	Pneumatic or hydraulic lashing machine? Lashing wire gauge for 288-strand?	2	5	4			
Q6	Brand and spec of 1/4" EHS galvanized strand — can they provide a data sheet?	2	4	4			
4. Engineering, Permitting & Make-Ready Weight: 12%		3.00	2.00	4.50	0.00	0.00	
Q1	Have they done a preliminary survey? Lead time for field engineering?	1	1	5			
Q2	Pole owner identification and experience with Texas utility make-ready coordination.	4	1	5			
Q3	Anticipated permitting and make-ready duration — does it fit the schedule?	3	1	5			
Q4	Stamped engineering drawings if required — PE on staff or under contract?	4	5	3			
Q5	ROW/permit approvals identified and approach to managing the approval process?	0	0	0			
5. Splicing & Termination Weight: 12%		3.00	4.25	4.75	0.00	0.00	
Q1	Anticipated fusion splice count and process to achieve ≤0.1 dB/splice loss.	3	3	4			
Q2	Splicing plan for 288-strand — fiber assignment from Data Center to all endpoints.	3	4	5			
Q3	Plan for future termination locations (Ag Life, Public Defender, Bertram District).	0	0	0			
Q4	Fusion splicer model, calibration status, and who performs splicing.	1	5	5			
Q5	Fiber and panel labeling scheme for accurate as-built documentation.	5	5	5			
6. Testing & Acceptance Weight: 10%		5.00	5.00	5.00	0.00	0.00	
Q1	OTDR equipment — capable of 1310 nm and 1550 nm as required?	5	5	5			
Q2	Workflow and timeline to complete 100% testing of all 288 strands.	5	5	5			
Q3	Will the County be able to witness live OTDR testing?	0	0	0			
Q4	Process when a test result fails or exceeds the approved loss budget.	0	0	0			
Q5	Format and organization of delivered OTDR and insertion loss test results.	5	5	5			
7. Documentation & Closeout Weight: 8%		4.00	5.00	4.25	0.00	0.00	
Q1	Sample as-built from a previous project — GIS or CAD capability?	2	5	3			

Q2	Standard splice diagram contents and fiber/tube assignment documentation.	5	5	5			
Q3	How will the complete closeout package be compiled and delivered?	5	5	4			
Q4	Warranty documentation provided and warranty claim handling process.	4	5	5			
8. Project Schedule & Risk Management Weight: 8%		2.50	3.00	4.75	0.00	0.00	
Q1	How do they interpret the 15-calendar-day substantial completion requirement?	2	3	4			
Q2	Detailed project schedule with all RFP milestones provided?	0	0	0			
Q3	Current crew availability and backlog — can they begin immediately upon award?	4	4	5			
Q4	Top three project risks identified and mitigation strategies described.	1	1	5			
Q5	Traffic control plan and familiarity with Burnet County / surrounding area.	3	4	5			
9. Safety & Compliance Weight: 3%		4.00	3.00	3.00	0.00	0.00	
Q1	Current project-specific safety plan available? EMR rate (target <1.0)?	5	2	3			BC Responsibility
Q2	811 utility locate process — who initiates and tracks for this project?	3	4	3			
Q3	Coordination with electric utilities to maintain NESC clearances during work.	0	0	0			
10. Pricing & Commercial Terms Weight: 15% ← LOWEST		2.00	3.00	5.00	0.00	0.00	
Q1	Pricing based on RFP quantities or adjusted? All four segments itemized?	2	2	5			
Q2	Specific exclusions identified that may result in change orders?	0	0	0			
Q3	Material lead times accounted for in schedule (FOSC 450 D6, CCH, strand)?	2	4	5			
Q4	Payment terms and mobilization payment requirements?	2	3	5			
Q5	Change order conditions defined — T&M rates for out-of-scope work?	0	0	0			
WEIGHTED TOTAL SCORE (out of 5.00)		3.26	3.72	4.67	0.00	0.00	Higher = Better Value

BURNET COUNTY — AERIAL FIBER OPTIC INSTALLATION

Scores pull automatically from the Category Scores tab. The vendor with the highest Weighted Total Score represents the best value. Pricing is weighted at 5% (lowest category).

Evaluation Category	Weight	Mears Broadband	Infrastruc	LL Vendor 4 Name	LL Vendor 5 Name
1. Company Qualifications & Experience	15%	4.20	4.60	4.80	0.00
2. Scope Understanding & Approach	15%	2.33	2.40	4.80	0.00
3. Materials & Specified Products	12%	2.67	4.50	4.67	0.00
4. Engineering, Permitting & Make-Ready	12%	3.00	2.00	4.50	0.00
5. Splicing & Termination	12%	3.00	4.25	4.75	0.00
6. Testing & Acceptance	7%	5.00	5.00	5.00	0.00
7. Documentation & Closeout	3%	4.00	5.00	4.25	0.00
8. Project Schedule & Risk Management	8%	2.50	3.00	4.75	0.00
9. Safety & Compliance	1%	4.00	3.00	3.00	0.00
10. Pricing & Commercial Terms ← Lowest Weight	15%	2.00	3.00	5.00	0.00
WEIGHTED TOTAL SCORE (out of 5.00)	100%	3.26	3.72	4.67	0.00
RANK		3	2	1	4
RECOMMENDED VENDOR (Highest Score)		4.80			

NOTE: Pricing & Commercial Terms is intentionally the lowest-weighted category (5%). Best value is determined primarily by technical merit, experience, and execution capability. A vendor with a lower price but significantly lower technical scores may not represent best value.

BURNET COUNTY — AERIAL FIBER OPTIC INSTALLATION

Vendor Interview — Qualitative Detail Notes

Record specific vendor responses, red flags, and standout answers here. Reference these notes when finalizing award recommendation.

CATEGORY	Mears Broadband	Future Infrastructure	CommServPros, LLC
1. Company Qualifications & Experience	All companies have many years of experience	All companies have many years of experience	All companies have many years of experience
2. Scope Understanding & Approach	Mears presentation was just a sales pitch and did not cover any project specifics. Project understanding is questionable.	Future had not viewed any of the pathing documents or pole evaluations. They demonstrated flexibility by quickly adjusting their presentation after being presented with the documents.	CommServPros, LLC demonstrated thorough understanding of project needs and even suggested additional items to consider for final product.
3. Materials & Specified Products	Did not have fiber on their quote and expressed concern with lead times on materials.	Did not have fiber on their quote but said they had lots of product in stock.	Had full amount of fiber to complete the job on their quote and additional product availability
4. Engineering, Permitting & Make-Ready	N/A		N/A
5. Splicing & Termination	Incorrectly named splicing device	Correctly named 1 of their splicing devices	Was able to identify multiple splicing devices used by their company
6. Testing & Acceptance	All companies have extensive testing and acceptance practices	All companies have extensive testing and acceptance practices	All companies have extensive testing and acceptance practices
7. Documentation & Closeout	Multiple forms of documentation	Multiple forms of documentation	Only google earth of path and pictures of splice boxes
8. Project Schedule & Risk Management	30 days	30 days	21 days
9. Safety & Compliance	Safety first		
10. Pricing & Commercial Terms	Pricing is low and many materials missing from quote	Pricing is low and many materials missing from quote	Pricing is adequate and materials needed to complete project present on quote.

ISP Comparison Report: Potential Services

Potential ISP Options (127 E. Jackson Est)

These estimates represent new or alternative service tiers for comparison.

Vendor	Monthly Cost	Annual Cost	60 Months	Install Fee	Service Type	
Vyve	\$815.20	\$9,782.40	\$48,912.00	\$99.00	1 GB DIA (Dedicated Internet)	
Starlink	\$540.00	\$6,480.00	\$32,400.00	\$0	2 TB Priority Data	
Frontier	\$792.00	\$9504.00	\$47,520.00	\$0	1 GB DIA (Dedicated Internet)	
Earthlink	\$986.00	\$11,832.00	\$59,160.00	\$600	1 GB DIA (uses Frontier's network)	
NextLink	No Fiber					

Burnet County Commissioners Court

Jim Luther Jr.
Precinct 1

Damon Beierle
Precinct 2

Bryan Wilson
County Judge

Chad Collier
Precinct 3

Joe Don Dockery
Precinct 4

Regular Session

29.

Meeting Date: 05/12/2026

Subject

Discuss, Consider and take appropriate action concerning Request for Qualifications (RFQs):

(a) Designate the best qualified vendors in rank order for all vendors submitting qualifications in response to RFQ 26-4460-02.

(b) Authorize the Burnet County Judge to enter into negotiations with the identified best qualified vendor to inventory, assess, gather public input, and develop land use planning recommendations regarding Burnet County's historical buildings, historical sites, and undeveloped land holdings in an amount not to exceed \$50,000 from the Hotel Occupancy Tax Fund. The assessment shall include condition inspection and documentation for all structures. If a satisfactory contract cannot be negotiated with the most highly qualified vendor, the Burnet County Judge will formally end negotiations and enter into negotiations with the next most highly qualified provider. Any negotiated contract to be approved by the Burnet County Commissioners Court.

(Wilson)

Attachments

Evaluations Scoring

RFQ Historic Properties Evaluations

Evaluator:	A				Evaluator:	B			
	Criteria Weight	Terracon	Colliers Engineering Design	Stantec Consulting Services, INC		Criteria Weight	Terracon	Colliers Engineering Design	Stantec Consulting Services, INC
Criteria					Criteria				
Experience & Competence: Demonstrated experience with historic preservation, condition assessments, and HOT-funded projects (1-35)	35%	30	25	35	Experience & Competence: Demonstrated experience with historic preservation, condition assessments, and HOT-funded projects (1-35)	35%	35	25	30
Project Team: Qualifications and professional licensure of specific staff assigned to this project (1-25)	25%	25	25	25	Project Team: Qualifications and professional licensure of specific staff assigned to this project (1-25)	25%	20	15	22
Methodology: Clarity and quality of the proposed approach to inspection, public input, and planning (1-25)	25%	20	22	25	Methodology: Clarity and quality of the proposed approach to inspection, public input, and planning (1-25)	25%	25	18	20
Past performance: References and history of delivering projects on time and within budget (1-15)	15%	10	10	15	Past performance: References and history of delivering projects on time and within budget (1-15)	15%	15	10	12
Total Score		85	82	100	Total Score		95	68	84
Evaluator:	C				Evaluator:	D			
	Criteria Weight	Terracon	Colliers Engineering Design	Stantec Consulting Services, INC		Criteria Weight	Terracon	Colliers Engineering Design	Stantec Consulting Services, INC
Criteria					Criteria				
Experience & Competence: Demonstrated experience with historic preservation, condition assessments, and HOT-funded projects (1-35)	35%	30	32	32	Experience & Competence: Demonstrated experience with historic preservation, condition assessments, and HOT-funded projects (1-35)	35%	34	30	32
Project Team: Qualifications and professional licensure of specific staff assigned to this project (1-25)	25%	20	20	22	Project Team: Qualifications and professional licensure of specific staff assigned to this project (1-25)	25%	24	24	24
Methodology: Clarity and quality of the proposed approach to inspection, public input, and planning (1-25)	25%	20	22	23	Methodology: Clarity and quality of the proposed approach to inspection, public input, and planning (1-25)	25%	23	20	21
Past performance: References and history of delivering projects on time and within budget (1-15)	15%	14	14	15	Past performance: References and history of delivering projects on time and within budget (1-15)	15%	14	12	13
Total Score		84	88	92	Total Score		95	86	90
Evaluator:	E								
	Criteria Weight	Terracon	Colliers Engineering Design	Stantec Consulting Services, INC					
Criteria									
Experience & Competence: Demonstrated experience with historic preservation, condition assessments, and HOT-funded projects (1-35)	35%	33	32	35					
Project Team: Qualifications and professional licensure of specific staff assigned to this project (1-25)	25%	24	24	23					
Methodology: Clarity and quality of the proposed approach to inspection, public input, and planning (1-25)	25%	23	24	24					
Past performance: References and history of delivering projects on time and within budget (1-15)	15%	12	11	15					
Total Score		92	91	97					

Vendor	Totals
Terracon	451
Colliers Engineering Design	415
Stantec Consulting Services, INC	463

Burnet County Commissioners Court

Jim Luther Jr.
Precinct 1

Damon Beierle
Precinct 2

Bryan Wilson
County Judge

Chad Collier
Precinct 3

Joe Don Dockery
Precinct 4

Regular Session

30.

Meeting Date: 05/12/2026

Subject

Acknowledgment of Receipt:

- (a) PEC Utility Connections - April 27, 2026;
 - (b) PEC Utility Connections - May 4, 2026;
 - (c) Marble Falls Area EMS Burnet County Update - April 2026;
 - (d) Burnet Central Appraisal District 2026 Preliminary Estimated Taxable Value for Burnet County;
 - (e) Texas Parks & Wildlife Notice of Public Meeting for Post Oak Ridge State Park;
 - (f) LCRA Notice of Receipt for Application of a Quarry/ Mine Permit Expansion;
 - (g) Winstead Petition for the Creation of Kingsland Commons Municipal Utility District;
 - (h) Letter from Group of Legislators to Chairman Thomas Gleeson and PUC Commissioners; and
 - (i) Pete Flores re PUC Testimony.
(Wilson)
-

Attachments

20260427 PEC Utility Connections
20260504 PEC Utility Connections
MFAEMS - Burnet County Update - 04-28-26
Burnet Central Appraisal District 2026 Preliminary Estimated Taxable Value for Burnet County
Texas Parks & Wildlife Notice of Public Meeting for Post Oak Ridge State Park
LCRA Notice of Receipt for Application of a Quarry. Mine Permit Expansion
Winstead Petition for the Creation of Kingsland Commons Municipal Utility District
group of legislators letter
Pete Flores Letter



April 27, 2026

The Honorable Bryan Wilson
220 S. Pierce
Burnet, Texas 78611

Dear Judge Wilson:

Pedernales Electric is required to comply with state statute Sec. 366.005. NOTICE OF UTILITY SERVICE CONNECTIONS.

(a) An electric utility shall compile a list for each county in this state of the addresses located in an unincorporated area of the county at which the electric utility has made new electric service connections. The electric utility shall submit the list to the county judge of the county, or to a county officer or employee designated by the county judge, who shall forward the list to each authorized agent having jurisdiction over an area in which an address on the list is included.

Adhering to the compliance, please find the attached New Location Connects for Burnet County. If you have any questions, please feel free to contact me at (830) 330-2636.

Sincerely,

Heather Miller
Administrative Assistant
Liberty Hill District



Pedernales Electric Cooperative, Inc.

New Location Connects - Unincorporated Area

04/19/2026 to 04/25/2026 Run Date 04/27/2026

Liberty Hill

Burnet County

<u>District</u>	<u>County</u>	<u>Physical Address</u>	<u>City</u>	<u>Zip</u>
Liberty Hill	Burnet County	158 RIPARIAN ELM RD	BERTRAM	78605
Liberty Hill	Burnet County	1701 CR 128	BURNET	78611
Liberty Hill	Burnet County	122 LENNON LANE	BURNET	78611
Liberty Hill	Burnet County	205 GENE RAY AVE	BERTRAM	78605
Liberty Hill	Burnet County	7035 CR 211-MEAT PLANT	FLORENCE	76527
Liberty Hill	Burnet County	155 REES LANDING L3	SPICEWOOD	78669
Liberty Hill	Burnet County	108 LUNAR DRIVE	BURNET	78611



May 4, 2026

The Honorable Bryan Wilson
220 S. Pierce
Burnet, Texas 78611

Dear Judge Wilson:

Pedernales Electric is required to comply with state statute Sec. 366.005. NOTICE OF UTILITY SERVICE CONNECTIONS.

(a) An electric utility shall compile a list for each county in this state of the addresses located in an unincorporated area of the county at which the electric utility has made new electric service connections. The electric utility shall submit the list to the county judge of the county, or to a county officer or employee designated by the county judge, who shall forward the list to each authorized agent having jurisdiction over an area in which an address on the list is included.

Adhering to the compliance, please find the attached New Location Connects for Burnet County. If you have any questions, please feel free to contact me at (830) 330-2636.

Sincerely,

Heather Miller
Administrative Assistant
Liberty Hill District



Pedernales Electric Cooperative, Inc.

New Location Connects - Unincorporated Area

04/26/2026 to 05/02/2026 Run Date 05/04/2026

Liberty Hill

Burnet County

<u>District</u>	<u>County</u>	<u>Physical Address</u>	<u>City</u>	<u>Zip</u>
Liberty Hill	Burnet County	301 RIDGEWAY DR	BURNET	78611
Liberty Hill	Burnet County	1420 CR 333 -2ND HOME	BERTRAM	78605
Liberty Hill	Burnet County	508 KASEN CIRCLE	LIBERTY HILL	78642
Liberty Hill	Burnet County	1415 S FM 1174 SHOP	BERTRAM	78605
Liberty Hill	Burnet County	1279 CR 323	BERTRAM	78605
Liberty Hill	Burnet County	933 CR 269 HSE 2	BERTRAM	78605
Liberty Hill	Burnet County	888 SUNSET LANE	BURNET	78611



MARBLE FALLS AREA EMS

BURNET COUNTY UPDATE APRIL 28, 2026



**Marble Falls Area EMS
Call Information
Mar-26**

Burnet County	Priority 1 #	Priority 1 Response	Priority 2 #	Priority 2 Response	Priority 1 & 2 #	Priority 1 & 2 Response	On Scene
Burnet County Z 1	26	12.15	13	10.95	39	11.74	19.80
Burnet County Z 4	17	8.10	3	9.66	20	8.35	19.11
Hoover Valley VFD	10	13.15	0	#DIV/0!	10	13.15	27.79
Burnet County Totals	53	11.08	16	10.71	69	10.99	20.71
Medic 21	21						
Medic 22	14						
Medic 23	0						
Medic 24	34						
Medic 25	0						
Medic 26	1						
Medic 27	0						
Medic 28	0						
Command Only	0						
Total Medic Unit Responses	70						
Total Calls Transported	44	63.77%					
Total Calls Not Transported	25	36.23%			# Of Calls - Multiple Unit Response		0

	#	%
Baylor Scott & White Marble Falls	35	79.55%
Seton Highland Lakes	4	9.09%
Llano Memorial	0	0.00%
Saint Davids Round Rock	0	0.00%
Heart Hospital of Austin	0	0.00%
South Austin Medical Center	0	0.00%
Seton Medical Center	0	0.00%
Seton Medical Williamson	0	0.00%
Dell Seton Medical Center	4	9.09%
Dell Children's Hospital	0	11.36%
Dell Children's Medical Center North	0	0.00%
Baylor Scott and White Lakeway	1	2.27%
Baylor Scott and White Round Rock	0	0.00%
McLane Children's Hospital	0	0.00%
Cedar Park Regional	0	0.00%
Texas Children's Hospital	0	0.00%
Total Patients Transported	44	64.71%
Total Patients Not Transported	24	35.29%
Total Patient Contacts	68	100.00%

Patients - Male	31
Patients - Female	37
Patients - Total	68
Average Patient Age	60.0
Non-Emergent Transport	35
Emergent Transport	9
Total Transports	44
Air Medical Transports	4

Marble Falls Area EMS

Priority 1	53
20 Minutes +	1
Priority 2	16
35 Minutes +	0

**Marble Falls Area EMS
Call Information
FY - 26**

Burnet County	Priority 1 #	Priority 1 Response	Priority 2 #	Priority 2 Response	Priority 1 & 2 #	Priority 1 & 2 Response	On Scene
Burnet County Z 1	144	12.20	49	14.93	193	12.90	26.06
Burnet County Z 4	64	8.42	22	9.76	86	8.78	22.12
Hoover Valley VFD	23	13.30	6	13.67	29	13.38	28.31
Burnet County Totals	231	11.29	77	13.38	308	11.83	25.23
Medic 21	97						
Medic 22	72						
Medic 23	0						
Medic 24	122						
Medic 25	0						
Medic 26	10						
Medic 27	0						
Medic 28	6						
Command Only	2						
Total Medic Unit Responses	309						
Total Calls Transported	209	67.86%					
Total Calls Not Transported	99	32.14%			# Of Calls - Multiple Unit Response		1

	#	%
Baylor Scott & White Marble Falls	152	72.73%
Seton Highland Lakes	31	14.83%
Llano Memorial	0	0.00%
Saint Davids Round Rock	1	0.48%
Heart Hospital of Austin	0	0.00%
South Austin Medical Center	2	0.96%
Seton Medical Center	0	0.00%
Seton Medical Williamson	4	1.91%
Dell Seton Medical Center	13	6.22%
Dell Children's Hospital	0	12.44%
Dell Children's Medical Center North	0	0.00%
Baylor Scott and White Lakeway	6	2.87%
Baylor Scott and White Round Rock	0	0.00%
McLane Children's Hospital	0	0.00%
Cedar Park Regional	0	0.00%
Texas Children's Hospital	0	0.00%
Total Patients Transported	209	75.45% 100.00%
Total Patients Not Transported	68	24.55%
Total Patient Contacts	277	100.00%

Patients - Male	136
Patients - Female	141
Patients - Total	277
Average Patient Age	62.7
Non-Emergent Transport	175
Emergent Transport	34
Total Transports	209
Air Medical Transports	16

Marble Falls Area EMS
Unincorporated Burnet County Extended Responses
FY - 26

Pickup	Zone	DOS	Dispatched	MF On Location	Priority 1 Response	Priority 2 Response	Extended Response
14000 Block S FM 1174	Burnet County Z 1	10/10/2025	21:10:45	21:50:40	24.77	-	Extended response due to distance
Balcones Springs Drive	Burnet County Z 1	11/1/2025	13:04:59	13:33:22	23.25	-	Extended response due to distance
Avenida Serena	Burnet County Z 1	11/8/2025	5:28:02	6:15:13	23.28	-	Extended response due to distance
Avenida Serena	Burnet County Z 4	12/18/2025	19:22:00	19:43:00	21.00	-	Extended response due to distance
7000 Block E FM 1431	Burnet County Z 1	12/21/2025	13:14:46	13:35:58	21.20	-	Extended response due to distance, M26 took call as closest unit
105 FM 2342	Burnet County Z 4	12/24/2025	18:53:31	19:18:14	24.72	-	Extended response due to distance
6000 Block E FM 1431	Burnet County Z 1	1/25/2026	18:11:36	19:20:32	-	68.93	Extended response due to ice
County Road 402	Burnet County Z 1	1/25/2026	20:15:18	21:06:00	-	50.70	Extended response due to ice
2600 Block CR 120A	Burnet County Z 1	2/4/2026	2:39:42	3:03:19	23.62	-	Extended response due to distance
Legendary Estates Drive	Hoover Valley VFD	2/6/2026	0:52:41	1:14:50	22.15	-	Extended response due to M22 responding as closes unit out of Marble Falls
E FM 1431 / S FM 1174	Burnet County Z 1	2/11/2026	13:06:49	13:30:59	24.17	-	Extended response due to distance
Flat Rock Trail	Burnet County Z 1	2/21/2026	18:29:13	18:57:19	28.10	-	Extended response due to distance & traffic
Rangeway Circle	Hoover Valley VFD	3/15/2026	15:19:19	15:39:38	20.32	-	Extended response due to distance from M21

Priority 1
20 Minutes + 231
11

Priority 2
35 Minutes + 77
2

Marble Falls Area EMS

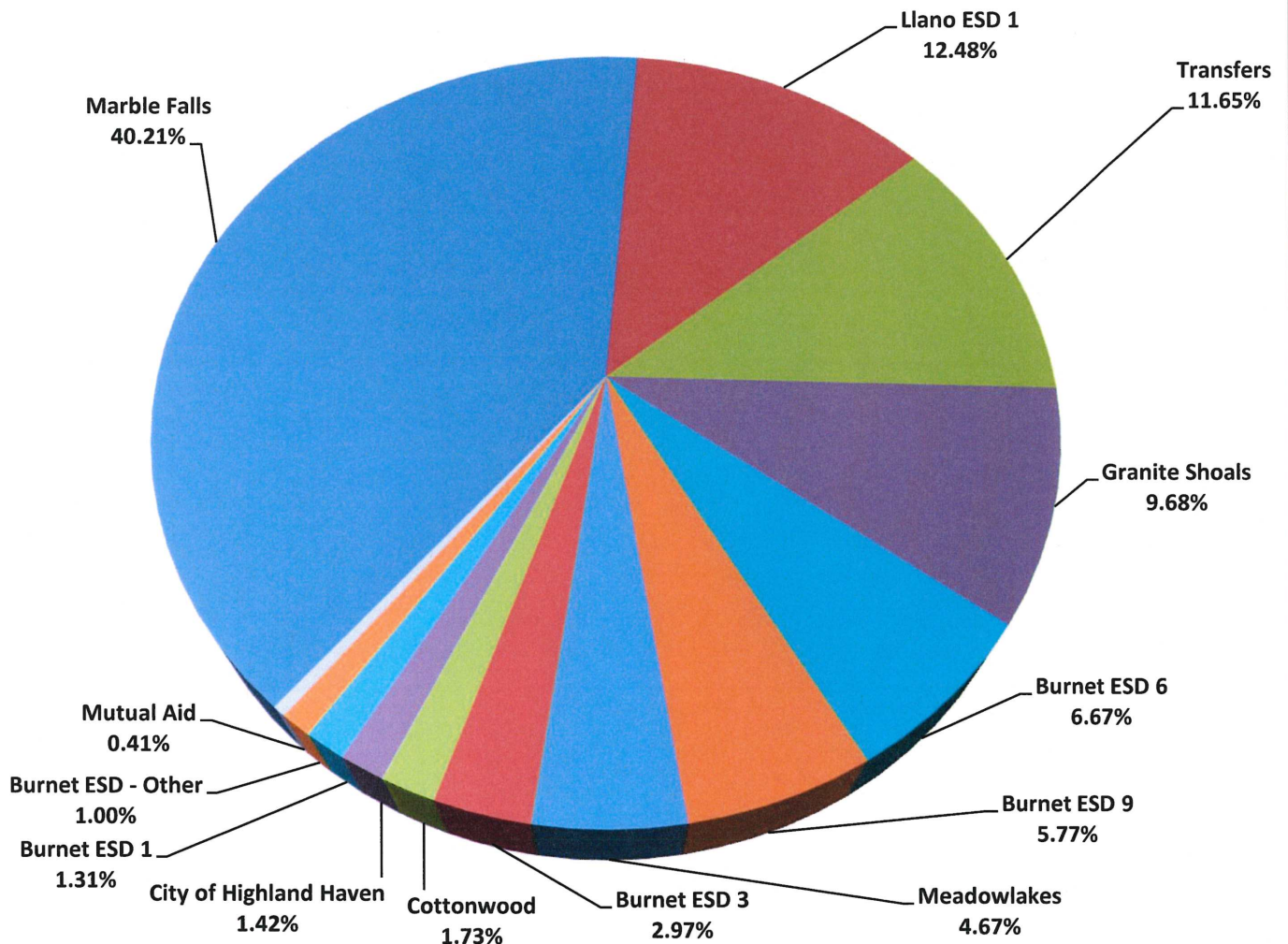
Call Volume Location

FY - 2026

Marble Falls	1163	40.21%
Llano ESD 1	361	12.48%
Transfers	337	11.65%
Granite Shoals	280	9.68%
Burnet ESD 6	193	6.67%
Burnet ESD 9	167	5.77%
Meadowlakes	135	4.67%
Burnet ESD 3	86	2.97%
Cottonwood	50	1.73%
City of Highland Haven	41	1.42%
Burnet ESD 1	38	1.31%
Burnet ESD - Other	29	1.00%
Mutual Aid	12	0.41%
Total	2892	100.00%

City of Marble Falls
Horseshoe Bay Llano County Area
BSWMF / SHL / Other
City of Granite Shoals
Marble Falls VFD Area
Spicewood VFD Area
City of Meadowlakes
Unincorporated Granite Shoals
City of Cottonwood Shores
City of Highland Haven
Horseshoe Bay Burnet County Area
Other Burnet County / ESD's / City of Burnet
Mutual Aid Responses

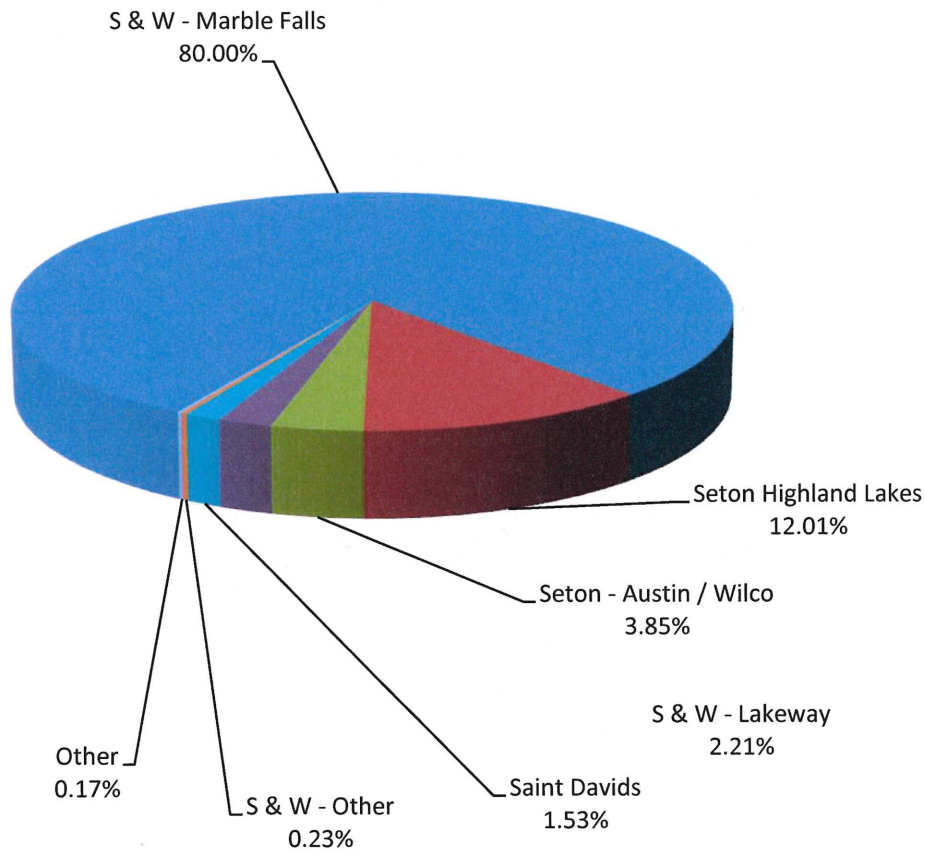
October 2025 - March 2026

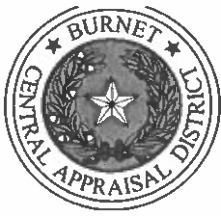


MARBLE FALLS AREA EMS
911 Patient Destinations
FY-2026

S & W - Marble Falls	1412	80.00%
Seton Highland Lakes	212	12.01%
Seton - Austin / Wilco	68	3.85%
S & W - Lakeway	39	2.21%
Saint Davids	27	1.53%
S & W - Other	4	0.23%
Other	3	0.17%
Total	1765	100.00%

October 2025 - March 2026





Burnet Central Appraisal District
P: (512) 756-8291
223 Pierce St
PO Box 908
Burnet, TX 78611

2026 Preliminary Estimated Taxable Value
BURNET COUNTY

April 27, 2026

Budget Officer
BURNET COUNTY
220 SOUTH PIERCE
BURNET TX 78611

Dear Budget Officer,

I am providing you the preliminary estimated taxable values at this time to help assist you in your early budget process. These values are estimates only and are subject to change due to the protest period and late exemptions and agricultural applications. The actual certified values, or if the Appraisal Review Board has not yet approved the appraisal records, an estimated value, will be provided by July 25th.

FREEZE ADJUSTED TAXABLE VALUE \$11,641,172,973

FREEZE CEILING \$7,697,903

If you have any questions, please let me know.

Sincerely,

A handwritten signature in blue ink that reads "Stan Hemphill".

Stan Hemphill
Chief Appraiser

BURNET COUNTY JUDGE

APR 30 2026



Burnet Central Appraisal District
P: (512) 756-8291
223 Pierce St
PO Box 908
Burnet, TX 78611

2026 Preliminary Estimated Taxable Value
CO SPECIAL, ROAD & BRIDGE

April 27, 2026

Budget Officer
CO SPECIAL, ROAD & BRIDGE
220 SOUTH PIERCE
BURNET TX 78611

Dear Budget Officer,

I am providing you the preliminary estimated taxable values at this time to help assist you in your early budget process. These values are estimates only and are subject to change due to the protest period and late exemptions and agricultural applications. The actual certified values, or if the Appraisal Review Board has not yet approved the appraisal records, an estimated value, will be provided by July 25th.

FREEZE ADJUSTED TAXABLE VALUE \$11,618,279,249

FREEZE CEILING \$945,705

If you have any questions, please let me know.

Sincerely,


Stan Hemphill
Chief Appraiser



Scan to
learn more.



A New State Park Is Coming to Central Texas!

Post Oak Ridge State Park, located along the Colorado River in Burnet and Lampasas Counties, spans more than 3,000 acres of rugged terrain and is home to a stunning mix of landscapes: creeks, cliffs, canyons, the Colorado River, and the namesake Post Oak Ridge.

We're developing the park's **PUBLIC USE PLAN**, and your input is essential. Help inform decisions on recreational access, trail design, wildlife and habitat protection, and cultural storytelling.

**Join us and share your feedback
on the proposed plan!**

PUBLIC MEETINGS POST OAK RIDGE STATE PARK

WACO

Wednesday

June 3, 2026

6:00 – 8:00 p.m.

Bellmead Civic Center
3900 Parrish St.
Waco, TX 76705

BURNET

Thursday

June 4, 2026

6:00 – 8:00 p.m.

Agrilife Extension Auditorium
607 North Vandever St.
Burnet, TX 78611



Escanea para
obtener más
información.



¡Pronto tendremos un nuevo parque estatal en el Centro de Texas!

El Parque Post Oak Ridge, localizado a lo largo del Río Colorado, en los Condados de Burnet y Lampasas, se expande a más de 3,000 acres de terreno rústico, y consta de una impresionante combinación de paisajes: arroyos, acantilados, cañones, el Río Colorado, y el mismo Post Oak Ridge (Cresta de Roble de los Postes).

Estamos desarrollando el **PLAN DE USO PÚBLICO** del parque, y tu participación es esencial. Ayúdanos a darle forma a las decisiones acerca del acceso a la recreación, el diseño de los senderos, la protección del hábitat natural y la narrativa cultural.

¡Únete y comparte tus comentarios sobre el plan propuesto!

REUNIONES PÚBLICAS PARQUE ESTATAL POST OAK RIDGE

WACO miércoles

3 de junio de 2026

6:00 – 8:00 p.m.

Bellmead Civic Center
3900 Parrish St.
Waco, TX 76705

BURNET jueves

4 de junio de 2026

6:00 – 8:00 p.m.

Agrillife Extension Auditorium
607 North Vandever St.
Burnet, TX 78611

Notice Posting Date: 03/26/2026

NOTICE

LCRA has received an application for a Quarry/Mine permit for an aggregate quarry operation expansion at this location.

Project Name: Fairland #3

Project Number: 2026-6016

Applicant: Collier Materials, Inc.
P.O. Box 86
Marble Falls, TX 78654

Project Description: The development of a construction aggregate quarry operation on an approximately 289.5-acre site located at County Road 120, Marble Falls, Texas 78654 (Site).

LCRA has determined all required information has been submitted, so the application is administratively complete. LCRA now is conducting a technical review to determine whether the application meets the requirements of the Highland Lakes Watershed Ordinance.

LCRA welcomes comments from members of the public on the application. Comments may be submitted by e-mail to hlwo@lcra.org or mailed or delivered to LCRA by **May 29, 2026**.

Mail	Hand-Deliver
LCRA – Watershed Management P.O. Box 220, Mail Stop L106 Austin, TX 78767	LCRA – Watershed Management 3700 Lake Austin Blvd., Mail Stop L106 Austin, TX 78703

Additional information on the review process is available by contacting LCRA Water Quality Protection at 512-578-7500 or hlwo@lcra.org.

BURNET COUNTY JUDGE

APR 27 2026

600 W. 5th Street
Suite 900
Austin, Texas 78701

Vicki Hahn
512.370.2923 OFFICE
512.370.2850 FAX
vhahn@winstead.com

April 22, 2026

VIA FEDERAL EXPRESS - 3806 9226 1240

Ms. Vicinta Stafford
County Clerk for Burnet County
220 S. Pierce
Burnet, Texas 78611

RE: Kingsland Commons Municipal Utility District ("District")

Dear Ms. Stafford:

Enclosed please find a copy of the Petition to the TCEQ for the creation of the above District for Burnet County's records.

Should you have any questions, please feel free to contact me or the District's Attorney Matt McPhail at 512/370-2811. Thank you for your attention to this matter.

Sincerely,



Vicki Hahn
Paralegal

Enclosures

**PETITION FOR THE CREATION OF
KINGSLAND COMMONS MUNICIPAL UTILITY DISTRICT**

THE STATE OF TEXAS

§

§

COUNTY OF BURNET

§

TO THE HONORABLE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY:

The undersigned petitioner, (herein the "Petitioner", whether one or more), being a majority of the landowners who hold title to land(s) situated within the area hereinafter described, which represents a total value of more than 50% of the value of all such area, and being a majority in value of the holders of title of said area described by metes and bounds in Exhibit "A" attached hereto (the "Land"), respectfully petitions the Texas Commission on Environmental Quality ("TCEQ") for the creation of a municipal utility district in Burnet County, Texas, pursuant to the provisions of Texas Local Government code Sec. 42.042 and Chapters 49 and 54 of the Texas Water Code, together with all amendments and additions thereto, and would respectfully show the following:

I.

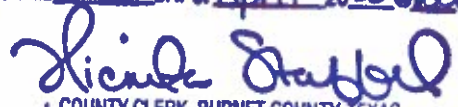
The name of the proposed district shall be "Kingsland Commons Municipal Utility District" (the "**District**"). There is no other conservation or reclamation district in Burnet County, Texas with the same name.

II.

The District shall be created and organized and shall exist under the terms and provisions of Article XVI, Section 59 and Article III, Section 52, Texas Constitution; Chapters 49 and 54, Texas Water Code, as amended; and purposes and authority concurrently or subsequently acquired and approved for roadways by Chapter 54, Water Code or other applicable law as amended, together with all amendments and additions thereto.

III.

The District shall contain an area of approximately 48.674 acres of land, situated within Burnet County, Texas, described by metes and bounds in Exhibit A, which is attached hereto and made a part hereof for all purposes. The described property is not located within the corporate limits or extraterritorial jurisdiction of any city or town. The District is located in Burnet County.

FILED THIS 24 DAY OF April 2020 

COUNTY CLERK, BURNET COUNTY, TEXAS
BY  DEPUTY

IV.

Petitioner is the record owner of the described land, as evidenced by the execution of this Petition. Petitioner represents that there is one lienholder, Legacy Bank. Lienholder's Consent to Petition for Creation of the District is set forth in Exhibit B, which is attached hereto and made a part hereof for all purposes.

V.

The District shall be created for all of the purposes set forth in Article XVI, Section 59 and Article III, Section 52, Texas Constitution; Chapters 49 and 54, Texas Water Code, as amended; and purposes and authority concurrently or subsequently acquired and approved for roadways by Chapter 54, Water Code or other applicable law.

VI.

The general nature of the work proposed to be done by the District at the present time is the construction, maintenance and operation of a waterworks system, including the purchase and sale of water, for domestic and commercial purposes; the construction, maintenance and operation of a sanitary sewer collection, treatment and disposal system, for domestic and commercial purposes; the construction, installation, maintenance, purchase and operation of drainage and roadway facilities and improvements; and the construction, installation, maintenance, purchase and operation of facilities, systems, plants and enterprises of such additional facilities as shall be consonant with the purposes for which the District is organized.

VII.

There is a necessity for the improvements described above for the following reasons: The area of the District is urban in nature and is in close proximity to populous and developed sections of Burnet County. The District's area will, within the immediate future, experience a substantial and sustained residential and commercial growth. Said area is not supplied with adequate water and sanitary sewer facilities and services or with adequate drainage facilities and does not have adequate fire suppression facilities, parks and recreational land and facilities, or roads or improvements in aid thereof. The health and welfare of the future inhabitants of the area and of territories adjacent thereto require the installation and acquisition of an adequate water supply and sewage disposal system, an adequate drainage system for and within the area of the District, adequate fire suppression facilities, adequate parks and recreational land and facilities, and roads or improvements in aid thereof.

A public necessity exists for the organization of such District to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system, such drainage facilities, such fire suppression facilities, parks and recreational land and facilities, and roads or improvements in aid

thereof, in order to promote and protect the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VIII.

Said proposed improvements are practicable and feasible, in that the terrain of the territory to be included in the District is of such a nature that a waterworks, sanitary sewer, drainage, storm sewer and roadway system can be constructed at a reasonable cost, currently estimated at \$7,309,880 (\$3,638,268 for Utility and \$3,671,612 for Road), with reasonable ad valorem tax and assessment rates and water and sewer rates, and said territory will be developed for residential and commercial purposes. The District shall be designated a noncity service district in the meaning of Section 54.016, Texas Water Code.

IX.

The following named persons are (i) all over eighteen (18) years of age, (ii) resident citizens of the State of Texas, (iii) reside in Burnet County, an adjacent county or a county in the same metropolitan statistical area as Burnet County, (iv) owners of land subject to taxation within the District, and (v) are otherwise qualified to serve as directors of the District under the provisions of the Texas Water Code:

1. Britt Stephenson
2. Brad Baccus
3. Tara McAlister
4. Rick Hansen
5. Jerry Carrizales

WHEREFORE, the undersigned respectfully pray that this Petition be properly filed, as provided by law; that notice of the application be given as provided therein and in accordance with Section 54.0161, Texas Water Code; that a hearing be held if necessary and that this Petition be in all things granted; that the proposed municipal utility district be organized; that the five (5) persons named herein be appointed to serve as temporary directors until their successors are duly elected and qualified; and for such other orders, acts, procedures and relief as are proper, necessary and appropriate to the purpose of creating and organizing the District.

[SIGNATURE PAGE FOLLOWS]

RESPECTFULLY SUBMITTED, this 21st day of April 2026.

PETITIONER:

KINGSLAND LAG, LLC, an Oklahoma
Limited Liability Company



Gregg Miller
Member

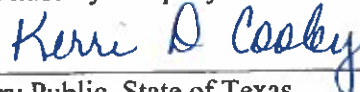
Owner of approximately 48.71 acres

THE STATE OF TEXAS

§
§
§

COUNTY OF Uano

This instrument was acknowledged before me on this the 21st day of April 2026, by Greg Miller, Manager of Kingsland LAG, LLC, an Oklahoma limited liability company on behalf of said limited liability company.



Notary Public, State of Texas

(SEAL)

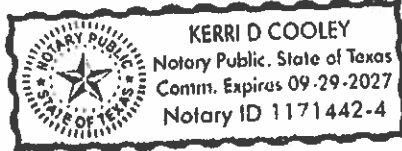


EXHIBIT "A"



P.O. BOX 992 6477 FM 311, SPRING BRANCH, TX 78070
WWW.SHERWOODSURVEYING.COM
IBPELS FIRM #10044200

FIELDNOTE DESCRIPTION 48.674 ACRES

BEING A 48.674 ACRE TRACT SITUATED IN THE WILLIAMS SIMMONS SURVEY NUMBER 121, ABSTRACT NO 777, IN BURNET COUNTY, TEXAS, BEING THE REMAINDER OF A CALLED 47.82 ACRE TRACT, CONVEYED TO KINGSLAND LAG, LLC, VIA DOCUMENT NUMBER 202111150, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS; BEING A PORTION OF LOT 13, KINGSLAND COMMONS LOT 13 SUBDIVISION, RECORDED IN DOCUMENT NUMBER 202506652 IN THE OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS; AND THE REMAINDER OF A CALLED 2.38 ACRE TRACT, CONVEYED TO KINGSLAND LAG, LLC, VIA DOCUMENT NUMBER 202111122 IN SAID RECORDS, 48.674 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT A FOUND 1/2 INCH IRON ROD IN THE NORTH RIGHT OF WAY LINE OF FM 1431, (GRID COORDINATES: N:10207435.83, E:3896092.67), BEING THE WEST CORNER OF SAID LOT 13, AND A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, N 59° 03' 03" W A DISTANCE OF 414.22 FEET TO A FOUND 1/2 INCH IRON ROD, BEING A WEST CORNER OF THE CALLED 47.82 ACRE TRACT, THE SOUTH CORNER OF A CALLED 1.50 ACRE TRACT AS DESCRIBED IN DOCUMENT NUMBER 200313091, IN SAID RECORDS, BEING THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 31° 30' 46" E, A DISTANCE OF 243.17 FEET TO A FOUND 1/2 INCH IRON ROD, BEING THE EAST CORNER OF SAID 1.50 ACRES, SAME BEING THE SOUTH CORNER OF A CALLED 2.00 ACRES CONVEYED TO APHC SWEIDTEX01, LLC VIA DOCUMENT NUMBER 201902194 OF SAID RECORDS;

THENCE, CONTINUING ALONG THE EAST LINE OF SAID 2.00 ACRES, COMMON WITH THE WEST LINE OF SAID 47.82 ACRES, THE FOLLOWING BEARINGS AND DISTANCES:

N 39° 05' 38" E, A DISTANCE OF 330.56 FEET TO A FOUND 1/2 INCH IRON ROD;

N 50° 58' 02" W, A DISTANCE OF 193.10 FEET TO A FOUND 1/2 INCH IRON ROD;

N 30° 36' 27" E, A DISTANCE OF 113.71 FEET TO A FOUND 1/2 INCH IRON ROD;

N 54° 02' 00" W, A DISTANCE OF 60.03 FEET TO A FOUND 1/2 INCH IRON ROD, BEING A POINT IN THE EAST RIGHT OF WAY LINE OF FM 3342, THE



NORTH CORNER OF SAID 2.90 ACRES, AND THE NORTHWEST MOST CORNER OF SAID 47.82 ACRES;

THENCE, CONTINUING ALONG SAID RIGHT OF WAY LINE, COMMON WITH THE WEST LINE OF SAID 47.82 ACRES, N 36° 50' 38" E, A DISTANCE OF 893.31 FEET TO A FOUND 1/2 INCH IRON ROD WITH A RED CAP, THE WEST CORNER OF A CALLED 230.035 ACRE TRACT CONVEYED TO JERRY LACY, RECORDED IN VOLUME 1052, PAGES 254-259 OF SAID RECORDS, BEING THE NORTH CORNER OF SAID 47.82 ACRE TRACT, AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING SAID RIGHT OF WAY LINE, CONTINUING ALONG THE SOUTHWEST LINE OF SAID 230.035 ACRES, COMMON WITH THE NORTHEAST LINE OF SAID 47.82 ACRES, THE FOLLOWING BEARINGS AND DISTANCES:

S 51° 22' 52" E, A DISTANCE OF 1515.07 FEET TO A FOUND 1/2 INCH IRON ROD (BUSTED);

N 36° 42' 13" E, A DISTANCE OF 50.82 FEET TO A FOUND 1/2 INCH IRON ROD MARKED FLT 1739;

S 51° 19' 17" E, A DISTANCE OF 327.71 FEET TO A FOUND 1/2 INCH IRON ROD (BUSTED);

S 76° 00' 45" W, A DISTANCE OF 50.91 FEET TO A FOUND 1/2 INCH IRON ROD BLAND SURVEY, A WESTERN CORNER OF SAID 230.035 ACRES, A POINT IN MOUNTAIN VIEW DRIVE, BEING THE SOUTHEAST MOST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE EAST LINE OF SAID 47.82 ACRES, COMMON WITH THE WEST LINE OF LOTS 61-79 OF THE KINGSLAND COVE, UNIT NO. 1 SUBDIVISION, RECORDED IN VOLUME 1, PAGE 60 OF SAID RECORDS, THE FOLLOWING COURSES AND DISTANCES:

N 51° 19' 43" W, A DISTANCE OF 268.65 FEET TO A FOUND 1/2 INCH IRON ROD MARKED FLT 1739;

S 39° 26' 57" W, A DISTANCE OF 1490.48 FEET TO A FOUND COTTON SPINDLE, A POINT IN THE NORTH RIGHT OF WAY LINE OF FM 1431, BEING THE SOUTH CORNER OF SAID 47.82 ACRES, THE WEST CORNER OF LOT 79 OF SAID KINGSLAND COVE SUBDIVISION, AND THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;



THENCE, IN A CURVE TO THE LEFT, HAVING A RADIUS OF 5769.58 FEET, AN ARC LENGTH OF 337.56 FEET, A CHORD BEARING OF N 53° 56' 06" W, AND A DISTANCE OF 327.52 FEET TO A FOUND 1/2 INCH IRON ROD WITH CAP STAMPED DIRKSEN 6260, BEING THE SOUTH CORNER OF KINGSLAND DOLLAR GENERAL SUBDIVISION, RECORDED IN DOCUMENT NUMBER 202303856, SAID RECORDS;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID KINGSLAND DOLLAR GENERAL SUBDIVISION, THE FOLLOWING COURSES AND DISTANCES:

N 30° 56' 48" E, A DISTANCE OF 130.05 FEET TO A FOUND 1/2 INCH IRON ROD "LSI SURVEY";

S 59° 04' 57" E, A DISTANCE OF 50.60 FEET TO A FOUND 1/2 INCH IRON ROD WITH BLUE CAP;

N 30° 58' 25" E, A DISTANCE OF 171.55 FEET TO A FOUND 1/2 INCH IRON ROD WITH BLUE CAP;

N 59° 32' 45" W, A DISTANCE OF 260.03 FEET TO A FOUND 1/2 INCH IRON ROD "DIRKSEN 6260";

S 30° 57' 35" W, A DISTANCE OF 291.66 FEET TO A FOUND 1/2 INCH IRON ROD "DIRKSEN 6260", A POINT IN THE NORTH RIGHT OF WAY LINE OF FM 1431, AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, IN A CURVE TO THE LEFT, HAVING A RADIUS OF 5769.58 FEET, AN ARC LENGTH OF 98.96 FEET, A CHORD BEARING OF N 58° 32' 15" W, AND A DISTANCE OF 98.96 FEET TO A FOUND 1/2 INCH IRON ROD;

THENCE, CONTINUING IN A CURVE TO THE LEFT, HAVING A RADIUS OF 5769.58 FEET, AN ARC LENGTH OF 31.23 FEET, A CHORD BEARING OF N 58° 30' 27" W, AND A DISTANCE OF 31.23 FEET TO FOUND 1/2 INCH IRON ROD, BEING THE SOUTH CORNER OF A 3.934 ACRE TxDOT RIGHT OF WAY DEDICATION, NOT YET OF RECORD;

THENCE, LEAVING SAID RIGHT OF WAY LINE, ALONG SAID TxDOT DEDICATION TRACT, NOT YET OF RECORD, N 30° 15' 01" E, A DISTANCE OF 3.78 FEET TO A SET 1/2 INCH IRON ROD;

THENCE, N 56° 44' 51" W, A DISTANCE OF 194.41 FEET TO A SET 1/2 INCH IRON ROD;



THENCE, S 30° 41' 10" W, A DISTANCE OF 11.50 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 49.674 ACRES, MORE OR LESS.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

RICHARD A. GOODWIN DATE: 3-25-16
R.P.L.S. #4069 STATE OF TEXAS
PROJECT NO. 22INK001 PH 7



EXHIBIT "B"
Lienholder Consent

LIENHOLDER'S CONSENT TO PETITION FOR CREATION

The undersigned, being a lienholder on all or a portion of the property described in the foregoing Petition for the Creation of the Kingsland Commons Municipal Utility District (the "Petition"), hereby consents to and ratifies the inclusion of the property in the Kingsland Commons Municipal Utility District (the "District"), which is more particularly described in said Petition, reference to which is hereby made for all purposes.

LIENHOLDER:

LEGACY BANK

By: Thad Key
Name: Brad Ramsey
Title: President

Oklahoma
THE STATE OF ~~TEXAS~~ §
COUNTY OF Stephens §
§

BEFORE ME, the undersigned and duly commissioned Notary Public in and for the State of Oklahoma, on this day personally appeared Brad Ramsey who is known to me to be the person whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same as the act of Legacy Bank, a ~~Texas~~ Oklahoma corporation, as its President, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22 day of April, 2026.

Sara Stubblefield
NOTARY PUBLIC IN AND FOR
THE STATE OF Oklahoma



[SEAL]



Filing Receipt

Filed Date - 2026-05-05 05:21:50 PM

Control Number - 59475

Item Number - 3665



May 5, 2026

Chairman Thomas Gleeson and PUC Commissioners
The Public Utilities Commission of Texas
1701 Congress Ave.
Austin, TX 78701

Chairman Gleeson and Commissioners,

We are writing to formally request a meeting to discuss the Bell County East to Big Hill 765kV project and our concerns that it exceeds the intended scope of HB 5066 (88R).

It is our understanding that the Permian Basin Reliability Plan can be successfully executed without the immediate construction of all proposed Import Paths. In fact, if the strategy were to prioritize dispatchable energy generation within the Permian Basin, closer to the fuel source, it could provide greater long-term grid reliability for Texas than relying primarily on large-scale import path transmission projects. It is our concern that increasing transmission capacity without increasing energy generation falls short of the solutions discussed in the aftermath of Winter Storm Uri. In fact, it was made abundantly clear that Texas needs more dispatchable energy generation and prioritizing transmission of energy produced by renewables does nothing to address a significant problem in the mix of electrical generation we currently have in our state.

ERCOT's December 2024 sequencing recommendation to the Public Utility Commission further supports this concern, indicating that only two of the three import paths are needed by 2030. While the finding does not explicitly name Import Path 2, it is clear that one of the three paths is not necessary until a later date. This raises important questions about timing, cost, and whether these projects align with the original legislative intent of HB 5066.

As the Texas Legislature prepares to review issues related to energy generation, storage, and transmission ahead of the 90th Legislative Session, it is prudent to pause further progress on this project. Taking time for a fuller policy review and broader public discussion will help ensure that any long-term decisions are informed by a complete understanding of their potential impacts.



Texans deserve a more thoughtful and deliberate approach to improving existing infrastructure, one that enhances reliability and resilience, reduces costs, and better protects private property rights.

We appreciate your consideration of this matter and look forward to the opportunity to visit with you further about this issue.

A handwritten signature in black ink that reads "Brad Buckley". The signature is written in a cursive style with a large, prominent "B".

Rep. Brad Buckley

A handwritten signature in black ink that reads "Pete Flores". The signature is written in a cursive style with a large, prominent "P".

Senator Pete Flores

A handwritten signature in black ink that reads "Drew Darby". The signature is written in a cursive style with a large, prominent "D".

Rep. Drew Darby

A handwritten signature in black ink that reads "Hillary Hickland". The signature is written in a cursive style with a large, prominent "H".

Rep. Hillary Hickland

A handwritten signature in black ink that reads "Ellen Troxclair". The signature is written in a cursive style with a large, prominent "E".

Rep. Ellen Troxclair



Filing Receipt

Filed Date - 2026-05-05 05:11:51 PM

Control Number - 59475

Item Number - 3664



The Senate of The State of Texas

Senator Peter P. Flores

District 24

May 5, 2026

Chairman Thomas Gleeson and PUC Commissioners
The Public Utility Commission of Texas
1701 Congress Ave,
Austin, TX 78701

RE: Bell County East to Big Hill 765kV – Docket 59475

Dear Chairman Gleeson and Commissioners:

Thank you for the opportunity to comment on the Bell County East to Big Hill 765-kV Transmission Line project currently under consideration.

I understand the need to strengthen the electric grid, and I do not take that lightly. Texans saw what can happen when the grid is under real stress, and reliability matters. But reliability does not give the state a blank check. A project of this size should only move forward if the route is truly the best one available, the costs are justified, and the burden on local communities has been carefully minimized.

The concerns I am hearing from people back home are serious. Burnet County's commissioners court has said this line could harm natural resources, historic archeological sites, parks, tourism, land values, and roads, and it raised real concern that landowners were not brought into the process early enough. It also asked the Commission to consider alternate routes outside Burnet County and to delay filing until those concerns are addressed. That matches what I am hearing from landowners in the affected counties: they are not asking to ignore the needs of the grid, they are asking not to be treated as collateral damage.

I am also concerned about the way this kind of project affects private property rights. Families in these counties have built homes, ranches, and businesses over generations. They should not be asked to absorb the impact of a 765-kV line unless the Commission is satisfied that the route has been narrowly and carefully drawn, that every reasonable alternative has been considered, and that the public has had a fair chance to participate. Representative Buckley's recent letter made the same basic point: the public notice and outreach have not been good enough for a project of this magnitude.

May 5, 2026

Page 2

For those reasons, I urge the Commission to slow down and scrutinize the Bell County East to Big Hill proposal closely before any final route is approved. If there is a way to meet the state's reliability needs with less harm to landowners and less disruption to the communities in Bell County, Burnet County, Coryell County, and Lampasas County, the Commission should require that option to be fully considered.

Thank you for your time and thoughtful attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Pete B. Flores", with a long horizontal flourish extending to the right.

Pete Flores

State Senator – District 24