

SECOND AMENDMENT TO AGREEMENT

This Second Amendment to Agreement ("Second Amendment") is made and entered into by and between Burnet County, Texas ("County") and Pinnacle Consulting Management Group, Inc. ("Consultant"), collectively referred to as the "Parties."

WHEREAS, the County and Consultant entered into that certain Agreement originally executed in January 2024 (the "Original Agreement"); and

WHEREAS, the Parties thereafter executed a First Amendment to the Agreement on December 9, 2025, which modified the total not-to-exceed amount of the Agreement from Three Hundred Seventy-Seven Thousand Six Hundred Twenty-Five Dollars (\$377,625.00) to Four Hundred Forty-Seven Thousand Two Hundred Fifty Dollars (\$447,250.00) to address the need for updated appraisals; and

WHEREAS, the Parties now desire to further amend the Agreement to revise the method of compensation and reflect an expanded scope of services, while maintaining the total not-to-exceed amount established in the First Amendment.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements set forth herein, the Parties agree as follows:

I. Compensation Structure

The Parties hereby agree to modify the basis of compensation under the Agreement.

Any provisions in the Original Agreement and First Amendment establishing payment based on milestone accomplishments are hereby deleted and replaced with a compensation structure based on an hourly work schedule. Exhibit B to the Original Agreement is hereby deleted and replaced with the attached payment structure for an hourly work schedule.

Consultant shall be compensated for services performed on an hourly basis in accordance with rates agreed upon by the Parties, subject to the terms and conditions of the Agreement.

II. Scope of Work

Exhibit A to the Original Agreement which outlines the services to be provided by Consultant is not modified in any manner. This amended does incorporate a change to the total number of properties that Contractor will address under the Original Agreement, as mutually agreed upon by the Parties.

Except as expressly modified herein, all scope of work provisions in the Original Agreement, as previously amended, shall remain in full force and effect.

III. Total Compensation

Notwithstanding the modifications set forth in this Second Amendment, the total compensation payable under the Agreement shall not exceed Four Hundred Forty-Seven Thousand Two Hundred Fifty Dollars (\$447,250.00), as established in the First Amendment.

Consultant shall submit itemized monthly invoices for the services performed during the preceding billing period. Each invoice shall include, at a minimum, a detailed account of hours worked, personnel performing the work, the applicable hourly rate of \$150 per hour, and a description of services rendered.

The County shall review and process each invoice in accordance with the County's standard payment procedures. Payment shall be made for approved invoices within thirty (30) days of receipt, in compliance with applicable law.

IV. Effect of Amendment

Except as expressly amended by this Second Amendment, all terms and conditions of the Original Agreement, as amended by the First Amendment, shall remain unchanged and in full force and effect.

In the event of any conflict between this Second Amendment and the Original Agreement or First Amendment, the terms of this Second Amendment shall control.

V. Effective Date

This Second Amendment shall become effective as of the date of last execution by the Parties.

VI. Authority

Each signatory to this Second Amendment represents and warrants that they have full authority to execute this document on behalf of the respective Party.

IN WITNESS WHEREOF, the Parties have executed this Second Amendment as of the dates set forth below.

BURNET COUNTY, TEXAS

Hon. Bryan Wilson
Burnet County Judge
Date: _____

PINNACLE CONSULTING MANAGEMENT GROUP, INC.



Marcus Boyd
President
Date: 6/1/2026