NOTICE TO THE PUBLIC
WILLIAMSON COUNTY COMMISSIONERS COURT
July 18, 2023
9:30 A.M.

The Commissioners Court of Williamson County, Texas will meet in regular session in the Commissioners Courtroom, 710 Main Street, in Georgetown, Texas to consider the following items:

1. Review and approval of minutes.

2. Hear County Auditor concerning invoices, bills, Quick Check Report, wire transfers and electronic payments submitted for payment and take appropriate action including, but not limited to approval for payment provided said items are found by the County Auditor to be legal obligations of the county.

CONSENT AGENDA
The Consent Agenda includes non-controversial and routine items that the Court may act on with one single vote. The Judge or a Commissioner may pull any item from the consent agenda in order that the court discuss and act upon it individually as part of the Regular Agenda.
(Items 3 – 36)

3. Discuss, consider, and take appropriate action on a line item transfer for the District Courts.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100-0435-004167	Unknown Father - Crt Appt Atty	$2,000.00
From	0100-0435-004168	Unlocated Father - Crt Appt At	$2,000.00
To	0100-0435-004933	Food for Jurors	$4,000.00

4. Discuss, consider, and take appropriate action on a line item transfer for Pretrial Services.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0591.004100	Professional Services	$1,100.00
To	0100.0591.004141	Interpreters	$1,100.00

5. Discuss, consider, and take appropriate action on a line item transfer for the District Attorney's Office.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100-0440-003398	Video/CD/DVD	$1,000.00
From	0100-0440-004932	Trial Expenses	$4,000.00
From	0100-0440-004125	Transcripts	$1,000.00

To	0100-0440-004541	Vehicle Repairs	$6,000.00

6. Discuss, consider, and take appropriate action on a line item transfer for Justice of the Peace, PCT 1

Fiscal Impact

From/To	Acct No.	Description	Amount
from	0100.0451.004190	AUTOPSIES, MED INQUESTS	$18,000.00
To	0100.0451.004192	TRANSPORTATION/AUTOPSIES	$18,000.00

7. Discuss, consider and take appropriate action on a line item transfer for the Parks Department.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0510.003005	Office Furniture < $5,000	$1,500.00
To	0100.0510.004231	Travel	$1,500.00

8. Discuss, consider, and take appropriate action on a line item transfer for Regional Animal Shelter Fund.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0545.0545.003100	Office Supplies	$500.00
From	0545.0545.003318	Janitorial Supplies	$3,000.00
To	0545.0545.004968	Care for Animals	$3,500.00
From	0545.0545.004505	Software Maintenance	$3,000.00
From	0545.0545.003900	Memberships	$575.00
To	0545.0545.004100	Professional Services	$3,575.00

9. Discuss, Consider and take appropriate action on a line item transfer for Juvenile Services.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0576.003011	Computer Software	$8,000.00
From	0100.0576.004100	Professional Services	$10,000.00
From	0100.0576.003010	Computer Equipment	$6,000.00
To	0100.0576.004541	Vehicle Repairs and Maintenanc	$10,000.00
To	0100.0576.004232	Training and Conferences	$8,000.00
To	0100.0576.003005	Office Furniture	$1,000.00
To	0100.0576.003009	Linens and Toiletries	$2,500.00
To	0100.0576.004999	Miscellaneous Supplies	$500.00
To	0100.0576.003311	Uniforms	$1,000.00
To	0100.0576.004705	Pre-Employment Screening	$1,000.00

10. Discuss, consider, and take appropriate action on a line item transfer for the Fire Marshal Special Operations Department.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100-0542-003110	Other Supplies	$1,500.00
To	0100-0542-004543	Repairs to Equipment	$1,500.00

11. Discuss, consider and take appropriate action on a line item transfer for the Williamson County Sheriff's Office.

Fiscal Impact

From/To	Acct No.	Description	Amount
FROM:	0100.0560.003010	Computer Equipment	$2,500.00
TO:	0100.0560.003001	Small Equip & Tools	$2,500.00

12. Discuss, consider, and take appropriate action on a line item transfer for the Corrections Department.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0570.003311	Uniforms	$5,000.00
To	0100.0570.003100	Office Supplies	$5,000.00

13. Discuss, consider, and take appropriate action on a line item transfer for the Corrections Department.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0570.003311	Uniforms	$6,000.00
To	0100.0570.003301	Gasoline	$6,000.00

14. Discuss, consider, and take appropriate action on a line item transfer for Facilities.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0509.004962	Janitorial Services	$3,950.00
To	0100.0509.001107	Temp Labor	$3,500.00
To	0100.0509.002010	FICA	$450.00

15. Discuss, consider and take appropriate action on approving compensation changes, position titles changes, position grade changes, and any corresponding line item transfers.

16. Discuss, consider, and take appropriate action on approving property tax refunds over $2,500.00 thru 07/10/2023 for the Williamson County Tax Assessor/Collector.

17. Discuss, consider, and take appropriate action on approving property tax collections for the month of June 2023 for the Williamson County Tax Assessor/Collector.

18. Discuss, consider and take appropriate action to approve Justice of the Peace, Pct. 1, June 2023 Monthly Report in compliance with Code of Crim. Proc. § 103.005.

19. Discuss, consider and take appropriate action to approve Justice of the Peace, Pct. 3, June 2023 Monthly Report in compliance with Code of Criminal Procedure § 103.005.

20. Discuss, consider and take appropriate action on accepting and receiving annual audit reports from Emergency Service Districts located within Williamson County in accordance with Health & Safety Code Sec. 775.082.

21. Discuss, consider and take appropriate action on approving agreement #2023231 between Williamson County and the Central Texas Regional Mobility Authority (CTRMA) for off duty contracting services with Constable Deputies and authorizing the execution of the agreement.

22. Discuss, consider and take appropriate action to approve the Tax Collection Agreement between the Williamson County Municipal Utility District No 19D and the County of Williamson, Texas.

23. Discuss, consider, and take appropriate action on authorizing the termination of an agreement with Assembled Products Corporation dba Spray Master Technologies for a disinfecting pump system and chemicals, effective after 30 days, and that appropriate officials take necessary actions to execute this termination of agreement.

24. Discuss, consider and take appropriate action on approving the addendum to which this will extend the services provided by Questica for the budget software implementation project and authorizing the execution of the Amendment.

25. Discuss, consider, and take appropriate action on approving the Agreement for Proposal #2023247 between Williamson County and Brymer Communication Services, LLC in the amount of $38,559.00 pursuant to DIR contract #DIR-CPO-4777, and authorizing the execution of the agreement.

26. Discuss, consider, and take appropriate action on approving the Interlocal Agreement (ILA) between Texas A&M Engineering Extension Service (TEEX) and Williamson County for HazMat training and execution of the agreement #2023248 and exempting the purchasing from the competitive bidding requirement through Texas Local Government Code 262.024 (a) (4) a personal or professional service.

27. Discuss, consider and take appropriate action on a report from JT Vaughn Construction, Change Order No. 14 for the Williamson County Children's Advocacy Center Addition project (P574) in the amount of ($849.) Funding Source is P530.

28. Discuss, consider and take appropriate action on accepting a report from Vaughn Construction, LLC, Change Order No. 1 for the Williamson County ESOC Ops Floor Console project (P625) for a time only change of 25 days toward substantial completion. Funding Source is P625

29. Discuss, consider and take appropriate action on accepting a report from Vaughn Construction, LLC, Change Order No. 7 for the Williamson County Expo Improvements project (P562) for a time only change of 120 days toward substantial completion. Funding Source is P562.

30. Discuss, consider and take appropriate action on Supplemental Work Authorization No 2 to Work Authorization No 3 under Williamson County Contract between Diamond Surveying and Williamson County dated May 19, 2020 for Long Range Transportation Plan Controlled Access Facility Right of Way. This supplemental is to extend the expiration date to December 31, 2024 and increase the maximum amount payable to $201,590.00. Funding source: P457

31. Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed bids for IFB #23IFB94 for Landfill Farm Lease Hutto - 100 Acre Tract for Road and Bridge Department.

32. Discuss, consider and take appropriate action on ratifying and approving the preliminary plat for the Blue Hole private Subdivision – Precinct 2.

33. Discuss, consider and take appropriate action on approval of the final plat for the Rancho Del Cielo Phase 2A subdivision – Precinct 4.

34. Discuss, consider and take appropriate action on approval of the preliminary plat for the Lots 12 & 13 Tonkawa Village and 1.358 acres subdivision – Precinct 3.

35. Discuss, consider and take appropriate action on approval of the final plat for the Lariat Section 6 subdivision – Precinct 2.

36. Discuss, consider and take appropriate action on approval of the preliminary plat for the Nolina Phase 2A and 2B subdivision – Precinct 3.

REGULAR AGENDA

37. Discuss, consider, and take appropriate action on recognizing staff from the District Clerk and Technology Services offices for winning the 2023 Tyler Excellence Award for the implementation of Enterprise Jury Manager.

38. Hear a presentation, discuss, and take appropriate action on the results of Cycle 6 of the Salary Study.

39. Discuss, consider and take appropriate action on the July 18, 2023, Wellness Updates.

40. Discuss, consider, and take appropriate action on the District Attorney’s request to move surplus salary dollars to a vacant position.

41. Discuss, consider, and take appropriate action on a policy exception for a promotion in the District Attorney’s Office.

42. Discuss, consider, and take appropriate action on the issuance of a county-wide burn ban for a period not to exceed 90 days and to authorize the County Judge the authority to lift the order banning outdoor burning if conditions improve.

43. Discuss, consider, and take appropriate action on a line item transfer for EMS.

Fiscal Impact

From/To	Acct No.	Description	Amount

From	0100-0540-001100	F/T SALARIES	$73,672.62
From	0100-0540-001810	EMS STOT SALARIES	$382,418.00
To	0100-0540-001110	OVERTIME	$456,090.62

44. Discuss, consider and take appropriate action on approving a Special Session to consider Recommendations from the 2023 Williamson County Citizens Bond Committee and whether to call a bond election for November 7, 2023 to be held by the Williamson County Commissioners Court in the Commissioners Courtroom, 710 Main Street, in Georgetown, Texas on Tuesday, July 25, 2023 at 1:30 P.M.

45. Discuss, consider and take appropriate action on advertising and setting a date for the public hearing on the 2023-2024 county budget for Tuesday, August 29th, 2023, at 10:00 AM.

46. Discuss, consider, and take appropriate action on awarding RFP #23RFP73 Retrofit Existing Lighting with LED Upgrade at Southwest Williamson County Regional Park to BJI, Inc. dba BJ Electric Company in the amount of $1,025,710.10 and authorizing the execution of the agreement. Funding Source is P607.

47. Discuss, consider and take appropriate action on awarding RFP #23RFP64 Standby Generator and Automatic Transfer Switch Preventative Maintenance, Repair and Rental Service to the only submitting proposer Austin Generator Services.

48. Discuss, consider, and take appropriate action on authorizing an amendment to Services Contract #2023238 for Asbestos Abatement for the Old DPS Building between Building Abatement Demolition Company, Inc. and Williamson County to include the Game Warden Office, thus increasing the not-to-exceed amount to Eighteen Thousand Five Hundred Sixty-Two Dollars and Two Cents ($18,562.02) pursuant to TIPS Contract #211001 .

49. Receive the July 2023 Construction Summary Report and PowerPoint Presentation

50. Discuss, consider, and take appropriate action regarding a TCEQ Agent Authorization Form for the Edwards Aquifer Protection Program associated with the CR 258 Project, a 2013 Road Bond Project in Commissioner Pct. 2. Project: P277

51. Discuss, consider and take appropriate action on the CR 134/CR 132 Extension (Hutto Arterial) Consent to Contract Assignment between Williamson County and DEC - Central Texas, LLC, relating to the 2019 Road Bond Program. Project: P376 Funding Source: Road Bonds

52. Discuss, consider, and take appropriate action regarding Change Order No. 3 in the amount of $195,302.81 for Project 22IFB139 FM3349 at US79 (James Construction Group) P: 332 Funding Source: Road Bond.

53. Discuss, consider, and take appropriate action regarding Change Order No. 5 in the amount of $1,093,581.24 for Project T3346 Southeast Loop Segment 1 Phase 1 (James Construction Group) P: 463 Funding Source: Road Bond.

54. Discuss, consider, and take appropriate action regarding Change Order No. 1 in the amount of $3,440.89 for Project 22IFB110 Southwest Bypass Extension (Joe Bland Construction) P: 352 Funding Source: Road Bond.

55. Discuss, consider, and take appropriate action regarding Change Order No. 2 in the amount of $83,559.50 for Project 22IFB126 Future County Road (CR404 to FM973) (Chasco Constructors) P: 619a Funding Source: Road Bond.

56. Discuss, consider and take appropriate action on a real estate contract with Kenneth Bell and Carrie Bell for 0.063 acres and 0.378 acres needed as right of way on the CR 255 project (Parcel 3). Funding Source: TANS P588

57. Discuss, consider and take appropriate action on a purchase contract with 3349 Business Holdings, LLC for 60.628 acres needed as right of way, 6.386 acres for a drainage easement and 0.466 acres for a temporary construction easement on the E. Wilco Highway project (SE Loop Segment 2) parcel 46. Funding Source: TANS P588

58. Discuss, consider and take appropriate action authorizing the County Judge to execute an Electric and Aerial Utility Easement to Pedernales Electric Cooperative, Inc. on property currently owned by Williamson County on Sam Bass Road (Corridor H). Funding Source: Road Bond P462

EXECUTIVE SESSION

"The Commissioners Court for Williamson County reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultations with Attorney), 551.072 (Deliberations regarding Real Property), 551.073 (Deliberations regarding Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices) and 551.087 (Deliberations regarding Economic Development Negotiations)."

59. Discuss real estate matters (EXECUTIVE SESSION as per VTCA Govt. Code sec. 551.072 Deliberation Regarding Real Estate Property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with third person.)

A. Real Estate Owned by Third Parties

Preliminary discussions relating to proposed or potential purchase or lease of property owned by third parties

a) Discuss the acquisition of real property: CR 332
b) Discuss the acquisition of real property for County Facilities.
c) Discuss the acquisition of real property for CR 255.
d) Discuss the acquisition of real property for CR 111.
e) Discuss the acquisition of real property for Corridor H
f) Discuss the acquisition of real property for future SH 29 corridor.
g) Discuss the acquisition of right-of-way for Hero Way.
h) Discuss the acquisition of right-of-way for Corridor C.
i) Discuss the acquisition of right-of-way for Corridor F.
j) Discuss the acquisition of right-of-way for Corridor D.
k) Discuss the acquisition of right-of-way for SE Loop/Corridor A.
l) Discuss the acquisition of right-of-way for Reagan extension.
m) Discuss the acquisition of drainage/detention easements for real property North of WMCO Juvenile Detention Center
n) Discuss acquisition of right of way for Corridor E.
o) Discuss acquisition of right of way for Liberty Hill Bypass.
p) Discuss the acquisition of 321 Ed Schmidt Blvd., #300, Hutto, Texas

B. Property or Real Estate owned by Williamson County

Preliminary discussions relating to proposed or potential sale or lease of property owned by the County

a) Discuss County owned real estate containing underground water rights and interests.
b) Discuss possible uses of property owned by Williamson County on Main St. between 3rd and 4th Streets. (Formerly occupied by WCCHD)
c) Sale of property located 747 County Rd. 138 Hutto, Texas

C. Discuss the Williamson County Reimbursement Agreement for Construction of San Gabriel Blvd. and New Hope Road with the City of Leander and TIRZ #1

60. Discussion regarding economic development negotiations pursuant to Texas Government Code, Section 551.087:
Business prospect(s) that may locate or expand within Williamson County.

a) Project Fittipaldi
b) Project Acropolis
c) Project World
d) Project Mellencamp
e) Project Corgi
f) Project Anniversary
g) Project Glee
h) Project Skyfall
i) Project Stamper
j) Project Soul Train

61. Discuss pending or contemplated litigation, settlement matters and other confidential attorney-client legal matters (EXECUTIVE SESSION as per Section 551.071, Texas Government Code, "Consultation with Attorney"), including the following:

a. General:
1. Litigation or claims or potential litigation or claims against the County or by the County
2. Status Update-Pending Cases or Claims
3. Employee/personnel related matters
4. Other confidential attorney-client matters, including contracts and certain matters related to county defense issues in which the duty of the attorney to the governmental body within the attorney/client relationship clearly conflicts with Chapter 551 of the Texas Government Code.

b. Litigation:
1. Cause No. 19-0850-C368; County of Williamson vs. Purdue Pharma, LP et al., In the District Court of Williamson County, Texas/County of Williamson v. Purdue Pharma, L.P., et al., MDL PRETRIAL CAUSE NO. 2018-63587, in the 152d District Court of Harris County, Texas.
2. Civil Action No. 1:21-cv-00074-LY; Scott Phillip Lewis v. Williamson County, Texas; In the United States District Court for the Western District of Texas, Austin Division
3. Civil Action No. 1:21-cv-00172-LY; Charles William Thornburg v. Williamson County, Texas, Robert Chody, et al.; In the United States District Court for the Western District of Texas, Austin Division
4. Civil Action No. 1:21-cv-00275-LY; Big Fish Entertainment LLC v. Williamson County Sheriff's Office, et al.; In the United States District Court for the Western District of Texas, Austin Division
5. Civil Action No. 1:21-cv-00350-RP; Imani Nembhard v. Williamson County, Texas, Robert Chody, and Christopher Pisa; In the United States District Court for the Western District of Texas, Austin Division
6. Civil Action No. 1:21-cv-00374-RP; Gary Watsky v. Williamson County, Texas, and Robert Chody, Mark Luera, Steve Deaton, et al.; In the United States District Court for the Western District of Texas, Austin Division
7. Civil Action No. 1:21-cv-00481-LY; Marquina Gilliam-Hicks v. Sean Feldman, In his individual capacity, and Williamson County, Texas; In the United States District Court for the Western District of Texas, Austin Division

8. Civil Action No. 1:21-cv-00615-LY; Bernardo Acosta v. Williamson County, Texas, et al.; In the United States District Court for the Western District of Texas, Austin Division
9. Cause No. 22-0159-C395; Gary Watsky v. Mike Gleason, et al.; In the 395th District Court of Williamson County, Texas
10. Civil Action No. 1:22-cv-00254-RP; Rodney A. Hurdsman, #0217082 v. Mike Gleason, et al.; In the United States District Court for the Western District of Texas, Austin Division
11. Cause No. 22-2067-C395; Chauncy Williams v. Williamson County Attorney's Office Victim Services Division, et al.; In the 395th Judicial District Court of Williamson County, Texas
12. Cause No. 22-0826-C368; Doyle "Dee" Hobbs, Jr., in his official capacity as Williamson County Attorney v. AHFC Pecan Park PSH Non-Profit Corporation, et al.; In the 368th Judicial District Court of Williamson County, Texas
13. Civil Action No. 4:22-cv-00576-P; Kyle Strongin, et al. v. Williamson County, et al.; In the United States District Court for the Northern District of Texas
14. Cause No. 22-1152-C425; Catherine Johnston v. Bill Gravell, Williamson County Judge, et al.; In the 425th Judicial District Court of Williamson County, Texas
15. Cause No. 22-1213-C425; Williamson County, Texas v. Ritter Botkin Prime Construction Company, Inc. and Argonaut Insurance Company; In the 425th Judicial District Court of Williamson County, Texas
16. Cause No. 22-1359-C368; Williamson County, Texas v. Ritter, Botkin Prime Construction Company, Inc. and Great American Insurance Company of New York; In the 368th Judicial Court of Williamson County, Texas
17. Cause No. D-1-GN-22-007162; Williamson County v. Ken Paxton, Attorney General of the State of Texas; In the 353rd Judicial District Court of Travis County, Texas
18. Civil Action No. 1:23-cv-00019; Cindy McNatt, individually and as dependent administrator of Estate of Joshua Ray McNatt, et al. v. Williamson County, Texas, et al.; In the United States District Court for the Western District of Texas, Austin Division
19. Cause No. 23-0297-C368; Texas Fair Defense Project v. Williamson County Sheriff's Office; In the 368th Judicial District Court of Williamson County, Texas
20. Cause No. 23-0612-C395; Kirsten Davis v. Williamson County, Texas, et al.; In the 395th Judicial District Court of Williamson County, Texas
21. Civil Action No. 1:22-CV-00819-RP; J.R. Norwood v. Williamson County, Texas, et al.; In the United States District Court for the Western District of Texas, Austin Division

c. EEOC/TWC matters:

1. EEOC Charge EEOC Charge No. 451-2023-00766 - K.B.

d. Claims:

e. Other:

1. Legal matters relating to U.S. Fish and Wildlife Service's Final Rule Designating Critical Habitat for the Georgetown and Salado Salamanders.
2. Legal matters pertaining to tax exemptions for private apartment developers under 303.042(f) of the Texas Local Government Code.
3. Legal matters pertaining to DM Medical Billings, LLC.
4. Legal matters relating to proposed Hutto TIRZ #3.
5. Legal matters pertaining to nuisance abatement procedures.
6. Discuss legal matters relating to a Lease Agreement between Williamson County and the Williamson County Children's Advocacy Center, Inc.

62. Discuss security assessments or deployments relating to information resources technology; network security information as described by Texas Gov't Code Section 2059.055(b); and/or (3) the deployment, or specific occasions for implementation, of security personnel, critical infrastructure, or security devices. (Executive Session as per Texas Gov't. Code § 551.089).

63. Deliberate the appointment, employment, evaluation, reassignment, duties, discipline and/or dismissal of Williamson County officers, directors, employees and/or positions, including but not limited to conducting deliberation and discussion pertaining to annual reviews of department heads and appointed officials (Executive Session as per Tex. Gov. Code Section 551.074 – Personnel Matters).

64. Discuss the deployment or specific occasions for implementation of security personnel or devices; or security audits in relation to the Williamson County Justice Center/Williamson County Courthouse (Executive Session as per Texas Gov't. Code § 551.076).

REGULAR AGENDA (continued)

65. Discuss, consider, and take appropriate action on authorizing the Williamson County Judge to execute the settlement participation and release forms regarding settlement offers from Walmart, Inc.; CVS Health Corporation/CVS Pharmacy, Inc.; and Walgreens Co. in the matter of Texas opioid multi-district litigation for Williamson County in the matter of *County of Williamson v. Purdue Pharma, Inc., et al.,* MDL PRETRIAL CAUSE NO. 2018-63587, in the 152d District Court of Harris County, Texas.

66. Discuss and take appropriate action concerning economic development.

67. Discuss and take appropriate action concerning real estate.

68. Discuss, consider and take appropriate action on pending or contemplated litigation, settlement matters and other legal matters, including the following:

a. General:

1. Litigation or claims or potential litigation or claims against the County or by the County
2. Status Update-Pending Cases or Claims
3. Employee/personnel related matters
4. Other confidential attorney-client matters, including contracts and certain matters related to county defense issues in which the duty of the attorney to the governmental body within the attorney/client relationship clearly conflicts with Chapter 551 of the Texas Government Code.

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14. Cause No. 22-1152-C425; Catherine Johnston v. Bill Gravell, Williamson County Judge, et al.; In the 425th Judicial District Court of Williamson County, Texas
15. Cause No. 22-1213-C425; Williamson County, Texas v. Ritter Botkin Prime Construction Company, Inc. and Argonaut Insurance Company; In the 425th Judicial District Court of Williamson County, Texas
16. Cause No. 22-1359-C368; Williamson County, Texas v. Ritter, Botkin Prime Construction Company, Inc. and Great American Insurance Company of New York; In the 368th Judicial Court of Williamson County, Texas
17. Cause No. D-1-GN-22-007162; Williamson County v. Ken Paxton, Attorney General of the State of Texas; In the 353rd Judicial District Court of Travis County, Texas
18. Civil Action No. 1:23-cv-00019; Cindy McNatt, individually and as dependent administrator of Estate of Joshua Ray McNatt, et al. v. Williamson County, Texas, et al.; In the United States District Court for the Western District of Texas, Austin Division
19. Cause No. 23-0297-C368; Texas Fair Defense Project v. Williamson County Sheriff's Office; In the 368th Judicial District Court of Williamson County, Texas
20. Cause No. 23-0612-C395; Kirsten Davis v. Williamson County, Texas, et al.; In the 395th Judicial District Court of Williamson County, Texas
21. Civil Action No. 1:22-CV-00819-RP; J.R. Norwood v. Williamson County, Texas, et al.; In the United States District Court for the Western District of Texas, Austin Division

c. EEOC/TWC matters:

1. EEOC Charge No. 451-2023-00766 - K.B.

d. Claims:

e. Other:

1. Legal matters relating to U.S. Fish and Wildlife Service's Final Rule Designating Critical Habitat for the Georgetown and Salado Salamanders.
2. Legal matters pertaining to tax exemptions for private apartment developers under 303.042(f) of the Texas Local Government Code.
3. Legal matters pertaining to DM Medical Billings, LLC.
4. Legal matters relating to proposed Hutto TIRZ #3.
5. Legal matters pertaining to nuisance abatement procedures.
6. Discuss legal matters relating to a Lease Agreement between Williamson County and the Williamson County Children's Advocacy Center, Inc.

69. Discuss, consider and take appropriate action regarding the appointment, employment, evaluation, reassignment, duties, discipline and/or dismissal of Williamson County officers, directors or employees, including but not limited to any necessary action pertaining to conducting annual reviews of department heads and appointed officials.

70. Comments from Commissioners.

71. Public Comment Period. The Commissioners Court will conduct a Public Comment Period to allow members of the public to address the Court regarding matters pertaining to or affecting Williamson County but that do not appear as an Agenda Item on a meeting's Agenda. During such Public Comment Period, speakers shall be limited to a maximum of two (2) minutes to make his/her remarks and the maximum overall discussion time allowed for the Public Comment Period, regardless of the number of members of the public wishing to address the Court during such period, shall be limited to ten (10) minutes. Speaking time, to the extent possible, will be evenly allocated among speakers should more than five (5) speakers desire to speak during the Public Comment Period. Please note that the members of the Court may not comment at the meeting about matters that are not on the agenda.

_____

Bill Gravell, Jr., County Judge

This notice of meeting was posted in the locked box located on the south side of the Williamson County Courthouse, a place readily accessible to the general public at all times, on the 14th day of July 2023 at 5:00 P.M. and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Commissioners Court - Regular Session **3.**

Meeting Date: 07/18/2023

Transfer of Funds for Jury Meals

Submitted By: Ronald Morgan, All District Courts

Department: All District Courts

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on a line item transfer for the District Courts.

Background

Because of the increase in the number of jury trials, we have expended budget line that pays for juror meals while deliberations are in progress. We request movement of funds between various lines in the District Courts budget to provide for this for the remainder of the fiscal year.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100-0435-004167	Unknown Father - Crt Appt Atty	$2,000.00
From	0100-0435-004168	Unlocated Father - Crt Appt At	$2,000.00
To	0100-0435-004933	Food for Jurors	$4,000.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/07/2023 12:30 PM
Budget Office	Saira Hernandez	07/11/2023 01:04 PM
Form Started By: Ronald Morgan		Started On: 07/07/2023 11:30 AM
Final Approval Date: 07/11/2023		

Commissioners Court - Regular Session **4.**

Meeting Date: 07/18/2023

Line Item Transfer for Pretrial Services

Submitted By: Jamie Carrillo, Wilco PreTrial Services

Department: Wilco PreTrial Services

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on a line item transfer for Pretrial Services.

Background

Request to transfer funds from Professional Services to Interpreter line to cover Language Line services at magistration for the remainder of the fiscal year.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0591.004100	Professional Services	$1,100.00
To	0100.0591.004141	Interpreters	$1,100.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 08:53 AM
Budget Office	Saira Hernandez	07/13/2023 11:18 AM
Form Started By: Jamie Carrillo		Started On: 07/12/2023 01:39 PM
Final Approval Date: 07/13/2023		

Commissioners Court - Regular Session **5.**

Meeting Date: 07/18/2023

Line Item Transfer for the District Attorney

Submitted By: Ronnie Simek, District Attorney

Department: District Attorney

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on a line item transfer for the District Attorney's Office.

Background

This transfer is necessary to help cover the expenses related to vehicle repairs for the District Attorney's Office.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100-0440-003398	Video/CD/DVD	$1,000.00
From	0100-0440-004932	Trial Expenses	$4,000.00
From	0100-0440-004125	Transcripts	$1,000.00
To	0100-0440-004541	Vehicle Repairs	$6,000.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 10:08 AM
Budget Office	Saira Hernandez	07/13/2023 11:18 AM
Form Started By: Ronnie Simek		Started On: 07/13/2023 09:51 AM
Final Approval Date: 07/13/2023		

Commissioners Court - Regular Session **6.**

Meeting Date: 07/18/2023

Justice of the Peace, PCT 1 line item transfer

Submitted For: KT Musselman **Submitted By:** Misty Lamb, J.P. Pct. #1

Department: J.P. Pct. #1

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on a line item transfer for Justice of the Peace, PCT 1

Background

JP1 is requesting a line item transfer to move necessary funds to cover the cost of autopsy transportation. Funds are needed to cover the cost of transportation for the remainder of the fiscal year.

Fiscal Impact

From/To	Acct No.	Description	Amount
from	0100.0451.004190	AUTOPSIES, MED INQUESTS	$18,000.00
To	0100.0451.004192	TRANSPORTATION/AUTOPSIES	$18,000.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 11:34 AM
Budget Office	Saira Hernandez	07/13/2023 11:36 AM
Form Started By: Misty Lamb		Started On: 07/13/2023 11:25 AM
Final Approval Date: 07/13/2023		

Commissioners Court - Regular Session **7.**

Meeting Date: 07/18/2023

Line Item Transfer for Parks Department

Submitted For: Russell Fishbeck **Submitted By:** Russell Fishbeck, Parks

Department: Parks

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on a line item transfer for the Parks Department.

Background

Transfer of funds are necessary to meet Department in and around mileage reimbursement needs for the remaining of this fiscal year.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0510.003005	Office Furniture < $5,000	$1,500.00
To	0100.0510.004231	Travel	$1,500.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 11:33 AM
Budget Office	Saira Hernandez	07/13/2023 11:36 AM
Form Started By: Russell Fishbeck		Started On: 07/13/2023 11:10 AM
Final Approval Date: 07/13/2023		

Commissioners Court - Regular Session **8.**

Meeting Date: 07/18/2023

Animal Shelter Line Item Transfer

Submitted By: Misty Valenta, Animal Services

Department: Animal Services

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on a line item transfer for Regional Animal Shelter Fund.

Background

With the increased need for animal care and the increased numbers of unaltered animals entering our shelter, we are requesting moving these funds in lieu of a budget amendment. We propose to move $500 from 3100 (Office Supplies) and $3000 from 3318 (Janitorial Supplies) into 4968 (Care of Animals). We propose to move $575 from 3900 (Memberships) and $3000 from 4505 (Software Maintenance) into 4100 (Professional Services).

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0545.0545.003100	Office Supplies	$500.00
From	0545.0545.003318	Janitorial Supplies	$3,000.00
To	0545.0545.004968	Care for Animals	$3,500.00
From	0545.0545.004505	Software Maintenance	$3,000.00
From	0545.0545.003900	Memberships	$575.00
To	0545.0545.004100	Professional Services	$3,575.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 08:54 AM
Budget Office	Saira Hernandez	07/13/2023 12:54 PM
Form Started By: Misty Valenta		Started On: 07/12/2023 05:11 PM
Final Approval Date: 07/13/2023		

Commissioners Court - Regular Session **9.**

Meeting Date: 07/18/2023

Budget Line Item Transfer for Juvenile Services

Submitted By: Denise Carlson, Juvenile Services

Department: Juvenile Services

Agenda Category: Consent

Information

Agenda Item

Discuss, Consider and take appropriate action on a line item transfer for Juvenile Services.

Background

Juvenile Services is requesting a line item transfer from Computer Software, Professional Services and Computer Equipment in the amount of $24,000.00. Transfers from these lines will cover unexpected expenses from Fleet Maintenance, Training, Linens and Toiletries, Misc. Supplies, Uniforms and Pre-Employment Screening. This year, we have experienced an increased and unanticipated need for items and services related to these budget lines and are requesting increased funding to cover these expenses.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0576.003011	Computer Software	$8,000.00
From	0100.0576.004100	Professional Services	$10,000.00
From	0100.0576.003010	Computer Equipment	$6,000.00
To	0100.0576.004541	Vehicle Repairs and Maintenanc	$10,000.00
To	0100.0576.004232	Training and Conferences	$8,000.00
To	0100.0576.003005	Office Furniture	$1,000.00
To	0100.0576.003009	Linens and Toiletries	$2,500.00
To	0100.0576.004999	Miscellaneous Supplies	$500.00
To	0100.0576.003311	Uniforms	$1,000.00
To	0100.0576.004705	Pre-Employment Screening	$1,000.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 09:31 AM
Budget Office	Saira Hernandez	07/13/2023 11:18 AM
Form Started By: Denise Carlson		Started On: 07/13/2023 08:11 AM
Final Approval Date: 07/13/2023		

Commissioners Court - Regular Session **10.**

Meeting Date: 07/18/2023

FMSO LIT for Level A Chemical Suit Pressure Test

Submitted For: Hank Jones **Submitted By:** Hank Jones, Fire Marshal Spec Ops-Hazmat

Department: Fire Marshal Spec Ops-Hazmat

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on a line item transfer for the Fire Marshal Special Operations Department.

Background

This is a line item transfer to provide funds for the OSHA/NFPA mandated Level A Chemical Suit pressure testing for the Williamson County Hazmat Team.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100-0542-003110	Other Supplies	$1,500.00
To	0100-0542-004543	Repairs to Equipment	$1,500.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/10/2023 02:32 PM
Budget Office	Saira Hernandez	07/11/2023 01:04 PM
Form Started By: Hank Jones		Started On: 07/10/2023 01:15 PM
Final Approval Date: 07/11/2023		

Commissioners Court - Regular Session **11.**

Meeting Date: 07/18/2023

LIT to Small Equip & Tools for County Sheriff

Submitted For: Mike Gleason **Submitted By:** Virginia Johnson, Sheriff

Department: Sheriff

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on a line item transfer for the Williamson County Sheriff's Office.

Background

A line item transfer is requested to purchase two items. A Generator for the Crisis Intervention Team to include Training and a Motorcycle Tire Changer. Please direct questions to Chief Carmona or Chief David.

Fiscal Impact

From/To	Acct No.	Description	Amount
FROM:	0100.0560.003010	Computer Equipment	$2,500.00
TO:	0100.0560.003001	Small Equip & Tools	$2,500.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/12/2023 10:31 AM
Budget Office	Saira Hernandez	07/13/2023 07:36 AM
Form Started By: Virginia Johnson		Started On: 07/11/2023 04:04 PM
Final Approval Date: 07/13/2023		

Commissioners Court - Regular Session **12.**

Meeting Date: 07/18/2023

Line Item Transfer for the County Sheriff, Corrections Bureau

Submitted For: Mike Gleason **Submitted By:** Abigail Dass, Sheriff

Department: Sheriff

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on a line item transfer for the Corrections Department.

Background

This transfer is being requested to cover shortfall in Office Supplies towards the cost of Guardian ID Cards that are issued to every housed inmate in the Williamson County Jail after booking process is complete.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0570.003311	Uniforms	$5,000.00
To	0100.0570.003100	Office Supplies	$5,000.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/12/2023 04:21 PM
Budget Office	Saira Hernandez	07/13/2023 07:36 AM
Form Started By: Abigail Dass		Started On: 07/12/2023 03:55 PM
Final Approval Date: 07/13/2023		

Commissioners Court - Regular Session **13.**

Meeting Date: 07/18/2023

Line Item Transfer for the County Sheriff, Corrections Bureau

Submitted For: Mike Gleason **Submitted By:** Abigail Dass, Sheriff

Department: Sheriff

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on a line item transfer for the Corrections Department.

Background

This transfer is being requested to cover shortfall in Gasoline due to increased gasoline usage and price.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0570.003311	Uniforms	$6,000.00
To	0100.0570.003301	Gasoline	$6,000.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/12/2023 04:22 PM
Budget Office	Saira Hernandez	07/13/2023 07:36 AM
Form Started By: Abigail Dass		Started On: 07/12/2023 04:13 PM
Final Approval Date: 07/13/2023		

Commissioners Court - Regular Session **14.**

Meeting Date: 07/18/2023

Line Item Transfer

Submitted For: Dale Butler **Submitted By:** Gina Wrehsnig, Facilities Management

Department: Facilities Management

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on a line item transfer for Facilities.

Background

Need additional funds for the remainder of the FY for Temp Labor.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100.0509.004962	Janitorial Services	$3,950.00
To	0100.0509.001107	Temp Labor	$3,500.00
To	0100.0509.002010	FICA	$450.00

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	06/28/2023 03:18 PM
Budget Office	Saira Hernandez	06/28/2023 04:04 PM
Form Started By: Gina Wrehsnig		Started On: 06/27/2023 07:10 AM
Final Approval Date: 06/28/2023		

Commissioners Court - Regular Session **15.**

Meeting Date: 07/18/2023

Compensation Items

Submitted By: Kayla Marek, Human Resources

Department: Human Resources

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on approving compensation changes, position titles changes, position grade changes, and any corresponding line item transfers.

Background

See attached documentation for details.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Merit Report

Merit LIT

Form Review

Inbox	Reviewed By	Date
Human Resources (Originator)	Laura Drewry	07/12/2023 12:42 PM
County Judge Exec Asst.	Becky Pruitt	07/12/2023 12:49 PM
Form Started By: Kayla Marek		Started On: 07/12/2023 11:40 AM
Final Approval Date: 07/12/2023		

Department	Position	Emp Num	Current Annual Salary	Annual Merit Amt	Merit %	New Annual Salary	Lump-sum Merit	Pay Proposal Reason	Effective Date of Change
Commissioner 2 - admin	Senior Coordinator.1674.001100.	10267	$56,567.28	$1,414.19	2.50	$57,981.48	-	MERIT	21-Jul-23
County Clerk Judicial	Deputy County Clerk.0676.001100.	16470	$42,003.25	$1,260.11	3.00	$43,263.36	-	MERIT	21-Jul-23
County Judge	Chief of Staff.0714.001100.	11355	$84,697.34	$847.08	1.00	$85,544.42	-	MERIT	21-Jul-23
Human Resources	Sr Director of HR.0942.001100.	10959	$148,489.12	$891.02	0.60	$149,380.14	-	MERIT	21-Jul-23
Parks	Shop Foreman & Safety Ofcr.1200.001100.	16477	$46,769.32	$1,402.96	3.00	$48,172.28	-	MERIT	21-Jul-23
Parks	Parks Maint Supervisor.1860.001100.	16284	$42,348.28	$1,270.36	3.00	$43,618.64	-	MERIT	21-Jul-23
Unified Road Systems	Operator III.1594.001100.	04253	$58,916.40	$2,356.66	4.00	$61,273.06	-	MERIT	4-Aug-23

				(TO)	(FROM)	
entity	fund	dept	object	dr	cr	
01	0100	0212	001100	1,414.19		
01	0100	0212	001130		1,414.19	
01	0100	0404	001100	1,260.11		
01	0100	0404	002010	96.40		
01	0100	0404	002020	195.82		
01	0100	8002	001130		1,260.11	
01	0100	8002	002010		96.40	
01	0100	8002	002020		195.82	
01	0100	0400	001100	847.08		
01	0100	0400	002010	64.80		
01	0100	0400	002020	131.64		
01	0100	0402	001100	891.02		
01	0100	0402	002010	68.16		
01	0100	0402	002020	138.46		
01	0100	8001	001130		1,738.10	
01	0100	8001	002010		132.96	
01	0100	8001	002020		270.10	
01	0100	0510	001100	2,673.32		
01	0100	0510	001130		2,673.32	
01	0200	0210	001100	2,356.66		
01	0200	0210	001130		2,356.66	
01	0100	0450	001130	1,070.12		*6.27.23 Merit Reversal PCN 0747 - EE transfer/merit not given*
01	0100	0450	001100		1,070.12	*6.27.23 Merit Reversal PCN 0747 - EE transfer/merit not given*

Commissioners Court - Regular Session **16.**

Meeting Date: 07/18/2023

Property Tax Refunds - Over 2500 - thru 07/10/2023

Submitted For: Larry Gaddes **Submitted By:** Renee Clark, County Tax Assessor Collector

Department: County Tax Assessor Collector

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving property tax refunds over $2,500.00 thru 07/10/2023 for the Williamson County Tax Assessor/Collector.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

062323-071023 Refunds Over 2500

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/12/2023 10:32 AM
Form Started By: Renee Clark		Started On: 07/11/2023 04:22 PM
Final Approval Date: 07/12/2023		

WILLIAMSON COUNTY
1848

Larry Gaddes PCAC, C T A
Tax Assessor/Collector

Date: July 10,2023

To: Members of the Commissioners Court

From: Larry Gaddes PCAC, CTA

Subject: Property Tax Refunds

In accordance with Section 31.11 of the Property Tax Code, the court needs to approve all refunds in excess of $2,500.00. We are presenting the attached list, which includes these property tax refunds, for your approval.

Please contact me at (512) 943-1954, if you have any questions.

Thank you.

Property Tax
Account QuickReport
As of July 10, 2023

Type	Date	Num	Name	Memo	Amount
Refunds Payable - Taxpayers					
Check	07/10/2023	97692	CORELOGIC INC	R363275 - Overpayment	-9,659.06
Total Refunds Payable - Taxpayers					-9,659.06
TOTAL					**-9,659.06**

Commissioners Court - Regular Session **17.**

Meeting Date: 07/18/2023

Property Tax Collections – June 2023

Submitted For: Larry Gaddes **Submitted By:** Renee Clark, County Tax Assessor Collector

Department: County Tax Assessor Collector

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving property tax collections for the month of June 2023 for the Williamson County Tax Assessor/Collector.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

060123-063023 GWI-RFM

060123-063023 GWI-RFM graph

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 10:08 AM
Form Started By: Renee Clark		Started On: 07/13/2023 10:04 AM
Final Approval Date: 07/13/2023		

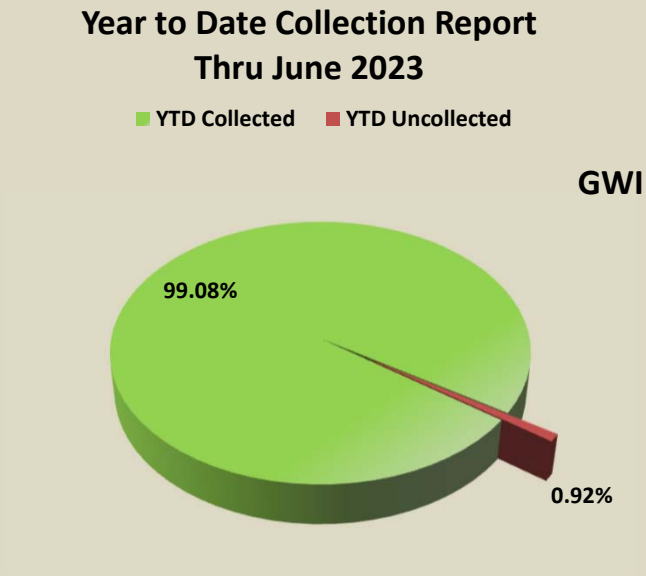
YEAR TO DATE - COLLECTION REPORT
Williamson County - GWI/RFM Property Taxes
June 30, 2023

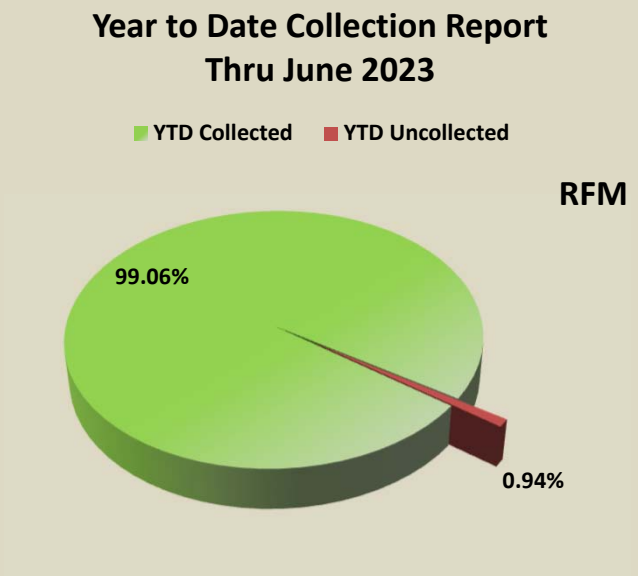
Williamson County General Fund	Tax Roll	Adjustments	Adjusted Tax Roll	Current Tax Collected	Penalty & Interest Collected	Variance	Uncollected Balance	YTD Collected	YTD Percent Collected	YTD Percent Collected w/P & I	YTD Percent Collected w/P & I & Prior Years
2022	$364,401,981.82	($2,282,524.95)	$362,119,456.87	$380,045.36	$74,096.34	($1.09)	$3,347,950.78	$358,771,506.09	99.08%	99.26%	99.70%
2021 & Prior	$2,757,006.07	($1,181,180.57)	$1,575,825.50	($148,608.99)	$6,307.04	$0.56	$2,147,768.06	($571,942.56)	-36.29%	-27.99%	
Rollbacks	$1,546,478.67	$698,272.39	$2,244,751.06	$135,236.29	$4,910.10	$0.00	$216,750.01	$2,028,001.05	90.34%	91.64%	
Total All	$368,705,466.56	($2,765,433.13)	$365,940,033.43	$366,672.66	$85,313.48	($0.53)	$5,712,468.85	$360,227,564.58	98.44%	98.66%	

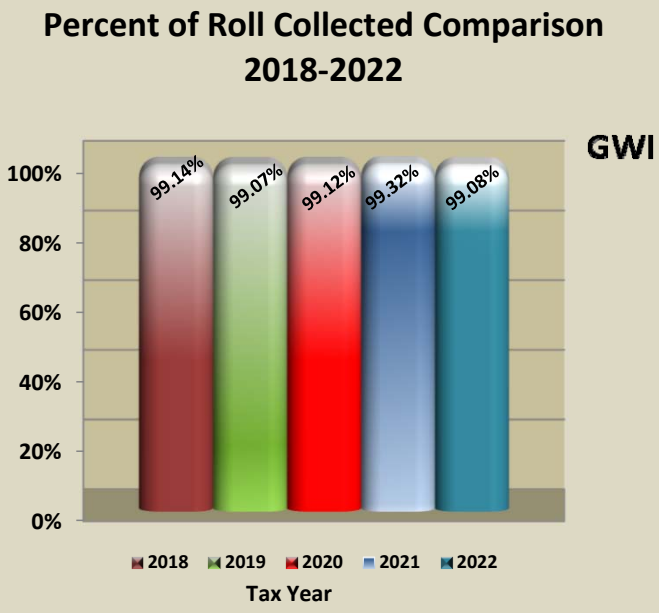
Williamson County RFM	Tax Roll	Adjustments	Adjusted Tax Roll	Current Tax Collected	Penalty & Interest Collected	Variance	Uncollected Balance	YTD Collected	YTD Percent Collected	YTD Percent Collected w/P & I	YTD Percent Collected w/P & I & Prior Years
2022	$41,753,188.87	($192,241.32)	$41,560,947.55	$49,300.05	$8,399.90	($0.03)	$391,744.86	$41,169,202.69	99.06%	99.24%	99.63%
2021 & Prior	$257,573.51	($105,610.48)	$151,963.03	($13,034.82)	$665.91	$0.05	$198,704.34	($46,741.31)	-30.76%	-22.25%	
Rollbacks	$148,096.37	$68,389.62	$216,485.99	$13,164.04	$479.54	$0.00	$21,555.09	$194,930.90	90.04%	91.34%	
Total All	$42,158,858.75	($229,462.18)	$41,929,396.57	$49,429.27	$9,545.35	$0.02	$612,004.29	$41,317,392.28	98.54%	98.76%	

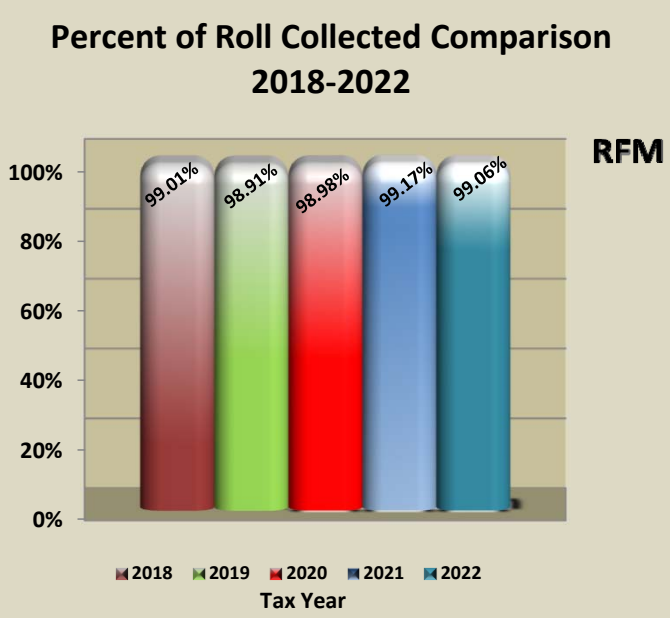
2022 COMBINED MONTHLY BREAKDOWN

Oct-22	$410,864,325.31	$47,641.67	$410,911,966.98	$9,167,294.87	$23,265.66	$54.78	$401,744,617.33	$9,167,349.65
Nov-22	$410,911,966.98	($235,128.28)	$410,676,838.70	$17,842,103.44	$21,026.41	$2,612.93	$383,664,772.68	$27,012,066.02
Dec-22	$410,676,838.70	($310,204.24)	$410,366,634.46	$217,472,967.79	$19,518.63	($8.26)	$165,881,608.91	$244,485,025.55
Jan-23	$410,366,634.46	($6,050,897.97)	$404,315,736.49	$145,274,145.09	$21,735.61	$473.42	$19,936,696.89	$389,759,644.06
Feb-23	$404,315,736.49	($177,642.84)	$404,138,093.65	$6,186,726.74	$281,389.73	($249,083.03)	$13,821,410.34	$395,697,287.77
Mar-23	$404,138,093.65	($940,846.99)	$403,197,246.66	$2,800,253.67	$301,032.93	$13.68	$10,080,296.00	$398,497,555.12
Apr-23	$403,197,246.66	$160,285.07	$403,357,531.73	$1,157,591.33	$112,973.96	$77,261.81	$9,005,727.93	$399,732,408.26
May-23	$403,357,631.71	($555,371.19)	$402,802,260.52	$1,396,089.55	$36,236.38	$357.63	$7,053,909.56	$401,128,855.44
Jun-23	$402,802,260.52	($313,335.00)	$402,488,925.52	$416,101.93	$94,858.83	($0.51)	$6,324,473.14	$401,544,956.86


Year to Date Collection Report
Thru June 2023
YTD Collected
YTD Uncollected
GWI
99.08%
0.92%


Year to Date Collection Report
Thru June 2023
YTD Collected
YTD Uncollected
RFM
99.06%
0.94%


Percent of Roll Collected Comparison
2018-2022
GWI
100%
80%
60%
40%
20%
0%
99.14%
99.07%
99.12%
99.32%
99.08%
2018
2019
2020
2021
2022
Tax Year


Percent of Roll Collected Comparison
2018-2022
RFM
100%
80%
60%
40%
20%
0%
99.01%
98.91%
98.98%
99.17%
99.06%
2018
2019
2020
2021
2022
Tax Year

Commissioners Court - Regular Session **18.**

Meeting Date: 07/18/2023

Justice of the Peace 1 June 2023 Monthly Report

Submitted For: KT Musselman **Submitted By:** Misty Lamb, J.P. Pct. #1

Department: J.P. Pct. #1

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action to approve Justice of the Peace, Pct. 1, June 2023 Monthly Report in compliance with Code of Crim. Proc. § 103.005.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

JP1 EOM JUNE 2023

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/07/2023 02:19 PM
Form Started By: Misty Lamb		Started On: 07/07/2023 01:10 PM
Final Approval Date: 07/07/2023		

IN COMPLIANCE WITH ARTICLE 103

CODE OF CRIMINAL PROCEDURE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared KT Musselman, Justice of the Peace, Precinct 1, Williamson County, who, on his oath, stated that the attached report of money collected is true and correct report for the month of June 2023

KT MUSSELMAN
JUSTICE OF THE PEACE
PRECINCT ONE

On this 7th day of July 2023 to certify which witness my hand and seal of office.

MISTY LAMB
My Notary ID # 128210087
Expires May 5, 2026

NOTARY PUBLIC
In and for the State of Texas

JP1 EOM JUNE 2023-DETAILED REPORT IS AVAILABLE THROUGH THE AUDITOR'S OFFICE

Payment Report - G/L and Fund Summary

TXWILLIAMSONPROD

Transaction Date: **06/01/2023 - 06/30/2023** Case Categories: **Criminal; Civil**
Locations: **JP1**

Payment Type: **Cash Bond Deposit; Counter Payment; ...**

G/L Account	G/L Account Number	Fee Totals
0100 - General Fund		
01-0100-0000-341801 - FEES OF OFFICE, JP PCT-1	L-004-1-01-0100-0000-341801: 01-0100-0000-341801 - FEES OF OFFICE, JP PCT #1	10,351.36
01-0100-0000-341901 - CIVIL FEES/OFFICE, CONST 1	L-004-1-01-0100-0000-341901: 01-0100-0000-341901 - Fees of Office, Const. PCT #1	30,825.13
01-0100-0000-341911 - CRIMINAL FEES/OFFICE, CONST 1	L-004-1-01-0100-0000-341911: 01-0100-0000-341911 - Fees of Office, Crim. Const PCT #1	112.39
01-0100-0000-342860 -Time Payment Fee County 2.50	L-004-1-01-0100-0000-342860: 01-0100-0000-342860 - Time Payment Fee County 2.50	77.65
01-0100-0000-351301 - FINES, JP PCT-1	L-004-1-01-0100-0000-351301: 01-0100-0000-351301 - FINES, JP PCT #1	10,779.00
01-0100-0000-362021 - COURT TRANSACTION FEES	L-004-1-01-0100-0000-362021: 01-0100-0000-362021 - COURT TRANSACTION FEES	4.00
01-0100-0000-365103 Language Access Fund	L-004-1-01-0100-0000-365103: Language Access Fund	1,046.44
99-9999-9999-000003 - LOCAL Consolidated CC-Misd C	L-004-1-01-99-9999-9999-000003: 99-9999-9999-000003 - LOCAL Consolidated CC-MISD C	1,121.35
	0100 - General Fund Total:	**54,317.32**
0360 - Courthouse Security Fund		
01-0360-0000-341150 - COURTHOUSE SECURITY FEES	L-004-1-01-0360-0000-341150: 01-0360-0000-341150 - Courthouse Security Fees	6.00
	0360 - Courthouse Security Fund Total:	**6.00**
0361 - JP Security Fund		
01-0361-0000-341151 - JP 1 SECURITY FEES	L-004-1-01-0361-0000-341151: 01-0361-0000-341151 - JP 1 SECURITY FEES	1.00
	0361 - JP Security Fund Total:	**1.00**
0370 - Alternate Dispute Resolution Fund		
01-0370-0000-341170 - Alternate Dispute Resolution Fees	L-004-1-01-0370-0000-341170: 01-0370-0000-341170 - Alternate Dispute Resolution Fees	1,744.08
	0370 - Alternate Dispute Resolution Fund Total:	**1,744.08**
0372 - Justice Court Technology Fund		
01-0372-0000-341141 - JP 1 TECHNOLOGY FEES	L-004-1-01-0372-0000-341141: 01-0372-0000-341141 - JP #1 TECHNOLOGY FEES	4.00
	0372 - Justice Court Technology Fund Total:	**4.00**
0373 - JP-1 Truancy Program Fund		
01-0373-0000-370000 - JP-1 Truancy Program Fees	L-004-1-01-0373-0000-370000: 01-0373-0000-370000 - JP-1 Truancy Program	10.00
	0373 - JP-1 Truancy Program Fund Total:	**10.00**

Payment Report - G/L and Fund Summary

TXWILLIAMSONPROD

Transaction Date: **06/01/2023 - 06/30/2023** Case Categories: **Criminal; Civil**
Locations: **JP1**

Payment Type: **Cash Bond Deposit; Counter Payment; ...**

G/L Account	G/L Account Number	Fee Totals
0399 - State Agency Fund		
01-0399-0000-208031 - JP 1 Truancy Prev/Diversion - State	L-004-1-01-0399-0000-208031: 01-0399-0000-208031 - JP 1 Truancy Prev/Diversion - State	2.00
01-0399-0000-208160 - CCC FEES DUE TO STATE COMP	L-004-1-01-0399-0000-208160: 01-0399-0000-208160 - Consolidated Court Costs	80.00
01-0399-0000-208165 - CCC 01.2020 Fee's Due to State	L-004-1-01-0399-0000-208165: 01-0399-0000-208165 - State Con Court Cost LGC 133.102(a)(3)	4,850.95
01-0399-0000-208181 - State Consolidated Fee	L-004-0399-0000-208181: State Consolidated Fee	1,050.00
01-0399-0000-208235 - JURY SERVICE FEES DUE TO STATE	L-004-1-01-0399-0000-208235: 01-0399-0000-208235 - Jury Service Fee	4.00
01-0399-0000-208352 - CRIMINAL JUDICIAL SUPPORT DUE	L-004-1-01-0399-0000-208352: 01-0399-0000-208352 - Support of the Judiciary Fund	6.00
01-0399-0000-208400 - DPS ARREST FEES DUE TO STATE	L-004-1-01-0399-0000-208400: 01-0399-0000-208400 - Texas Highway Patrol Arrest Fees	78.70
01-0399-0000-208415 - MOVING VIOLATION FEE DUE TO ST	L-004-1-01-0399-0000-208415: 01-0399-0000-208415 - Moving Violation Fee Due to State	1.00
01-0399-0000-208426 - State Traffic Fine Due To State	L-004-1-01-0399-0000-208426: 01-0399-0000-208426 - State Traffic Fine Due To State	2,008.95
01-0399-0000-208703 - INDIGENT DEF FEES - DUE TO ST	L-004-1-01-0399-0000-208703: 01-0399-0000-208703 - Indigent Defense Fee	2.00
01-0399-0000-208850 - WEIGHT VIOLATION FINES DUE TO	L-004-1-01-0399-0000-208850: 01-0399-0000-208850 - Weight Violation Fines	100.00
01-0399-0000-208860 - TIME PYMT FEES DUE TO STATE	L-004-1-01-0399-0000-208860: 01-0399-0000-208860 - Time Payment	25.00
	0399 - State Agency Fund Total:	**8,208.60**
JP BOND		
01-0100-0000-207019 - JP1 Bond Liability Account	L-004-1-02-00002: JP1 Registry Bond Account Liability	400.00
	JP BOND Total:	**400.00**
	Fee Totals for All Funds:	**64,691.00**

Payment Report - Fee Code Summary

Transaction Date: **06/01/2023 - 06/30/2023** Case Categories: **Criminal; Civil**
Locations: **JP1**

Payment Type: **Cash Bond Deposit; Counter Payment; ...**

Fee Code Summary

Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
2020AFC1	Arrest Fee - Constable 1 CCP 102.011(a)(1), 102.011(e)	12.39	3	0.00	0	0.00	0	12.39	3
2020AFDPS	Arrest Fee - DPS CCP 102.011.(a)(1), 102.011(e)	78.70	16	0.00	0	0.00	0	78.70	16
2020AFSO	Arrest Fee - Sheriff's Office 102.011(a)(1), 102.011(e)	297.47	60	0.00	0	0.00	0	297.47	60
2020CCC	State Cons Court Cost LGC 133.102(a)(3)	4,850.95	82	0.00	0	0.00	0	4,850.95	82
2020CDF	Compliance Dismissal Fine	170.00	17	0.00	0	0.00	0	170.00	17
2020DSCM	Driving Safety Course Mandatory CCP 45. 0511(f)(1)	160.00	16	0.00	0	0.00	0	160.00	16
2020LCCC-C	LOCAL Consolidated Court Cost LGC 134.103(a)	1,121.35	83	0.00	0	0.00	0	1,121.35	83
2020LTF	Local Traffic Fine (TC 542.403)	117.54	40	0.00	0	0.00	0	117.54	40
2020STF	State Traffic Fine (TC 542.4031)	1,958.95	40	0.00	0	0.00	0	1,958.95	40
2020TPF	Time Payment Fee CCP 102.030	77.65	7	0.00	0	0.00	0	77.65	7
AB	Abstract	10.00	2	0.00	0	0.00	0	10.00	2
ADMIN	Administration Fee [CCP 102.072]	4.00	1	0.00	0	0.00	0	4.00	1
AFACC	Arrest Fee - Austin Community College	5.00	1	0.00	0	0.00	0	5.00	1
AFCPD	Arrest Fee - Cedar Park Police Department	5.00	1	0.00	0	0.00	0	5.00	1
AFRPD	Arrest Fee - Round Rock PD (CCP 102.011)	5.00	1	0.00	0	0.00	0	5.00	1
CB	Cash Bond	400.00	2	0.00	0	0.00	0	400.00	2
CCC	Consolidated Court Costs [Loc. Gov't Code, 133.102]	80.00	2	0.00	0	0.00	0	80.00	2
CCOP	Civil Copies	3.00	3	0.00	0	0.00	0	3.00	3
CERT	Certified Copy	8.00	3	0.00	0	0.00	0	8.00	3
CFINE	County Fine	10,779.00	68	0.00	0	0.00	0	10,779.00	68
CHS	Courthouse Security Fee (CCP 102.017)	6.00	2	0.00	0	0.00	0	6.00	2
CHSJC	JP Security Fee (CCP 102.017)	1.00	1	0.00	0	0.00	0	1.00	1
CONT1	Constable Service Fee Pct #1	21,825.13	218	0.00	0	0.00	0	21,825.13	218
DDF	Deferred Disposition Fee	556.00	6	0.00	0	0.00	0	556.00	6
IDF	Indigent Defense Fee (LGC 133.107)	2.00	1	0.00	0	0.00	0	2.00	1
JCTF	Justice Court Technology Fee (CCP 102.0173)	4.00	1	0.00	0	0.00	0	4.00	1
JFR	Jury Reimbursement Fee (CCP 102.0045)	4.00	1	0.00	0	0.00	0	4.00	1
JTP	Juvenile Truancy Program (CCP 102.0174)	10.00	2	0.00	0	0.00	0	10.00	2
JTPDC	Juvenile Truancy Prev/Diversion Due to County (CCP 102.015)	1.00	1	0.00	0	0.00	0	1.00	1

Payment Report - Fee Code Summary

Transaction Date: **06/01/2023 - 06/30/2023** Case Categories: **Criminal; Civil**
Locations: **JP1**

Payment Type: **Cash Bond Deposit; Counter Payment; ...**

Fee Code Summary

Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
JTPDS	Juvenile Truancy Prev/Diversion Due to State (CCP 102.015)	1.00	1	0.00	0	0.00	0	1.00	1
JURY	Jury Fee	66.00	3	0.00	0	0.00	0	66.00	3
JUSFC	Judicial Support Fund - County (LGC 133.105)	0.60	1	0.00	0	0.00	0	0.60	1
JUSFS	Judicial Support Fund - State (LGC 133.105)	5.40	1	0.00	0	0.00	0	5.40	1
MVF	Moving Violation Fee (CCP 102.022)	1.00	1	0.00	0	0.00	0	1.00	1
SB41CDRF	County Dispute Resolution fund - LGC 135.157	1,744.08	352	0.00	0	0.00	0	1,744.08	352
SB41JCSF	Justice Court Support Fund	8,720.35	352	0.00	0	0.00	0	8,720.35	352
SB41LAF	Language Access Fund - LGC 135.155	1,046.44	352	0.00	0	0.00	0	1,046.44	352
SB41SCF	State Consolidated Fee	1,050.00	52	0.00	0	0.00	0	1,050.00	52
SFMCWV	State Fine - Motor Carrier Weight Violation	100.00	2	0.00	0	0.00	0	100.00	2
STFS	State Traffic Fine Due To State (HB2048)	50.00	1	0.00	0	0.00	0	50.00	1
TPC	Time Payment Fee - County	12.50	1	0.00	0	0.00	0	12.50	1
TPS	Time Payment Fee - State	12.50	1	0.00	0	0.00	0	12.50	1
UFA	Uniform Traffic Act (TC 542.403)	3.00	1	0.00	0	0.00	0	3.00	1
WARC1	Warrant Fee - Constable Pct. 1	100.00	1	0.00	0	0.00	0	100.00	1
WEXEC	Writ of Execution	15.00	3	0.00	0	(5.00)	1	10.00	4
WPOSS	Writ of Possession	215.00	43	0.00	0	0.00	0	215.00	43
WSF1	Constable #1 - Writ Service Fee	9,200.00	46	0.00	0	(200.00)	1	9,000.00	47

Fee Code Summary Totals	Gross		Positive Adjustments		Negative Adjustments		Net	
	Amount	Number	Amount	Number	Amount	Number	Amount	Number
	64,896.00	1,895	0.00	0	(205.00)	2	64,691.00	1,897

Commissioners Court - Regular Session **19.**

Meeting Date: 07/18/2023

Justice of the Peace 3 JUNE 2023 Monthly Report

Submitted For: Evelyn McLean **Submitted By:** Mary Alcala, J.P. Pct. #3

Department: J.P. Pct. #3

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action to approve Justice of the Peace, Pct. 3, June 2023 Monthly Report in compliance with Code of Criminal Procedure § 103.005.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

June 2023 - CCP 103

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/10/2023 04:02 PM
Form Started By: Mary Alcala		Started On: 07/10/2023 03:51 PM
Final Approval Date: 07/10/2023		

IN COMPLIANCE WITH ARTICLE 103
CODE OF CRIMINAL PROCEDURE

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared Evelyn McLean, Justice of the Peace, Precinct 3, Williamson County, who, on her oath, stated that the attached report of money collected is a true and correct report for the month of June 2023.

JUSTICE COURT PRECINCT 3 WILLIAMSON COUNTY, TEXAS

Evelyn McLean

EVELYN McLEAN
JUSTICE OF THE PEACE
PRECINCT THREE

On this 7th **day of July 2023, to certify which witness my hand and seal of office.**

Mary Alcala

NOTARY PUBLIC
in and for the State of Texas

NOTARY PUBLIC STATE OF TEXAS
MARY ANN ALCALA
Notary Public, State of Texas
Comm. Expires 04-12-2025
Notary ID 133030414

Payment Report - G/L and Fund Summary

TXWILLIAMSONPROD

Transaction Date: **06/01/2023 - 06/30/2023** Case Categories: **Civil**
Locations: **JP3**

Payment Type: **Cash Bond Deposit; E-Filing Payment; ...**

G/L Account	G/L Account Number	Fee Totals
0100 - General Fund		
01-0100-0000-341803 - FEES OF OFFICE, JP PCT-3	L-004-3-01-0100-0000-341803: 01-0100-0000-341803 - FEES OF OFFICE, JP PCT #3	432.75
01-0100-0000-341903 - CIVIL FEES/OFFICE, CONST 3	L-004-3-01-0100-0000-341903: 01-0100-0000-341903 - Fees of Office, Const. PCT #3	10,560.00
01-0100-0000-361200 - INTEREST, BANK DEPOSITS	L-004-3-01-0100-0000-361200: 01-0100-0000-361200 - Interest, Bank Deposit	0.40
	0100 - General Fund Total:	**10,993.15**
0399 - State Agency Fund		
01-0399-0000-208022 - Justice Courts Civil Electronic Filing	L-004-3-01-0399-0000-208022: 01-0399-0000-208022 - JP Ct. Civil Electronic Filing Fee	10.00
01-0399-0000-208822 - JP CIVIL LEGAL FEE FOR INDIGEN	L-004-3-01-0399-0000-208822: 01-0399-0000-208822 - JP Civil Legal Fee for Indigent	6.00
	0399 - State Agency Fund Total:	**16.00**
	Fee Totals for All Funds:	**11,009.15**

Payment Report - Fee Code Summary

TXWILLIAMSONPROD

Transaction Date: **06/01/2023 - 06/30/2023** Case Categories: **Civil**
Locations: **JP3**

Payment Type: **Cash Bond Deposit; E-Filing Payment; ...**

Fee Code Summary									
Code Word	**Description**	**Gross**		**Positive Adjustments**		**Negative Adjustments**		**Net**	
		Amount	**Number**	**Amount**	**Number**	**Amount**	**Number**	**Amount**	**Number**
AB	Abstract	10.00	2	0.00	0	0.00	0	10.00	2
CCOP	Civil Copies	57.25	21	0.00	0	0.00	0	57.25	21
CERT	Certified Copy	44.50	8	0.00	0	0.00	0	44.50	8
CONT3	Constable Service Fee Pct #3	6,480.00	66	0.00	0	0.00	0	6,480.00	66
EFF	Electronic Filing Fee	10.00	1	0.00	0	0.00	0	10.00	1
IN	Interest	0.40	12	0.00	0	0.00	0	0.40	12
ISF	Indigent Legal Services Fee	6.00	1	0.00	0	0.00	0	6.00	1
JURY	Jury Fee	66.00	3	0.00	0	0.00	0	66.00	3
SCFF	Small Claims Filing Fee	25.00	1	0.00	0	0.00	0	25.00	1
SUB3	Subpoena Pct# 3	80.00	1	0.00	0	0.00	0	80.00	1
TRANS	Transcript	120.00	12	0.00	0	0.00	0	120.00	12
WEXEC	Writ of Execution	5.00	1	0.00	0	0.00	0	5.00	1
WGAR	Writ of Garnishment	5.00	1	0.00	0	0.00	0	5.00	1
WPOSS	Writ of Possession	95.00	19	0.00	0	0.00	0	95.00	19
WRIT	Writ Fee	5.00	1	0.00	0	0.00	0	5.00	1
WSF3	Constable #3 - Writ Service Fee	4,000.00	20	0.00	0	0.00	0	4,000.00	20
Fee Code Summary Totals		**Gross**		**Positive Adjustments**		**Negative Adjustments**		**Net**	
		Amount	**Number**	**Amount**	**Number**	**Amount**	**Number**	**Amount**	**Number**
		11,009.15	170	0.00	0	0.00	0	11,009.15	170

Payment Report - G/L and Fund Summary

TXWILLIAMSONPROD

Transaction Date: **06/01/2023 - 06/30/2023** Case Categories: **Criminal**
Locations: **JP3**

Payment Type: **Cash Bond Deposit; E-Filing Payment; ...**

G/L Account	G/L Account Number	Fee Totals
0100 - General Fund		
01-0100-0000-207017 - Collections Agency Fee	L-004-3-01-0100-0000-207017: 01-0100-0000-207017 - Collections Agency Fee	4,789.76
01-0100-0000-209600 - FINES DUE TO TX PARKS WILDLIFE	L-004-3-01-0100-0000-209600: 01-0100-0000-209600 - FINES DUE TO TX PARKS WILDLIFE	3,484.15
01-0100-0000-209700 - JP COURTS-REFUNDS	L-004-3-01-0100-0000-209700: 01-0100-0000-209700 - JP COURTS-REFUNDS	261.00
01-0100-0000-341200 - Sheriff Fees (WILCO)	L-004-3-01-0100-0000-341200: 01-0100-0000-341200 - Sheriff Fees (WILCO)	295.65
01-0100-0000-341803 - FEES OF OFFICE, JP PCT-3	L-004-3-01-0100-0000-341803: 01-0100-0000-341803 - FEES OF OFFICE, JP PCT #3	9,107.70
01-0100-0000-341913 - CRIMINAL FEES/OFFICE, CONST 3	L-004-3-01-0100-0000-341913: 01-0100-0000-341913 - Fees of Office, Crim. Const PCT #3	1,318.37
01-0100-0000-351303 - FINES, JP PCT-3	L-004-3-01-0100-0000-351303: 01-0100-0000-351303 - FINES, JP PCT #3	70,582.35
	0100 - General Fund Total:	**89,838.98**
0361 - JP Security Fund		
01-0361-0000-341153 - JP 3 SECURITY FEES	L-004-3-01-0361-0000-341153: 01-0361-0000-341153 - JP 3 SECURITY FEES	222.52
	0361 - JP Security Fund Total:	**222.52**
0367 - JP-3 Truancy Program Fund		
01-0367-0000-370000 - JP-3 Truancy Program Fees	L-004-3-01-0367-0000-370000: 01-0367-0000-370000 - JP-3 Truancy Program Fee	273.15
	0367 - JP-3 Truancy Program Fund Total:	**273.15**
0372 - Justice Court Technology Fund		
01-0372-0000-341143 - JP 3 TECHNOLOGY FEES	L-004-3-01-0372-0000-341143: 01-0372-0000-341143 - JP #3 TECHNOLOGY FEES	222.53
	0372 - Justice Court Technology Fund Total:	**222.53**

Payment Report - G/L and Fund Summary

Transaction Date: **06/01/2023 - 06/30/2023** Case Categories: **Criminal**
Locations: **JP3** Payment Type: **Cash Bond Deposit; E-Filing Payment; ...**

G/L Account	G/L Account Number	Fee Totals
0399 - State Agency Fund		
01-0399-0000-208033 - JP 3 Truancy Prev/Diversion - State	L-004-3-01-0399-0000-208033: 01-0399-0000-208033 - JP 3 Truancy Prev/Diversion - State	95.26
01-0399-0000-208160 - CCC FEES DUE TO STATE COMP	L-004-3-01-0399-0000-208160: 01-0399-0000-208160 - Consolidated Court Costs	2,225.29
01-0399-0000-208235 - JURY SERVICE FEES DUE TO STATE	L-004-3-01-0399-0000-208235: 01-0399-0000-208235 - Jury Service Fee	222.53
01-0399-0000-208352 - CRIMINAL JUDICIAL SUPPORT DUE	L-004-3-01-0399-0000-208352: 01-0399-0000-208352 - Support of the Judiciary Fund	333.79
01-0399-0000-208400 - DPS ARREST FEES DUE TO STATE	L-004-3-01-0399-0000-208400: 01-0399-0000-208400 - Texas Highway Patrol Arrest Fees	276.65
01-0399-0000-208415 - MOVING VIOLATION FEE DUE TO ST	L-004-3-01-0399-0000-208415: 01-0399-0000-208415 - Moving Violation Fee Due to State	3.08
01-0399-0000-208425 - ST TRAFFIC FEES DUE TO STATE	L-004-3-01-0399-0000-208425: 01-0399-0000-208425 - State Traffic Fee	356.96
01-0399-0000-208703 - INDIGENT DEF FEES - DUE TO ST	L-004-3-01-0399-0000-208703: 01-0399-0000-208703 - Indigent Defense Fee	111.25
01-0399-0000-208720 - SEATBELT FINES	L-004-3-01-0399-0000-208720: 01-0399-0000-208720 - Seatbelt Fines	184.94
01-0399-0000-208750 - TLFTA FEES DUE TO STATE COMP	L-004-3-01-0399-0000-208750: 01-0399-0000-208750 - Traffic Law Failure To Appear	517.63
01-0399-0000-208850 - WEIGHT VIOLATION FINES DUE TO	L-004-3-01-0399-0000-208850: 01-0399-0000-208850 - Weight Violation Fines	208.97
01-0399-0000-208860 - TIME PYMT FEES DUE TO STATE	L-004-3-01-0399-0000-208860: 01-0399-0000-208860 - Time Payment	22.55
	0399 - State Agency Fund Total:	**4,558.90**
JP BOND		
01-0100-0000-207020 - JP3 Bond Liability Account	L-004-3-02-00002: JP3 Registry Bond Account Liability	1,500.00
	JP BOND Total:	**1,500.00**
	Fee Totals for All Funds:	**96,616.08**

Payment Report - Fee Code Summary

TXWILLIAMSONPROD

Transaction Date: **06/01/2023 - 06/30/2023** Case Categories: **Criminal**
Locations: **JP3**

Payment Type: **Cash Bond Deposit; E-Filing Payment; ...**

Fee Code Summary

Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
AFCA3	Arrest/Service Fee - Const. Pct. 3	2.30	1	0.00	0	0.00	0	2.30	1
AFDPS	Arrest Fee - DPS (CCP 102.011)	176.65	47	0.00	0	0.00	0	176.65	47
AFSO	Arrest Fee - Sheriff's Office (CCP 102.011)	94.18	28	0.00	0	0.00	0	94.18	28
ARGPD	Arrest Fee - Georgetown Police Department	5.00	1	0.00	0	0.00	0	5.00	1
CB	Cash Bond	1,500.00	3	0.00	0	0.00	0	1,500.00	3
CCC	Consolidated Court Costs [Loc. Gov't Code, 133.102]	2,225.29	77	0.00	0	0.00	0	2,225.29	77
CFINE	County Fine	70,582.35	655	0.00	0	0.00	0	70,582.35	655
CHS	Courthouse Security Fee (CCP 102.017)	166.88	77	0.00	0	0.00	0	166.88	77
CHSJC	JP Security Fee (CCP 102.017)	55.64	77	0.00	0	0.00	0	55.64	77
CJS	Criminal Judicial Support Fee (LGC 103.105)	0.60	1	0.00	0	0.00	0	0.60	1
COLLFEE	Collection Agency Fee	4,789.76	82	0.00	0	0.00	0	4,789.76	82
COPIES	Certified Copies	6.00	3	0.00	0	0.00	0	6.00	3
CRFEEOVER	Criminal Overpayment Fee	261.00	1	0.00	0	0.00	0	261.00	1
DDF	Deferred Disposition Fee	9,014.00	94	0.00	0	0.00	0	9,014.00	94
FNTC1	Child Safety Seat Fine Trauma Center	184.94	4	0.00	0	0.00	0	184.94	4
IDF	Indigent Defense Fee (LGC 133.107)	111.25	77	0.00	0	0.00	0	111.25	77
JCTF	Justice Court Technology Fee (CCP 102.0173)	222.53	77	0.00	0	0.00	0	222.53	77
JFR	Jury Reimbursement Fee (CCP 102.0045)	222.53	77	0.00	0	0.00	0	222.53	77
JTP	Juvenile Truancy Program (CCP 102.0174)	273.15	76	0.00	0	0.00	0	273.15	76
JTPDC	Juvenile Truancy Prev/Diversion Due to County (CCP 102.015)	47.62	69	0.00	0	0.00	0	47.62	69
JTPDS	Juvenile Truancy Prev/Diversion Due to State (CCP 102.015)	47.64	69	0.00	0	0.00	0	47.64	69
JUSFC	Judicial Support Fund - County (LGC 133.105)	32.78	76	0.00	0	0.00	0	32.78	76
JUSFS	Judicial Support Fund - State (LGC 133.105)	300.41	77	0.00	0	0.00	0	300.41	77
MVF	Moving Violation Fee (CCP 102.022)	3.08	44	0.00	0	0.00	0	3.08	44
OMNI	OMNI Fee	103.54	26	0.00	0	0.00	0	103.54	26
OMNIC	OMNI Fee - County	69.01	26	0.00	0	0.00	0	69.01	26
OMNIS	OMNI Fee - State	345.08	26	0.00	0	0.00	0	345.08	26
SFC3	Service/Arrest Fee - Const. 3	47.28	10	0.00	0	0.00	0	47.28	10
SFMCWV	State Fine - Motor Carrier Weight Violation	208.97	7	0.00	0	0.00	0	208.97	7
SFOC	Service Fee - Out of County	35.00	2	0.00	0	0.00	0	35.00	2

Payment Report - Fee Code Summary

Transaction Date: **06/01/2023 - 06/30/2023** Case Categories: **Criminal**
Locations: **JP3**

Payment Type: **Cash Bond Deposit; E-Filing Payment; ...**

Fee Code Summary

Code Word	Description	Gross		Positive Adjustments		Negative Adjustments		Net	
		Amount	Number	Amount	Number	Amount	Number	Amount	Number
STF	State Traffic Fee (TC 542.4031)	356.96	20	0.00	0	0.00	0	356.96	20
TPC	Time Payment Fee - County	8.22	3	0.00	0	0.00	0	8.22	3
TPS	Time Payment Fee - State	14.33	5	0.00	0	0.00	0	14.33	5
TPWF	Texas P&W Fine	3,484.15	30	0.00	0	0.00	0	3,484.15	30
UFA	Uniform Traffic Act (TC 542.403)	47.70	24	0.00	0	0.00	0	47.70	24
WARC3	Warrant Fee - Constable Pct. 3	1,268.79	37	0.00	0	0.00	0	1,268.79	37
WCSO	Williamson County Sheriff	201.47	4	0.00	0	0.00	0	201.47	4
WFDPS	Warrant Fee - DPS	100.00	2	0.00	0	0.00	0	100.00	2
Fee Code Summary Totals		**Gross**		**Positive Adjustments**		**Negative Adjustments**		**Net**	
		Amount	**Number**	**Amount**	**Number**	**Amount**	**Number**	**Amount**	**Number**
		96,616.08	2,015	0.00	0	0.00	0	96,616.08	2,015

Commissioners Court - Regular Session **20.**

Meeting Date: 07/18/2023

Emergency Service Districts Annual Audit Reports

Submitted For: Bill Gravell **Submitted By:** Andrea Schiele, County Judge

Department: County Judge

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on accepting and receiving annual audit reports from Emergency Service Districts located within Williamson County in accordance with Health & Safety Code Sec. 775.082.

Background

The Emergency Services Districts located in Williamson County are submitting their annual audit reports in accordance with: Health & Safety Code Sec. 775.082. Audit of District in Less Populous Counties. (b) A district shall prepare and file with the commissioners court of each county that contains any part of the district on or before June 1 of each year an audit report of the district's fiscal accounts and records. The audit shall be performed and the report shall be prepared at the expense of the district. The county auditor, with the approval of the commissioners court, shall adopt rules relating to the format of the audit and report. If a district is located in more than one county, the county auditors, with the approval of the commissioners court of each county in which the district is located, shall adopt uniform rules relating to the format of the audit and report.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

WCESD 1 - Jollyville
WCESD 2 - Sam Bass
WCESD 3 - Hutto
WCESD 4 - Liberty Hill
WCESD 5 - Jarrell
WCESD 6 - Weir
WCESD 7 - Florence
WCESD 8 - Georgetown
WCESD 9 - Round Rock
WCESD 10 - Coupland-Thrall
WCESD 11 - Cedar Park
WCESD 12 - Cedar Park

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst. (Originator)	Becky Pruitt	07/10/2023 11:21 AM
Form Started By: Andrea Schiele		Started On: 07/07/2023 03:27 PM
Final Approval Date: 07/10/2023		

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 1

AUDITED FINANCIAL STATEMENTS

AND SUPPLEMENTAL SCHEDULES

AND INDEPENDENT AUDITOR'S REPORT

FOR THE FISCAL YEAR ENDED DECEMBER 31, 2022

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 1

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The Accounting Firm
of
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Independent Auditor's Report

To the Board of Directors
Williamson County Emergency Services District No. 1

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Williamson County Emergency Services District No. 1, Texas as of and for the year ended December 31,2022, and the related notes to the financial statements, which collectively comprise the Williamson County Emergency Services District No. 1, Texas' basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Williamson County Emergency Services District No. 1, Texas, as of December 31, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Williamson County Emergency Services District No. 1, Texas and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Williamson County Emergency Services District No. 1, Texas' ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing

standards and *Government Auditing Standards* will always detect a material misstatement when it exists.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Williamson County Emergency Services District No. 1, Texas' internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Williamson County Emergency Services District No. 1, Texas' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 4-11 and 26-27 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 15, 2023 on our consideration of the Williamson County Emergency Services District No. 1, Texas' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Williamson County Emergency Services District No. 1, Texas' internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Williamson County Emergency Services District No. 1, Texas' internal control over financial reporting and compliance.

Donald L. Allman, CPA

Georgetown, Texas
May 15, 2023

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 1
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2022

Our discussion and analysis of the Williamson County Emergency Services District No. 1's financial performance provides an overview of the District's financial activities for the fiscal year ended December 31, 2022. Please review it in conjunction with the transmittal letter and the District's basic financial statements, which begin on page 11.

FINANCIAL HIGHLIGHTS

Total net position increased $2,015,380 from 2021.

The District had $3,390,665 in expenses related to governmental activities with $5,406,045 in program revenues to cover the cost of these programs. Excess funds increase the reserve balance.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities (on pages 12-13) provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 14. These statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most financially significant funds.

Reporting the District as a Whole

The Statement of Net Position and the Statement of Activities

Our analysis of the District as a whole begins on page 12. One of the most important questions asked about the District's finances is "Is the District as a whole better off or worse as a result of this year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer that question.

These statements include all assets and liabilities using the accrual basis of accounting, which is similar to accounting used by most private-sector companies. Accrual of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's net position and changes in that. You can think of the District's net position, the difference between assets, what the District owns, and liabilities, what the District owes, as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net position are one indicator of whether its financial health is improving or deteriorating. You will need to consider other non-financial factors, however, such as changes in the District's jurisdiction, the availability of capital projects, and continuing local governmental support to assess the overall health of the District.

Reporting the District's Most Significant Funds Major Funds

Fund Financial Statements -General

Our analysis of the District's major funds begins on page 14. The Fund financial statements begin on page 14 and provide detailed information about the most significant funds-not the District as a whole. Some funds are required to be established by State law. The District only has governmental funds.

Governmental Funds: The District's services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called *modified accrual* accounting, which measures cash and all other financial assets that can be readily converted to cash. The governmental fund statements provide a detailed short-term view of the District's operations and the services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in a reconciliation beside the fund financial statements, if applicable.

Notes to the Financial Statements: The notes provide additional information that is essential to a full understanding of the data provided in the governmental-wide and fund financial statements. The notes to the financial statements can be found on pages 17-24 of this report.

Other information: In addition to the basic financial statements and accompanying notes, this report also presents budget to actual statements and schedules which can be found on pages 25-26 of this report.

THE DISTRICT AS A WHOLE

The District's total net position changed from a year ago, increasing from $9,748,822 to $11,764,262 Our analysis below focuses on the net position (Table 1) and changes in net position (Table 2) of the District's governmental activities.

Net position of the District's activities increased 20.7% or $2,015,440. Unrestricted net position, the part of net position that can be used to finance day-to-day operations without constraints established by debt covenants, enabling legislation, or other legal requirements – increased from $6,811,445 to $8,559,851. Restricted Fund Balance remained $1,000,000.

Table 1
Summary of Net Position

	2022	2021	$ Change	% Change
Cash and Current Assets	8,245,534	$ 6,878,655	$ 1,366,879	19.9%
Property & SalesTaxes Rec.	1,391,909	1,031,221	$ 360,688	100.0%
Capital Assets	2,204,411	1,937,377	267,034	13.8%
Total Assets	$ 11,841,854	$ 9,847,253	$ 1,994,601	20.3%
Current Liabilities	$ 2,082	$ 1,441	$ 641	-100.0%
Long-Term Obligations	75,510	96,990	(21,480)	0.0%
Total Liabilities	$ 77,592	$ 98,431	$ (20,839)	-100.0%
Net Position:				
Net Investment in Capital Assets	$ 2,204,411	$ 1,937,377	267,034	13.8%
Restricted	1,000,000	1,000,000	-	0.0%
Unrestricted	8,559,851	6,811,445	1,748,406	25.7%
Total Net Assets	$ 11,764,262	$ 9,748,822	$ 2,015,440	20.7%

Table 2
Summary of Changes in Net Position for 2022
Compared With 2021 Activity

	2022	2021	$ Change	% Change
Program Revenues:				
Property Taxes	$ 2,416,434	$ 1,954,502	$ 461,932	23.6%
Sales Taxes	2,404,672	894,719	1,509,953	168.8%
Wilco Revenues	14,255	33,837	(19,582)	-57.9%
Other income	43,724	122,806	(79,082)	-64.4%
Gain on Sale of Assets	455,435	-	455,435	100.0%
Interest & Investment Income	71,525	21,518	50,007	232.4%
Total Revenues	$ 5,406,045	$ 3,027,382	$ 2,378,663	78.6%
Program Expenses:				
General Government	$ 3,390,665	$ 2,617,925	$ (772,740)	29.5%
Other (Income)/Expense	-	-	-	
Total Expenses	$ 3,390,665	$ 2,617,925	$ (772,740)	29.5%
Net Position				
Increase / (Decrease)	$ 2,015,380	$ 409,457	$ 1,605,923	392.2%

Table 3 presents the cost of each of the District's programs as well as each program's net cost (total cost less revenues generated by activities). The net cost shows the financial burden that was placed on the District by each of these functions.

Table 3

Governmental Activities

	Total Cost of Services		Net Cost of Services	
	2022	2021	2022	2021
General Government	$ 3,390,665	$ 2,617,925	$ 3,390,665	$ 2,617,925
Other Expense	-	-	-	-
Total Expenses	$ 3,390,665	$ 2,617,925	$ 3,390,665	$ 2,617,925

The decrease in general government expenses from 2021 to 2022 of $772,740 can be attributed to increases in the Jollyville VFD contract.

THE DISTRICT'S FUND'S

Table 4
Change In Year End Fund Balance

	2022	2021	$ Change	% Change
Net Investment in Capital Asset	$ 2,204,411	$ 1,937,377	$ 267,034	13.8%
Restricted	1,000,000	1,000,000	-	0.0%
Unrestricted	8,559,851	6,811,445	1,748,406	25.7%
Total Governmental Balances	$ 11,764,262	$ 9,748,822	$ 2,015,440	20.7%

The 13.8% increase in Capital Assets is due to a new fire truck, brush truck, and equipment. A ladder truck was also sold and taken off the books. Restricted net assets remain $1,000,000 due to the Board of Directors not incorporating any changes.

The 25.7% increase in the Unrestricted fund balance can be attributed to increased income from sales taxes.

Table 5 presents a summary of governmental fund revenues for the 2022 fiscal year and the amounts and percentages of increases and decreases in relation to the prior year.

Table 5
Total Governmental Fund Revenues

Revenue Source	2022	% of Total	Increase or (Decrease) Over 2021	% Increase / (Decrease)
Property taxes	2,416,434	48.8%	461,932	23.6%
Sales taxes	2,404,672	48.6%	1,509,953	168.8%
Other income	43,724	0.88%	(79,082)	-233.7%
Wilco Income	14,255	0.3%	(19,582)	-57.9%
Investment Income	71,525	1.4%	50,007	232.4%
Total	$ 4,950,610	100.0%	$ 1,923,228	63.5%

The 23.6% increase in Property Tax revenues is primarily due to increases in the property tax base, the tax rate did not change.
The 168.8% increase in sales taxes is primarily due to an increase in sales revenues in the area.

Table 6 presents the General Fund budget and the difference between the original budget and final budget for fiscal year 2022. Table 7 discusses the variance between the final budget and the actual results for the year.

Table 6
Original and Final Budget
Budgeted Amounts

	Original	Final	Variance
Revenues:			
Property Taxes	$ 1,947,932	$ 2,094,465	$ 146,533
Sales Taxes	700,000	2,342,502	1,642,502
Wilco Income	14,000	14,255	255
Interest Income	-	89,453	89,453
Other Income	-	684,974	684,974
Total Revenues	**$ 2,661,932**	**$ 5,225,649**	**$ 2,563,717**
Expenditures:			
Current:			
Capital Improvements	-	1,042,832	1,042,832
Contracts for EMS & Firefighting	$ 1,773,130	$ 1,970,344	$ 197,214
Insurance	56,200	56,200	-
Utilities	17,000	17,000	
Diesel, Gasoline & Oil	15,800	15,800	
Vehicle maintenance & repair	52,000	52,000	
County Appraisal District cost	11,000	11,000	
County Tax Assessor-Collector	3,000	3,000	
Audit cost & Legal fees&Sales tax	15,000	15,000	
Building repair, maintenance, equip	33,900	33,900	
Investment Advisory Agreement	6,000	6,000	
Training & other expenses	115,250	115,250	
Total Expenditures	**$ 2,098,280**	**$ 3,338,326**	**$ 1,240,046**
Excess (Deficiency) of Revenues Over (Under) Expenditures	**$ 563,652**	**$ 1,887,323**	$ 1,323,671

Original versus Final Budget

Final Budget versus Actual Results

The variance in **Property Tax** revenues is due to the District increasing its overall property tax valuation due to rising property values.

Table 7
Final Budget Versus Actual Results
General Fund

	Final Budget	Actual	Variance
Revenues:			
Property Taxes	$ 2,094,465	$ 2,416,434	$ 321,969
Sales Taxes	2,342,502	2,404,672	62,170
Wilco Income	14,255	14,255	-
Investment Income	89,453	71,525	(17,928)
Gain on Sale of Assets		455,435	455,435
Other Income	684,974	43,724	(641,250)
Total Revenues	**$ 5,225,649**	**$ 5,406,045**	**$ 180,396**
Final Budget Versus Actual Results			
Expenditures:			
Capital Improvements	1,042,832	0	1,042,832
Contracts for EMS & Firefighting	$ 1,970,344	$ 2,317,158	$ (346,814)
Miscellaneous	107,650	86,017	$ 21,633
Insurance	56,200	59,444	(3,244)
Utilities & communications	17,000	18,645	(1,645)
Diesel, Gasoline & Oil	15,800	26,966	(11,166)
Vehicle maintenance & repair	52,000	78,553	(26,553)
Training	$ 7,600	8,213	(613)
County Appraisal District cost	$ 11,000	10,965	35
County Tax Assessor-Collector	3,000	-	3,000
Audit, Legal, Sales Tax, Admin	15,000	69,713	(54,713)
Building repair, maintenance, equip	33,900	113,008	(79,108)
Depreciation	-	589,983	(589,983)
Investment Advisor, Sales Tax	6,000	12,000	(6,000)
Total Expenditures	**$ 3,338,326**	**$ 3,390,665**	**$ (52,339)**
Excess (Deficiency) of Revenues Over (Under) Expenditures	**$ 1,887,323**	**$ 2,015,380**	**$ 128,057**

The variance in **General Government** expenditures is due to the increase in the contract services.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At year-end, the District had $2,204,411 invested in equipment, trucks and building. This amount represents a $267,034, net increase over the last year, after depreciation, which is due to a new fire truck, new brush truck, and equipment.

Debt Administration

At fiscal year-end, the District had $0 in loans payable or long-term debt outstanding.

ECONOMIC FACTORS

The District operates solely in Williamson County and has since its inception. About 69% of the District's revenue comes from property taxes. The District's budgeting process must continue to work as closely as possible with the Williamson County Tax Assessor's office in order to meet the financial obligations of the District. The City of Austin is annexing parts of the WCESD # 1 service area which could decrease property tax revenues.

It is important that the District is able to succeed in carrying out its day-to-day operations and continue to be able to meet its financial obligations as well. The additional apparatus and equipment are vital to providing the best fire protection and EMT services to the citizens of the District.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the District's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Office of the Treasurer, 9218 Anderson Mill Road. Austin. TX 78729.

Treasurer
Williamson County Emergency Services District # 1

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 1

STATEMENT OF NET POSITION

DECEMBER 31, 2022

Assets:		
Current Assets:		
Cash and Cash Equivalents	$	8,245,534
Property Taxes & Sales Tax Receivable		1,391,909
Total Current Assets	$	9,637,443
Non-Current Assets:		
Capital Assets:		
Building, Equipment & Trucks, Net of Accumulated Depreciation	$	2,204,411
Total Non-Current Assets	$	2,204,411
Total Assets	$	**11,841,854**
Liabilities:		
Current Liabilities:		
Accounts Payable	$	2,082
Unearned Revenue-Property Taxes		75,510
Payroll Taxes, Insurance & Retirement Payable		-
Current Portion of Long-Term Debt		-
Total Current Liabilities	$	77,592
Non-Current Liabilities:		
Notes & Leases Payable	$	-
Total Liabilities	$	**77,592**
Net Position:		
Net Investment in Capital Assets	$	2,204,411
Restricted for Debt Service, Fire Station, Apparatus & Regular Reserve		1,000,000
Unrestricted		8,559,851
Total Net Position	$	**11,764,262**

See accompanying notes to the financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 1

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED DECEMBER 31, 2022

Functions/Programs	Expenses	Program Revenues	Net Revenue and Change in Net Position Primary Government Governmental Activities
Governmental Activities:			
General Government	3,390,665	$ 4,821,106	$ 1,430,441
Other Income/Expense	-	499,159	499,159
Total Governmental Activities	$ 3,390,665	$ 5,320,265	$ 1,929,600

General Revenues:	
Unrestricted Interest Earnings	$ 71,525
Wilco Revenues	14,255
Total General Revenues	$ 85,780
Change in Net Position	$ 2,015,380
Net Position - Beginning	9,748,882
Prior Period Adjustment	-
Net Position - Ending	$ 11,764,262

See accompanying notes to the financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 1

BALANCE SHEET – GOVERNMENTAL FUNDS

DECEMBER 31, 2022

	General	Total Governmental Funds
Assets:		
Cash and Cash Equivalents	$ 8,245,534	$ 8,245,534
Property& Sales Taxes Receivable	1,391,909	$ 1,391,909
Total Assets	**$ 9,637,443**	**$ 9,637,443**
Liabilities and Fund Balances		
Liabilities:		
Accounts Payable	$ 2,082	$ 2,082
Unearned Revenue Property Tax	1,259,816	1,259,816
Payroll Taxes, Insurance & Retirement Payable	-	-
Total Liabilities	**$ 1,261,898**	**$ 1,261,898**
Fund Balances		
Nonspendable	$ -	$ -
Restricted		
Unassigned	8,375,545	8,375,545
Total Fund Balances	**$ 8,375,545**	**$ 8,375,545**
Total Liabilities and Fund Balances	**$ 9,637,443**	**$ 9,637,443**

See accompanying notes to financial statements.

RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES TO NET ASSETS OF GOVERNMENTAL ACTIVITIES
DECEMBER 31, 2022

Total fund balance – total governmental funds	$ 8,375,545
Amounts reported for governmental activities in the statement of net assets are different because:	
Capital assets used in the governmental activities are not financial resources and therefore are not reported in the funds.	$ 2,204,411
The current portion of property taxes receivable is not included in governmental activities due to receivables not being included in governmental activities.	$ -
Unearned Revenues are not reported in governmental funds	$ 1,184,306
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.	$ -
Net position of governmental activities	$ 11,764,262

See accompanying notes to financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 1

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS

DECEMBER 31, 2022

	General	Total Governmental Funds
Revenues:		
Property Taxes	$ 2,273,003	$ 2,273,003
Sales Taxes	2,404,672	2,404,672
Wilco Revenues	14,255	14,255
Miscellaneous	43,724	43,724
Gain on Sale of Assets	455,435	455,435
Interest Earnings	71,525	71,525
Total Revenues	$ 5,262,614	$ 5,262,614
Expenditures:		
Current:		
General Government	$ 2,800,682	$ 2,800,682
Capital Outlay	1,042,832	1,042,832
Debt Service:		
Principal	-	-
Interest	-	-
Total Expenditures	$ 3,843,514	$ 3,843,514
Excess (Deficiency) of Revenues Over (Under) Expenditures	$ 1,419,100	$ 1,419,100
Other Expenses	$ -	$ -
Net Changes in Fund Balances	$ 1,419,100	$ 1,419,100
Fund Balances - Beginning	$ 6,956,445	$ 6,956,445
Fund Balances - Ending	$ 8,375,545	$ 8,375,545

See accompanying notes to the financial statements.

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2022

Net change in fund balance - total governmental funds		$ 1,419,100
Amounts reported for governmental activities in the statement of net assets are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their useful lives as depreciation expense. This is the amount by which depreciation (589,983) was less than capital outlays (1,042,832) in the current period.		$ 452,849
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		
	Property taxes not collected	$ 1,259,816
	Less: Prior year	951,390
	Balance	$ 308,426
Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net assets.		$ -
Various differences in government wide and governmental funds		$ (164,995)
Changes in net position of governmental activities		$ 2,015,380

See accompanying notes to the financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 1
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2022

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

Williamson County Emergency Services District No. 1 (the District) is a governmental unit of the State of Texas that was formed in September of 1995. The entity is responsible for providing fire and emergency services in Williamson County, Texas. The District provides fire and emergency medical services to a certain geographic portion of Williamson County including Jollyville, Texas, an unincorporated area located in Williamson County. The District was created and operates under Article III, Section 48-3, of the Texas Constitution for the protection of human life and health as provided by that Act. The District's operations are governed by the Texas Health and Safety Code, Chapter 775 Emergency Services Districts.

The accompanying statements of the District have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applicable to governmental units. The financial statements include all organizations, activities, and functions that comprise the District. Component units are legally separate entities for which the District (the primary entity) is financially accountable. Financial accountability is defined as the ability to appoint a voting majority of the organization's governing body and either (1) the District's ability to impose its will over the organization or (2) the potential that the organization will provide a financial benefit to, or impose a financial burden on, the District. Using these criteria, the District has no component units.

B. Government-wide and fund financial statements

The government-wide financial statements (i.e., the statement of net assets and the statement of changes in net assets) report information on all of the non-fiduciary activities of the primary government.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues primarily consist of Ad Valorem taxes received from the County's appraisal district.

C. Measurement focus, basis of accounting, and financial statement presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Grants and entitlements and interest associated with the current fiscal period are all considered susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered measurable and available only when the District receives cash.

Fund Accounting

The District uses funds to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. The District only uses governmental funds.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Governmental Funds

Governmental funds are those through which most governmental functions typically are financed. Governmental funds reporting focuses on the sources, uses, and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purpose for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets and liabilities is reported as fund balance.

The District reports the following major governmental funds:

General Fund – The General Fund is used to account for all financial resources of the District except those required to be accounted for in another fund. The general fund balance is available to the District for any purpose provided it is expended or transferred according to the general laws of Texas and the bylaws of the District.

Revenues – Exchange and Non-Exchange Transactions

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the District, available means expected to be received within thirty-one days of fiscal year-end. Under the modified accrual basis, only interest is considered to be both measurable and available at fiscal year-end. Non-exchange transactions, in which the District receives value without directly giving value in return, includes grants and donations. On an accrual basis, revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the fiscal year when use is first permitted, matching requirements, in which the District must provide local resources to be used for a specific purpose, and expenditure requirements, in which the resources are provided to the District on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions must be available before it can be recognized.

Expenses/Expenditures

On an accrual basis of accounting, expenses are recognized at the time they are incurred. The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable.

C. Cash and Cash Equivalents

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Cash and equivalents include all highly-liquid investments with a maturity of three months or less at the date of purchase. During 2019-2020, cash and cash equivalents accounts were limited to Frost Bank, and Certificates of Deposit with East West Bank. The District also has investments with TexPool, Federal Agency Coupon Securities, and Commercial Paper.

D. Restricted Assets

Restricted assets are cash and cash equivalents whose use is limited by legal requirements. The District's Board of Directors voted to establish reserve and restricted accounts in 2012-2013 for Equipment and Contingencies in the amounts of $500.000 each. Another $500.000 is reserved for Debt Service and the Fire Station Reserve, and WCESD # 1 currently does not have any outstanding debt.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. **Capital Assets**

General capital assets generally result from expenditures in the governmental funds. These assets are reported on the government-wide statement of net position and in the General Fund. All capital assets are recorded at cost and updated for additions and retirements during the year. The District does possess building infrastructure. Other capital assets consist of fire-fighting & EMT equipment and fire trucks. Improvements are capitalized; the cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset's life are not.

F. Reservations of Fund Balance

The District records reservations for portions of fund equity which are legally segregated for specific future use or which do not represent available expendable resources and therefore, are not available for appropriations or expenditures in the governmental fund balance sheet. Unreserved fund balance indicates that portion of fund equity, which is available for appropriations, in future periods. Fund equity reserves have been established for Equipment and Contingencies. If restricted and unrestricted assets are available for the same purpose, then restricted assets will be used before unrestricted assets.

G. Net Position

Net Position presents the difference between assets and liabilities in the statement of net assets. Net position invested in capital assets are reduced by the outstanding balances of any borrowing used for the acquisition, construction, or improvement of those assets.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Net position is reported as restricted when there are legal limitations imposed on their use by District legislation or external restrictions by creditors, grantors, laws or regulations of other governments.

H. Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

I. Accrued Liabilities

The District reports accrued liabilities on the statement of net assets. The District reports accounts payable of $2,082 during 2022.

NOTE 2 – TAX REVENUES

The District's tax revenue is collected by County of Williamson, Texas, (the County) under the provisions of a tax collection agreement signed September, 1995. Under the agreement, the County is responsible for making the calculations necessary for the District to comply with the statutory requirements for setting tax rates as specified in Chapter 26 of the Texas Property Tax Code and collecting the appropriate tax. The County periodically remits the collected taxes to the District. The agreement may be terminated by either party on written notice, but neither party has expressed an interest in terminating the agreement. The County provides the District with written reports necessary to keep the District advised of all financial information affecting the District. Property taxes attach as an enforceable lien on property as of January 1. Taxes are levied on October 1 and are due and payable on or before January 31 of the following year. All unpaid taxes become delinquent February 1 of the following year. The District pays the County for its tax collection activity in four quarterly payments, which totaled $10.965 USD for 2022. The amount is determined by the County based on an amount per each parcel of taxable property, or account taxable by the District. The tax rate for WCESD # 1 for 2022 is $.10 per $100 valuation of property. The total adjusted original tax roll was $2,416,434 on $241,643,400 valuation. Property taxes receivable at 12/31/22 total $1,259,816 with $1,243,705 being current and $16,111 being delinquent.

NOTE 3 – CASH AND CASH EQUIVALENTS

Cash resources of several individual funds are combined to form a pool of cash and investments. In addition, investments are separately held by a number of individual funds. Statutes require the classification of funds held by the District into three categories.

Category 1 consists of "active" funds – those funds required to be kept in "cash" or "near cash" status for immediate use by the District. Such funds must be maintained either as cash in the District Treasury or in depository accounts payable or withdrawal on demand, including negotiable order of withdrawal (NOW) accounts.

Category 2 consists of "inactive" funds – those funds not required for use within the current two-year period of designation of depositories. Inactive funds may be deposited or invested only as certificates of deposit maturing no later than the end of the current period of designation of depositories.

Category 3 consists of "interim" funds – those funds not needed for immediate use, but needed before the end of the current period of designation of depositories. Interim funds may be invested or deposited in the following securities:

- United States Treasury notes, bills, bonds or any other obligation or security issued by the United States Treasury or any other obligation guaranteed as to principal or interest by the United States.
- Bonds, notes, debentures, or any other obligations or securities issued by any federal government agency or instrumentality, including but not limited to, the federal national mortgage association, federal home loan bank, federal farm credit bank, federal home loan mortgage corporation, government national mortgage association, and student loan marketing association. All federal agency securities shall be direct issuances of federal government agencies or instrumentalities

A. Deposits

At year-end the carrying amount of the District's deposits was $8,245,534 and the bank balance was $8,245,534. Federal depository insurance coverage totals $250,000. The deposits were classified as category 1, collateralized, as defined by GASB Statement 3 "Deposits with Financial Institutions, Investments and Reverse Repurchase Agreements. Securities pledged as collateral for Williamson County Emergency Services District No. 1 at December 31, 2022 totaled $8,256,353.

NOTE 4 - GENERAL FIXED ASSETS

A summary of changes in general fixed assets for the year ended December 31, 2022:

Property & Equipment	At 12/31/22
Anderson Mill Renovations	1,474,612.00
Anderson Mill Station	333,076.00
Portable Building	7,508.00
Trucks & Equipment	5,392,017.00
Furniture & Fixtures	54,375.00
Land, Anderson Mill Road	10.00
Accumulated Depreciation	(5,057,187.00)
Net Property & Equipment	2,204,411.00

Depreciation expense for the year ended 12/31/22 was $589,983.

NOTE 5 – CONTINGENCIES

As of December 31, 2022, the District did not have any material pending litigation or potential non-disclosed liabilities.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 1

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS) GENERAL FUND

FOR THE YEAR ENDED DECEMBER 31, 2022

	Budgeted Amounts			Variance with Final Budget
	Original	Final	Actual	Positive (Negative)
Revenues:				
Property Taxes	$ 1,947,932	$ 2,094,465	$ 2,273,003	$ 178,538
Sales Taxes	2,342,502	2,342,502	2,404,672	62,170
Other Income	-	684,974	43,724	(641,250)
Wilco Income	14,255	14,255	14,255	-
Gain on Sale of Asset			455,435	455,435
Investment Earnings	-	89,453	71,525	(17,928)
Total Revenues	**$ 4,304,689**	**$ 5,225,649**	**$ 5,262,614**	**$ 36,965**
Expenditures:				
Current:				
General Government	$ 2,098,280	$ 3,340,326	$ 2,800,682	$ 539,644
Capital Outlay	-	1,042,832	1,042,832	-
Debt Service	-	-	-	-
Total Expenditures	**$ 2,098,280**	**$ 4,383,158**	**$ 3,843,514**	**$ 539,644**
Excess (Deficiency) of Revenues Over (Under) Expenditures	**$ 2,206,409**	**$ 842,491**	**$ 1,419,100**	**$ 576,609**
Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Sources (Uses)	**$ 2,206,409**	**$ 842,491**	**$ 1,419,100**	
Fund Balances - Beginning	**$ 6,956,445**	**$ 6,956,445**	**$ 6,956,445**	
Fund Balances - Ending	**$ 9,162,854**	**$ 7,798,936**	**$ 8,375,545**	

See accompanying notes to the financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 1

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

DECEMBER 31, 2022

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Budgetary Process

The budgetary process is prescribed by the provisions of the Texas Constitution and entails the preparation of budgetary documents within an established timeline. Legally, the Texas Constitution does not strictly impose a requirement on the District to follow the budgetary process but the District chose to follow the budgetary process. The major documents prepared are an estimated budget with revenues and expenditures. The level of budgetary control is at the object level for the District. The budget is not amended for modifications or changes during the year. All expenditures are approved by the Board beforehand.

1. Estimated Resources

As part of the District's budgetary process, the Board approves the official estimated resources. The official estimated resources state the projected revenue for the District. The estimated revenue is calculated from information from the Williamson County Appraisal District. The budget is not revised or amended for increases or decreases in estimated revenues.

2. Appropriations

Estimated appropriations are prepared for the annual budget. All appropriations, no matter how small or how large, still must be approved by the Board before remittance, whether or not they were included in the budget.

3. Budgetary Basis of Accounting

The District's budgetary process accounts for certain transactions on a basis other than GAAP. The major differences between the budgetary basis and the GAAP basis lie in the manner in which revenues and expenditures are recorded. Under the budgetary process, revenues and expenditures are recognized on the cash basis. Utilizing the cash basis, revenues are recorded when received in cash and expenditures are recorded when paid. Under the GAAP basis, revenues and expenditures are recorded on the modified accrual basis of accounting on the governmental fund statements and on the full accrual basis on the government-wide statements. See page 14 for a reconciliation between governmental funds and GAAP basis net equity fund balance.

Donald L. Allman, CPA, PC
205 E. University Ave.,Ste.165

The Accounting Firm of Donald L. Allman, CPA

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Williamson County ESD # 1

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Williamson County ESD # 1 as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise Williamson County ESD # 1's basic financial statements, and have issued our report thereon dated May 15, 2023.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Williamson County ESD # 1's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Williamson County ESD # 1's internal control. Accordingly, we do not express an opinion on the effectiveness of Williamson County ESD # 1's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Williamson County ESD #1's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Donald L. Allman, CPA

Georgetown, TX
May 15,2023

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 2

WILLIAMSON COUNTY, TEXAS

ANNUAL FINANCIAL REPORT

DECEMBER 31, 2022

McCALL GIBSON SWEDLUND BARFOOT PLLC
Certified Public Accountants

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 2

WILLIAMSON COUNTY, TEXAS

ANNUAL FINANCIAL REPORT

DECEMBER 31, 2022

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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
Williamson County Emergency
Services District No. 2
Williamson County, Texas

Opinions

We have audited the accompanying financial statements of the governmental activities and major fund of Williamson County Emergency Services District No. 2 (the "District") as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and major fund of the District as of December 31, 2022, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the Schedule of Revenues, Expenditures and Changes in Fund Balance – General Fund be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The other supplementary information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The supplementary information, excluding that portion marked "Unaudited" on which we express no opinion or provide an assurance, has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

McCall Gibson Swedlund Barfoot PLLC
Certified Public Accountants
Houston, Texas

April 20, 2023

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 2
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2022

Management's discussion and analysis of Williamson County Emergency Services District No. 2's (the "District") financial performance provides an overview of the District's financial activities for the fiscal year ended December 31, 2022. Please read it in conjunction with the District's financial statements.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The basic financial statements include: (1) combined fund financial statements and government-wide financial statements and (2) notes to the financial statements. The combined fund financial statements and government-wide financial statements combine both: (1) the Statement of Net Position and Governmental Fund Balance Sheet and (2) the Statement of Activities and Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balance. This report also includes required and other supplementary information in addition to the basic financial statements.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The District's annual report includes two financial statements combining the government-wide financial statements and the fund financial statements. The government-wide financial statements provide both long-term and short-term information about the District's overall status. Financial reporting at this level uses a perspective like that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

The Statement of Net Position includes all the District's assets, liabilities and deferred inflows and outflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District as a whole is improving or deteriorating. Evaluation of the overall health of the District would extend to other non-financial factors.

The Statement of Activities reports how the District's net position changed during the current fiscal year. All current year revenues and expenses are included regardless of when cash is received or paid.

FUND FINANCIAL STATEMENTS

The combined statements also include fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has one governmental fund type. The General Fund accounts for resources not accounted for in another fund, property tax revenues, costs of assessing and collecting taxes, and general expenditures.

FUND FINANCIAL STATEMENTS (Continued)

Governmental funds are reported in each of the financial statements. The focus in the fund financial statements provides a distinctive view of the District's governmental fund. These statements report short-term fiscal accountability focusing on the use of spendable resources and balances of spendable resources available at the end of the year. They are useful in evaluating annual financing requirements of the District and the commitment of spendable resources for the near-term.

Since the government-wide focus includes the long-term view, comparisons between these two perspectives may provide insight into the long-term impact of short-term financing decisions. The adjustments columns, the Reconciliation of the Governmental Fund Balance Sheet to the Statement of Net Position and the Reconciliation of the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balance to the Statement of Activities explain the differences between the two presentations and assist in understanding the differences between these two perspectives.

NOTES TO THE FINANCIAL STATEMENTS

The accompanying notes to the financial statements provide information essential to a full understanding of the government-wide and fund financial statements.

OTHER INFORMATION

In addition to the financial statements and accompanying notes, this report also presents certain required supplementary information ("RSI") and other supplementary information. The budgetary comparison schedule is included as RSI for the General Fund.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Net position may serve over time as a useful indicator of the District's financial position. In the case of the District, assets exceeded liabilities and deferred inflows of resources by $6,552,642 as of December 31, 2022.

A portion of the District's net position reflects its net investment in capital assets (buildings, vehicles and equipment less any debt used to acquire those assets that is still outstanding). The District uses these assets to provide for firefighting and emergency services.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The following is a comparative analysis of government-wide changes in net position:

	Summary of Changes in the Statement of Net Position		
	2022	2021	Change Positive (Negative)
Current and Other Assets	$ 8,960,596	$ 7,063,453	$ 1,897,143
Capital Assets (Net of Accumulated Depreciation)	6,482,624	6,764,854	(282,230)
Total Assets	$ 15,443,220	$ 13,828,307	$ 1,614,913
Long -Term Liabilities	$ 4,092,914	$ 3,680,810	$ (412,104)
Other Liabilities	379,221	220,804	(158,417)
Total Liabilities	$ 4,472,135	$ 3,901,614	$ (570,521)
Deferred Inflows of Resources	$ 4,418,443	$ 3,781,978	$ (636,465)
Net Position:			
Net Investment in Capital Assets	$ 2,067,322	$ 2,907,142	$ (839,820)
Unrestricted	4,485,320	3,237,573	1,247,747
Total Net Position	$ 6,552,642	$ 6,144,715	$ 407,927

The following table provides a summary of the District's operations for the years ended December 31, 2022, and December 31, 2021.

	Summary of Changes in the Statement of Activities		
	2022	2021	Change Positive (Negative)
Revenues:			
Property Taxes	$ 3,789,478	$ 3,400,244	$ 389,234
Mutual Aid Revenues	29,782	28,905	877
Other Revenues	80,262	21,063	59,199
Total Revenues	$ 3,899,522	$ 3,450,212	$ 449,310
Expenses for Services	3,491,595	2,573,509	(918,086)
Change in Net Position	$ 407,927	$ 876,703	$ (468,776)
Net Position, Beginning of Year	6,144,715	5,268,012	876,703
Net Position, End of Year	$ 6,552,642	$ 6,144,715	$ 407,927

FINANCIAL ANALYSIS OF THE DISTRICT'S GOVERNMENTAL FUNDS

The District's General Fund fund balance as of December 31, 2022, was $4,494,778, an increase of $1,245,183 from the prior year. This increase was primarily due to property tax revenues and operating revenues exceeding operating expenditures.

GENERAL FUND BUDGETARY HIGHLIGHTS

The Board of Commissioners annually adopts an unappropriated budget for the General Fund and amended the budget during the current fiscal year. Actual revenues were $95,505 more than amended budgeted revenues. Actual expenditures were $993,984 less than amended budgeted expenditures.

CAPITAL ASSETS

Capital assets as of December 31, 2022, total $6,482,624 (net of accumulated depreciation) and include buildings, vehicles and equipment.

Capital Assets At Year-End, Net of Accumulated Depreciation

	2022	2021	Change Positive (Negative)
Capital Assets Not Being Depreciated:			
Land and Land Improvements	$ 209,694	$ 209,694	$
Capital Assets, Net of Accumulated Depreciation:			
Buildings and Improvements	5,518,684	5,699,504	(180,820)
Firefighting Vehicles and Equipment	754,246	855,656	(101,410)
Total Net Capital Assets	$ 6,482,624	$ 6,764,854	$ (282,230)

Additional information on the District's capital assets can be found in Note 6 of this report.

LONG-TERM DEBT ACTIVITY

At the end of the current fiscal year, the District had total long-term debt payable of $4,415,302. The District entered into a new note payable agreement in June 2022 to finance the purchase of a new fire truck. The changes in the debt position of the District during the fiscal year ended December 31, 2022, are summarized as follows:

Notes Payable, January 1, 2022	$	3,857,712
Add: Note Proceeds		734,492
Less: Note Principal Paid		176,902
Notes Payable, December 1, 2022	$	4,415,302

CONTACTING THE DISTRICT'S MANAGEMENT

This financial report is designed to provide a general overview of the District's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Williamson County Emergency Services District No. 2, 16248 Great Oaks Drive, Round Rock, TX 78681.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 2
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUND BALANCE SHEET
DECEMBER 31, 2022

	General Fund	Adjustments	Statement of Net Position
ASSETS			
Cash	$ 842	$	$ 842
Investments	6,274,884		6,274,884
Receivables:			
Property Taxes	1,713,296		1,713,296
Penalty and Interest on Delinquent Taxes		13,632	13,632
Accrued Interest	13,735		13,735
Prepaid Costs	944,207		944,207
Land		209,694	209,694
Capital Assets (Net of Accumulated Depreciation)		6,272,930	6,272,930
TOTAL ASSETS	$ 8,946,964	$ 6,496,256	$ 15,443,220
LIABILITIES			
Accounts Payable	$ 5,193	$	$ 5,193
Accrued Interest Payable		51,640	51,640
Long-Term Liabilities:			
Note Payable Within One Year		322,388	322,388
Note Payable After One Year		4,092,914	4,092,914
TOTAL LIABILITIES	$ 5,193	$ 4,466,942	$ 4,472,135
DEFERRED INFLOWS OF RESOURCES			
Property Taxes	$ 4,446,993	$ (28,550)	$ 4,418,443
FUND BALANCE			
Nonspendable -			
Prepaid Costs	$ 944,207	$ (944,207)	$
Unassigned	3,550,571	(3,550,571)	
TOTAL FUND BALANCE	$ 4,494,778	$ (4,494,778)	$ - 0 -
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	$ 8,946,964		
NET POSITION			
Net Investment in Capital Assets		$ 2,067,322	$ 2,067,322
Unrestricted		4,485,320	4,485,320
TOTAL NET POSITION		$ 6,552,642	$ 6,552,642

The accompanying notes to the financial statements are an integral part of this report.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 2
RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2022

Total Fund Balance - Governmental Funds		$ 4,494,778
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Land, construction in progress and capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental fund.		6,482,624
Deferred inflows of resources related to property tax revenues and uncollected penalty and interest revenues on delinquent taxes for the 2021 and prior tax levies became part of recognized revenues in the governmental activities of the District.		42,182
Certain liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental fund. These liabilities at year-end consist of:		
Accrued Interest Payable	$ (51,640)	
Notes Payable Within One Year	(322,388)	
Notes Payable After One Year	(4,092,914)	(4,466,942)
Total Net Position - Governmental Activities		$ 6,552,642

The accompanying notes to the financial statements are an integral part of this report.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 2
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED DECEMBER 31, 2022

	General Fund	Adjustments	Statement of Activities
REVENUES			
Property Taxes	$ 3,777,372	$ 12,106	$ 3,789,478
Mutual Aid Revenues	29,782		29,782
Penalty and Interest	6,716	1,192	7,908
Investment Revenues	68,262		68,262
Miscellaneous Revenues	4,092		4,092
TOTAL REVENUES	$ 3,886,224	$ 13,298	$ 3,899,522
EXPENDITURES/EXPENSES			
Service Operations:			
District Services - Sam Bass Fire Department	$ 2,900,000	$	$ 2,900,000
Accounting and Auditing Fees	56,901		56,901
Appraisal District Fees	20,195		20,195
Commissioner Fees	10,800		10,800
Legal Fees-General	1,443		1,443
Legal Fees-Delinquent Tax Collections	909		909
Tax Assessor/Collector Fees	2,678		2,678
Depreciation		282,230	282,230
Other	51,782		51,782
Debt Service:			
Note Principal	176,902	(176,902)	
Note Interest	153,923	10,734	164,657
TOTAL EXPENDITURES/EXPENSES	$ 3,375,533	$ 116,062	$ 3,491,595
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	$ 510,691	$ (510,691)	$ - 0 -
OTHER FINANCING SOURCES			
Note Proceeds	$ 734,492	$ (734,492)	$ - 0 -
NET CHANGE IN FUND BALANCE	$ 1,245,183	$ (1,245,183)	$
CHANGE IN NET POSITION		407,927	407,927
FUND BALANCE/NET POSITION - JANUARY 1, 2022	3,249,595	2,895,120	6,144,715
FUND BALANCE/NET POSITION - DECEMBER 31, 2022	$ 4,494,778	$ 2,057,864	$ 6,552,642

The accompanying notes to the financial statements are an integral part of this report.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 2
RECONCILIATION OF THE GOVERNMENTAL FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE TO THE STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2022

Net Change in Fund Balance - Governmental Fund	$	1,245,183
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report tax revenues when collected. However, in the government-wide financial statements, revenues are recorded in the accounting period for which the taxes are levied.		12,106
Governmental funds report penalty and interest revenues on delinquent property taxes when collected. However, in the government-wide financial statements, revenues are recorded when penalty and interest are assessed.		1,192
Governmental funds do not account for depreciation. However, in the government-wide financial statements, capital assets are depreciated and depreciation expense is recorded in the Statement of Activities.		(282,230)
Governmental funds report principal payments on long-term liabilities as expenditures. However, in the government-wide financial statements, principal payments decrease long-term liabilities and the Statement of Activities is not affected.		176,902
Governmental funds report note proceeds as other financing sources. However, in the government-wide financial statements, the issuance of debt increases long-term liabilities in the Statement of Net Position and does not affect the Statement of Activities.		(734,492)
Governmental funds report interest payments on capital leases and notes as expenditures in the year paid. However, in the Statement of Net Position, interest is accrued on leases and notes through fiscal year-end.		(10,734)
Change in Net Position - Governmental Activities	$	407,927

The accompanying notes to the financial statements are an integral part of this report.

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NOTE 1. CREATION OF DISTRICT

Williamson County Rural Fire Prevention District No. 2 was created November 3, 1987, under Chapter 794 of the Health and Safety Code. At an election held on August 9, 1997, voters approved to convert the District to an emergency services district. Effective September 8, 1997, the District became Williamson County Emergency Services District No. 2 (the "District"). The District now operates under Chapter 775 of the Health and Safety Code. The District was established to provide operating and capital funds for the contracting of fire protection services to the residents of the District.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

The accompanying financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America as promulgated by the Governmental Accounting Standards Board ("GASB").

The District is a political subdivision of the State of Texas governed by an appointed board. GASB has established the criteria for determining whether an entity is a primary government or a component unit of a primary government. The primary criteria are that it has a separately elected governing body, it is legally separate, and it is fiscally independent of other state and local governments. Under these criteria, the District is considered a primary government and is not a component unit of any other government. Additionally, no other entities meet the criteria for inclusion in the District's financial statement as component units.

Financial Statement Presentation

These financial statements have been prepared in accordance with GASB Codification of Governmental Accounting and Financial Reporting Standards Part II, Financial Reporting ("GASB Codification").

GASB Codification sets forth standards for external financial reporting for all state and local government entities, which include a requirement for a Statement of Net Position and a Statement of Activities. It requires the classification of net position into three components: Net Investment in Capital Assets; Restricted; and Unrestricted. These classifications are defined as follows:

- Net Investment in Capital Assets – This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Financial Statement Presentation (Continued)

- Restricted Net Position – This component of net position consists of external constraints placed on the use of assets imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulation of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

- Unrestricted Net Position – This component of net position consists of assets that do not meet the definition of Restricted or Net Investment in Capital Assets.

When both restricted and unrestricted resources are available for use, generally it is the District's policy to use restricted resources first.

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the District as a whole. The District's Statement of Net Position and Statement of Activities are combined with the governmental fund financial statements. The District is viewed as a special-purpose government and has the option of combining these financial statements.

The Statement of Net Position is reported by adjusting the governmental fund types to report on the full accrual basis, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. Any amounts recorded due to and due from other funds are eliminated in the Statement of Net Position.

The Statement of Activities is reported by adjusting the governmental fund types to report only items related to current year revenues and expenditures. Items such as capital outlay are allocated over their estimated useful lives as depreciation expense. Internal activities between governmental funds, if any, are eliminated by adjustment to obtain net total revenues and expenses in the government-wide Statement of Activities.

Fund Financial Statements

As discussed above, the District's fund financial statements are combined with the government-wide financial statements. The fund financial statements include a Governmental Fund Balance Sheet and a Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balance.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Governmental Funds

The District has one governmental fund; therefore, it is a major fund.

General Fund - To account for resources not required to be accounted for in another fund, property tax revenues, costs of assessing and collecting taxes and general expenditures.

Basis of Accounting

The District uses the modified accrual basis of accounting for governmental fund types. The modified accrual basis of accounting recognizes revenues when both "measurable and available." Measurable means the amount can be determined. Available means collectible within the current period or soon enough thereafter to pay current liabilities. The District considers revenues reported in governmental funds to be available if they are collectible within 60 days after year-end. Also, under the modified accrual basis of accounting, expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, which are recognized as expenditures when payment is due.

Property taxes considered available by the District and recorded as revenues include the 2021 tax levy collections during the period October 1, 2021, to December 31, 2022, and taxes collected from January 1, 2022, to December 31, 2022, for all prior tax levies. The 2022 tax levy has been fully deferred to meet the District's planned expenditures in the 2023 fiscal year.

Capital Assets

Capital assets, which include land, buildings and equipment, are reported in the government-wide Statement of Net Position. All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated assets are valued at their acquisition value on the date donated. Repairs and maintenance are recorded as an expenditure in the governmental fund incurred and as an expense in the government-wide Statement of Activities. Capital asset additions, improvements and preservation costs that extend the life of an asset are capitalized and depreciated over the estimated useful life of the asset.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Assets (Continued)

All capital assets are capitalized if they have an original cost of $5,000 or more and a useful life of at least two years. Depreciation is calculated on each class of depreciable property using no salvage value and the straight-line method of depreciation. Estimated useful lives are as follows:

	Years
Buildings and Improvements	40
Firefighting Vehicles	5-15
Equipment	4-15
Office Equipment and Furnishings	2-10

Budgeting

An annual unappropriated budget is adopted for the General Fund by the District's Board of Directors. The budget is prepared using the same method of accounting as for financial reporting. The original General Fund budget for the current year was amended. The Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund presents the original and revised budget amounts, if revised, compared to the actual amounts of revenues and expenditures for the current year.

Pensions

The District has not established a pension plan as the District does not have employees. The Internal Revenue Service has determined that fees of office received by Commissioners are wages subject to federal income tax withholding for payroll tax purposes only.

Measurement Focus

Measurement focus is a term used to describe which transactions are recognized within the various financial statements. In the government-wide Statement of Net Position and Statement of Activities, the governmental activities are presented using the economic resources measurement focus. The accounting objectives of this measurement focus are the determination of operating income, changes in net position, financial position, and cash flows. All assets, liabilities, and deferred inflows and outflows of resources associated with the activities are reported. Fund equity is classified as net position.

Governmental fund types are accounted for on a spending or financial flow measurement focus. Accordingly, only current assets and current liabilities are included on the Governmental Fund Balance Sheet, and the reported fund balance provides an indication of available spendable or appropriable resources. Operating statements of governmental fund types report increases and decreases in available spendable resources. Fund balances in the governmental fund are classified using the following hierarchy:

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus (Continued)

Nonspendable: amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact.

Restricted: amounts that can be spent only for specific purposes because of constitutional provisions, or enabling legislation, or because of constraints that are imposed externally. The District does not have any restricted fund balances.

Committed: amounts that can be spent only for purposes determined by a formal action of the Board of Commissioners. The Board is the highest level of decision-making authority for the District. This action must be made no later than the end of the fiscal year. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. The District does not have any committed fund balances.

Assigned: amounts that do not meet the criteria to be classified as restricted or committed, but that are intended to be used for specific purposes. The District has not adopted a formal policy regarding the assignment of fund balances. The District does not have any assigned fund balances.

Unassigned: all other spendable amounts in the General Fund.

When expenditures are incurred for which restricted, committed, assigned or unassigned fund balances are available, the District considers amounts to have been spent first out of restricted funds, then committed funds, then assigned funds, and finally unassigned funds.

Accounting Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3. TAX LEVY

During the year ended December 31, 2022, the District levied an ad valorem tax at the rate of $0.095689 per $100 of assessed valuation, which resulted in a tax levy of $4,418,443 on the adjusted taxable valuation of $4,617,222,230 for the 2022 tax year.

All property values and exempt status, if any, are determined by the appraisal district. Assessed values are determined as of January 1 of each year, at which time a tax lien attaches to the related property. Taxes are levied around October/November, are due upon receipt and are delinquent the following February 1. Penalty and interest attach thereafter.

NOTE 4. DEPOSITS AND INVESTMENTS

Deposits

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The District's deposit policy for custodial credit risk requires compliance with the provisions of Texas statutes.

Texas statutes require that any cash balance in any fund shall, to the extent not insured by the Federal Deposit Insurance Corporation or its successor, be continuously secured by a valid pledge to the District of securities eligible under the laws of Texas to secure the funds of the District, having an aggregate market value, including accrued interest, at all times equal to the uninsured cash balance in the fund to which such securities are pledged. At fiscal year-end, the carrying amount of the District's deposits was $720,842 and the bank balance was $724,113.

The bank balance was fully covered by federal depository insurance.

The carrying values of the deposits are included in the Governmental Funds and the Statement of Net Position at December 31, 2022, as listed below:

	Cash	Certificates of Deposit	Total
GENERAL FUND	$ 842	$ 720,000	$ 720,842

NOTE 4. DEPOSITS AND INVESTMENTS (Continued)

Investments

Under Texas law, the District is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity and that address investment diversification, yield, maturity, and the quality and capability of investment management, and all District funds must be invested in accordance with the following investment objectives: understanding the suitability of the investment to the District's financial requirements, first; preservation and safety of principal, second; liquidity, third; marketability of the investments if the need arises to liquidate the investment before maturity, fourth; diversification of the investment portfolio, fifth; and yield, sixth. The District's investments must be made "with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived." No person may invest District funds without express written authority from the Board of Commissioners.

Texas statutes include specifications for and limitations applicable to the District and its authority to purchase investments as defined in the Public Funds Investment Act. The District has adopted a written investment policy to establish the guidelines by which it may invest. This policy is reviewed annually. The District's investment policy may be more restrictive than the Public Funds Investment Act.

The District invests in TexPool, an external investment pool that is not SEC-registered. The Texas Comptroller of Public Accounts has oversight of the pool. Federated Investors, Inc. manages the daily operations of the pool under a contract with the Comptroller. TexPool measures all its portfolio assets at amortized cost. As a result, the District also measures its investments in TexPool at amortized cost for financial reporting purposes. There are no limitations or restrictions on withdrawals from TexPool. Certificates of deposit are valued at acquisition cost at the date of purchase.

As of December 31, 2022, the District had the following investments and maturities:

		Maturities in Years			
Fund and Investment Type	Fair Value	Less Than 1	1-5	6-10	More Than 10
GENERAL FUND					
TexPool	$ 5,554,884	$ 5,554,884	$	$	$
Certificates of Deposit	720,000	720,000			
TOTAL INVESTMENTS	$ 6,274,884	$ 6,274,884	$ - 0 -	$ - 0 -	$ - 0 -

NOTE 4. DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At December 31, 2022, the District's investment in TexPool was rated AAAm by Standard and Poor's. The District also manages credit risk by investing in certificates of deposit covered by FDIC coverage.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The District considers the investments in TexPool to have a maturity of less than one year due to the fact the share position can usually be redeemed each day at the discretion of the District, unless there has been a significant change in value. The District also manages interest rate risk by investing in certificates of deposit with maturities of approximately one year or less.

NOTE 5. FIRE PROTECTION SERVICES

The District has contracted with Sam Bass Fire Department (the "Department") to provide fire protection and suppression services to the residents of the District. The term of the current agreement is from December 25, 2013 through December 31, 2014 and will continue on a year-to-year basis unless terminated by either party upon 90 days written notice to the other party. Under the terms of the agreement, the Department agrees to provide fire prevention, protection and fighting services as well as an emergency medical first responder program to all the residents and commercial interests within the geographic area of the District and those requesting mutual aid.

The District agrees to reimburse the Department for the actual allowable costs incurred in performance of this contract. The contract amount is annually established and budgeted by the District after consultation with the Department concerning its needs. The District agrees to pay the Department on a monthly basis. The District will not reimburse the Department for costs in excess of the amount that is established and budgeted annually. During the current fiscal year, the District paid $2,900,000 to the Department.

Title to all property owned or acquired by the Department will remain with the Department, but in the event of dissolution of the Department, any equipment or property acquired with District funds will revert to the District.

On November 17, 2022, the District approved terminating its contract with Sam Bass Fire Department on or before December 31, 2023. The District would then be responsible for providing emergency services to the District and would perform these services under the name Sam Bass Fire Department. On January 10, 2023, a Steering Committee was formed to work on the transition. The goal of the transition is to provide greater transparency, accountability and more efficient service to the District.

NOTE 6. CAPITAL ASSETS

The following is a summary of changes in capital assets for the year ended December 31, 2022:

	January 1, 2022	Increases	Decreases	December 31, 2022
Capital Assets Not Being Depreciated				
Land and Land Improvements	$ 209,694	$ - 0 -	$ - 0 -	$ 209,694
Capital Assets Subject to Depreciation				
Buildings and Improvements	$ 7,196,136	$	$	$ 7,196,136
Firefighting Vehicles and Equipment	3,375,489			3,375,489
Total Capital Assets Subject to Depreciation	$ 10,571,625	$ - 0 -	$ - 0 -	$ 10,571,625
Less Accumulated Depreciation				
Buildings and Improvements	$ 1,496,632	$ 180,820	$	$ 1,677,452
Firefighting Vehicles and Equipment	2,519,833	101,410		2,621,243
Total Accumulated Depreciation	$ 4,016,465	$ 282,230	$ - 0 -	$ 4,298,695
Total Depreciable Capital Assets, Net of Accumulated Depreciation	$ 6,555,160	$ (282,230)	$ - 0 -	$ 6,272,930
Total Capital Assets, Net of Accumulated Depreciation	$ 6,764,854	$ (282,230)	$ - 0 -	$ 6,482,624

NOTE 7. RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; and errors and omissions for which the District carries commercial insurance. There have been no significant reductions in coverage from the prior year and settlements have not exceeded coverage in the past three years.

NOTE 8. LEASES

The land located at 16248 Great Oaks Drive, which is owned by Sam Bass Volunteer Fire Department, Inc., is leased to the District for 30 years expiring February 28, 2032. Rent is $1.00 per year. The leased premises shall be specifically used for emergency services and related activities only.

The land located at 17503/17505 Great Oaks Drive, also known as 1001 Great Oaks Drive, which is owned by Sam Bass Volunteer Fire Department, Inc., is leased to the District for 99 years expiring November 20, 2112. Lease payments of $1.00 are payable in advance.

NOTE 9. NOTES PAYABLE

On September 20, 2017, the District executed a note with Government Capital Corporation, in the amount of $4,500,000. Proceeds were used to construct Station No. 3. The interest rate is 3.99%. Note payments and interest of $330,825 are due annually on September 25, beginning September 25, 2019 and ending September 25, 2037.

On May 26, 2022, the District executed a note with Government Capital Corporation, in the amount of $734,492. Proceeds were used to finance the purchase of a new fire truck. The interest rate is 2.97%. Note payments and interest of $160,242 are due annually on June 3, beginning June 3, 2023 and ending June 3, 2027.

The following is a summary of transactions regarding the notes payable for the year ended December 31, 2022:

Notes Payable, January 1, 2022	$ 3,857,712
Add: Note Proceeds	734,492
Less: Note Principal Paid	176,902
Notes Payable, December 31, 2022	$ 4,415,302
Note Payable:	
Due Within One Year	$ 322,388
Due After One Year	4,092,914
Note Payable, December 31, 2022	$ 4,415,302

As of December 31, 2022, debt service requirements on the notes are as follows:

Fiscal Year	Principal	Interest	Total
2023	$ 322,388	$ 168,678	$ 491,066
2024	333,839	157,227	491,066
2025	345,706	145,360	491,066
2026	358,003	133,064	491,067
2027	370,745	120,322	491,067
2028-2032	1,211,434	442,689	1,654,123
2033-2037	1,473,187	180,937	1,654,124
	$ 4,415,302	$ 1,348,277	$ 5,763,579

NOTE 10. MUTUAL AID AGREEMENT

The District entered into an agreement with Williamson County, Texas, and the following Williamson County Emergency Services Organizations ("ESO"): Williamson County Emergency Service Districts Nos. 1, 3, 4, 5, 6, 7, 8, 9 and 10, the City of Cedar Park, Texas, the City of Georgetown, Texas, the City of Leander, Texas, the City of Round Rock, Texas, the City of Taylor, Texas, the Bartlett Volunteer Fire Department, the Coupland Volunteer Fire Department, the Florence Volunteer Fire Department, the Granger Volunteer Fire Department, the Jarrell Volunteer Fire Department, the Jollyville Volunteer Fire Department, the Sam Bass Volunteer Fire Department, the Taylor Volunteer Fire Department, the Thrall Volunteer Fire Department and the Weir Volunteer Fire Department. To ensure that the ESOs are treated equally while providing emergency services that are needed by individuals in the county, Williamson County and the ESOs agree to establish minimum services that must be provided by each agency. The initial term of this agreement is deemed to be effective as of October 1, 2010 through September 20, 2011 and shall automatically renew each year unless notice not to renew is sent to all other parties at least 90 days prior to last day of the then current term.

Each ESO agrees and acknowledges that Williamson County Emergency Medical Services will be the 911 emergency medical services provider within each ESOs jurisdiction. The ESOs will operate a first responder program under the Williamson County Medical Director and participate in jointly developed quality assurance and quality improvement programs, credentialing programs and training programs. As part of this agreement, emergency medical service supplies will be exchanged between Williamson County and the ESOs on a one-for-one basis used on a medical call. In consideration of this agreement, Williamson County agrees to reimburse each ESO an amount of money based on the following reimbursement formula: 1) $200 for each square mile of an ESOs district, plus 2) $0.70 for each person that resides in the district covered by the ESO; paid annually in two installments. The amount of the reimbursement will be adjusted annually taking into account population changes. During the current year, the District received $29,782 from Williamson County related to this agreement.

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WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 2

REQUIRED SUPPLEMENTARY INFORMATION

DECEMBER 31, 2022

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 2
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2022

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
REVENUES				
Property Taxes	$ 3,690,805	$ 3,750,604	$ 3,777,372	$ 26,768
Mutual Aid Revenues	14,400	15,000	29,782	14,782
Penalty and Interest	4,200	4,400	6,716	2,316
Investment Revenues	20,015	20,015	68,262	48,247
Miscellaneous Revenues	700	700	4,092	3,392
TOTAL REVENUES	$ 3,730,120	$ 3,790,719	$ 3,886,224	$ 95,505
EXPENDITURES				
Services Operations:				
District Services - Sam Bass Fire Department	$ 2,900,000	$ 2,900,000	$ 2,900,000	$
Accounting and Auditing Fees	45,750	47,750	56,901	(9,151)
Appraisal District Fees	21,000	21,000	20,195	805
Commissioner Fees	7,500	7,500	10,800	(3,300)
Legal Fees-General	6,000	6,000	1,443	4,557
Legal Fees-Delinquent Tax Collections	700	700	909	(209)
Tax Assessor/Collector Fees	2,500	2,500	2,678	(178)
Other	54,750	54,750	51,782	2,968
Capital Outlay	240,000	998,492		998,492
Debt Service:				
Note Principal	248,928	176,902	176,902	
Note Interest	163,986	153,923	153,923	
TOTAL EXPENDITURES	$ 3,691,114	$ 4,369,517	$ 3,375,533	$ 993,984
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	$ 39,006	$ (578,798)	$ 510,691	$ 1,089,489
OTHER FINANCING SOURCES				
Note Proceeds	$ - 0 -	$ 734,492	$ 734,492	$ - 0 -
NET CHANGE IN FUND BALANCE	$ 39,006	$ 155,694	$ 1,245,183	$ 1,089,489
FUND BALANCE - JANUARY 1, 2022	3,249,595	3,249,595	3,249,595	
FUND BALANCE - DECEMBER 31, 2022	$ 3,288,601	$ 3,405,289	$ 4,494,778	$ 1,089,489

See accompanying independent auditor's report.

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WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 2

OTHER SUPPLEMENTARY INFORMATION

DECEMBER 31, 2022

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 2
COMPUTATION OF NET LONG-TERM DEBT PER CAPITA
DECEMBER 31, 2022
(UNAUDITED)

Long-Term Debt at December 31, 2022	$ 4,415,302
Less: Amount in Debt Service Fund	
Net Long-Term Debt at December 31, 2022	$ 4,415,302
Estimated District Population*	28,211
Net Long-Term Debt Per Capita at December 31, 2022	$ 156.51

* Williamson County Geographic Information Systems - 2022

See accompanying independent auditor's report.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 2
LISTING OF THE NUMBER OF EMERGENCY RESPONSES MADE WITHIN AND OUTSIDE THE DISTRICT FOR THE YEAR ENDED DECEMBER 31, 2022
(UNAUDITED)

Number of emergency responses made within the District	1,699
Number of emergency responses made outside of the District	137
Total emergency responses	1,836

See accompanying independent auditor's report.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 2
SCHEDULE OF INSURANCE AND BONDING COVERAGE
DECEMBER 31, 2022

Type of Coverage	From To	Amount of Coverage	Insurer/Name
TAX COLLECTOR BOND Tim Hunsberger	04/17/22 04/17/23	$ 2,000,000	The Cincinnati Insurance Company
PUBLIC EMPLOYEE DISHONESTY BLANKET BOND Per Employee	10/28/22 10/28/23	$ 250,000	National Union Fire Insurance Company of Pittsburgh, Pa.
GENERAL LIABILITY General Aggregate Per Occurrence	10/28/22 10/28/23	$ 3,000,000 1,000,000	National Union Fire Insurance Company of Pittsburgh, Pa.
MANAGEMENT LIABILITY General Aggregate Per Occurrence	10/28/22 10/28/23	$ 3,000,000 1,000,000	National Union Fire Insurance Company of Pittsburgh, Pa.
EXCESS LIABILITY General Aggregate Per Occurrence	10/28/22 10/28/23	$ 2,000,000 1,000,000	National Union Fire Insurance Company of Pittsburgh, Pa.
HIRED AND NON-OWNED AUTOMOBILE LIABILITY Combined Single Limit	10/28/22 10/28/23	$ 1,000,000	National Union Fire Insurance Company of Pittsburgh, Pa.
PROPERTY COVERAGE Buildings Contents	10/28/22 10/28/23	$ 9,381,332 5,624	National Union Fire Insurance Company of Pittsburgh, Pa.

See accompanying independent auditor's report.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 2
STATEMENT OF ACTIVITIES
SAM BASS FIRE DEPARTMENT
FOR THE YEAR ENDED DECEMBER 31, 2022
(UNAUDITED)

REVENUES		
Williamson County Emergency Services District No. 2	$	2,900,000
Williamson County Emergency Services District No. 9		269,496
Inspection Fees		11,281
Rent		
Interest Revenues		30,650
Miscellaneous Revenues		32,578
TOTAL REVENUES	$	3,244,005
EXPENSES		
Administration	$	420,406
Apparatus		149,280
Building & Grounds		328,872
Communications		6,602
OPS Supply & Equipment		113,279
Payroll Expenses		2,567,224
Training		11,020
Other		
TOTAL EXPENSES	$	3,596,683
CHANGE IN NET ASSETS	$	(352,678)
NET ASSETS - January 1, 2022		1,181,029
NET ASSETS - December 31, 2022	$	828,351

See accompanying independent auditor's report.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 2
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED DECEMBER 31, 2022

	Property Taxes	
TAXES RECEIVABLE - JANUARY 1, 2022	$ 1,414,885	
Adjustments to Beginning Balance	7,500	$ 1,422,385
Original 2022 Tax Levy	$ 4,421,008	
Adjustment to 2022 Tax Levy	(2,565)	4,418,443
TOTAL TO BE ACCOUNTED FOR		$ 5,840,828
TAX COLLECTIONS:		
Prior Years	$ 1,393,834	
Current Year	2,733,698	4,127,532
TAXES RECEIVABLE - DECEMBER 31, 2022		$ 1,713,296
TAXES RECEIVABLE BY YEAR:		
2022		$ 1,684,745
2021		3,138
2020		1,683
2019		1,296
2018		1,291
2017		1,063
2016		1,059
2015		1,362
2014		1,232
2013		1,109
2012 and prior		15,318
TOTAL TAXES RECEIVABLE BY YEAR		$ 1,713,296

See accompanying independent's auditor report.

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WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 2
TAXES LEVIED AND RECEIVABLE
FOR THE YEAR ENDED DECEMBER 31, 2022

	2022	2021	2020	2019
TOTAL PROPERTY VALUATIONS, NET	$ 4,617,222,230	$ 3,781,978,170	$ 3,401,836,820	$ 3,306,994,660
TAX RATE PER $100 VALUATION	$ 0.095689	$ 0.10	$ 0.10	$ 0.10
ADJUSTED TAX LEVY*	$ 4,418,443	$ 3,781,978	$ 3,401,994	$ 3,307,218
PERCENTAGE OF TAXES COLLECTED TO TAXES LEVIED	61.87 %	99.92 %	99.95 %	99.96 %

* Based upon the adjusted tax levy at the time of the audit for the fiscal year in which the tax was levied.

See accompanying independent's auditor report.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 2
COMPARATIVE SCHEDULE OF REVENUES AND EXPENDITURES
GENERAL FUND – FIVE YEARS

	Amounts		
	2022	2021	2020
REVENUES			
Property Taxes	$ 3,777,372	$ 3,404,397	$ 3,289,237
Mutual Aid Revenues	29,782	28,905	28,031
Penalty and Interest	6,716	7,766	6,748
Investment Revenues	68,262	14,033	44,366
Miscellaneous Revenues	4,092	54	123
TOTAL REVENUES	$ 3,886,224	$ 3,455,155	$ 3,368,505
EXPENDITURES			
Services Operations:			
District Services - Sam Bass Fire Department	$ 2,900,000	$ 2,000,000	$ 3,000,000
Accounting and Auditing Fees	56,901	37,659	35,994
Appraisal District Fees	20,195	19,166	19,614
Commissioner Fees	10,800	8,000	9,500
Legal Fees-General	1,443	3,360	1,581
Legal Fees-Delinquent Tax Collections	909	1,260	1,496
Tax Assessor/Collector Fees	2,678	2,487	2,390
Other	51,782	54,978	48,908
Capital Outlay		91,047	61,110
Debt Service:			
Capital Lease Principal		449,898	68,356
Note Principal	176,902	170,115	163,587
Capital Lease Interest		12,789	13,734
Note Interest	153,923	160,710	167,237
TOTAL EXPENDITURES	$ 3,375,533	$ 3,011,469	$ 3,593,507
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	$ 510,691	$ 443,686	$ (225,002)
OTHER FINANCING SOURCES			
Note Proceeds	$ 734,492	$	$
NET CHANGE IN FUND BALANCE	$ 1,245,183	$ 443,686	$ (225,002)
BEGINNING FUND BALANCE	3,249,595	2,805,909	3,030,911
ENDING FUND BALANCE	$ 4,494,778	$ 3,249,595	$ 2,805,909

See accompanying independent auditor's report.

		Percentage of Total Revenues				
2019	2018	2022	2021	2020	2019	2018
$ 3,164,068	$ 3,010,989	97.1 %	98.6 %	97.7 %	95.8 %	95.8 %
27,057	26,083	0.8	0.8	0.8	0.8	0.8
5,653	4,958	0.2	0.2	0.2	0.2	0.2
106,571	101,354	1.8	0.4	1.3	3.2	3.2
110	37	0.1				
$ 3,303,459	$ 3,143,421	100.0 %	100.0 %	100.0 %	100.0 %	100.0 %
$ 2,450,000	$ 2,044,167	74.6 %	57.9 %	89.0 %	74.2 %	65.0 %
38,000	37,675	1.5	1.1	1.1	1.1	1.2
18,836	18,838	0.5	0.6	0.6	0.6	0.6
9,800	5,050	0.3	0.2	0.3	0.3	0.2
999	954		0.1			
1,149	911					
2,387	2,387	0.1	0.1	0.1	0.1	0.1
54,612	32,244	1.3	1.6	1.5	1.6	1.0
127,461	4,364,973		2.6	1.8	3.9	138.9
66,591	64,872		13.0	2.0	2.0	2.1
157,311	151,275	4.6	4.9	4.9	4.8	4.8
15,498	17,217		0.4	0.4	0.5	0.5
173,514	179,550	4.0	4.7	5.0	5.2	5.7
$ 3,116,158	$ 6,920,113	86.9 %	87.2 %	106.7 %	94.3 %	220.1 %
$ 187,301	$ (3,776,692)	13.1 %	12.8 %	(6.7) %	5.7 %	(120.1) %
$	$					
$ 187,301	$ (3,776,692)					
2,843,610	6,620,302					
$ 3,030,911	$ 2,843,610					

See accompanying independent auditor's report.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 2
BOARD OF COMMISSIONERS AND CONSULTANTS
DECEMBER 31, 2022

District Mailing Address - Williamson County Emergency Services District No. 2
16248 Great Oaks Drive
Round Rock, TX 78681

District Telephone Number - (512) 255-0100

Commissioners	Term of Office Appointed Expires	Fees of Office for the year ended December 31, 2022	Expense Reimbursement for the year ended December 31, 2022	Title
Jordan Baltazor	01/01/23 12/31/24	$ 2,900	$ 88	President
Russell Strahan	01/01/22 12/31/23	$ 1,100	$ -0-	Vice President
Tim Hunsberger	01/01/22 12/31/23	$ 1,500	$ 33	Treasurer
Darryl Pool	01/01/22 12/31/23	$ 2,100	$ -0-	Secretary
Thomas E. Nanninga	01/01/23 12/31/24	$ 3,200	$ 264	Assistant Treasurer/ Secretary

The limit on fees of office that a Commissioner may receive is set by the Health and Safety Code-Chapter 775. Effective September 1, 2017, a Commissioner is entitled to receive compensation in the same manner and amount as are provided by Section 49.060 of the Texas Water Code, currently $7,200 per fiscal year. The above fees of office and expense reimbursements are the amounts paid to a Commissioner during the District's current fiscal year.

See accompanying independent auditor's report.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 2
BOARD OF COMMISSIONERS AND CONSULTANTS
DECEMBER 31, 2022

Consultants:	Date Hired	Fees for the year ended December 31, 2022*	Title
Dietz & Jarrard, P.C.	02/26/14	$ 1,443	Attorney
McCall Gibson Swedlund Barfoot PLLC	01/16/14	$ 13,500	Auditor
Municipal Accounts & Consulting, L.P.	03/22/12	$ 44,137	Bookkeeper
McCreary, Veselka, Bragg & Allen	1989	$ 909	Delinquent Tax Attorney
Mark M. Burton	03/22/12	$ -0-	Investment Officers
Ghia Lewis		$ -0-	
Williamson County Tax Assessor/Collector	Legislative Action	$ 2,678	Tax Assessor/ Collector

* Accrual basis

See accompanying independent auditor's report.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 3

AUDITED FINANCIAL STATEMENTS

AND SUPPLEMENTAL SCHEDULES

AND INDEPENDENT AUDITOR'S REPORT

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 3

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The Accounting Firm
of
Donald L. Allman, CPA

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Georgetown, Texas 78633
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Independent Auditor's Report

To the Board of Directors

Williamson County Emergency Services District No. 3

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Williamson County ESD # 3 as of and for the year ended September 30, 2022 and the related notes to the financial statements, which collectively comprise the Williamson County ESD # 3's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Williamson County ESD # 3, as of September 30, 2022, and the respective changes in financial position, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Williamson County ESD # 3 and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Williamson County ESD # 3's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Williamson County ESD # 3's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Williamson County ESD # 3's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 4-11 and 38 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 14, 2022, on our consideration of the Williamson County ESD # 3's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Williamson County ESD # 3's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Williamson County ESD # 3's internal control over financial reporting and compliance.

Donald L. Allman, CPA

Georgetown, Texas
December 14, 2022

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 3
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2022

Our discussion and analysis of the Williamson County Emergency Services District No. 3's financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2022. Please review it in conjunction with the transmittal letter and the District's basic financial statements, which begin on page 11.

FINANCIAL HIGHLIGHTS

Total net position increased $3,276,702 which represents a substantial increase from 2021.

The District expended $189,426 on apparatus and fire fighting equipment, $4,022,614 in construction in progress building improvements, and $35,774 in furniture, appliances and other assets during fiscal year ending September 30, 2022.

The District had $9,039,675 in expenses related to governmental activities with $12,316,377 in program revenues to cover the cost of these programs. The excess revenues were kept to increase the cash balance and unrestricted net position.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities (on pages 11-12) provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 13. These statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most financially significant funds.

Reporting the District as a Whole

The Statement of Net Position and the Statement of Activities

Our analysis of the District as a whole begins on page 11. One of the most important questions asked about the District's finances is "Is the District as a whole better off or worse as a result of this year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer that question.

These statements include all assets and liabilities using the accrual basis of accounting, which is similar to accounting used by most private-sector companies. Accrual of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's net position and changes in them. You can think of the District's net position, the difference between assets, what the District owns, and liabilities, what the District owes, as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net position are one indicator of whether its financial health is improving or deteriorating. You will need to consider other non-financial factors, however, such as changes in the District's jurisdiction, the availability of capital projects, and continuing local governmental support to assess the overall health of the District.

Reporting the District's Most Significant Funds Major Funds

Fund Financial Statements -General

Our analysis of the District's major funds begins on page 13. The Fund financial statements begin on page 13 and provide detailed information about the most significant funds-not the District as a whole. Some funds are required to be established by State law. The District only has governmental funds.

Governmental Funds: The District's services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called *modified accrual* accounting, which measures cash and all other financial assets that can be readily converted to cash. The governmental fund statements provide a detailed short-term view of the District's operations and the services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in a reconciliation beside the fund financial statements, if applicable.

Notes to the Financial Statements: The notes provide additional information that is essential to a full understanding of the data provided in the governmental-wide and fund financial statements. The notes to the financial statements can be found on pages 17-36 of this report.
Other information: In addition to the basic financial statements and accompanying notes, this report also presents budget to actual statements and schedules which can be found on pages 38-39 of this report.

THE DISTRICT AS A WHOLE

The District's total net position changed from a year ago, increasing from $12,524,247 to $15,800,949. Our analysis below focuses on the net position (Table 1) and changes in net position (Table 2) of the District's governmental activities.

Table 1
Summary of Net Position

	2022	2021	$ Change	% Change
Cash and Cash Equivalents	$ 12,023,164	$ 13,056,353	$ (1,033,189)	-7.9%
Property & Sales Taxes Rec.	636,162	394,921	$ 241,241	61.1%
Restricted Cash	10,038,575	-	$ 10,038,575	
Capital Assets	18,474,033	13,226,731	5,247,302	39.7%
Total Assets	$ 41,171,934	$ 26,678,005	$ 14,493,929	54.3%
Deferred Outflows of Resources	267,395	102,678	$ 164,717	160.4%
Current Liabilities	$ 2,878,058	$ 1,193,636	$ 1,684,422	141.1%
Net Pension Liability	144,192	440,837	$ (296,645)	-67.3%
Long-Term Obligations	21,258,548	11,993,908	9,264,640	77.2%
Total Liabilities	$ 24,280,798	$ 13,628,381	$ 10,652,417	78.2%
Deferred Inflows of Resources	1,357,582	628,055	$ 729,527	116.2%
Net Position:				
Net Investment in Capital Assets	$ 7,414,655	$ 5,768,539	$ 1,646,116	28.5%
Restricted	2,998,831	1,931,525	1,067,306	55.3%
Unrestricted	5,387,463	4,824,183	563,280	11.7%
Total Net Position	$ 15,800,949	$ 12,524,247	$ 3,276,702	26.2%

Net position of the District's activities increased 26.2% or $3,276,702. Unrestricted net position, the part of net position that can be used to finance day-to-day operations without constraints established by debt covenants, enabling legislation, or other legal requirements – increased by $563,280 going from $4,824,183 up to $5,387,463 by the end of fiscal year 2022.

Table 2 compares the 2022 change in net position to the 2021 change in net position.

Table 2
Summary of Changes in Net Position for 2022
Compared With 2021 Activity

	2022	2021	$ Change	% Change
Program Revenues:				
Property Taxes	$ 5,027,602	$ 3,996,637	$ 1,030,965	25.8%
Sales Taxes	6,784,668	4,886,289	$ 1,898,379	38.9%
Other Revenues	370,698	333,402	37,296	11.2%
Grant Revenues	42,450	86,291	(43,841)	-50.8%
Interest Income	90,959	75,883	15,076	19.9%
Total Revenues	$ 12,316,377	$ 9,378,502	$ 2,937,875	31.3%
Program Expenses:				
Total Pension Expense	$ 268,165	$ -	$ 268,165	
General Government	$ 8,455,684	$ 6,739,161	$ 1,716,523	25.5%
Interest on L/T Debt	315,826	329,171	(13,345)	-4.1%
Total Expenses	$ 9,039,675	$ 7,068,332	$ 1,971,343	27.9%
Net Position Increase / (Decrease)	$ 3,276,702	$ 2,310,170	$ 966,532	41.8%

Table 3 presents the cost of each of the District's programs as well as each program's net cost (total cost less revenues generated by activities). The net cost shows the financial burden that was placed on the District by each of these functions.

Table 3
Governmental Activities

	Total Cost of Services		Net Cost of Services	
	2022	2021	2022	2021
General Government	$ 8,455,684	$ 6,739,161	$ 8,455,684	$ 6,739,161
Int of L/T Debt	315,826	329,171	315,826	329,171
Total Expenses	$ 8,771,510	$ 7,068,332	$ 8,771,510	$ 7,068,332

THE DISTRICT'S FUND'S

Table 4
Change In Year End Fund Balance

	2022	2021	$ Change	% Change
Net Investment in Capital Assets	$ 7,414,655	$ 5,768,539	$ 1,646,116	28.5%
Restricted	2,998,831	1,931,525	1,067,306	55.3%
Unrestricted	5,387,463	4,824,183	563,280	11.7%
Total Governmental Balances	$ 15,800,949	$ 12,524,247	$ 3,276,702	26.2%

The 28.5% increase in Net Investment in Capital Assets balance is due to capital asset and land additions being paid with debt and cash for construction still in restricted cash. Restricted net position decreased $1,067,306 due to three new loans requiring more debt service.

The 11.7% increase in the Unrestricted fund balance can be attributed to increased revenues.

Table 5 presents a summary of governmental fund revenues for the 2022 fiscal year and the amounts and percentages of increases and decreases in relation to the prior year.

Table 5
Total Governmental Fund Revenues

Revenue Source	2022	% of Total	Increase or (Decrease) Over 2021	% Increase / (Decrease)
Property taxes	5,027,602	40.8%	1,030,965	25.8%
Sales taxes	6,784,668	55.1%	1,898,379	38.9%
Other Income	370,698	3.0%	37,296	11.2%
Grant Income	42,450	0.3%	(43,841)	0.0%
Investment Income	90,959	0.7%	15,076	19.9%
Total	$ 12,316,377	100.0%	$ 2,937,875	31.3%

The 25.8% increase in Property Tax revenues is primarily due to increases in the property tax base, the tax rate did not change. Sales Tax revenues increased 38.9% due to rapid growth in the area. Other income increased 11.2% and Grant income decreased (43,841).
The 19.9% increase in interest income is due to more cash maintained in interest bearing cash accounts.

Table 6 presents the General Fund budget and the difference between the original budget and final budget for fiscal year 2022. Table 7 discusses the variance between the final budget and the actual results for the year.

Original versus Final Budget

There were material differences between original and final budgeted amounts for 2022. Large revenue increases were added for sales taxes and property tax income. Large increases in general government expenses were added also.

Table 6
Original and Final Budget
Budgeted Amounts

	Original	Final	Variance
Revenues:			
Property Taxes	$ 5,017,416	$ 5,074,575	$ 57,159
Sales Taxes	3,537,246	3,537,246	$ -
Interlocal agreement	34,000	34,000	-
Interest Income	25,000	25,000	-
Billing	70,000	70,000	-
Other Income	-	-	-
Total Revenues	**$ 8,683,662**	**$ 8,740,821**	**$ 57,159**
Expenditures:			
Current:			
General Government	$ 6,789,153	$ 6,789,153	$ -
Capital Outlay	245,000	245,000	-
Debt Service	1,649,509	1,649,509	-
Total Expenditures	**$ 8,683,662**	**$ 8,683,662**	**$ -**
Excess (Deficiency) of Revenues Over (Under) Expenditures	**$ -**	**$ 57,159**	$ 57,159

Table 7
Final Budget Versus Actual Results
General Fund

	Final Budget	Actual	Variance
Revenues:			
Property Taxes	$ 5,074,575	$ 5,027,602	$ (46,973)
Sales Taxes	3,537,246	6,784,668	$ 3,247,422
Grant Income	34,000	42,450	8,450
Interest Income	25,000	90,959	65,959
Loan Proceeds	70,000	10,333,000	10,263,000
Other Income	-	370,698	370,698
Total Revenues	**$ 8,740,821**	**$ 22,649,377**	**$ 13,908,556**
Final Budget Versus Actual Results			
Expenditures:			
Current:			
General Government	$ 6,789,153	$ 8,455,684	$ (1,666,531)
Capital Outlay	245,000	4,247,815	(4,002,815)
Debt Service	1,649,509	1,507,621	141,888
Total Expenditures	**$ 8,683,662**	**$ 14,211,120**	**$ (5,527,458)**
Excess (Deficiency) of Revenues Over (Under) Expenditures	**$ 57,159**	**$ 8,438,257**	**$ 8,381,098**

Final Budget versus Actual Results

The variance in **Property Tax** revenues is due to the District increasing its overall property value due to growth and new construction. Sales tax revenues increased dramatically due to rapid growth in the area.
The variance in **General Government** expenditures is due to the increase in population in the WCESD # 3 service area and the expansion into 4 buildings.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At year-end, the District had $18,474,033 invested in land, equipment, trucks and building. This amount represents a $5,247,302 net increase over the last year, which is due to asset additions. Land, Building improvements and construction, and equipment, appliances and furniture were purchased.

Debt Administration

At fiscal year-end, the District had $24,152,417 in notes & leases payable for the building, fire trucks and fire equipment. This amount represents a net increase of $10,964,873 due to three new loans. The interest rates and maturity dates vary with each separate agreement. For a breakdown of the interest rates, the principal and interest payment schedules, and the maturity dates, see Note 4 of the basic financial statements.

ECONOMIC FACTORS

The District operates solely in Williamson County and has since its inception. The District's budgeting process must continue to work as closely as possible with the Williamson County Tax Assessor's office in order to meet the financial obligations of the District.

It is important that the District is able to succeed in carrying out its day-to-day operations and continue to be able to meet its financial obligations as well. The additional buildling and equipment are vital to providing the best fire protection and EMT services to the citizens of the District.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the District's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Office of the Treasurer, 501 Exchange Blvd., Hutto, TX 78634.

Anne Cano, Treasurer
Williamson County Emergency Services District # 3

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 3
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022

Assets:		
Current Assets:		
Cash and Cash Equivalents	$	13,485,087
Property Taxes Receivable		651,973
Total Current Assets	$	14,137,060
Non-Current Assets:		
Restricted Cash		10,038,575
Capital Assets:		
Building, Equipment & Trucks, Net of Accumulated Depreciation	$	17,012,110
Total Non-Current Assets	$	27,050,685
Total Assets	**$**	**41,187,745**
Deferred Outflows of Resources-Pension		267,395
Liabilities:		
Current Liabilities:		
Accounts Payable	$	42,963
Unearned Revenue		219,888
Payroll Taxes, Insurance, & Retirement Payable		112,510
Current Portion of Long-Term Debt		2,518,508
Total Current Liabilities	$	2,893,869
Non-Current Liabilities:		
Net Pension Liability		144,192
Notes, Leases and Bonds Payable	$	20,664,548
Sick & Vacation Leave payable		594,000
Total Long-Term Liabilities		21,402,740
Total Liabilities	**$**	**24,296,609**
Deferred Inflows of Resources - Pension		1,357,582
Net Position:		
Net Investment in Capital Assets	$	5,952,732
Restricted for Debt Service, Fire Station, Apparatus & Regular Reserve		2,998,831
Unrestricted		6,849,386
Total Net Position	**$**	**15,800,949**

See accompanying notes to the financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 3

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2022

Functions/Programs	Expenses	Program Revenues	Net Revenue and Change in Net Position Primary Government Governmental Activities
Governmental Activities:			
General Government	$ 8,723,849	$ 12,182,968	$ 3,459,119
Interest on Long-Term Debt	315,826	-	(315,826)
Total Governmental Activities	$ 9,039,675	$ 12,182,968	$ 3,143,293
General Revenues:			
Unrestricted Interest Earnings			$ 90,959
Grant Revenues			42,450
Total General Revenues			$ 133,409
Change in Net Position			$ 3,276,702
Net Position - Beginning			12,524,247
Net Position - Ending			$ 15,800,949

See accompanying notes to the financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 3

BALANCE SHEET – GOVERNMENTAL FUNDS

SEPTEMBER 30, 2022

	General	Reserved for Fire Station, Apparatus, & Debt Service	Total Governmental Funds
Assets:			
Cash and Cash Equivalents	$ 10,486,256	$ 9,584,068	$ 20,070,324
Property Taxes & Sales Tax Receivable	651,973	-	651,973
Restricted Cash	-	10,038,575	10,038,575
Total Assets	**$ 11,138,229**	**$ 19,622,643**	**$ 30,760,872**
Liabilities and Fund Balances			
Liabilities:			
Accounts Payable	$ 42,963	$ -	$ 42,963
Unearned revenue	303,943	-	303,943
Payroll Taxes, Insurance & Retirement Payable	112,510	-	112,510
Total Liabilities	**$ 459,416**	**$ -**	**$ 459,416**
Fund Balances			
Restricted for Debt Service, Fire Station, Apparatus, Reserve	$ -	$ 19,622,643	$ 19,622,643
Unassigned	10,678,813	-	10,678,813
Total Fund Balances	**$ 10,678,813**	**$ 19,622,643**	**$ 30,301,456**
Total Liabilities and Fund Balances	**$ 11,138,229**	**$ 19,622,643**	**$ 30,760,872**

See accompanying notes to financial statements.

RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES TO NET POSITION OF GOVERNMENTAL ACTIVITIES
SEPTEMBER 30, 2022

Total fund balance – total governmental funds	$ 30,301,456
Amounts reported for governmental activities in the statement of net assets are different because:	
Deferred Outflows of Resources for Pensions are not recognized in Gov. Funds	$ 267,395
Capital assets used in the governmental activities are not financial resources and therefore are not reported in the funds.	$ 17,012,110
Deferred Inflows of Resources for Pensions are not recognized in Gov. Funds	$ (1,357,582)
The current portion of leases payable for capital assets is not included in governmental activities due to capital assets not being included in governmental activities.	$ (2,518,508)
Unearned property tax revenues	$ 84,055
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.	$ (20,664,548)
Net Pension Liability is not recognized for governmental funds	$ (144,192)
Accrued vacation and sick leave payable not included in govt. funds	$ (594,000)
Restricted cash from loans for construction	$ (6,585,237)
Net assets of governmental activities	$ 15,800,949

See accompanying notes to financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 3

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS

SEPTEMBER 30, 2022

	General	Fire Station, Apparatus Debt Service	Total Governmental Funds
Revenues:			
Property Taxes	$ 3,319,712	$ 1,652,780	$ 4,972,492
Sales Taxes	6,784,668		6,784,668
Plan reviews	234,264	-	234,264
Williamson County	34,455	-	34,455
Revenue Rescue	-	-	-
Inspections	9,133	-	9,133
Miscellaneous	121,596	-	121,596
Grant revenue	42,450	-	42,450
Interest Earnings	90,959	-	90,959
Total Revenues	**$ 10,637,237**	**$ 1,652,780**	**$ 12,290,017**
Expenditures:			
General Government	$ 7,644,478	$ -	$ 7,644,478
Capital Outlay	-	4,247,815	4,247,815
Debt Service:		-	-
Principal	-	1,191,795	1,191,795
Interest	-	315,826	315,826
Total Expenditures	**$ 7,644,478**	**$ 5,755,436**	**$ 13,399,914**
Net Income or (Loss)	**$ 2,992,759**	**$ (4,102,656)**	**$ (1,109,897)**
Loan proceeds	**$ -**	**$ 18,498,037**	**$ 18,498,037**
Transfers	$ (3,295,737)	$ 3,295,737	$ -
Net Changes in Fund Balances	**$ (302,978)**	**$ 17,691,118**	**$ 17,388,140**
Fund Balances - Beginning	**$ 10,981,791**	**$ 1,931,525**	**$ 12,913,316**
Fund Balances - Ending	**$ 10,678,813**	**$ 19,622,643**	**$ 30,301,456**

See accompanying notes to the financial statements.

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2022

Net change in fund balance - total governmental funds	$ 17,388,140
Amounts reported for governmental activities in the statement of net assets are different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their useful lives as depreciation expense. This is the amount by which capital outlay (4,247,815) exceeded depreciation (756,096) in the current period.	$ 3,491,719
Loan principal paid off in refinancing and debt principal payments	$ 1,191,795
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	
Property taxes not collected	$ 84,055
Less: Prior year	(28,945)
	$ 55,110
Miscellaneous adjustments of differences between Govt. wide & Gov. FD funds, but the repayment reduces long-term liabilities in the statement of net assets. Loan proceeds are subtracted with the net difference reported	$ (83,860)
	$ (18,498,037)
Total Pension Expense is not recognized in Governmental Funds	$ (268,165)
	$ -
Changes in net position of governmental activities	$ 3,276,702

See accompanying notes to the financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 3
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

Williamson County Emergency Services District No. 3 (the District) is a governmental unit of the state of Texas that was formed in November 1999. The entity is responsible for providing fire and emergency services in Williamson County, Texas. The District provides fire and emergency medical services to a certain geographic portion of Williamson County including Hutto, Texas, an incorporated city located in Williamson County. The District was created and operates under Article III, Section 48-e, of the Texas Constitution, as proposed by S.J.R. No. 37, Acts of the 70th Legislature, Regular Session, 1987, and adopted by the voters at an election held November 1999.

The District is governed by a Board of Commissioners that acts as the authoritative and legislative body of the entity. The Board of Commissioners elects officers for the following positions; President, Vice-President, Treasurer, Secretary and Vice-Treasurer. No board member receives compensation for serving on the Board.

The accompanying statements of the District have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applicable to governmental units. The financial statements include all organizations, activities, and functions that comprise the District. Component units are legally separate entities for which the District (the primary entity) is financially accountable. Financial accountability is defined as the ability to appoint a voting majority of the organization's governing body and either (1) the District's ability to impose its will over the organization or (2) the potential that the organization will provide a financial benefit to, or impose a financial burden on, the District. Using these criteria, the District has no component units.

B. Government-wide and fund financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of changes in net position) report information on all of the non-fiduciary activities of the primary government.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues primarily consist of Ad Valorem taxes received from the County's appraisal district.

C. Measurement focus, basis of accounting, and financial statement presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 31 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Grants and entitlements and interest associated with the current fiscal period are all considered susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered measurable and available only when the District receives cash.

Fund Accounting

The District uses funds to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. The District only uses governmental funds.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Governmental Funds

Governmental funds are those through which most governmental functions typically are financed. Governmental funds reporting focuses on the sources, uses, and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purpose for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets and liabilities is reported as fund balance.

The District reports the following major governmental funds:

General Fund – The General Fund is used to account for all financial resources of the District except those required to be accounted for in another fund. The general fund balance is available to the District for any purpose provided it is expended or transferred according to the general laws of Texas and the bylaws of the District.

Revenues – Exchange and Non-Exchange Transactions

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the District, available means expected to be received within thirty-one days of fiscal year-end. Under the modified accrual basis, only interest is considered to be both measurable and available at fiscal year-end. Non-exchange transactions, in which the District receives value without directly giving value in return, includes grants and donations. On an accrual basis, revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the fiscal year when use is first permitted, matching requirements, in which the District must provide local resources to be used for a specific purpose, and expenditure requirements, in which the resources are provided to the District on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions must be available before it can be recognized.

Expenses/Expenditures

On an accrual basis of accounting, expenses are recognized at the time they are incurred. The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable.

C. Cash and Cash Equivalents

Cash and equivalents include all highly-liquid investments with a maturity of three months or less at the date of purchase. During 2021-2022, cash and cash equivalents accounts were limited to Vera Bank General, SAFER Payroll, and Payroll Funds and Vera Bank Regular reserve, Apparatus reserve, Fire Station reserve, Construction and Debt Service reserve. The District at times has an amount in its depository account that exceeds the maximum amount secured by the Federal Deposit Insurance Corporation. Vera Bank collateralizes deposits by pledging securities in the District's name.

D. Restricted Assets

Restricted assets are cash and cash equivalents whose use is limited by legal requirements. Restricted cash with fiscal agent represents amounts required by debt covenant to be segregated for final year debt payment and accrued interest on the bonds. The District's Board of Directors voted to establish reserve and restricted accounts in 2010-2011 for debt service, fire station, apparatus, and regular reserve.

E. Interfund Transactions

During the course of normal operations, the District has numerous transactions between funds. Interfund transactions are generally classified as follows:

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Operating transfers are reported as "Other Financing Sources and Uses" in the governmental funds, as "Transfers In" by the recipient fund, and "Transfers Out" by the disbursing fund.

On the governmental funds balance sheet, receivables and payables resulting from short-term interfund loans are classified as "interfund loan receivables/payables." These amounts are eliminated on the statement of net assets.

F. **Capital Assets**

General capital assets generally result from expenditures in the governmental funds. These assets are reported on the government-wide statement of net assets and in the General Fund. All capital assets are recorded at cost and updated for additions and retirements during the year. The District does possess building infrastructure. Other capital assets consist of fire-fighting & EMT equipment and fire trucks. Improvements are capitalized; the cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset's life are not.

G. **Reservations of Fund Balance**

The District records reservations for portions of fund equity which are legally segregated for specific future use or which do not represent available expendable resources and therefore, are not available for appropriations or expenditures in the governmental fund balance sheet. Unreserved fund balance indicates that portion of fund equity, which is available for appropriations, in future periods. Fund equity reserves have been established for the fire station, apparatus, and regular reserve and for future debt service in the debt service fund. If restricted and unrestricted assets are available for the same purpose, then restricted assets will be used before unrestricted assets.

H. **Net Position**

Net position present the difference between assets and liabilities in the statement of net assets. Net position invested in capital assets are reduced by the outstanding balances of any borrowing used for the acquisition, construction, or improvement of those assets.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Net position is reported as restricted when there are legal limitations imposed on their use by District legislation or external restrictions by creditors, grantors, laws or regulations of other governments.

I. Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

J. Accrued Liabilities

The District reports accrued liabilities on the statement of net position. The District reports accounts payable of $42,963, payroll taxes, insurance and retirement payable of $112,510 and $219,888 in unearned revenue during 2021-2022.

NOTE 2 – TAX REVENUES

The District's tax revenue is collected by County of Williamson, Texas, (the County) under the provisions of a tax collection agreement signed November, 1999. Under the agreement, the County is responsible for making the calculations necessary for the District to comply with the statutory requirements for setting tax rates as specified in Chapter 26 of the Texas Property Tax Code and collecting the appropriate tax. The County periodically remits the collected taxes to the District. The agreement may be terminated by either party on written notice, but neither party has expressed an interest in terminating the agreement. The County provides the District with written reports necessary to keep the District advised of all financial information affecting the District. The District pays the County for its tax collection activity in four equal quarterly payments, which totaled $26,825 USD for 2021-2022. The amount is determined by the County based on an amount per each parcel of taxable property, or account taxable by the District. The tax rate for WCESD # 3 for 2022 is $.10 per $100 valuation of property. The M&O rate for WCESD # 3 was 0.067125878 and the I&S rate was 0.032874122 the total adjusted original tax roll was $5,027,602 on $5,027,602,000 valuation. Property taxes receivable at 9/30/22 total $68,244, with $10,961 being current and $57,283 being delinquent. Property taxes receivable are the uncollected balance as of September 30, 2022 from the 2021-2022 property tax levy.

NOTE 3 – CASH AND CASH EQUIVALENTS

Cash resources of several individual funds are combined to form a pool of cash and investments. In addition, investments are separately held by a number of individual funds. Statutes require the classification of funds held by the District into three categories.

Category 1 consists of "active" funds – those funds required to be kept in "cash" or "near cash" status for immediate use by the District. Such funds must be maintained either as cash in the District Treasury or in depository accounts payable or withdrawal on demand, including negotiable order of withdrawal (NOW) accounts.

Category 2 consists of "inactive" funds – those funds not required for use within the current two-year period of designation of depositories. Inactive funds may be deposited or invested only as certificates of deposit maturing no later than the end of the current period of designation of depositories.

Category 3 consists of "interim" funds – those funds not needed for immediate use, but needed before the end of the current period of designation of depositories. Interim funds may be invested or deposited in the following securities:

- United States Treasury notes, bills, bonds or any other obligation or security issued by the United States Treasury or any other obligation guaranteed as to principal or interest by the United States.
- Bonds, notes, debentures, or any other obligations or securities issued by any federal government agency or instrumentality, including but not limited to, the federal national mortgage association, federal home loan bank, federal farm credit bank, federal home loan mortgage corporation, government national mortgage association, and student loan marketing association. All federal agency securities shall be direct issuances of federal government agencies or instrumentalities

A. Deposits

At year-end the carrying amount of the District's deposits was $22,061,739 and the bank balance was $22,061,739. Federal depository insurance coverage totals $250,000. The deposits were classified as category 1, collateralized, as defined by GASB Statement 3 "Deposits with Financial Institutions, Investments and Reverse Repurchase Agreements. Securities pledged as collateral for Williamson County Emergency Services District No. 3 at September 30, 2022 totaled $23,068,971 for excess collateralization in the amount of $1,007,232.

NOTE 4 - GENERAL FIXED ASSETS

A summary of changes in general fixed assets for the year ended September 30, 2022:

	Fire Station 1,2,3 & 4	CWICS Trunking System	Apparatus & Trucks	Radio Equipment	Computers & Furniture	Totals
10/1/2021	11,937,548	159,504	3,133,689	684,495	135,534	16,050,770
Additions	4,022,615	-	189,426	-	35,774	4,247,815
Deletions	-	-	-	-	-	-
9/30/2022	15,960,163	159,504	3,323,115	684,495	171,308	20,298,585
Land						$ 2,357,904
Depreciation	400,248		326,289	21,498	8,061	756,096
Less:						
Acc. Depr.	$ 1,864,353	$ -	$ 1,844,877	$ 387,926	$ 85,300	$ 4,182,456
Total, Net	$ 14,095,810	$ 159,504	$ 1,478,238	$ 296,569	$ 86,008	$ 18,474,033

NOTE 5 – GENERAL LONG-TERM DEBT

The District has acquired buildings, vehicles and fire equipment under master governmental lease-purchase agreements dated as follows:

Note Payable to PNC Bank, dated July 21, 2020, in the amount of $1,007,756, annual payments from $117,408 to $236,920, due 1/21, including interest at 2.25%. Secured by Equipment.	$ 831,965
Note payable to PNC Bank dated July 20, 2017 in the amount of $804,681, annual payments of $91,836, matures August 20, 2025 secured by Pierce Pumper fire truck.	$ 449,898
Note payable to PNC Bank, dated April 1, 2019 in the amount of $1,556,469.50, annual payments of $182,711 and $400,900, due 4/1, matures May 1, 2027, including interest of 3.54%, secured by equipment.	$ 1,322,718
Note Payable to Zions Bank Corporation in the amount of $4,439,430, annual payments from $365,499.73 to $598,904.05 due on 2/15, interest rate of 2.2%, matures 2/15/2033.	$ 3,532,770
Note Payable to Zions Bank Corporation in the amount of $6,090,000, annual payments from $236,366.99 to $918,799.75 due on 5/15, interest rate of 2.2%, matures 2/15/2033.	$ 5,582,435
Lease payable to PNC Bank, dated October 26, 2021,in the amount of $1,229,270, annual payments from $143,102 to $260,356, interest rate of 2.85%, matures 12/26/2029	$ 1,229,270
Note Payable to Trust Bank in the amount of $1,386,000 annual payments from $264,000 to $314,000 due on 9/30, interest rate of 1.73%, matures 9/30/2026.	$ 1,116,000
Note Payable to ZMFU II, Inc. (Amegy Bank) in the amount of $9,118,000 annual payments from $182,000 to $1,443,000 due on 2/15, interest rate variable, matures 2/15/2037.	$ 9,118,000
Total	23,183,056

NOTE 5 – GENERAL LONG-TERM DEBT (Continued)

The debt service requirements on the above lease-purchase agreements are as follows:

Due Year Ending September 30	Principal	Interest	Total
2023	141,650	41,061	182,711
2024	146,664	36,047	182,711
2025	151,856	30,855	182,711
2026	157,232	25,479	182,711
2027	162,798	19,913	182,711
Thereafter	562,518	21,092	583,610
Total	$ 1,322,718	$ 174,447	$ 1,497,165

Due Year Ending September 30	Principal	Interest	Total
2023	77,756	14,080	91,836
2024	80,189	11,647	91,836
2025	82,699	9,137	91,836
2026	209,254	566	
Thereafter	-	-	-
Total	$ 449,898	$ 35,430	$ 485,328

Due Year Ending September 30	Principal	Interest	Total
2023	287,080	78,427	365,507
2024	293,450	72,054	365,504
2025	299,960	65,540	365,500
2026	306,620	58,881	365,501
2027	313,430	52,074	365,504
Thereafter	2,032,230	160,793	2,193,023
Total	$ 3,532,770	$ 487,769	$ 4,020,539

NOTE 5 – GENERAL LONG-TERM DEBT (Continued)

The debt service requirements on the above lease-purchase agreements are as follows:

Due Year Ending September 30	Principal	Interest	Total
2023	347,027	122,814	469,841
2024	354,662	115,179	469,841
2025	362,464	107,376	469,840
2026	370,438	99,402	469,840
2027	378,588	91,253	469,841
Thereafter	3,769,256	363,463	4,132,719
Total	$ 5,582,435	$ 899,487	$ 6,481,922

Due Year Ending September 30	Principal	Interest	Total
2023	91,950	25,458	117,408
2024	94,764	22,644	117,408
2025	97,663	19,745	117,408
2026	100,652	16,756	117,408
2027	103,732	13,676	117,408
Thereafter	343,204	11,125	354,329
Total	$ 831,965	$ 109,404	$ 941,369

Due Year Ending September 30	Principal	Interest	Total
2023	108,045	35,057	143,102
2024	113,722	29,379	143,101
2025	116,702	26,399	143,101
2026	119,760	23,341	143,101
2027	122,898	20,203	143,101
Thereafter	648,143	41,515	689,658
Total	$ 1,229,270	$ 175,894	$ 1,405,164

Due Year Ending September 30	Principal	Interest	Total
2023	269,000	11,262	280,262
2024	264,000	14,653	278,653
2025	269,000	10,086	279,086
2026	314,000	5,432	319,432
2027	-	-	-
Thereafter	-	-	-
Total	$ 1,116,000	$ 41,433	$ 1,157,433

Due Year Ending September 30	Principal	Interest	Total
2023	1,196,000	152,164	1,348,164
2024	182,000	255,881	437,881
2025	188,000	250,002	438,002
2026	154,000	243,930	397,930
2027	416,000	238,955	654,955
Thereafter	6,982,000	1,592,422	8,574,422
Total	$ 9,118,000	$ 2,733,354	$ 11,851,354

NOTE 6 – CONTINGENCIES AND SUBSEQUENT EVENTS

As of September 30, 2021, the District did not have any material pending litigation or non-disclosed liabilities.

Pensions

For purposes of measuring the net pension liability, pension related deferred outflows and inflows of resources, and pension expense, District specific information about its Fiduciary Net Position in the Texas County and District Retirement System (TCDRS) and additions to/deductions from the District's Fiduciary Net Position have been determined on the same basis as they are reported by TCDRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. Information regarding the District's Total Pension Liability is obtained from TCDRS through a report prepared for the District by TCDRS consulting actuary, Milliman, in compliance with Governmental Accounting Standards Board (GASB) Statement No. 68, Accounting and Financial Reporting for Pensions.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has the following items that qualify for reporting in this category.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

- Pension contributions after measurement date – these contributions are deferred and recognized in the following fiscal year.
- Difference in projected and actual earnings on pension assets – This difference is deferred and amortized over a closed five year period.
- Difference in expected and actual pension experience – This difference is deferred and recognized over the estimated average remaining lives of all members determined as of the measurement date.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statements element, deferred inflows or resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has only one type of item, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, this item is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from one source: Property taxes. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

Pension Plan - The Williamson County ESD # 3 participates as one of the plans in the nontraditional, joint contributory, hybrid defined benefit pension plan administered by the Texas County and District Retirement System (TCDRS). The funding policy governs how the Texas County & District Retirement System (TCDRS) determines the employer contributions required to ensure that benefits provided to TCDRS members are funded in a reasonable and equitable manner. The goals of TCDRS' funding policy are to fully fund benefits over the course of employees' careers to ensure intergenerational equity, and to balance rate and benefit stability with the need for the plan funding to be reflective of current plan conditions. This policy documents the current funding policies in effect for the Dec. 31, 2018 actuarial valuation as established by state law, administrative rule and action by the TCDRS Board of Trustees (the board). The policy serves as a comprehensive funding overview and complies with the GASB reporting requirements for an agent multiple-employer plan. TCDRS funding overview TCDRS is a model for responsible, disciplined funding. TCDRS does not receive any state funding. As an agent, multiple-employer plan, each participating employer in the system funds its plan independently. A combination of three elements funds each employer's plan: employee deposits, employer contributions and investment income. • The deposit rate for employees is 4%, 5%, 6% or 7% of compensation, as

adopted by the employer's governing body. • Participating employers are required to contribute at actuarially determined rates to ensure adequate funding for each employer's plan. Employer contribution rates are determined annually and approved by the TCDRS Board of Trustees. • Investment income funds a large part of the benefits employees earn. Pursuant to state law, employers participating in the system must pay 100% of their actuarially determined required contributions on an annual basis. Each employer has the opportunity to make additional contributions in excess of its annual required contribution rate either by adopting an elected rate that is higher than the required rate or by making additional contributions on an ad hoc basis. Employers may make additional contributions to pay down their liabilities faster, pre-fund benefit enhancements and/or buffer against future adverse experience. GASB 68 Disclosure for Measurement Date December 31, 2017. Williamson County Emergency Services District #3 Texas County & District Retirement System. This work product was prepared solely for the TCDRS for the purposes described herein and may not be appropriate to use for other purposes. Milliman does not intend to benefit and assumes no duty or liability to other parties who receive this work. Milliman recommends that third parties be aided by their own actuary or other qualified professional when reviewing the Milliman work product. In addition, employers annually review their plans and may adjust benefits and costs based on their local needs and budgets. Although accrued benefits may not be reduced, employers may reduce future benefit accruals and immediately reduce costs. Methodology for determining employer contribution rates The board hires independent outside consulting actuaries to conduct an annual valuation to measure the funding status and to determine the required employer contribution rate for each employer plan. In order to calculate the employer contribution rate, the actuary does the following: • Studies each employer's adopted plan of benefits and the profile of its plan participants, and uses assumptions established by the board to estimate future benefit payments. • Discounts the estimate of future benefit payments to the present based on the long-term rate of investment return to determine the present value of future benefits. • Compares the present value of future benefits with the plan's assets to determine the difference that needs to be funded based on the funding policy. The valuation of each employer plan is based on the system funding policy and the assets, benefits and participant profile of each participating employer plan. The four key components in the determination of employer contribution rates are: the actuarial cost method, amortization policy, the asset valuation method and the actuarial assumptions. Actuarial cost method TCDRS has adopted the replacement life entry age cost method, a conservative cost method and an industry standard. The goal of this cost method is to fund benefits in an orderly manner for each participant over his or her career so that sufficient funds are accumulated by the time benefit payments begin. Under this approach, benefits are funded in advance as a level percentage of pay. This portion of the contribution rate is called the normal cost rate and generally remains stable from year to year. Amortization policy The portion of the contribution

rate that funds any remaining unfunded amounts for benefits that are not covered by the normal cost is called the unfunded actuarial accrued liability (UAAL) rate. UAAL amounts occur when benefit enhancements are adopted that have not been funded in advance, or when actual investment or demographic experience varies from the actuarial assumptions (actuarial gains and losses). UAAL amounts are amortized on a level-percentage-of-covered-payroll basis over a closed period with a layered approach. The closed periods ensure all unfunded liabilities are financed over no more than 20 years from the time they occur. Each year new layers are established to amortize changes in the UAAL due to actuarial gains or losses, as well as any plan benefit changes elected by an employer for that year. Benefit enhancements are amortized over a 15-year closed period. All other changes in the UAAL are amortized over 20-year closed periods. These amortization periods are generally more conservative than those of most other public retirement plans and are stricter than the minimum amortization period required under state law. GASB 68 Disclosure for Measurement Date December 31, 2014. Williamson County Emergency Services District #3 Texas County & District Retirement System. This work product was prepared solely for the TCDRS for the purposes described herein and may not be appropriate to use for other purposes. Milliman does not intend to benefit and assumes no duty or liability to other parties who receive this work. Milliman recommends that third parties be aided by their own actuary or other qualified professional when reviewing the Milliman work product. For newly participating districts that have five or fewer employees who are all within five years of retirement eligibility, any initial UAAL and any subsequent adoption of prior service credits are amortized over a five-year closed amortization period. This ensures that benefits are appropriately funded over the current generation of employees. Notwithstanding the layered approach, the total UAAL payment may not be less than the required payment obtained by amortizing the entire UAAL over a 20-year period. If a plan is overfunded, the overfunded actuarial accrued liability (OAAL) is calculated annually using a 30- year open amortization period. Asset valuation method When determining the actuarial value of assets used for measuring a plan's funded status, TCDRS smooths each year's actuarial investment gains and losses and recognizes them over a five-year period to better reflect the system's long-term investment horizons and to keep employer contribution rates more stable. As actuarial asset investment gains and losses are recognized, they become part of the actuarial gains and losses for the year and are funded according to the amortization policy. The five-year period helps stabilize employer rates while still ensuring that rates are reflective of current market conditions. In addition, the board has the ability to set aside reserves from investment earnings that are used to help offset future negative economic cycles. These reserves are held separately and are not counted as part of a participating employer's plan assets until they are passed through to employers when determined necessary by the board. Reserves help maintain rate stability for employers. In addition, reserves ensure that employers do not adopt benefit increases based on a

temporarily lower plan cost at a high point in a market cycle and, conversely, are not as pressured to immediately reduce benefit levels during a low point in a market cycle. Actuarial assumptions Demographic and economic assumptions are used to estimate employer liabilities and to determine the amount of funding required from employer contributions as opposed to investment earnings. These assumptions reflect a long-term perspective of 30 years or more. Examples of key economic assumptions include long-term investment return, long-term inflation and annual payroll increase. Demographic assumptions are the actuary's best estimate of what will happen to TCDRS members and retirees. Examples of demographic assumptions are employment termination rates, retirement rates and retiree mortality rates. A complete listing of all actuarial assumptions can be found in the annual system-wide valuation report. Oversight The board has established review policies to ensure that actuarial assumptions are appropriate and that the methodology for determining employer contribution rates is being correctly applied. Review of actuarial assumptions TCDRS' actuarial assumptions are periodically reviewed and revised as deemed necessary to reflect best estimates of future experience. Every four years, the TCDRS consulting actuary conducts an investigation of experience.

TCDRS assumptions are compared to plan experience and future expectations, and changes to GASB 68 Disclosure for Measurement Date December 31, 2018. Williamson County Emergency Services District #3 Texas County & District Retirement System This work product was prepared solely for the TCDRS for the purposes described herein and may not be appropriate to use for other purposes. Milliman does not intend to benefit and assumes no duty or liability to other parties who receive this work. Milliman recommends that third parties be aided by their own actuary or other qualified professional when reviewing the Milliman work product. the assumptions are recommended as needed. The board adopts actuarial assumptions to be used in the valuation based on the results of this study. An actuarial audit of every investigation of experience is required and must be performed by an independent auditing actuary to review the consulting actuary's analysis, conclusions and recommendations for accuracy, appropriateness and reasonableness. These audits alternate between a peer review and a full replication audit of the investigation of experience. In a peer review audit of the investigation, the reviewing actuary uses the raw results of the investigation for demographic assumptions as calculated by the consulting actuary to test the conclusions and recommendations. In addition, the reviewing actuary independently analyzes economic assumptions to test the results and recommendations of the consulting actuary. The reviewing actuary also examines the consulting actuary's methods and assumptions for reasonableness and internal consistency. In a full replication audit of the investigation, in addition to performing all of the steps of a peer review, the auditing actuary fully replicates the calculation of the investigation's raw results. Review of employer contribution rates In order to test accuracy and ensure that the actuarial methods and assumptions are being

correctly applied, an audit of the valuation is required every four years. These audits are conducted by an independent reviewing actuary and alternate between a peer review and a full replication audit of the valuation. In the peer review audit of the valuation, the actuary uses a sample of participant data and TCDRS plans to test the results of the valuation. The reviewing actuary also examines the consulting actuary's methods and assumptions for reasonableness and internal consistency. In a full replication audit of the valuation, the auditing actuary performs all the steps of a peer review audit but instead of analyzing sample data and plans, the auditing actuary fully replicates the original actuarial valuation. Review and modification of funding policy The board will review this policy on a regular basis and may modify this policy at its discretion. Modifications to the policy may be submitted for consideration to the board by staff and/or outside consulting actuaries as circumstances warrant.

The long-term expected rate of return on TCDRS assets is determined by adding expected inflation to expected long-term real returns, and reflecting expected volatility and correlation. The capital market assumptions and information shown below are provided by TCDRS' investment consultant, Cliffwater LLC. The numbers shown are based on January 2015 information for a 7-10 year time horizon. Note that the valuation assumption for long-term expected return is re-assessed at a minimum of every four years, and is set based on a 30-year time horizon; the most recent analysis was performed in 2013. See Milliman's TCDRS Investigation of Experience report for the period January 1, 2009 – December 31, 2013 for more details. (1) Target asset allocation adopted at the April 2015 TCDRS Board meeting. (2) Geometric real rates of return in addition to assumed inflation of 1.7%, per Cliffwater's 2015 capital market assumptions. (3) Includes vintage years 2006-present of Quarter Pooled Horizon IRRs. (4) Includes vintage years 2007-present of Quarter Pooled Horizon IRRs. Geometric Real Rate of Return Target (Expected minus Asset Class Benchmark Allocation(1) Inflation)(2) US Equities Dow Jones U.S. Total Stock Market Index 16.50% 5.35% Private Equity Cambridge Associates Global Private Equity & Venture Capital Index(3) 12.00% 8.35% Global Equities MSCI World (net) Index 1.50% 5.65% International Equities - Developed 50% MSCI World Ex USA (net) + 50% MSCI World ex USA 100% Hedged to USD (net) Index 11.00% 5.35% International Equities - Emerging 50% MSCI EM Standard (net) Index + 50% MSCI EM 100% Hedged to USD (net) Index 9.00% 6.35% Investment-Grade Bonds Barclays Capital Aggregate Bond Index 3.00% 0.55% High-Yield Bonds Citigroup High-Yield Cash-Pay Capped Index 3.00% 3.75% Opportunistic Credit Citigroup High-Yield Cash-Pay Capped Index 5.00% 5.54% Direct Lending Citigroup High-Yield Cash-Pay Capped Index 2.00% 5.80% Distressed Debt Citigroup High-Yield Cash-Pay Capped Index 3.00% 6.75% REIT Equities 67% FTSE NAREIT Equity REITs Index + 33% FRSE EPRA/NAREIT Global Real Estate Index 2.00%

4.00% Commodities Bloomberg Commodities Index 2.00% -0.20% Master Limited Partnerships (MLPs) Alerian MLP Index 2.00% 5.30% Private Real Estate Partnerships Cambridge Associates Real Estate Index(4) 3.00% 7.20% Hedge Funds Hedge Fund Research, Inc. (HFRI) Fund of Funds Composite Index 25.00% 5.15%

Williamson County ESD # 3
Schedule of Changes in Net Pension Liability and Related Ratios Current Period
September 30, 2022

A.	**Total pension liability**	
	1. Service Cost	$ 528,903
	2. Interest (on the Total Pension Liability)	265,490
	3. Effect of Plan Changes	-
	4. Effect of assumption changes or inputs	119,817
	5. Effect of economic/demographic (gains) or losses	63,202
	6. Benefit payments, including refunds of employee contributions	(24,443)
	7. Net change in total pension liability	$ 952,969
	8. Total pension liability - beginning	2,976,389
	9. Total pension liability - ending	$ 3,929,358
B.	**Plan fiduciary net position**	
	1. Contributions - employer	$ 377,447
	2. Contributions - member	254,051
	3. Net investment income	626,711
	4. Benefit payments, including refunds of employee contributions	(24,443)
	5. Administrative Expense	(2,048)
	6. Other	17,897
	7. Net change in plan fiduciary net position	$ 1,249,615
	8. Plan fiduciary net position - beginning	2,535,552
	9. Plan fiduciary net position - ending	$ 3,785,167
C.	**Net pension liability [A.9-B.9]**	$ 144,191
D.	**Plan fiduciary net position as a percentage of the total pension liability [B.9 / A.9]**	96.33%
E.	**Covered-employee payroll**	$ 3,629,300
F.	**Net pension liability as a percentage of covered employee payroll [C / E]**	3.97%

WILLIAMSON COUNTY ESD # 3
SCHEDULE OF PENSION EXPENSE
SEPTEMBER 30, 2022

1.	Total Service Cost	$ 528,903
2.	Interest on the Total Pension Liability	265,490
3.	Current Period Benefit Changes	2,048
4.	Employee Contributions (Reduction of Expense)	(254,051)
5.	Projected Earnings on Plan Investments (Reduction of Expense)	(215,939)
6.	Administrative Expense	-
7.	Other Changes in Fiduciary Net Position	(17,897)
8.	Recognition of Investment gains or losses	25,739
9.	Recognition of economic/demographic gains or losses	24,040
10.	Recognition of assumption changes or inputs	(90,168)
		-
12.	Total Pension Expense	$ 268,165

WILLIAMSON COUNTY ESD # 3
SCHEDULE OF DEFERRED OUTFLOWS AND INFLOWS OF RESOURCES
SEPTEMBER 30, 2022

	Recognition Period (or amortization yrs)	2021 Recognized in current pension expense	Deferred Inflow in future expense	Deferred Outflow in future expense
Due to Liabilities:				
Difference in expected and actual experience [actuarial (gains) or losses]	10.0000	$ 6,320	$ -	$ 56,882
Difference in assumption changes [actuarial (gains) or losses]	10.0000	$ 11,982	$ -	$ 107,835
		$ 18,302	$ -	$ 164,717
Due to Assets:				
Difference in projected and actual earnings on pension plan investments [actuarial (gains) or losses]	5.0000	$ (82,154)	$ 328,618	$ -
		$ (82,154)	$ 328,618	$ -
Total:			$ 328,618	$ 164,717

Deferred Outflows and Deferred Inflows of Resources, by year, to be recognized in future pension expense as follows:

	Net deferred outflows (inflows) of resources
2022	$ (34,121)
2023	(53,170)
2024	(36,324)
2025	(32,377)
2026	49,779
Thereafter	358,933
Total	$ 252,720

Required Supplementary Information

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 3
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS) GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	Budgeted Amounts			Variance with Final Budget
	Original	Final	Actual	Positive (Negative)
Revenues:				
Property Taxes	$ 5,017,416	$ 5,074,575	$ 4,972,492	$ (102,083)
Sales Taxes	3,537,246	3,537,246	6,784,668	$ 3,247,422
Other Income	100,000	-	390,315	390,315
Inspections	34,000	34,000	9,133	(24,867)
Grant income			42,450	
Interest Earnings	25,000	25,000	90,959	65,959
Total Revenues	**$ 8,713,662**	**$ 8,670,821**	**$ 12,290,017**	**$ 3,576,746**
Expenditures:				
Current:				
General Government	$ 6,789,153	$ 6,789,153	$ 7,644,478	$ (855,325)
Capital Outlay	245,000	245,000	4,247,815	(4,002,815)
Debt Service	1,649,509	1,649,509	1,507,621	141,888
Total Expenditures	**$ 8,683,662**	**$ 8,683,662**	**$ 13,399,914**	**$ (4,716,252)**
Excess (Deficiency) of Revenues Over (Under) Expenditures	**$ 30,000**	**$ (12,841)**	**$ (1,109,897)**	**$ (1,097,056)**
Net income or (Loss)	**$ -**	**$ -**	**$ (1,109,897)**	
Loan Proceeds		$ -	$ 11,449,000	
Fund Balances - Beginning	**$ 12,913,316**	**$ 12,913,316**	**$ 12,913,316**	
Fund Balances - Ending	**$ 12,913,316**	**$ 12,913,316**	**$ 23,252,419**	
Capital Assets			$ 17,012,110	
Unearned Revenue			$ (334,529)	
Long Term Debt not recognized in governmental funds			(23,183,056)	
Net Pension Liability not recognized in governmental funds			$ 144,192	
Deferred Inflows of Resources not recognized in govt. funds			$ (1,357,582)	
Deferred Outflows of Resources not recognized in govt. funds			$ 267,395	
GAAP Basis Fund Balance			$ 15,800,949	

See accompanying notes to the financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 3
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
SEPTEMBER 30, 2022

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Budgetary Process

The budgetary process is prescribed by the provisions of the Texas Constitution and entails the preparation of budgetary documents within an established timeline. Legally, the Texas Constitution does not strictly impose a requirement on the District to follow the budgetary process but the District chose to follow the budgetary process. The major documents prepared are an estimated budget with revenues and expenditures. The level of budgetary control is at the object level for the District. The budget is not amended for modifications or changes during the year. All expenditures are approved by the Board beforehand.

1. Estimated Resources

As part of the District's budgetary process, the Board approves the official estimated resources. The official estimated resources state the projected revenue for the District. The estimated revenue is calculated from information from the Williamson County Appraisal District. The budget is not revised or amended for increases or decreases in estimated revenues.

2. Appropriations

Estimated appropriations are prepared for the annual budget. All appropriations, no matter how small or how large, still must be approved by the Board before remittance, whether or not they were included in the budget.

3. Budgetary Basis of Accounting

The District's budgetary process accounts for certain transactions on a basis other than GAAP. The major differences between the budgetary basis and the GAAP basis lie in the manner in which revenues and expenditures are recorded. Under the budgetary process, revenues and expenditures are recognized on the cash basis. Utilizing the cash basis, revenues are recorded when received in cash and expenditures are recorded when paid. Under the GAAP basis, revenues and expenditures are recorded on the modified accrual basis of accounting on the governmental fund statements and on the full accrual basis on the government-wide statements. See page 14 for a reconciliation between governmental funds and GAAP basis net equity fund balance.

Williamson County ESD # 3

Schedule of Changes in Net Pension Liability and Related Ratios

Last ten years (will ultimately be displayed)

Total pension liability	2015	2016	2017	2018	2019	2020	2021
1. Service Cost	79,227	85,432	132,527	273,409	290,130	332,946	528,903
2. Interest (on the Total Pension Liability)	29,642	36,009	61,053	126,095	155,881	195,578	265,490
3. Effect of plan changes	(15,298)	15,180	321,803	-	-	-	-
4. Effect of assumption changes or inputs	1,774	-	(9,417)	(42,657)	-	240,761	119,817
5. Effect of economic/demographic (gains) or losses	(33,847)	89,353	156,147	-	7,332	125,506	63,202
6. Benefit payments, including refunds	1	-	-	-	(11,912)	-	(24,443)
7. Net change in total pension liability	61,499	225,974	662,113	356,847	441,431	894,791	952,969
8. Total pension liability - beginning	333,734	395,233	621,207	1,283,320	1,640,167	2,081,598	2,976,389
9. Total pension liability - ending	395,233	621,207	1,283,320	1,640,167	2,081,598	2,976,389	3,929,358
Plan fiduciary net position							
1. Contributions - employer	49,109	58,947	106,889	230,778	243,483	322,242	377,447
2. Contributions - members	44,645	56,247	97,172	129,755	155,509	207,325	254,051
3. Net investment income	(4,464)	30,415	84,710	(11,786)	197,886	187,498	626,711
4. Benefit payments, including refunds	1	(1)	-	-	(11,912)	-	(24,443)
5. Administrative Expense	(263)	(331)	(564)	(970)	(1,375)	(1,855)	(2,048)
6. Other	(32)	9,045	2,729	10,826	13,504	15,849	17,897
7. Net change in plan fiduciary net position	88,996	154,322	290,936	358,603	597,095	731,059	1,249,615
8. Plan fiduciary net position - beginning	314,541	403,537	557,859	848,795	1,207,398	1,804,493	2,535,552
9. Plan fiduciary net position - ending	403,537	557,859	848,795	1,207,398	1,804,493	2,535,552	3,785,167
Net pension liability [A.9-B.9]	(8,304)	63,348	434,525	432,769	277,105	440,837	144,191
Plan fiduciary net position as a percentage of the total pension liability [B.9 / A.9]	102.10%	89.80%	66.14%	73.61%	86.69%	85.19%	96.33%
Covered-employee payroll	892,897	1,120,079	1,619,531	1,853,636	2,221,561	2,961,785	3,629,300
Net pension liability as a percentage of covered employee payroll [C / E]	-0.93%	5.66%	26.83%	23.35%	12.47%	14.88%	3.97%

Williamson County ESD # 3

Schedule of Contributions

Last 10 Fiscal Years (will ultimately be displayed)

September 30, 2022

	2021	2020	2019	2018	2017	2016	2015	2014
Actually Determined Contribution	377,447	322,242	243,483	230,778	106,889	58,692	$ 49,109	$ 45,835
Contributions in relation to the actuarially determined contribution	377,447	322,242	243,483	230,778	106,889	58,947	49,109	45,835
Contribution deficiency (excess)								-
Covered employee payroll	3,629,300	2,961,785	2,221,561	1,853,636	1,619,531	1,120,079	892,897	818,490
Contributions as a percentage of covered employee payroll	3.97%	14.88%	12.47%	23.35%	6.60%	5.30%	5.50%	5.60%

Noes to Schedule of Contributions

Valuation Date determined	12/31/2021
Notes	

Valuation Date:

Notes	Actuarially determined contribution rates are calculated as of December 31 and become effective in January.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age
Amortization Method	Level percentage of payroll, closed.
Remaining Amortization Period	19.2 years
Asset Valuation Method	5 Year Smoothed Market
Inflation	2.50%
Salary Increases	Varies by age and service. 4.7% average over career including inflation
Investment Rate of Return	7.5%, net of administrative & investment expenses, including inflation
Retirement Age	Members who are eligible for service retirement are assumed to commence receiving benefit payments based on age. The average age at service retirement for recent retirees is 61.
Mortality	135% of the RP-2014 Healthy Annuitant Mortality Table for males, and 110% of the RP-2014 Healthy Annuitant Mortality table for females, both projected with 110% of the MP-2014 Ultimate scale after 2014.
Other Information:	2015: New inflation, mortality and other assumptions were reflected. 2017. New mortality assumptions were reflected.
Changes in Plan Provisions	2015 & 2016 - No changes in plan provisions are reflected in the Schedule of Employer Contributions.
Reflected in the schedule	2017. Employer contributions reflect that the member contribution rate was increased to 6% and the current service matching rate was increased to 175% for future benefits. Also, new annuity purchase rates were reflected for benefits earned after 2017.

The Accounting Firm
of
Donald L. Allman, CPA

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Williamson County ESD # 3

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Williamson County ESD # 3, as of and for the year ended September 30, 2022 and the related notes to the financial statements, which collectively comprise Williamson County ESD # 3's basic financial statements, and have issued our report thereon dated December 14, 2022.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Williamson County ESD # 3's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Williamson County ESD # 3's internal control. Accordingly, we do not express an opinion on the effectiveness of Williamson County ESD # 3's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Williamson County ESD # 3's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Donald L. Allman, CPA, PC

Georgetown, TX
December 14, 2022

ANNUAL FINANCIAL REPORT

of the

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No.4

For the Year Ended
September 30, 2022

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WILLIAMSON COUNTY
EMERGENCY SERVICES DISTRICT No.4
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The Accounting Firm of Donald L. Allman, CPA, PC

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CERTIFIED PUBLIC ACCOUNTANT

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of the
Williamson County Emergency Services District No.4:

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Williamson County ESD # 4 as of and for the year ended September 30, 2022 and the related notes to the financial statements, which collectively comprise the Williamson County ESD # 4's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Williamson County ESD # 4, as of September 30, 2022, and the respective changes in financial position, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Williamson County ESD # 4 and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Williamson County ESD # 4's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting

from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery,
intentional omissions, misrepresentations, or the override of internal control.
Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Williamson County ESD # 4's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Williamson County ESD # 4's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 4-11 and 38 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 30, 2023, on our consideration of the Williamson County ESD # 4's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Williamson County ESD # 4's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Williamson County ESD # 4's internal control over financial reporting and compliance.

Donald L. Allman, CPA

Georgetown, Texas

June 30, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

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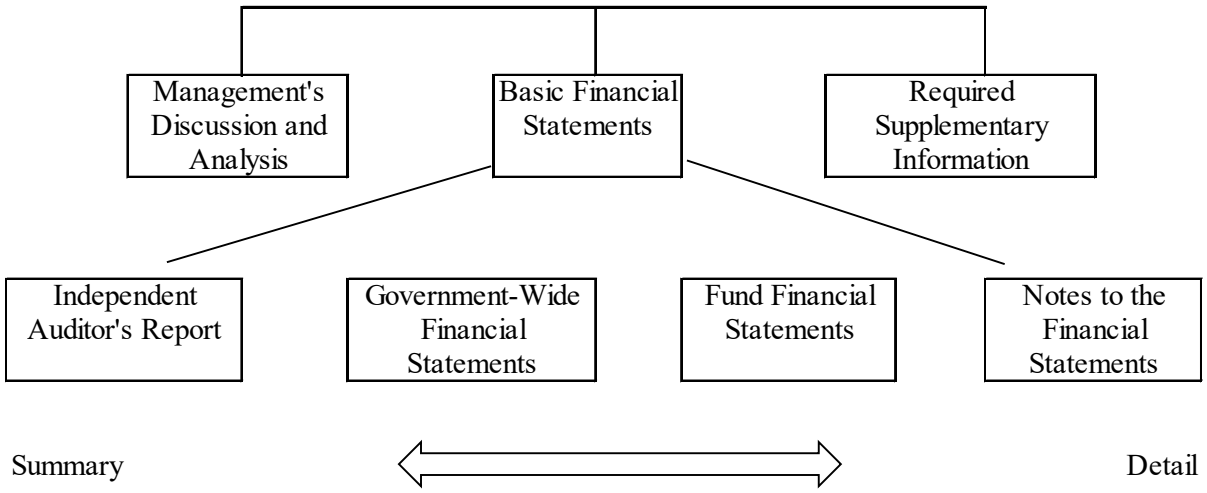
WILLIAMSON COUNTY
EMERGENCY SERVICES DISTRICT No.4
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022

The purpose of the Management's Discussion and Analysis (MD&A) is to give the readers an objective and easily readable analysis of the financial activities of the Williamson County Emergency Services District No.4 (the "District") for the year ending September 30, 2022. The analysis is based on currently known facts, decisions, and economic conditions. It presents short and long-term analysis of the District's activities, compares current year results with those of the prior year, and discusses the positive and negative aspects of that comparison. Please read the MD&A in conjunction with the District's financial statements, which follow this section.

THE STRUCTURE OF OUR ANNUAL REPORT

Components of the Financial Section



The District's basic financial statements include (1) government-wide financial statements, (2) individual fund financial statements, and (3) notes to the financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-Wide Statements

The government-wide statements report information for the District as a whole. These statements include transactions and balances relating to all assets, including infrastructure capital assets. These statements are designed to provide information about the cost of services, operating results, and the financial position of the District as an economic entity. The Statement of Net Position and the Statement of Activities report information on the District's activities that enable the reader to understand the financial condition of the District. These statements are prepared using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account even if cash has not yet changed hands.

The Statement of Net Position presents information on all of the District's assets, liabilities, and deferred outflows/inflows of resources, with the difference reported as *net position.* Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating. Other nonfinancial factors, such as the District's property tax base and the condition of the District's infrastructure, need to be considered to assess the overall health of the District.

The Statement of Activities presents information showing how the District's net position changed during the most recent year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows – the accrual method rather than modified accrual is used in the fund level statements.

The Statement of Net Position and the Statement of Activities present the District's financials using one class of activity:

1. *Governmental Activities* – The District's activities related to emergency services are reported here. Interest payments on the District's debt are also reported here. Property tax, sales tax, and charges for services finance most of these activities.

The government-wide financial statements can be found after the MD&A.

FUND FINANCIAL STATEMENTS

Funds may be considered as operating companies of the parent corporation, which is the District. They are usually segregated for specific activities or objectives. The District uses fund accounting to ensure and demonstrate compliance with finance-related legal reporting requirements. The single category of the District's fund is governmental.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the year. Such information may be useful in evaluating the District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds and governmental activities.*

The District maintains one governmental fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balance for the general fund.

The District adopts an annual budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with this budget.

Notes to Financial Statements

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes are the last section of the basic financial statements.

Other Information

In addition to basic financial statements, MD&A, and accompanying notes, this report also presents certain Required Supplementary Information (RSI). The RSI includes a budgetary comparison schedule for the general fund, and schedule of changes in net pension liability and related ratios and schedule of contributions for the Texas County and District Retirement System. RSI can be found after the notes to the basic financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of the District's financial position. For the District, assets and deferred outflows exceed liabilities and deferred inflows by $10,660,055 as of fiscal year-end.

A portion of the District's net position, $2,928,951 or 27 percent, reflects its investments in capital assets (e.g., land, building, vehicles, and equipment), less any debt used to acquire those assets that is still outstanding. The District uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the assets themselves cannot be used to liquidate these liabilities. Restricted net position is to make debt service payments during the next fiscal year.

Statement of Net Position:

The following table reflects the condensed Statement of Net Position:

	Governmental Activities	
	2022	2021
Current and other assets	$ 8,609,156	$ 5,297,922
Capital assets, net	8,934,884	8,841,493
Total Assets	17,544,040	14,139,415
Deferred outflows - pensions	812,460	148,592
Long-term liabilities	6,008,358	6,110,178
Other liabilities	560,797	780,569
Total Liabilities	6,569,155	6,890,747
Deferred inflows pensions	1,127,290	565,613
Net Position:		
Net investment in capital assets	2,928,951	2,765,356
Restricted	767,507	778,363
Unrestricted	6,963,597	3,287,928
	$ 10,660,055	$ 6,831,647

The balance of unrestricted net position, $6,963,597 may be used to meet the District's ongoing obligations to citizens and creditors. The District's net position increased during the year by $3,828,408.

Statement of Activities

The following table provides a summary of the Districts changes in net position:

	Governmental Activities	
	2022	2021
Revenues		
Property taxes	$ 5,048,525	$ 4,267,148
General sales tax	3,884,949	1,925,209
Grants	234,462	226,223
Charges for inspections & permits	17,296	8,979
Plan reviews	235,354	60,901
Interest income	21,281	10,920
Other income	431,861	548,648
Total Revenues	9,873,728	7,048,028
Expenses for services		
Operating		
Fleet maintenance	56,043	24,504
Fire prevention	10,211	12,287
Emergency medical services	19,950	10,919
Professional fees	48,672	36,371
Office expenses	59,742	28,667
Insurance	131,638	148,246
Appraisal district / tax collector fees	100,053	22,219
Bunker gear	28,161	41,361
Communications	46,229	38,020
Fire fighting equipment & expenses	73,802	112,929
Building expenses	39,035	59,450
Travel and training	80,812	65,009
Utilities	38,846	55,552
Personnel	3,969,585	4,083,387
Depreciation expense	486,472	429,939
Miscellaneous expense	588,746	406,537
Debt Service		
Interest and fiscal charges	267,323	226,436
Total Expenses	6,045,320	5,801,833
Change in Net Position	3,828,408	1,246,195
Beginning net position	6,831,647	5,585,452
Ending Net Position	$ 10,660,055	$ 6,831,647

For the year, revenues from governmental activities totaled $9,873,728 During the year, the District reported an increase in property and sales tax revenues. Property taxes increased primarily due to an increase in property valuations and growth in the area. Sales taxes increased significantly due to much more economic growth in the area.

FINANCIAL ANALYSIS OF THE DISTRICT'S FUND

As noted earlier, fund accounting is used to demonstrate and ensure compliance with finance-related legal requirements.

Governmental Fund – The focus of the District's governmental fund is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the district's net resources available for spending at the end of the year. The ending fund balance for the general fund as of year-end was $8,444,384.

GENERAL FUND BUDGETARY HIGHLIGHTS

Actual general fund revenue was higher than original and final budgeted revenues by $2,568,471 primarily due to the District experiencing phenomenal growth resulting in huge increase in property tax and sales tax revenues. General fund expenditures were over the final budget by $315,358 mainly due to growth in the District.

CAPITAL ASSETS

At the end of fiscal year 2022, the District's governmental activities fund had invested $8,934,884 in a variety of capital assets and infrastructure, net of accumulated depreciation. This represents a net increase of $93,391 due to added Fire equipment and vehicles to the District's capital assets.

More detailed information about the District's capital assets is presented in note 5 to the financial statements.

LONG-TERM DEBT

At the end of the current year, the District had outstanding capital lease and bond obligations in the amount of $6,005,933.

More detailed information about the District's long-term liabilities is presented in note 6 to the financial statements.

ECONOMIC FACTORS

The District is located in Williamson County, Texas. The District remains financially viable allowing the District to continue providing quality services to its residents.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's finances. Questions concerning this report or requests for additional financial information should be directed to the District's Chief, Anthony Lincoln at (512) 515-5165.

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BASIC FINANCIAL STATEMENTS

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WILLIAMSON COUNTY
EMERGENCY SERVICES DISTRICT No.4
STATEMENT OF NET POSITION AND
GOVERNMENTAL FUND BALANCE SHEET
September 30, 2022

	General	Adjustments	Statement of Net Position
Assets			
Cash and cash equivalents	$ 7,417,483	$ -	$ 7,417,483
Receivables:			
Property taxes	98,239	-	98,239
Sales taxes	325,927	-	325,927
Customer service accounts	-	-	-
Prepaid expenses	-		-
Net pension asset	-	-	-
Restricted Cash	767,507	-	767,507
Capital assets (net of accumulated depreciation):			-
			-
Nondepreciable	-	387,834	387,834
Depreciable	-	8,547,050	8,547,050
Total Assets	$ 8,609,156	$ 8,934,884	$ 17,544,040
Deferred Outflows of Resources			
Deferred outflows - pensions	-	812,460	812,460
Liabilities			
Accounts payable and accrued liabilities	$ 30,161	$ -	$ 30,161
Wages payable	-	-	$ -
Accrued interest	-	-	$ -
Long-term liabilities:			
Net Pension Liability		533,061	533,061
Due within one year	-	530,636	$ 530,636
Due in more than one year	-	5,475,297	$ 5,475,297
Total Liabilities	30,161	6,538,994	6,569,155
Deferred Inflows of Resources			
Deferred Inflows of Resources Pensions		1,127,290	1,127,290
Unavailable revenue - property taxes	134,611	(134,611)	-
Total Deferred Inflows of Resources	134,611	992,679	1,127,290
Fund Balance / Net Position			
Fund Balance:			
Unassigned	8,444,384	(8,444,384)	-
Total Fund Balance	8,444,384	(8,444,384)	-
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	$ 8,609,156		
Net Position:			
Net investment in capital assets		2,928,951	2,928,951
Restricted		767,507	767,507
Unrestricted		6,963,597	6,963,597
Total Net Position		$ 10,660,055	$ 10,660,055

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WILLIAMSON COUNTY
EMERGENCY SERVICES DISTRICT No.4
STATEMENT OF ACTIVITIES AND GOVERNMENTAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
For the Year Ended September 30, 2022

	General	Adjustments	Statement of Activities
Revenues			
Property taxes	$ 5,048,525	$ -	$ 5,048,525
General sales tax	3,884,949	-	3,884,949
Grants	234,462	-	234,462
Charges for inspections	17,296	-	17,296
Plan reviews	235,354	-	235,354
Interest income	21,281	-	21,281
Other income	431,861	-	431,861
Total Revenues	9,873,728	-	9,873,728
Expenditures/Expenses			
Operating			
Fleet maintenance	56,043	-	56,043
Fire prevention	10,211		10,211
Emergency medical services	19,950		19,950
Professional fees	48,672	-	48,672
Office expenses	59,742		59,742
Insurance	131,638		131,638
Appraisal district / tax collector fees	100,053		100,053
Bunker gear	28,161		28,161
Communications	46,229		46,229
Fire fighting equipment	73,802	-	73,802
Building expenses	39,035		39,035
Travel and training	80,812		80,812
Utilities	38,846		38,846
Personnel	3,969,585	-	3,969,585
Depreciation expense	-	486,472	486,472
Miscellaneous expense	299,463	-	299,463
Pension expense	289,283		289,283
Capital Outlay	579,863	(579,863)	
Debt Service			
Principal	511,043	(511,043)	-
Interest and fiscal charges	267,323	-	267,323
Total Expenditures / Expenses	6,649,754	(604,434)	6,045,320
Change in Fund Balance / Net Position	3,223,974	604,434	3,828,408
Loan Proceeds	-	-	-
Beginning fund balance / net position	(1,394,825)	8,226,472	6,831,647
Ending Fund Balance / Net Position	$ 1,829,149	$ 8,830,906	$ 10,660,055

See Notes to Financial Statements.

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WILLIAMSON COUNTY
EMERGENCY SERVICES DISTRICT No.4
NOTES TO FINANCIAL STATEMENTS
For the Year Ended September 30, 2022

NOTE 1 – CREATION OF DISTRICT

Williamson County Emergency Services District No.4 (the "District") was created by Article III, Section 48-e of the Constitution of Texas as proposed by Senate Joint Resolution, No. 27 Acts of the 70th Legislature, Regular Session 1987, and adopted by the voters at an election held in May 2000, to protect life and property from fire and to conserve natural and human resources.

The District is empowered, among other things, to purchase, construct, operate, and maintain all works, improvements, facilities, and equipment necessary to service the citizens of its jurisdiction in all matters related to emergency and nonemergency services.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying financial statements and accounting policies of the District are prepared in conformity with generally accepted accounting principles for local governmental units as prescribed by the Governmental Accounting Standards Board (GASB), which is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's significant accounting policies are described below.

A. Reporting Entity

GASB Statement No. 61, *The Financial Reporting Entity: Omnibus – An Amendment of GASB Statement No. 14 and No. 34,* modifies certain requirements for inclusion of component units in the financial reporting entity. For organizations that previously were required to be included as component units by meeting the fiscal dependency criterion, a financial benefit or burden relationship also would need to be present between the primary government and that organization for it to be included in the reporting entity as a component unit. GASB Statement No. 61 has been applied as required in the preparation of these basic financial statements. There are no component units that are legally separate for which the District is considered financially accountable.

The District is governed by a Board of Directors (the "Board") consisting of five individuals who are residents or owners of property within the District and are appointed by the Williamson County's Commissioner from Precinct 2. As required by generally accepted accounting principles, these basic financial statements present the activities of the District, which is considered to be the primary government, as well as the reporting entity. There are no other organizations that meet the criteria for inclusion herein as part of the financial reporting entity.

B. Government-Wide Financial Statements

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all activities of the primary government. Governmental activities are normally supported by taxes and intergovernmental revenues.

C. Basis of Presentation – Government-Wide Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from the governmental fund. Separate financial statements are provided for the governmental fund.

D. Basis of Presentation – Fund Financial Statements

The fund financial statements provide information about the District's fund. Separate statements for each fund category, governmental, are presented. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column.

The District reports the following governmental fund:

The *general fund* is used to account for the operations of the District's emergency response services and all other financial transactions not properly includable in other funds. The principal sources of revenue are related to property tax and sales tax collections. Expenditures include all costs associated with the daily operations of the District. The general fund is always considered a major fund for reporting purposes.

E. Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources.* The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Property taxes, sales taxes, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). All other revenue items are considered to be measurable and available only when cash is received by the District.

F. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

1. Cash and Cash Equivalents

The District's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

2. Investments

Temporary investments consist of certificates of deposit and time deposits and are stated at cost.

3. Capital Assets

Capital assets, which include property, plant, and equipment, are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial individual cost of more than $5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. Major outlays for capital assets and improvements are capitalized as projects are constructed.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Property, plant, and equipment of the primary government are depreciated using the straight-line method over the following estimated useful years:

Asset Description	Estimated Useful Life
Building and structures	15-35 years
Vehicles	15 years
Furniture and fixtures	7 years
Other equipment	5-10 years

4. Deferred Outflows / Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources,* represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The District has three items that qualify for reporting in this category. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. Deferred charges have been recognized as a result of differences between the actuarial expectations and the actual economic experience and for the changes in actuarial assumptions related to the District's defined benefit pension plan. These amounts are deferred and amortized over the average of the expected service lives of pension plan members. A deferred charge has

been recognized for employer pension plan contributions that were made subsequent to the measurement date through the end of the District's fiscal year. This amount is deferred and recognized as a reduction to the net pension liability during the measurement period in which the contributions were made.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources,* represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District has only one type of item, which arises only under a modified accrual basis of accounting, that qualifies for reporting in this category. Accordingly, the item, *unavailable revenue*, is reported only in the governmental fund balance sheet. The governmental fund reports unavailable revenues from property taxes. This amount is deferred and recognized as an inflow of resources in the period that the amount becomes available.

5. Compensated Employee Absences

The District's policies regarding vacation time permit employees to accumulate earned but unused vacation leave. As of the year end, the liability for accrued vacation reflects that time earned by the employees in the current year. Administrative employees may roll over 40 hours of vacation accrual and Operations employees may roll over 60 hours of vacation accrual.

6. Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method, if material. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Assets acquired under the terms of a capital lease are recorded as liabilities and capitalized in the government-wide financial statements at the present value of net minimum lease payments at inception of the lease. In the year of acquisition, capital lease transactions are recorded as other financing sources and as capital outlay expenditures in the applicable fund. Lease payments representing both principal and interest are recorded as expenditures in the general fund upon payment with an appropriate reduction of principal recorded in the government-wide financial statements.

7. Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

8. Fund Balance Flow Assumptions

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

9. Fund Balance Policies

Fund balances of governmental funds are reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

Amounts that cannot be spent because they are either not in spendable form or legally or contractually required to be maintained intact are classified as nonspendable fund balance. Amounts that are externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provisions are classified as restricted.

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the District's highest level of decision-making authority. The Board is the highest level of decision-making authority for the District that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the District for specific purposes but do not meet the criteria to be classified as committed. The Board may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

10. Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

11. Pensions

For the purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Texas County and District Retirement System (TCDRS) and additions to/deductions from TCDRS's fiduciary net position have been determined on same basis as they are reported by TCDRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

G. Revenues and Expenditures / Expenses

1. Program Revenues

Amounts reported as *program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes and other internally dedicated resources are reported as general revenues rather that as program revenues.

2. Property Taxes

Property taxes are levied during October of each year and are due upon receipt of the District's tax bill. Taxes become delinquent, with an enforceable lien on property, on February 1 of the following year.

NOTE 3 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

Annual budgets are adopted on a basis consistent with generally accepted accounting principles. The original budget is adopted by the District's Council prior to the beginning of the year. The legal level of control in the approved budget, as defined by the charter, is at the department level for the general operating fund. All annual appropriations lapse at the end of the year.

NOTE 4 – CASH AND TEMPORARY INVESTMENTS

As of September 30, 2022, the District had the following investments:

Investment Type	Value	Weighted Average Maturity (Years)
Certificates of deposit	$ 1,513,258	0.11

Applicable state laws and regulations allow the District to invest its funds in direct or indirect obligations of the United States, the State, or any county, district, school district, or other political subdivision of the State. Funds may also be placed in certificates of deposit of state or national banks or savings and loan associations (depository institutions) domiciled within the State. Related state statutes and provisions included in the District's bond

resolutions require that all funds invested in depository institutions be guaranteed by federal depository insurance and/or be secured in the manner provided by law for the security of public funds.

Custodial credit risk – deposits. In the case of deposits, this is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District requires funds on deposit at the depository bank to be collateralized by securities. As of September 30, 2022, the District was fully collateralized.

NOTE 5 – PROPERTY TAXES

Property taxes, that are levied for debt payments are based on rates adopted for the year of the levy. For the current year, the District levied property taxes of $0.083155 per $100 of assessed valuation. The resulting tax levy was $5,091,731 for the 2022 tax year.

Property taxes receivable at year end consisted of the following levy balances:

Tax Year	Amounts
2021	18,762
2020	9,141
2019	5,754
2018	3,867
2017	2,862
2016	1,490
2015	1,205
2014	1,358
2013	925
2012	865
2011	767
2010 and prior	923
	$ 47,919

NOTE 6 – CAPITAL ASSETS

A summary of changes in capital assets for the year ended is as follows:

	Beginning Balance*	Increases	(Decreases)	Ending Balance
Governmental Activities:				
Capital assets not being depreciated:				
Land	$ 387,834	$ -	$ -	$ 387,834
Construction in progress	-	-	-	-
Total Capital Assets not Being Depreciated	387,834	-	-	387,834
Other capital assets				
Vehicles	4,362,593	558,568	-	4,921,161
Furniture and fixtures	45,839	\	-	45,839
Equipment	999,481	21,295	-	1,020,776
Building and structures	5,484,663	-	-	5,484,663
Total Capital Assets	10,892,576	579,863	-	11,472,439
Less accumulated depreciation for:				
Vehicles	(1,447,914)	(284,027)	-	(1,731,941)
Furniture and fixtures	(36,117)	(6,505)	-	(42,622)
Equipment	(622,179)	(29,180)	-	(651,359)
Building and structures	(332,707)	(166,760)	-	(499,467)
Total Accumulated Depreciation	(2,438,917)	(486,472)	-	(2,925,389)
Other capital assets, net	8,453,659	93,391	-	8,547,050
Governmental Activities Capital Assets, Net	$ 8,841,493	$ 93,391	$ -	$ 8,934,884

NOTE 7 – LONG-TERM DEBT

Long-term debt consists of capital lease obligations, net pension liability, and compensated absences payable. Payments of principal and interest on the leases are to be provided from tax levies on properties within the District. The following is a summary of changes in long-term liabilities for the year ended September 30, 2022:

	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due Within One Year
Capital lease obligations	$ 2,179,071	$ -	$ (318,644)	$ 1,860,427	$ 330,045
Bonds payable	4,281,448	-	(192,399)	4,089,049	200,591
Other liabilities:					
Compensated absences	19,112	37,345	-	56,457	-
Total Governmental Activities	$ 6,479,631	$ 37,345	$ (511,043)	$ 6,005,933	$ 530,636

Long-term debt due in more than one year	$ 5,475,297

Capital lease obligations as of year end are comprised of the following lease agreements:

Description	Rates	Balance
Capital Leases		
Government Capital Corporation	4.475%	1,860,427
Total Governmental Activities Long-Term Debt		$ 1,860,427

As of year-end, the debt service requirements on leases outstanding are as follows:

Year Ending Sept 30	Governmental Activities Simmons Bank 2020 Squad Principal	Interest
2023	51,706	5,263
2024	53,404	3,565
2025	55,158	1,811
	$ 160,268	$ 10,639

NOTE 7 – LONG-TERM DEBT

Year Ending Sept 30	Governmental Activities Government Cap Corp Loan Principal	Interest
2023	172,307	168,244
2024	179,803	160,749
2025	187,624	152,927
2026	195,786	144,766
2027	204,302	136,249
2028-2031	910,030	452,174
2032-2036	1,378,726	324,034
2037-2038	639,105	41,998
	$ 3,867,683	$ 1,581,141

Year Ending Sept 30	Governmental Activities GCCC Land Purchase Principal	Interest
2023	28,284	8,188
2024	29,330	7,142
2025	30,415	6,057
2026	31,540	4,932
2027	32,707	3,765
2028-2029	69,089	3,857
	$ 188,658	$ 33,942

Year Ending Sept 30	Governmental Activities Capital Lease Equip Chassis Principal	Interest
2023	44,451	1,356
	$ 44,451	$ 1,356

Year Ending Sept 30	Governmental Activities Capital Lease 2013 Pumper Principal	Interest
2023	42,205	1,300
	$ 42,205	$ 1,300

NOTE 7 – LONG-TERM DEBT

Year Ending Sept 30	Governmental Activities Capital Lease 2018 Pumper Principal	Interest
2023	48,821	12,446
2024	50,535	10,847
2025	52,309	9,191
2026	54,145	7,477
2027	56,045	11,539
	$ 261,855	$ 39,054

Year Ending Sept 30	Governmental Activities Capital Lease Patrol Principal	Interest
2023	17,428	3,411
2024	18,062	2,777
2025	18,719	2,119
2026	19,401	1,438
2027	20,107	732
	$ 93,717	$ 10,477

Year Ending Sept 30	Governmental Activities Capital Lease 2022 Pumper Principal	Interest
2023	55,858	13,456
2024	55,016	14,299
2025	56,628	12,687
2026	58,287	11,027
2027-2031	318,073	28,497
	$ 543,862	$ 79,966

Year Ending Sept 30	Governmental Activities 2020 Pierce Enforcer 107 Principal	Interest
2023	69,576	23,207
2024	71,837	20,946
2025	74,172	18,611
2026	76,582	16,201
2027-2031	421,902	42,012
	$ 714,069	$ 120,977

NOTE 8 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the District carries commercial insurance. The District has not significantly reduced insurance coverage or had settlements that exceeded coverage amounts for the past three fiscal years.

Various governmental entities within the District have the right to annex property within the District, which could result in a future reduction of the total value of property within the District and a reduction in the total tax revenue to be collected. For the year ending September 30, 2022, the District has not been made aware of any annexation.

NOTE 9 – PENSION PLAN

Texas County and District Retirement System

Plan Description

The Texas County and District Retirement System (TCDRS) is a statewide, agent multiple-employer, public employee retirement system. TCDRS serves 700 actively participating counties and districts throughout Texas. Each employer maintains its own customized plan of benefits. Plan provisions are adopted by the Board of each employer, within the options available in the TCDRS Act. Because of that, the District has the flexibility and local control to select benefits and pay for those benefits based on its needs and budgets.

Each employer has a defined benefit plan that functions similarly to a cash balance plan. The assets of the plans are pooled for investment purposes, but each employer's plan assets may be used only for the payment of benefits to the members of that employer's plan. In accordance with Texas law, it is intended that the pension plan be construed and administered in a manner that the retirement system will be considered a tax-qualified plan under Section 401(a) of the Internal Revenue Code. TCDRS issues a publicly available Comprehensive Annual Financial Report that can be obtained at www.tcdrs.org.

All eligible employees (except temporary staff) of the District must be enrolled in TCDRS.

Benefits Provided

TCDRS provides retirement, disability, and death benefits. The benefits provisions are adopted by the Board within the options available in Texas state statutes governing TCDRS. Members can retire at age 60 and above with five or more years of service, with 20 years of service regardless of age, or when the sum of their age and years of service equals 75 or more. Members are vested after five years of service, but must leave their accumulated contributions in TCDRS to receive any District-financed benefit. Members who withdraw their personal contributions in a lump sum are not entitled to any amounts contributed by the district.

Benefit amounts are determined by the sum of the employee's contribution to TCDRS, with interest, and District-financed monetary credits. The level of these monetary credits is adopted by the Board within the actuarial constraints imposed by the TCDRS Act so that the resulting benefits can be expected to be adequately financed by the District's commitment to contribute. At retirement, death, or disability, the benefit is calculated by converting the sum of the employee's accumulated contributions and the District-financed monetary credits to a monthly annuity using annuity purchase rates prescribed by the TCDRS Act.

The Board adopted the rate of seven percent as the contributed rate payable by the employee members for calendar year 2018. The Board may change the employee contribution rate and the District contribution rate within the options available in the TCDRS Act.

Employees Covered by Benefit Terms

At the December 31, 2020 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	-
Inactive employees entitled to, but not yet receiving, benefits	8
Active employees	44
Total	**52**

Contributions

A combination of three elements funds each employer's plan: employee deposits, employer contributions, and investment income.

- The deposit rate for employees is four percent, five percent, six percent, or seven percent of compensation, as adopted by the employer's governing body.
- Participating employers are required, by law, to contribute at actuarially determined rates, which are determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method.
- Investment income funds a large part of the benefits employees earn.

Employers have the option of paying more than the required contribution rate each year. Extra contributions can help employers "prefund" benefit increases, such as a cost-of-living adjustment to retirees, and they can be used to help offset or mitigate future increases in the required rate due to negative plan experience. There are two approaches for making extra contributions:

(a) paying an elected contribution rate higher than the required rate and

(b) making an extra lump-sum contribution to the employer account.

Net Pension Liability (Asset)

Employees for the District were required to contribute seven percent of their annual gross earnings during the fiscal year. The contribution rates for the District were 8.92 percent in calendar year 2021 and 2022. The District's contributions to TCDRS for the fiscal year ended September 30, 2022 were $415,582 and were equal to the required contributions.

The District's Net Pension Liability Asset (NPL(A)) was measured as of December 31, 2021 and the Total Pension Liability (TPL) used to calculate the NPL was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The actuarial assumptions that determined the TPL as of December 31, 2021 were based on the results of an actuarial experience study for the period January 1, 2009 through December 31, 2012, except where required to be different by GASB 68.

Key assumptions used in the December 31, 2021 actuarial valuation are as follows:

Valuation Timing	Actuarially determined contribution rates are calculated as of December 31, two years prior to the end of the fiscal year in which the contributions are reported.
Actuarial Cost Method	Entry age normal
Amortization Method	Level of percentage of payroll, closed
Smoothing Period	5 years
Recognition Method	Non-asymptotic
Corridor	None
Inflation	2.75%
Salary Increases	Varies by age and service. 4.9% average over career, including inflation.
Investment Rate of Return	8.00%
Cost-of-Living Adjustments	Cost-of-living adjustments for the District are not considered to be substantively automatic under GASB 68. Therefore, an assumption for future cost-of-living adjustments is included in the GASB calculations. No assumption for future cost-of-living adjustments is included in the funding valuation.

The long-term expected rate of return of TCDRS assets is determined by adding expected inflation to expected long-term real returns, and reflecting expected volatility and correlation.

The target allocation and best estimate of geometric real rate of return for each major asset class are summarized in the following table:

Asset Class	Benchmark	Target Allocation	Geometric Real Rate of Return (Expected minus Inflation)
US Equities	Dow Jones U.S. Total Stock Market Index	10.50%	5.40%
Private Equity	Cambridge Associates Global Private Equity & Venture Capital Index	18.00%	8.40%
Global Equities	MSCI World (net) Index	2.50%	5.70%
International Equities - Developed	MSCI World EX USA (net)	10.00%	5.40%
International Equities - Emerging	MSCI World EX USA (net)	7.00%	5.90%
Investment-Grade Bonds	Bloomberg Barclays U.S. Aggregate Bond Inde	3.00%	1.60%
Strategic Credit	FTSE High-Yield Cash Pay Capped Index	12.00%	4.39%
Direct Lending	S&P/LSTA Leveraged Loan Index	11.00%	7.95%
Distressed Debt	Cambridge Associated Distressed Securities	2.00%	7.20%
REIT Equities	67% FTSE NARREIT Equity REITs Index +33% FRSE EPRA/NAREIT Global Real Estate Index	2.00%	4.15%
Master Limited Partnerships (MLP)	Alerian MLP Index	3.00%	5.35%
Private Real Estate Partnerships	Cambridge Associates Real Estate Index	6.00%	6.30%
Hedge Funds	Hedge Fund Research Inc. (HFRI) Fund of Funds Composite Index	13.00%	3.90%

Discount Rate

The discount rate used to measure the TPL was 8.1 percent. The projection of cash flows used to determine the discount rate assumed that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, TCDRS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the TPL.

Changes in the NP(A)

	Increase (Decrease)		
	Total Pension Liability (A)	**Plan Fiduciary Net Position (B)**	**Net Pension Liability (A) - (B)**
Changes for the year:			
Service cost	494,452	-	494,452
Interest	221,332	-	221,332
Effect of economic/demographic gains or losses	216,812	-	216,812
Effect of assumptions changes or inputs	-	-	-
Refund of contribution	-	-	-
Contributions - employer	-	415,582	(415,582)
Contributions - employee	-	223,260	(223,260)
Net investment income	-	(187,915)	187,915
Benefit payments, including refunds of employee contributions	-	-	-
Administrative expense	-	(1,651)	1,651
Other changes	-	91,846	(91,846)
Net changes	932,596	541,122	391,474
Balance at December 31, 2021	2,417,812	2,276,225	141,587
Balance at December 31, 2021	$ 3,350,408	$ 2,817,347	$ 533,061

Sensitivity of the NP(A) to Changes in the Discount Rate

The following presents the NP(A) of the District, calculated using the discount rate of 7.6 percent, as well as what the District's NP(A) would be if it were calculated using a discount rate that is one percentage point lower (6.6%) or one percentage point higher (8.6%) than the current rate.

	1% Decrease in Discount Rate (6.6%)	**Discount Rate (7.6%)**	**1% Increase in Discount Rate (8.6%)**
District's Net Pension Liability (Asset)	$ 1,317,717	$ 533,061	$ (86,600)

Pension Plan Fiduciary Net Position

Detailed information about TCDRS' fiduciary net position is available in a separately-issued TCDRS financial report. That report may be obtained on the Internet at www.tcdrs.org.

Pension Expense and Deferred Outflows/Inflows of Resources Related to Pensions

For the fiscal year ended September 30, 2022, the District recognized pension expense of $289,283.

At September 30, 2022, the District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 365,211	$ -
Changes in actuarial assumptions	138,997	1,099
Differences between projected and actual investments earnings	159,660	-
Contributions subsequent to the measurement date		-
Total	$ 663,868	$ 1,099

No amount is reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability for the fiscal year ending September 30, 2022. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ended September 30	
2023	81,224
2024	86,313
2025	87,158
2026	135,173
2027	57,552
Thereafter	215,349
Total	$ 662,769

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REQUIRED SUPPLEMENTARY INFORMATION

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WILLIAMSON COUNTY
EMERGENCY SERVICES DISTRICT No.4
BUDGETARY COMPARISON SCHEDULE
GENERAL FUND
For the Year Ended September 30, 2022

	Original Budgeted Amounts	Final Budgeted Amounts	Actual	Variance Positive (Negative)
Revenues				
Property taxes	$ 4,840,969	$ 4,840,969	$ 5,048,525	$ 207,556
General sales tax	2,000,000	2,000,000	3,884,949	1,884,949
Grants	124,680	124,680	234,462	109,782
Charges for inspections	18,500	18,500	17,296	(1,204)
Plan reviews	45,000	45,000	235,354	190,354
Interest income	4,000	4,000	21,281	17,281
Other income	272,108	272,108	431,861	159,753
Total Revenues	7,305,257	7,305,257	9,873,728	2,568,471
Expenditures				
Operating				
Fleet maintenance	30,000	30,000	56,043	(26,043)
Fire prevention	11,000	11,000	10,211	789
Emergency medical services	18,450	18,450	19,950	(1,500)
Professional fees	118,200	118,200	48,672	69,528
Office expenses	4,450	4,450	59,742	(55,292)
Insurance	181,450	181,450	131,638	49,812
Appraisal district / tax collector fees	34,550	34,550	100,053	(65,503)
Bunker gear	68,000	68,000	28,161	39,839
Communications	39,000	39,000	46,229	(7,229)
Fire fighting equipment	109,900	109,900	73,802	36,098
Building expenses	48,200	48,200	39,035	9,165
Travel and training	79,500	79,500	80,812	(1,312)
Utilities	64,700	64,700	38,846	25,854
Personnel	4,133,164	4,133,164	3,969,585	163,579
Miscellaneous expense	23,900	23,900	588,746	(564,846)
Capital Outlay	664,020	664,020	579,863	84,157
Debt Service				
Principal	705,912	705,912	511,043	194,869
Interest and fiscal charges	-	-	267,323	(267,323)
Total Expenditures	6,334,396	6,334,396	6,649,754	(315,358)
Change in Fund Balance	$ 970,861	970,861	3,223,974	$ 2,253,113
Loan Proceeds			-	
Beginning fund balance		(1,394,825)	(1,394,825)	
Ending Fund Balance		$ (423,964)	$ 1,829,149	

Notes to Required Supplementary Information

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

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WILLIAMSON COUNTY
EMERGENCY SERVICES DISTRICT No.4
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
TEXAS COUNTY AND DISTRICT RETIREMENT SYSTEM
September 30, 2022

	Measurement Year*
Total Pension Liability	
Service costs	494,452
Interest (on the total pension liability)	221,332
Changes in benefit terms	-
Difference between expected and actual experience	-
Changes in assumptions	216,812
Benefit payments, including refunds of employee contributions	-
Net change in Total Pension Liability	932,596
Beginning total pension liability	2,417,812
Ending Total Pension Liability	$ 3,350,408
Plan Fiduciary Net Position	
Contributions - employer	415,582
Contributions - employee	223,260
Net investment income	(187,915)
Benefit payments, including refunds of employee contributions	-
	-
Administrative expense	(1,651)
Other	91,846
Net Change in Plan Fiduciary Net Position	541,122
Beginning plan fiduciary net position	2,276,226
Ending Plan Fiduciary Net Position	$ 2,817,348
Net Pension Liability	$ 533,060
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	84.09%
Covered Employee Payroll	$ 3,189,428
Net Pension Liability as a Percentage of Covered Employee Payroll	16.71%

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WILLIAMSON COUNTY
EMERGENCY SERVICES DISTRICT No.4
SCHEDULE OF CONTRIBUTIONS
TEXAS COUNTY AND DISTRICT RETIREMENT SYSTEM
September 30, 2022

	Fiscal Year*
	2022
Actuarially determined contribution	$ 415,582
Contributions in relation to the actuarially determined contribution	415,582
Contribution deficiency (excess)	$ -
Covered employee payroll	$ 3,189,428
Contributions as a percentage of covered employee payroll	13.0%

Notes to Schedule:

There were not benefit changes during the year.

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The Accounting Firm
of
Donald L. Allman, CPA, PC

CERTIFIED PUBLIC ACCOUNTANT

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Williamson County ESD No. 4

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Williamson County ESD No. 4, Texas, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the Williamson County ESD No. 4, Texas' basic financial statements, and have issued our report thereon dated June 30, 2023.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Williamson County ESD No. 4, Texas' internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Williamson County ESD No. 4, Texas' internal control. Accordingly, we do not express an opinion on the effectiveness of the Williamson County ESD No. 4, Texas' internal control. A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that' is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Williamson County ESD No. 4, Texas' financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Donald L. Allman, CPA, PC
Georgetown, TX
June 30, 2023

Williamson County
Emergency Services District #5
Financial Statements
September 30, 2022

approved by board 1/10/23

Williamson County Emergency Services District #5
For the Year Ending September 30, 2022

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MEDACK & OLTMANN, LLP
CERTIFIED PUBLIC ACCOUNTANTS

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James E. Medack, CPA
Melodi J. Oltmann, CPA

PROFESSIONAL STAFF
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MEMBERS
American Institute of Certified Public Accountants
Texas Society of Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Williamson County Emergency Services District No. 5

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Williamson County Emergency Services District No. 5 as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Williamson County Emergency Services District No. 5, as of September 30, 2022, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Williamson County Emergency Services District No. 5, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Williamson County Emergency Services District No. 5's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Williamson County Emergency Services District No. 5's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, schedule of changes in net pension liability and related ratios, and schedule of employer contributions on pages 3-7 and 28-32 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Medack & Oltmann, LLP
Giddings, Texas
December 7, 2022

This is the discussion and analysis of the Williamson County Emergency Services District No. 5 (the District) for fiscal year ending September 30, 2022. We encourage readers to consider it in conjunction with the additional information presented in the accompanying basic financial statement and the notes to the financial statements.

Financial Highlights

- The net position of the District increased by $709,713 as a result of the current year's operations.
- As of year-end, the District's governmental fund reported an ending fund balance of $2,131,423, an increase of $766,518.

Using This Annual Report

This annual report consists of a series of financial statements. GASB Statement No. 34 provides that for governments engaged in a single governmental program, the fund financial statements and the government-wide statements may be combined. The District presents the governmental funds in the first two columns and a total in the third column. The next column is an adjustments column, reconciling the amounts reported in the governmental funds to show how each would change when reported on the full-accrual basis of accounting. The last column of these combination statements shows the amounts that normally would appear in the government-wide statements. For governmental activities, this last column tells how these services were financed in the short term as well as what remains for future spending. Fund financial statements report the District's operations in more detail than the government-wide statements by providing information about the District's most significant funds.

Reporting the District as a Whole

The Statement of Net Position and the Statement of Activities present information about the District as a whole. These statements (as reported in the last column of each of the statements) include all of the District's assets and liabilities, utilizing the accrual basis of accounting which is similar to the accounting used by most private sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two columns report the District's net position and changes in them. The difference between assets and liabilities, net position, are one way to measure the District's financial health. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating. However, other non-financial factors such as changes in the District's property tax base must also be considered in an assessment of the overall financial health of the District.

The statement of activities presents information showing how the District's net position changed during the most recent twelve-month period. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

Reporting the District's Funds

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses

fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District may establish other funds to help in control and manage money for particular purposes or to show that it is meeting its legal responsibilities for using certain taxes, grants, and other money. These funds are reported using an accounting method called the Modified Accrual accounting which measures cash and all other financial assets that can be readily converted to cash.

Governmental Funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Because the focus of governmental funds is narrower that that of the government-wide financial statements, it is useful to compare that information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements.

The ESD maintains only one governmental fund – the General Fund. Information is presented in the Balance Sheets and in the Revenues, Expenditures, and Changes in Fund Balances.

Notes to the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

The District as a Whole

Governmental activities increased the Department's net position by $709,713. Our analysis below focuses on the net position (Table 1) and the changes in net position (Table 2) of the Department's governmental activities:

Table 1
Governmental Activities
Net Position

	09/30/2022	09/30/2021
Assets:		
Current Assets	$3,118,041	$1,590,838
Capital Assets	4,942,283	4,942,283
Total Assets	8,060,324	4,260,801
Deferred Outflows of Resources	111,667	89,971
Liabilities:		
Current Liabilities	1,193,960	398,119
Long Term Liabilities	4,146,319	1,881,713
Total Liabilities	5,340,279	2,279,832
Deferred Inflows of Resources	62,114	11,055
Net Position:		
Net Investment in Capital Assets	499,907	604,517
Unrestricted	2,269,691	1,455,368
Total Net Position	$2,769,598	$2,059,885

Table 2
Changes in Net Position

	09/30/2022	09/30/2021
Revenues:		
Operating Grants and Contributions	$3,763	$190,250
Property Taxes	1,221,830	1,053,998
Sales Tax	1,714,862	1,252,896
Interlocal Agreement	20,529	20,359
Fire Recovery	18,374	8,286
Interest Income	5,965	5,524
Plan Review & Inspections	24,538	8,570
Miscellaneous	-	1,557
	$3,009,861	$2,541,440
Expenses:		
General Government	2,300,148	1,831,639
Total Expenses	2,300,148	1,831,639
Gain from Sale of Assets	-	12,986
Forgiveness of Debt	-	50,000
	-	62,986
Changes in Net Position:		
Increase (Decrease) in Net Position	709,713	772,787
Net Position – Beginning	2,059,885	1,287,098
Net Position – Ending	$2,769,598	$2,059,885

Financial Analysis of the Government's Funds

As noted earlier, the Department uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. For the year ending September 30, 2022, the District's total fund balance was $2,131,423 which reflects an increase of $766,518.

Of all Department funds, 40.4% come from Ad Valorem taxes and 57.2% come from Sales Tax. The remaining revenues come from sources such as grants and contributions.

Budgetary Highlights

The Department's annual budget includes estimated revenues and expenditures. The annual budget is a line-item document that allows the Board of Commissioners a high degree of control over Department expenditures. Estimates of taxable value for the forthcoming year are provided by the Williamson County Tax Appraiser's Office. That estimate, combined with an estimate of historical tax collection rates for the Department is used with the proposed tax rate to estimate Ad Valorem Revenue. The District Commissioners amended the budget during the year ended September 30, 2022. Changes are reflected in the final/amended columns of the budget to actual report found on page 28.

Capital Asset and Debt Administration

Capital Assets:

At the end of the fiscal year September 30, 2022, capital assets are as follows:

Table 3

Capital Assets at Year-End

	09/30/2022	09/30/2021
Land	$453,990	$453,990
Construction-in-Progress	-	384,449
Vehicles	1,779,718	1,097,444
Machinery & Equipment	512,198	444,671
Building	3,535,638	1,439,106
Total capital assets	$6,281,544	$3,819,660

Depreciation expense charged to the general fund was $189,564.

More detailed information about the District's Capital Assets is presented in Note 3 of the financial statements.

Debt:

As of September 30, 2022, and 2021, the District was obligated on the following debt:

	09/30/2022	09/30/2021
Notes Payable	$4,418,254	$2,033,859
Capital Lease Obligation	24,122	31,587
Pension Liability	-	-
Compensated Absences	31,703	20,483
Total	4,474,079	2,085,929

The District incurred interest expense of $83,983 for the year ending September 30, 2022, and $67,176 for the year ending September 30, 2021. More detailed information about the District's notes payable is presented in the *Notes to Basic Financial Statements*.

Currently Known Facts, Decisions, or Conditions

The district's tax revenue continues to increase as the district experiences a rapid increase in residential and commercial properties. These revenues are supplemented by the addition of funds derived from the allocation of 2% sales tax in areas within our district, but that lie outside of the limits of The City of Jarrell. The district begam receiving revenues from the sales tax in April of 2017 and received an average monthly accrual of about $135,000 for the fiscal year beginning October 1, 2021 and ending September 30, 2022.

The number of requests for service continues to increase yearly along with the population growth from 530 in 2015 to a pace of 1560 in 2022. This represents an increase of almost 300% in 7 years.

The district has developed a policy for the allocation of part of the sales tax funds received each month towards items such as monthly building payments and purchases such as additional fire apparatus, radios, and command vehicles. Additionally, WILCO ESD #5 directs a monthly allocation of $15,000 into a reserve fund that is set to be maintained at no less than 3 months of operating expense. Currently, the monthly

operating expenses are roughly $199,000 and the reserve fund sits at $695,000 representing a reserve of just under 3.5 months in a money market account. Additionally, the district owns a CD at just under 3% interest with a current balance of $424K resulting in over 5.5 months of reserve at the current time.

In cooperation with the City of Jarrell Texas an agreement was reached between the City and the District regarding the collection of sales tax in areas of the ESD in which the City of Jarrell annexes in the future. The district will retain the sales tax collected from any existing business that lie within a newly annexed area of the city. The district and the city will equally divide the sales tax revenue collected from businesses that are established following the annexation by the city.

The district added two major debts in 2022. One was the purchase of a 2014 Pierce Quint needed for future growth and ability to support high rise construction proposed and the second was the opening a second firehouse. The combined monthly cost of the loans is just under $21,000 per month.

The district plans, in 2022-2023, to add an additional tender style water truck at an estimated cost of $110K, a command vehicle to replace a older one in our fleet at a cost of $63,000 and possibly a training tower in the 2023-2024 budget at an estimated cost of $500,00 to meet the training needs of our expanding staff.

The staffing plan is to expand by 9 in the next 3 years. To accomplish this, we have applied for a SAFER grant, which we are waiting to hear if we are selected. Employee benefits were improved in this budget in the form of a 5% across the board raise for all employees except the Fire Chief, increased pension benefits from 1:1 to 2.5:1 employee/employer contribution for all employees, and a $104 per year of service longevity bonus to be paid the first pay period in December each year to all employees and incentive / certification pay for all uniformed employees except the Fire Chief.

The district expects continued growth via projected housing plans of between 12-25K new builds in the next 5 years along with commercial/industrial business known to be coming to the area.

Contacting the District's Financial Management

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Williamson County Emergency Services District #5
P.O. Box 88
Jarrell, Texas 76537

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 5
GOVERNMENTAL FUND BALANCE SHEET AND
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022

	General Fund	Adjustments (Note 10)	Statement of Net Position
ASSETS			
Cash	$ 2,682,742	$ -	$ 2,682,742
Taxes Receivable - Property Taxes	27,870	-	27,870
Taxes Receivable - Sales Taxes	303,993	-	303,993
Receivables-Other	1,078	-	1,078
Net Pension Asset	-	102,358	102,358
Capital Assets (net of accumulated depreciation)	-	4,942,283	4,942,283
TOTAL ASSETS	$ 3,015,683	$ 5,044,641	$ 8,060,324
DEFERRED OUTFLOWS OF RESOURCES			
Deferred Pension Amounts		$ 111,667	$ 111,667
TOTAL DEFERRED OUTFLOWS OF RESOURCES		$ 111,667	$ 111,667
LIABILITIES			
Accounts Payable	$ 799,772	$ -	$ 799,772
Accrued Interest Payable	-	9,810	9,810
Accrued Payroll	56,618	-	56,618
Long Term Liabilities - Due within one year	-	327,760	327,760
Long Term Liabilities - Due after one year	-	4,146,319	4,146,319
TOTAL LIABILITIES	$ 856,390	$ 4,483,889	$ 5,340,279
DEFERRED INFLOWS OF RESOURCES			
Property Taxes	$ 27,870	$ (27,870)	$ -
Deferred Pension Amounts	-	62,114	62,114
TOTAL DEFERRED INFLOWS OF RESOURCES	$ 27,870	$ 34,244	$ 62,114
FUND BALANCES/NET POSITION			
Fund balances:			
Non-Spendable	-	-	-
Spendable	-	-	-
Unassigned	2,131,423	(2,131,423)	-
Total fund balances	2,131,423	(2,131,423)	-
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	$ 3,015,683	$ -	
Net Position:			
Net Investment in Capital Assets		499,907	499,907
Unrestricted		2,269,691	2,269,691
Restricted		-	-
Total Net Position		$ 2,769,598	$ 2,769,598

See Accompanying Notes to the Financial Statements

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 5
GOVERNMENTAL FUND REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES AND STATEMENT OF ACTIVITIES
FOR THE YEAR ENDING SEPTEMBER 30, 2022

	General Fund	Adjustments (Note 10)	Statement of Activities
EXPENDITURES/EXPENSES			
Personnel Expense	$ 1,537,047	$ (38,963)	$ 1,498,084
Fleet Expense	78,959	-	78,959
Repairs & Maintenance	31,087	-	31,087
Emergency Equipment/Supplies	28,953	-	28,953
Professional Fees	149,300	-	149,300
Office Expenses/Postage	6,681	-	6,681
Information Technology	47,667	-	47,667
Insurance	58,701	-	58,701
Appraisal District & Tax Collector Fees	6,509	-	6,509
Utilities	27,234	-	27,234
Communications	10,715	-	10,715
Miscellaneous	13,370	-	13,370
Personal Protective Equipment	26,828	-	26,828
Professional Development	21,868	-	21,868
Uniforms	19,059	-	19,059
Capital Outlay	2,461,885	(2,461,885)	-
Depreciation	-	189,564	189,564
Debt Service:			
Principal	204,744	(204,744)	-
Interest	83,983	1,586	85,569
Total Expenditures/Expenses	$ 4,814,590	$ (2,514,442)	$ 2,300,148
PROGRAM REVENUES			
Interlocal Agreements	$ 20,529	$ -	$ 20,529
Grants/Contributions	3,763	-	3,763
Total Program Revenues	$ 24,292	$ -	$ 24,292
Net Program Expense			2,275,856
GENERAL REVENUES			
Ad valorem taxes	$ 1,211,403	$ 10,427	$ 1,221,830
Sales taxes	1,714,862	-	1,714,862
Fire Recovery	18,374	-	18,374
Interest Income	5,965	-	5,965
Miscellaneous	-	-	-
Plan Review & Inspections	24,538	-	24,538
Excess (Deficiency) of Revenues Over Expenditures	$ (1,815,156)	$ 1,815,156	$ -
OTHER FINANCING SOURCES/(USES):			
Financing Proceeds	$ 2,581,674	$ (2,581,674)	$ -
Total Other Financing Sources/(Uses):	2,581,674	(2,581,674)	-
Excess (Deficiency) of Revenues and Other Sources Over Expenditures	$ 766,518	$ (766,518)	
Change in Net Position		$ 709,713	$ 709,713
Fund Balance/Net Position Beginning of the year	1,364,905	694,980	2,059,885
End of the year	$ 2,131,423	$ 638,175	$ 2,769,598

See Accompanying Notes to the Financial Statements

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The District complies with generally accepted accounting principles (GAAP). GAAP includes all relevant Governmental Accounting Standards Board (GASB) pronouncements. In the government-wide financial statements, Financial Accounting Standards Board (FASB) pronouncements and Accounting Principles Board (APB) opinions issued on or before November 30, 1989, have been applied unless those pronouncements conflict with GASB pronouncements, in which case, GASB prevails. The District currently reports under the financial reporting requirements of GASB Statement No. 34. The accounting and reporting framework and the more significant accounting policies are discussed in subsequent subsections of this note.

FINANCIAL REPORTING ENTITY

Williamson County Emergency Services District #5 (hereafter referred to as the District) was formed in November 2001. With few exceptions, all powers of the District are vested in a board of commissioners (the Board), which adopts budgets and determines policies. The District receives its revenues from the Williamson County Tax Office, which collects property taxes from the county's property-owners.

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in GAAP. The basic - but not the only - criterion for including a potential component unit with the reporting entity is the governing body's ability to exercise oversight responsibility. The most significant manifestation of this ability is financial interdependency. Other manifestations of the ability to exercise oversight responsibility include, but are not limited to, the selection of governing authority, the designation of management, the ability to significantly influence operations, and accountability for fiscal matters. A second criterion used in evaluating potential component units is the scope of public service. Application of this criterion involves considering whether the activity benefits the government and/or its citizens, or whether the activity is conducted within the geographic boundaries of the government and is generally available to its citizens. A third criterion used to evaluate potential component units for inclusion or exclusion from the reporting entity is the existence of special financing relationships, regardless of whether the government is able to exercise oversight responsibilities. Based upon the application of these criteria, no potential component units appear to exist.

BASIS OF PRESENTATION

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities display information about the reporting entity. Governmental activities generally are financed through taxes, intergovernmental and non-exchange revenues. The District currently does not have any business-type activities.

Fund Financial Statements

Fund financial statements of the reporting entity are organized into funds, each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts that constitute its assets, liabilities, fund equity, revenues, and expenditures/expenses. Funds are organized into three major categories: governmental, proprietary, and fiduciary. An emphasis is placed on major funds within the governmental and proprietary categories. A fund is considered major if it is the primary operating fund of the District or meets the following criteria:

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continued

A. Total assets, liabilities, revenues, or expenditures/expenses of that individual governmental fund or enterprise fund are at least 10% of the corresponding total for all funds of that category or type; and

B. Total assets, liabilities, revenues, or expenditures/expenses of the individual governmental fund or enterprise fund are at least 5% of the corresponding total for all governmental and enterprise funds combines.

The funds of the financial reporting entity are described below:

Governmental Funds

General Fund – The General Fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in other funds.

MEASUREMENT FOCUS AND BASIS OF ACCOUNTING

Measurement focus is a term used to describe "which" transactions are recorded within the various financial statements. Basis of accounting refers to "when" transactions are recorded regardless of the measurement focus applied.

Measurement Focus

On the government-wide Statement of Net Position and the Statement of Activities, the governmental activities are presented using the economic resources measurement focus as defined in item A below.

In the fund financial statements, the "current financial resources" measurement focus is used as appropriate. All government funds utilize a "current financial resources" measurement focus. Only current financial assets and liabilities are generally included on their balance sheets. Their operating statements present sources and uses of available financial resources during a given period. These funds use fund balance as their measure of available financial resources at the end of the period.

Basis of Accounting

In the government-wide Statement of Net Position and Statement of Activities, the governmental activities are presented using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred, or economic asset used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

In the fund financial statements, governmental funds are presented on the modified accrual basis of accounting. Under this modified accrual basis of accounting, revenues are recognized when "measurable and available." Measurable means knowing or being able to reasonably estimate the amount. Available means collectible within the current period or within sixty days after year-end. Expenditures, including capital outlay, are recorded when the related fund liability is incurred, except for general obligation bond principal and interest which are reported when due.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continued

CASH

Cash deposits and investments are reported at the carrying amount, which reasonably estimates fair value.

RECEIVABLES

In the government-wide statements, receivables consist of all revenues earned at year-end and not yet received. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable. Property taxes are the District's only major receivable.

CAPITAL ASSETS

All capital assets are valued at historical cost, or estimated historical cost if actual is unavailable, except for donated capital assets, which are recorded at their estimated fair value at the date of donation.

Depreciation of all exhaustible capital assets is recorded as an allocated expense in the Statement of Activities, with accumulated depreciation reflected in the Statement of Net Position. Depreciation expense is allocated over the assets' estimated useful lives using the straight-line method of depreciation.

The District currently maintains a policy of capitalizing all items that meet or exceed $5,000, individually. All items that meet this policy are capitalized. Those items that do not meet the capitalization requirements are expenses accordingly.

The range of estimated useful lives by type of assets is as follows:

Buildings	40 years
Fire Trucks	10 years
Vehicles	10 years
Equipment	5 years

The District does not own any infrastructure assets.

Fund Financial Statements

In the fund financial statements, capital assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition.

LONG-TERM DEBT

The accounting treatment of long-term debt depends on whether the assets are used in governmental fund operations and whether they are reported in the government-wide or fund financial statements.

All long-term debt to be repaid from governmental resources is reported as liabilities in the government-wide statements. The long-term debt consists of capital leases and notes payable.

Long-term debt for governmental funds is not reported as liabilities in the fund financial statements. The debt proceeds are reported as other financing sources and payment of principal and interest reported as expenditures.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continued

SOURCE OF FUNDS

Ad valorem taxes, penalties, and interest are reported as revenue in the fiscal year in which they become available to finance expenditures of the District. Property taxes accounted for approximately 40.4% of the District's revenue for the year ended September 30, 2022.

EQUITY CLASSIFICATIONS

Government-Wide Statements

Equity is classified as net position and displayed in three components.

A. Net Investment in capital assets – Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvements.

B. Restricted net position – Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

C. Unrestricted net position – All other net position that do not meet the definition of "restricted" or "Net Investment in capital assets."

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

The District currently does not carry any restricted position.

Fund Statements

Governmental fund equity is classified as fund balance. Fund balance is further classified as non-spendable or spendable with spendable being further classified into restricted, committed, assigned or unassigned.

COMPENSATED ABSENCES

Compensated absences represent the estimate liability for employees' accrued vacation for which employees are entitled to be paid upon termination. The retirement of this liability is paid from the General Fund.

REVENUE

Property Taxes

Property taxes are collected by the Williamson County Tax Assessor Collector and are forwarded to the District through bank transfer. The tax rate held by the District was $0.0872/$100 for 2021. Property tax revenues are considered available when they become due or past due and are considered receivable within the current period, including those property taxes expected to be collected during a sixty-day period after the close of the District's fiscal year.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continued

USE OF ESTIMATES

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from these estimates.

RISK MANAGEMENT

The District is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The District purchases its insurance from regular commercial companies. As of September 30, 2022, no claims or losses have been incurred that were not covered by insurance. There is no liability due to any claim or suit having ever been filed.

PENSIONS

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Pension Plan and additions to/deductions from the Pension Plan's fiduciary net position have been determined on the same basis as they are reported by Texas County & District Retirement System (TCDRS). For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

DEFERRED OUTFLOWS AND INFLOWS OF RESOURCES

The District adopted GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position,* which provides guidance for reporting the financial statement elements of deferred outflows of resources, which represent the consumption of the District's net position that is applicable to a future reporting period, and deferred inflows of resources, which represent the District' acquisition of net position applicable to a future reporting period.

The District adopted GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities,* which establishes accounting and financial reporting standards that reclassify, as deferred outflows of resources or deferred inflows of resources, certain items that were previously reported as assets and liabilities and recognizes, as outflows of resources or inflows of resources, certain items that were previously reported as assets and liabilities.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – continued

BUDGETS

The District follows these procedures in establishing the budget reflected in the financial statements:

1. Prior to the beginning of each fiscal year, the District prepares a budget. The operating budget includes proposed expenditures and the means of financing those expenditures and is prepared in accordance with the basis of accounting utilized by that fund.
2. Public meetings are conducted at which all interested persons' comments concerning the budget are heard. After such meetings, the Board of Commissioners formally adopts the budget through passage of a motion in a public meeting.
3. The District amends the budget throughout the year approving such additional expenses. The amended budget is used in presenting the Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual.
4. All annual appropriations lapse at fiscal year-end.

RECENTLY ADOPTED ACCOUNTING PRONOUNCEMENTS

In June 2017, the GASB issued GASB Statement No. 87, Leases, effective for fiscal years beginning after June 15, 2021. The objective of GASB Statement No. 87 is to improve accounting and financial reporting for leases by governments by requiring recognition of certain lease assets and liabilities that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. GASB Statement No. 87 establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under GASB Statement No. 87, a lessee is required to recognize a lease liability and an intangible right-to-use asset, and a lessor is required to recognize a lease receivable and deferred inflow of resources. The adoption of GASB 87 did not have a material impact on the District's financial statements, the adoption did not result in a restatement of previously reported fund balance for the year ended September 30, 222.

NOTE 2: CASH

Deposits for the District are being held at Eagle Bank. As of year-end, the District's deposits exceed FDIC coverage by $2,406,684. However, securities were pledged to cover this excess (Category 2) with a market value of $2,821,088. As of September 30, 2022, the carrying amount of the District's deposits was $2,682,742 and the bank balance was $2,753.832.

The collateral pledged is represented by specific identifiable investment securities and classified as to credit risk by the three categories described below:

Category 1- Insured by FDIC or collateralized with securities held by the District or by its agent in the District's name.

Category 2- Uninsured but collateralized with securities held by the pledging institution's trust department or agent in the District's name.

Category 3- Uncollateralized.

NOTE 3: CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2022, was as follows:

	Balance 10/1/2021	Additions/ Completions	Retirements/ Adjustments	Balance 9/30/2022
Non-Depreciable Assets				
Land	$ 453,990	$ -	$ -	$ 453,990
Construction in Progress	384,449	-	(384,449)	-
Total Non-Depreciable Assets	838,439	-	(384,449)	453,990
Depreciable Assets				
Vehicles	1,097,444	682,274	-	1,779,718
Equipment	444,671	67,528	-	512,198
Building	1,439,106	2,096,532	-	3,535,638
Total Depreciable Assets	2,981,220	2,846,333	-	5,827,554
Total Assets	$ 3,819,660	$ 2,846,333	$ (384,449)	$ 6,281,544
Accumulated Depreciation:				
Vehicles	$ (537,069)	$ (87,490)	$ -	$ (624,559)
Equipment	(180,896)	(61,044)	-	(241,939)
Building	(431,732)	(41,030)	-	(472,762)
Total Accumulated Depreciation	(1,149,697)	(189,564)	-	(1,339,261)
Total Capital Assets, Net	$ 2,669,963	$ 2,656,769	$ (384,449)	$ 4,942,283

In prior years, the District entered into capital leases for a truck, equipment, and radios (see Note 4), as of September 30, 2022, the asset was fully amortized. Amortization expense is included in depreciation expense.

Depreciation expense charged to the government wide statements was $189,564.

NOTE 4: CAPITAL LEASE OBLIGATIONS

The District maintains the following capital leases:

Loan Amount:	$30,000
Maturity Date:	January 30, 2025
Interest Rate:	3.92% annum
Payment Terms:	Payments are due and payable in annual installments of $3,733 beginning January 30, 2016 and ending January 30, 2025. The lease is collateralized with a vehicle, equipment, and tax revenue. The total outstanding balance as of September 30, 2022, was $10,338.

NOTE 4: CAPITAL LEASE OBLIGATIONS – continued

Loan Amount:	$40,000
Maturity Date:	January 30, 2025
Interest Rate:	3.92% annum
Payment Terms:	Payments are due and payable in annual installments of $4,977 beginning January 30, 2016 and ending January 30, 2025. The lease is collateralized with equipment and tax revenue. The total outstanding balance as of September 30, 2022, was $13,784.

The future debt service for capital leases payable is as follows:

Year Ending September 30	Principal	Interest	Total
2023	$7,760	$949	$8,709
2024	8,065	645	8,710
2025	8,297	329	8,626
Total	$24,122	$1,923	$26,045

NOTE 5: DEBT

Transactions for the year ended September 30, 2022, are summarized as follows:

	Balance 9/30/2021	Additions	Reductions	Balance 9/30/2022	Due within one year
Governmental Activities:					
Notes Payable	$2,033,859	$2,581,674	$ 197,279	$4,418,254	$ 320,000
Capital Lease Obligations	31,587	-	7,465	24,122	7,760
Total Notes Payable & Capital Lease Obligations	$2,065,446	$2,581,674	$ 204,744	$4,442,376	$ 327,760
Pension Liability	-	-	-	-	-
Compensated Leave Payable	20,483	11,220	-	31,703	-
Total Governmental Activities	$2,085,929	$2,592,894	$ 204,744	$4,474,079	$ 327,760

The District has a loan with Eagle Bank, a note for the fire station at a fixed rate of 3.25% with monthly payments of $7,775, maturing September 30, 2033. The balance due as of September 30, 2022, is $859,829.

The District entered into a promissory note agreement with Government Capital Corporation on December 21, 2017 for $252,945 at 3.05%, maturing February 5, 2025. The note is secured by an interest in the District's ad valorem tax revenues. The balance due as of September 30, 2022, is $114,949.

The District entered into a promissory note agreement with Government Capital Corporation on December 21, 2017 for $92,791 at 3.261%, maturing February 5, 2025. The note is secured by an interest in the District's ad valorem tax revenues. The balance due as of September 30, 2022, is $42,298.

The District entered into a promissory note agreement with Government Capital Corporation on June 18, 2018 for $389,150 at 3.887%, maturing June 25, 2028. The note is secured by an interest in the District's ad valorem tax revenues. The balance due as of September 30, 2022, is $251,021.

NOTE 5: DEBT – continued

The District entered into a promissory note agreement with Eagle Bank on July 19, 2022 for $750,000 at 3,50%, maturing July 19, 2032. This is secured by an interest in the District's ad valorem tax revenues. The balance due as of September 30, 2022, is $739,635.

The District entered into a promissory note agreement with Government Capital Corporation on June 17, 2021 for $616,085 at 2.75%, maturing June 17, 2042. This is a construction note for the new station and is secured by an interest in the District's ad valorem tax revenues. The balance due as of September 30, 2022, is $2,410,523.

The future principal payments for these notes are as follows:

Year Ending September 30	Principal	Interest	Total
2023	$ 320,000	$ 131,313	$ 451,313
2024	327,799	123,584	451,383
2025	338,463	112,952	451,415
2026	293,758	102,055	395,813
2027	303,370	91,411	394,781
2028-2032	1,455,403	318,460	1,773,863
2033-2037	770,337	138,094	908,431
2038-2042	609,124	34,307	643,431
Total	$ 4,418,254	$1,052,176	$ 5,470,430

NOTE 6: PROPERTY TAXES

The District property tax is levied each October 1 on the assessed value listed as of the previous January 1 for all real property located in the District. An enforceable lien is attached to the property as of January 1. The assessed value of the roll as of January 1, 2021, upon which the 2021 levy was based, was $1,369,183,344 as certified by the Williamson County Central Appraisal District.

Taxes are due by January 31 following the October 1 levy date. The total 2021 levy was $1,194,531 and the tax rate was $ 0.0872 per $100 assessed valuation. Property taxes are considered fully collectible and therefore no allowance for uncollectible taxes is provided. The appraisal of property within the District is the responsibility of the Williamson County Central Appraisal District. The Appraisal District is required under the Property Tax Code to assess all property within the appraisal district on the basis of 10% of its appraisal value and is prohibited from applying any assessment ratios.

NOTE 7: RELATED PARTY TRANSACTIONS

During the course of the year, the District conducted related party transactions. The Commissioners of the District analyzed the transactions, and prior to initiating it was determined the transactions to be arm's length transactions. There are not any related party receivables or payables at year end.

NOTE 8: PENSION PLAN

Plan Description. Williamson County Emergency Services District #5 participates in the Texas County & District Retirement System (TCDRS), which is a statewide, agent multiple-employer, public employee retirement system.

a. A brief description of benefit terms:

1) All full- and part-time non-temporary employees participate in the plan, regardless of the number of hours they work in a year. Employees in a temporary position are not eligible for membership.

2) The plan provides retirement, disability and survivor benefits.

3) TCDRS is a savings-based plan. For the district's plan, 7% of each employee's pay is deposited into his or her TCDRS account. By law, employee accounts earn 7% interest on beginning of year balances annually. At retirement, the account is matched at an employer set percentage (current match is 100%) and is then converted to an annuity.

4) There are no automatic COLAs. Each year, the district may elect an ad hoc COLA for its retirees (if any). There are two COLA types, each limited by actual inflation.

5) Benefit terms are established under the TCDRS Act. They may be amended as of Jan. 1 each year, but must remain in conformity with the Act.

b. The district's contribution rate is calculated annually on an actuarial basis, although the employer may elect to contribute at a higher rate. The Williamson County Emergency Services District #5 contribution rate is based on the TCDRS funding policy adopted by the TCDRS Board of Trustees and must conform with the TCDRS Act. The employee contribution rates are set by the district and are currently 7%. Contributions to the pension plan from the district for 2021 are shown in the Schedule of Employer Contributions.

c. The most recent comprehensive annual financial report for TCDRS can be found at the following link, www.tcdrs.org.

Employee membership data related to the Plan, as of the valuation date of December 31, 2021, was as follows:

Members	Dec. 31, 2020	Dec. 31, 2021
Number of inactive employees entitled to but not yet receiving benefits	11	13
Number of active employees	18	21
Average monthly salary:	$3,776	$3,993
Average age:	32.54	36.53
Average length of service in years:	3.59	5.87
Inactive Employees (or their Beneficiaries) Receiving Benefits		
Number of benefit recipients:	1	1
Average monthly benefit:	$79	$79

NOTE 8: PENSION PLAN – continued

Net Pension Liability

The District's net pension liability was measured as of December 31, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date.

Actuarial Assumptions. The total pension liability in the December 31, 2021, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Valuation Timing Actuarially determined contribution rates are calculated on a calendar year basis as of December 31, two years prior to the end of the fiscal year in which the contributions are reported.

Actuarial Cost Method Entry Age Normal

Amortization Method

Recognition of economic/demographic gains or losses
Straight-Line amortization over Expected Working Life

Recognition of assumptions changes or inputs
Straight-Line amortization over Expected Working Life

Asset Valuation Method

Smoothing period 5 years
Recognition method Non-asymptotic
Corridor None

Inflation 2.50%

Salary Increases The annual salary increase rates assumed for individual members vary by length of service and by entry-age group. The annual rates consist of a general wage inflation component of 3.00% (made up of 2.50% inflation and 0.5% productivity increase assumptions) and a merit, promotion and longevity component that on average approximates 1.7% per year for a career employee.

Investment Rate of Return 7.50%

Cost-of-Living Adjustments Cost-of-Living Adjustments for Williamson County Emergency Services District #5 are not considered to be substantively automatic under GASB 68. Therefore, no assumption for future cost-of-living adjustments is included in the GASB calculations. No assumption for future cost-of-living adjustments is included in the funding valuation.

Retirement Age Deferred members are assumed to retire (100% probability) at the later of: a) age 60 b) earliest retirement eligibility.
(For all eligible members ages 75 and later, retirement is assumed to occur immediately.)

Turnover New employees are assumed to replace any terminated members and have similar entry ages.

Mortality

Depositing members	135% of Pub-2010 General Employees Amount-Weighted Mortality Table for males and 120% Pub-2010 General Employees Amount-Weighted Mortality Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010.
Service retirees, beneficiaries and non-depositing members	135% of Pub-2010 General Retirees Amount-Weighted Mortality Table for males and 120% Pub-2010 General Retirees Amount-Weighted Mortality Table for females, both projected with 100% of the MP-20221 Ultimate scale after 2010.
Disabled retirees	160% of Pub-2010 General Disabled Retirees Amount-Weighted Mortality Table for males and 125% Pub-2010 General Disabled Retirees Amount-Weighted Mortality Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010.

NOTE 8: PENSION PLAN – continued

Long-Term Expected Rate of Return

The long-term expected rate of return on TCDRS assets is determined by adding expected inflation to expected long-term real returns, and reflecting expected volatility and correlation. The capital market assumptions and information shown below are provided by TCDRS' investment consultant, Cliffwater LLC. The numbers shown are based on January 2021 information for a 10 year time horizon.

Note that the valuation assumption for long-term expected return is re-assessed at a minimum of every four years and is set based on a long-term time horizon. The TCDRS Board of Trustees adopted the current assumption at their March 2021 meeting. The assumption for the long-term expected return is reviewed annually for continued compliance with the relevant actuarial standards of practice. Milliman relies on the expertise of Cliffwater in this assessment.

Asset Class	Benchmark	Target Allocation(1)	Geometric Real Rate of Return (2)
US Equities	Dow Jones US Total Stock Market Index	11.50%	3.80%
Global Equities	MSCI World (net) Index	2.50%	4.10%
International Equities – Developed Markets	MSCI World Ex USA (net) Index	5.00%	3.80%
International Equities – Emerging Markets	MSCI Emerging Markets (net) Index	6.00%	4.30%
Investment-Grade Bonds	Bloomberg Barclays U.S. Aggregate Bond Index	3.00%	-0.85%
Strategic Credit	FTSE High-Yield Cash-Pay Capped Index	9.00%	1.77%
Direct Lending	S&P/LSTA Leveraged Loan Index	16.00%	6.25%
Distressed Debt	Cambridge Associates Distressed Securities Index (3)	4.00%	4.50%
REIT Equities	67% FTSE NAREIT Equity REITs Index +33% Global REIT (net) Index	2.00%	3.10%
Master Limited Partnerships (MLPs)	Alerian MLP Index	2.00%	3.85%
Private Real Estate Partnerships	Cambridge Associates Real Estate Index(4)	6.00%	5.10%
Hedge Funds	Hedge Fund Research, Inc. (HFRI) Fund of Funds Composite Index	6.00%	1.55%
Cash Equivalents	90-Day U.S. Treasury	2.00%	-1.05%

(1) Target asset allocation adopted at the March 2022 TCDRS Board meeting.
(2) Geometric real rates of return equal the expected return for the asset class minus the assumed inflation rate of 2.6% per Cliffwater's 2022 capital market assumptions.
(3) Includes vintage years 2005-present of Quarter Pooled Horizon IRRs.
(4) Includes vintage years 2007-present of Quarter Pooled Horizon IRRs.
(5) Includes vintage years 2006-present of Quarter Pooled Horizon IRRs.

NOTE 8: PENSION PLAN – continued

Net Pension Liability / (Asset)

Net Pension Liability / (Asset)	December 31, 2020	December 31, 2021
Total pension liability	$305,025	$432,283
Fiduciary net position	327,837	534,641
Net pension liability / (asset)	(22,812)	(102,358)
Fiduciary net position as a % of total pension liability	107.48%	123.68%
Pensionable covered payroll(1)	$861,123	$850,181
Net pension liability as a % of covered payroll	(2.65%)	(12.04%)

The total pension liability was determined by an actuarial valuation as of the valuation date, calculated based on the discount rate and actuarial assumptions below.

Note: Rounding differences may exist above or in other tables in this report.
(1) Payroll is calculated based on contributions as reported to TCDRS.

Discount Rate		
Discount rate(2)	7.60%	7.60%
Long-term expected rate of return, net of investment expense(2)	7.60%	7.60%
Municipal bond rate(3)	Does not apply	Does not apply

(2) This rate reflects the long-term rate of return funding valuation assumption of 7.50%, plus 0.10%adjustment to be gross of administrative expenses as required by GASB 68.

(3) The plan's fiduciary net position is projected to be available to make all projected future benefit payments of current active, inactive, and retired members. Therefore, the discount rate for calculation the total pension liability is equal to the long-term expected rate of return, and the municipal bond rate does not apply.

NOTE 8: PENSION PLAN – continued

Changes in Net Pension Liability / (Asset)

Changes in Net Pension Liability/(Asset)	Total Pension Liability (a)	Fiduciary Net Position (b)	Net Pension Liability/(Asset) (a) - (b)
Balances as of December 31, 2020	$305,025	$327,837	$(22,812)
Changes for the year:			
Service cost	92,948		92,948
Interest on total pension liability[1]	30,211		30,211
Effect of plan changes[2]	0		0
Effect of economic/demographic gains or losses	(8,378)		(8,378)
Effect of assumptions changes or inputs	13,426		13,426
Refund of contributions	0	0	0
Benefit payments	(949)	(949)	0
Administrative expenses		(289)	289
Member contributions		59,513	(59,513)
Net investment income		85,581	(85,581)
Employer contributions		59,513	(59,513)
Other[3]	0	3,435	(3,435)
Balances as of December 31, 2021	$432,283	$534,641	$(102,358)

(1) Reflects the change in the liability due to the time value of money. TCDRS does not charge fees or interest.
(2) No plan changes valued.
(3) Relates to allocation of system-wide items.

Sensitivity Analysis

The following presents the net pension liability of the district, calculated using the discount rate of 7.60%, as well as what the ESD net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate.

	1% Decrease 6.60%	Current Discount Rate 7.60%	1% Increase 8.60%
Total Pension Liability	$538,594	$432,283	$349,857
Fiduciary Net Position	534,641	534,641	534,641
Net pension liability/(asset)	$3,953	($102,358)	($184,784)

NOTE 8: PENSION PLAN – continued

As of September 30, 2022, the deferred inflows and outflows of resources are as follows:

Deferred Inflows/Outflows of Resources

	Deferred Inflows of Resources	Deferred Outflows of Resources
Differences between expected and actual experience	$ 15,829	$ 10,872
Changes of assumption	505	35,192
Net difference between projected and actual earnings	45,780	0
Contributions made subsequent to measurement date	N/A	65,603
Totals	$ 62,114	$ 111,667

The $65,603 reported as deferred outflows of resources related to pension resulting from District contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended September 30, 2023. The remaining amounts currently reported as deferred outflows of resources related to pensions will be recognized in pension expenses as follows:

Year ended September 30:	
2023	$ (8,009)
2024	(9,835)
2025	(8,560)
2026	(8,512)
2027	2,716
Thereafter(1)	16,150

(1) Total remaining balance to be recognized in future years, if any. Note that additional future deferred inflows and outflows of resources may impact these numbers.

Payable to the Pension Plan

At September 30, 2022, the District reported a payable of $25,805 for the outstanding amount of employer and employee contributions to the pension plan required for the year ended September 30, 2022.

NOTE 9: FUND BALANCE CLASSIFICATION

The District complies with GASB Statement No. 54, Fund Balance Reporting and Governmental Fund Type Definitions, which establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Those fund balance classifications are described below.

Nonspendable - Amounts that cannot be spent because they are either not in a spendable form or are legally or contractually required to be maintained intact.

NOTE 9: FUND BALANCE CLASSIFICATION – continued

Restricted - Amounts that can be spent only for specific purposes because of constraints imposed by external providers or imposed by constitutional provisions or enabling legislation.

Committed - Amounts that can only be used for specific purposes pursuant to approval by formal action by the Board.

Assigned - For the General Fund, amounts that are appropriated by the Board or Board designee that are to be used for specific purposes. For all other governmental funds, any remaining positive amounts not previously classified as nonspendable, restricted, or committed.

Unassigned - Amounts that are available for any purpose; these amounts can be reported only in the District's General Fund.

Fund balance of the District may be committed for a specific purpose by formal action of the Board, the District's highest level of decision-making authority. Commitments may be established, modified, or rescinded only through a resolution approved by the Board. The Board has delegated the authority to assign fund balance for a specific purpose to the District's Chief or Assistant Chief.

In circumstances where an expenditure is to be made for a purpose for which amounts are available in multiple fund balance classifications, the order in which resources will be expended is as follows: restricted fund balance, committed fund balance, assigned fund balance, and lastly, unassigned fund balance.

As of September 30, 2022, the District has not adopted a minimum fund balance policy.

The detail of the fund balance is included in the Governmental Fund Balance Sheet on page 9.

NOTE 10: EXPLANATION OF DIFFERENCES BETWEEN GOVERNMENTAL FUND AND GOVERNMENT-WIDE STATEMENTS

Differences between the Governmental Fund Balance Sheet and the Statement of Net Position:

The differences (as reflected in the adjustments column) primarily result from the long-term economic resources focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet.

Net pension asset is not receivable in the current period and therefore, is not reported in the funds.

$102,358

When capital assets (land, buildings, equipment) that are to be used in governmental activities are purchased or constructed, the costs of those assets are reported as expenditures in governmental funds. However, the statement of net position includes those capital assets among the assets of the District as a whole.

Cost of capital assets	$6,281,544
Accumulated Depreciation	(1,339,261)
	$4,942,283

The statement of net position includes as Deferred Outflows of Resources amounts that are permitted to be recognized as part of pension expense over a period of years in the governmental funds.

Deferred Outflows of Resources	$111,667

NOTE 10: EXPLANATION OF DIFFERENCES BETWEEN GOVERNMENTAL FUND AND GOVERNMENT-WIDE STATEMENTS – continued

Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due.

Accrued interest payable	$9,810

Long-term liabilities applicable to the district's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities – both current and long-term—are reported in the statement of net position.

Due within one year	$327,760
Due after one year	4,146,319

Taxes receivable are offset by deferred revenues in the governmental funds and thus are not included in fund balance.

Deferred revenue	$(27,870)

Certain liabilities are not due and payable in the current period and therefore are not reported in the funds.

Deferred Inflows of Resources	$62,114

Differences between the Governmental Fund Operating Statement and the Statement of Net Activities:

The differences (as reflected in the adjustments column) arise primarily from the long-term economic resources focus of the statement of activities versus the current financial resources focus of the governmental funds.

Some expenses reporting the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.

Adjustment for Compensated Leave	$11,220
Adjustment for Pension Liability/Asset	(79,546)
Change in Deferred Inflows/Outflows related to Pension	29,363
	$(38,963)

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital Outlay	$(2,461,885)
Depreciation Expense	189,564

Repayment of capital lease obligations is reported as an expenditure in governmental funds. For the District as a whole, however, the principal payments reduce the liabilities in the statement of net position and do not result in an expense in the statement of activities.

Payment of Principal	$(204,744)

Interest expense in the statement of activities differs from the amount reported in governmental funds because additional accrued interest was calculated for capital lease obligations.

Change in Accrued interest	$1,586

NOTE 10: EXPLANATION OF DIFFERENCES BETWEEN GOVERNMENTAL FUND AND GOVERNMENT-WIDE STATEMENTS – continued

Because some property taxes will not be collected for several months after the district's fiscal year ends, they are not considered as "available" revenues in the governmental funds.

Adjustment for property taxes collected after year-end	$10,427

The issuance of long-term debt provides current financial resources to governmental funds; however, this has no effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Financing Proceeds	$(2,581,674)

NOTE 11: COMMITTMENT

During the fiscal year, the District entered into an agreement with Heritage Broadband to lease antenna space on the District's tower, in exchange, Heritage Broadband will provide the District will free internet service. The term of the agreement is for 30 years and is expected to begin during the fiscal year ending September 30, 2023.

NOTE 12: DATE OF MANAGEMENT'S REVIEW

Management has evaluated all subsequent events for disclosure and/or recognition through the date of the Independent Auditor's Report, which is the date the financial statements were available to be issued. No events occurred that would impact the financial statements.

Required Supplementary Information

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 5
GOVERNMENTAL FUND REVENUES, EXPENDITURES, AND
BUDGET TO ACTUAL COMPARISON - GENERAL FUND
FOR THE YEAR ENDING SEPTEMBER 30, 2022

	Budget			
	Original	Final	Actual Amounts	Variance Favorable/ (Unfavorable)
REVENUES				
Ad valorem taxes	$ 1,190,600	$ 1,190,600	$ 1,211,403	20,803
Sales taxes	1,000,000	1,000,000	1,714,862	714,862
Fire Recovery	-	8,000	18,374	10,374
Interest Income	-	-	5,965	5,965
Plan Review & Inspections	-	12,300	24,538	12,238
Interlocal Agreements	20,000	20,000	20,529	529
Miscellaneous	-	-	-	-
Grants/Contributions	-	-	3,763	3,763
TOTAL REVENUES	$ 2,210,600	$ 2,230,900	$ 2,999,434	768,534
EXPENDITURES/EXPENSES				
Personnel Expense	$ 1,420,273	$ 1,555,742	$ 1,537,047	18,695
Supplies-Fleet	68,401	100,401	78,959	21,442
Supplies-Emergency Equipment	35,800	38,800	28,953	9,847
Maintenance	38,520	50,540	31,087	19,453
Professional Fees	58,880	151,256	149,300	1,956
Office Expense/Postage	3,800	7,544	6,681	863
Information Technology	51,000	51,000	47,667	3,333
Insurance	78,038	78,038	58,701	19,337
Appraisal District & Tax Collector Fees	9,300	9,300	6,509	2,791
Utilities	31,150	31,150	27,234	3,916
Communications	11,250	11,250	10,715	535
Miscellaneous	15,178	15,828	13,370	2,458
Personal Protective Equipment	32,500	29,100	26,828	2,272
Professional Development	23,300	26,000	21,868	4,132
Uniforms	15,000	21,000	19,059	1,941
Capital Outlay	16,765	112,015	2,461,885	(2,349,870)
Debt Issue Costs	-	-	-	-
Debt Service:				
Principal	286,042	301,149	204,744	96,405
Interest	63,392	48,285	83,983	(35,698)
TOTAL EXPENDITURES/EXPENSES	$ 2,258,589	$ 2,638,398	$ 4,814,590	(2,176,192)
Excess (Deficiency) of Revenues Over Expenditures	(47,989)	(407,498)	(1,815,156)	(1,407,658)
OTHER FINANCING SOURCES/(USES):				
Financing Proceeds	$ -	$ -	$ 2,581,674	$ 2,581,674
Total Other Financing Sources/(Uses):	$ -	$ -	$ 2,581,674	$ 2,581,674
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES and OTHER SOURCES/(USES)	(47,989)	(407,498)	766,518	1,174,016
Net Change in Fund Balance	$ (47,989)	$ (407,498)	$ 766,518	
Beginning of the year			1,364,905	
End of the year			$ 2,131,423	

Williamson County Emergency Services District #5
Notes to the Governmental Fund Revenues, Expenditures and
Budget to Actual Comparison – General Fund
For the Year Ended September 30, 2022

EXPENDITURES IN EXCESS OF APPROPRIATIONS:

The general government expenditures for capital outlay exceeded appropriations due to under budgeting of expense for capital outlay purchases. The District's management will monitor the budget vs actual statement and amend the budget as necessary as circumstances arise.

Supplementary Information

Williamson County Emergency Services District #5
Schedule of Changes in Net Pension Liability and Related Ratios

	Year Ended December 31									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Total Pension Liability										
Service cost	92,948	67,171	57,308	19,185	17,677	12,952	16,088	18,202	N/A	N/A
Interest on total pension liability	30,211	21,181	16,009	7,364	5,488	2,778	2,131	723	N/A	N/A
Effect of plan changes	-	-	-	44,933	-	(215)	(1,239)	-	N/A	N/A
Effect of assumption changes or inputs	13,426	27,226	-	-	(785)	-	166	-	N/A	N/A
Effect of economic/demographic (gains) or losses	(8,378)	1,757	(5,364)	6,534	1,296	6,518	(8,041)	17	N/A	N/A
Benefit payments/refunds of contributions	(949)	(13,001)	(14,897)	(4,134)	-	-	-	-	N/A	N/A
Net change in total pension liability	127,258	104,334	53,056	73,882	23,676	22,033	9,105	18,943	N/A	N/A
Total pension liability, beginning	305,029	200,695	147,639	73,757	50,081	28,048	18,943	-	N/A	N/A
Total pension liability, ending (a)	432,287	305,029	200,695	147,639	73,757	50,081	28,048	18,943	N/A	N/A
Fiduciary Net Position										
Employer contributions	59,513	59,895	34,049	11,418	7,353	8,708	7,224	7,060	N/A	N/A
Member contributions	59,513	60,279	47,669	19,901	12,900	10,793	8,757	8,558	N/A	N/A
Investment income net of investment expenses	85,581	20,584	18,017	(1,251)	8,308	2,407	(178)	62	N/A	N/A
Benefit payments/refunds of contributions	(949)	(13,001)	(14,897)	(4,134)	-	-	-	-	N/A	N/A
Administrative expenses	(289)	(240)	(150)	(88)	(56)	(26)	(18)	(6)	N/A	N/A
Other	3,435	3,191	2,315	818	271	1,349	(2)	-	N/A	N/A
Net change in fiduciary net position	206,804	130,708	87,003	26,664	28,776	23,231	15,783	15,673	N/A	N/A
Fiduciary net position, beginning	327,838	197,130	110,127	83,463	54,687	31,456	15,673	-	N/A	N/A
Fiduciary net position, ending (b)	534,642	327,838	197,130	110,127	83,463	54,687	31,456	15,673	N/A	N/A
Net pension liability / (asset), ending = (a) - (b)	(102,355)	(22,809)	3,565	37,512	(9,706)	(4,606)	(3,408)	3,270	N/A	N/A
Fiduciary net position as a % of total pension liability	123.68%	107.48%	98.22%	74.59%	113.16%	109.20%	112.15%	82.74%	N/A	N/A
Pensionable covered payroll	850,181	861,123	680,979	497,513	322,512	269,821	218,921	213,948	N/A	N/A
Net pension liability as a % of covered payroll	-12.04%	-2.65%	0.52%	7.54%	-3.01%	-1.71%	-1.56%	1.53%	N/A	N/A

Williamson County Emergency Services District #5
Schedule of Employer Contributions

Year Ending September 30	Actually Determined Contribution	Actual Employer Contibution	Contribution Deficiency (Excess)	Pensionable Covered Payroll	Actual Contribution as a % of Covered Payroll
2013	**	**	**	**	**
2014	**	**	**	**	**
2015	7,060	7,060	-	213,948	3.3%
2016	72	72	-	218,921	3.3%
2017	8,688	8,708	(20)	269,821	3.2%
2018	7,353	7,353	-	322,512	2.3%
2019	11,393	11,418	(25)	497,513	2.3%
2020	24,924	34,049	(9,125)	680,979	5.0%
2020	24,924	34,049	(9,125)	680,979	5.0%
2021	28,417	59,895	(31,478)	861,123	7.0%
2022	24,145	59,513	(35,368)	850,181	7.0%

Williamson County Emergency Services District No. 5
Notes to the Schedule of Employer Contributions
For the year ending September 30, 2022

Valuation Date:	Actuarially determined contribution rates are calculated each December 31, two years prior to the end of the fiscal year in which contributions are reported.
Methods and assumptions used to determine contribution rates:	
Actuarial Cost Method	Entry Age
Amortization Method	Level percentage of payroll, closed
Remaining Amortization Period	0.00 (based on contribution rate calculated in 12/31/2021 valuation)
Asset Valuation Method	5-year smoothed market
Inflation	2.50%
Salary Increases	Varies by age and service. 4.7% average over career including inflation.
Investment rate of Return	7.50%, net of investment expenses, including inflation
Retirement Age	Members who are eligible for service retirement are assumed to commence receiving benefit payments based on age. The average age at service retirement for recent retirees is 61.
Mortality	135% of the Pub-2010 General Retirees Table for males and 120% of the Pub-2010 General Retirees Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010
Changes in Assumptions and Methods Reflected in the Schedule of Employer Contributions	2015: New inflation, mortality and other assumptions were reflected. 2017: new Mortality assumptions were reflected. 2019: New inflation, mortality and other assumptions were reflected.
Changes in Plan Provisions Reflected in the Schedule	2015: No changes in plan provisions were reflected in the Schedule. 2016: No changes in plan provisions were reflected in the Schedule. 2017: New Annuity Purchase Rates were reflected for benefits earned after 2017 2018: No changes in plan provisions were reflected in the Schedule. 2019: Employer contributions reflect that the member contribution rate was increase to 7%. 2020: No changes in plan provisions were reflected in the Schedule. 2021: No changes in plan provisions were reflected in the Schedule.

**Only changes effective 2015 and later are shown in the Notes to Schedule.*

MEDACK & OLTMANN, LLP
CERTIFIED PUBLIC ACCOUNTANTS

PARTNERS
James E. Medack, CPA
Melodi J. Oltmann, CPA

PROFESSIONAL STAFF
Ashton McGonagle

MEMBERS
American Institute of Certified Public Accountants
Texas Society of Certified Public Accountants

December 7, 2022

To the Board of Commissioners
Williamson County Emergency Services District No. 5
P.O. Box 88
Jarrell, Texas 76537

We have audited the financial statements of the governmental activities of Williamson County Emergency Services District No 5 for the year ended September 30, 2022. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated October 14, 2022. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Williamson County Emergency Services District No 5 are described in Note 1 to the financial statements.

As described in Note 1 to the financial statements, the District changed accounting policies related to leases by adopting Statement of Governmental Accounts Standards (GASB Statement) No. 87, *Leases*, in 2022. Accordingly, the cumulative effect of the accounting change did not result in a restatement of previously reported fund balance.

We noted no transactions entered into by Williamson County Emergency Services District No 5 during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the District's financial statements was:

Management's estimate of the depreciable lives of capital assets is based on the expected useful life of the asset. We evaluated the key factors and assumptions used to develop the depreciable lives of capital assets in determining they are reasonable in relation to the financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of

management. Management has corrected all such misstatements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 7, 2022.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to Williamson County Emergency Services District No 5's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as Williamson County Emergency Services District No 5's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to Management Discussion and Analysis, the Governmental Fund Revenues, Expenditures and Budget to Actual Comparison – General Fund, Schedule of Changes in Net Pension Liability and Related Ratios, and the Schedule of Employer Contributions which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Restriction on Use

This information is intended solely for the use of Board of Commissioners of Williamson County Emergency Services District No 5 and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Medack + Oltmann, LLP

Medack & Oltmann, LLP
Giddings, TX
December 5, 2022

Additional Findings and Recommendations

Segregation of Accounting Duties and Monitoring

Management (the Board of Commissioners) has the responsibility of establishing, maintaining, and monitoring of proper internal controls in order to reduce the risk of fraud and/or misrepresentation of financial information. The basic premise is that no one individual should have access to both physical assets and the related accounting records or to all phases of a transaction.

We noted several issues that could have been detected with management's proper and timely review of these transactions.

General Accounting Issues

It was noted that the proper recording and balance of liabilities was not performed on a monthly basis. Accrual and other liabilities (particularly payroll liabilities) should be reviewed for accuracy and maintained on monthly basis.

Cash

There were several issues noted surrounding cash, all of which impacted the true cash balance:

- Old outstanding checks
- Backdated checks
- Duplicated payments

Management should review the bank reconciliation monthly to research old outstanding items. The backdating of checks and the duplicate checks appear be the result of attempting to record the expense in the current fiscal year. Subsequently, the accounts payable feature should be used to properly book expense.

Payroll

The gross payroll amounts in the general ledger did not reconcile to the amounts reported on federal payroll reports. This should be performed at least quarterly to verify proper account coding and tax reporting.

Accounts Payable/ Bill Payments

The District should review its procedure surrounding recording and paying bills.

- We noted several instances where a bill was recorded correctly, but either not paid correctly or duplicate payments were made resulting in both an overstatement and understatement of accounts payable balances.
- We noted instances where payments were made without a bill being recorded. Later, after the payment was made, a bill was recorded resulting in duplicating expenses.

The issues surrounding recording and paying bills should have been revealed during a review of the accounts payable aging reports, as well as, upon review of the monthly bank reconciliation.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 6

AUDITED FINANCIAL STATEMENTS

AND SUPPLEMENTAL SCHEDULES

AND INDEPENDENT AUDITOR'S REPORT

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 6

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The Accounting Firm
of
Donald L. Allman, CPA

Independent Auditor's Report

To the Board of Directors
Williamson County Emergency Services District No. 6

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Williamson County Emergency Services District No. 6 as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Williamson County ESD No. 6 as of September 30, 2022, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, on pages 3 – 10 and 26 - 27 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards,* we have also issued our report date, December 10, 2022, on our consideration of the Williamson County ESD # 6's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Williamson County ESD # 6's internal control over financial reporting and compliance

Donald L. Allman, CPA

Georgetown, Texas
December 10, 2022

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 6
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2022

Our discussion and analysis of the Williamson County Emergency Services District No. 6's financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2022. Please review it in conjunction with the transmittal letter and the District's basic financial statements, which begin on page 11.

FINANCIAL HIGHLIGHTS

Total net position increased $33,993 which represents a net gain from 2022.

The District had $374,435 in expenses related to governmental activities with $408,428 in program revenues to cover the cost of these programs. The excess revenues were kept to increase the cash balance and unrestricted net position.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities (on pages 11-12) provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 13. These statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most financially significant funds.

Reporting the District as a Whole

The Statement of Net Position and the Statement of Activities
Our analysis of the District as a whole begins on page 11. One of the most important questions asked about the District's finances is "Is the District as a whole better off or worse as a result of this year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer that question.

These statements include all assets and liabilities using the accrual basis of accounting, which is similar to accounting used by most private-sector companies. Accrual of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's net position and changes in them. You can think of the District's net position, the difference between assets, what the District owns, and liabilities, what the District owes, as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net position are one indicator of whether its financial health is improving or deteriorating. You will need to consider other non-financial factors, however, such as changes in the District's jurisdiction, the availability of capital projects, and continuing local governmental support to assess the overall health of the District.

Reporting the District's Most Significant Funds Major Funds

Fund Financial Statements -General

Our analysis of the District's major funds begins on page 13. The Fund financial statements begin on page 13 and provide detailed information about the most significant funds-not the District as a whole. Some funds are required to be established by State law. The District only has governmental funds.

Governmental Funds: The District's services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called *modified accrual* accounting, which measures cash and all other financial assets that can be readily converted to cash. The governmental fund statements provide a detailed short-term view of the District's operations and the services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in a reconciliation beside the fund financial statements, if applicable.

Notes to the Financial Statements: The notes provide additional information that is essential to a full understanding of the data provided in the governmental-wide and fund financial statements. The notes to the financial statements can be found on pages 17-36 of this report.

Other information: In addition to the basic financial statements and accompanying notes, this report also presents budget to actual statements and schedules which can be found on pages 38-39 of this report.

THE DISTRICT AS A WHOLE

The District's total net position changed from a year ago, increasing from $981,839 to $1,015,832. Our analysis below focuses on the net position (Table 1) and changes in net position (Table 2) of the District's governmental activities.

Table 1
Summary of Net Position

	2022	2021	$ Change	% Change
Cash and Current Assets	$ 502,076	$ 415,863	$ 86,213	20.7%
Property Taxes Rec.	134,527	131,779	$ 2,748	2.1%
Capital Assets	379,229	434,197	(54,968)	-12.7%
Total Assets	$ 1,015,832	$ 981,839	$ 33,993	3.5%
Current Liabilities	$ -	$ -	$ -	0.0%
Long-Term Obligations	-	-	-	0.0%
Total Liabilities	$ -	$ -	$ -	0.0%
Net Position:				
Net Investment in Capital Assets	$ 379,229	$ 434,197	$ (54,968)	-12.7%
Restricted	-	-	-	0.0%
Unrestricted	636,603	547,642	88,961	16.2%
Total Net Assets	$ 1,015,832	$ 981,839	$ 33,993	3.5%

Net position of the District's activities increased 3.5% or $33,993. Unrestricted net position, the part of net position that can be used to finance day-to-day operations without constraints established by debt covenants, enabling legislation, or other legal requirements – increased from $547,642 to $636,603 by the end of fiscal year 2022.
Table 2 compares the 2022 change in net position to the 2021 change in net position.

Table 2
Summary of Changes in Net Position for 2022
Compared With 2021 Activity

	2022	2021	$ Change	% Change
Program Revenues:				
Property Taxes	$ 395,900	$ 394,774	$ 1,126	0.3%
Wilco Revenues	12,406	18,391	(5,985)	-32.5%
Wilco Grant	-	382,306	(382,306)	100.0%
Interest & Investment Income	122	68	54	79.4%
Total Revenues	$ 408,428	$ 795,539	$ (387,111)	-48.7%
Program Expenses:				
General Government	$ 374,435	$ 815,856	$ 441,421	-54.1%
Other (Income)/Expense	-	-	-	
Total Expenses	$ 374,435	$ 815,856	$ 441,421	-54.1%
Net Position				
Increase / (Decrease)	$ 33,993	$ (20,317)	$ 54,310	-267.3%

Table 3 presents the cost of each of the District's programs as well as each program's net cost (total cost less revenues generated by activities). The net cost shows the financial burden that was placed on the District by each of these functions.

Table 3
Governmental Activities

	Total Cost of Services		Net Cost of Services	
	2022	2021	2022	2021
General Government	$ 374,435	$ 815,856	$ 374,435	$ 815,856
Other Expense	-	-	-	-
Total Expenses	$ 374,435	$ 815,856	$ 374,435	$ 815,856

THE DISTRICT'S FUND'S

Table 4
Change In Year End Fund Balance

	2022	2021	$ Change	% Change
Net Investment in Capital Assets	$ 379,229	$ 434,197	$ (54,968)	-12.7%
Restricted	-	-	-	
Unrestricted	636,603	547,642	88,961	16.2%
Total Governmental Balances	$ 1,015,832	$ 981,839	$ 33,993	3.5%

The 12.7% decrease in Net Investment in Capital Assets balance is due to depreciation. Restricted net position decreased to zero due to the loan being paid off.

The 16.2% increase in the Unrestricted fund balance can be attributed to less expenses.

Table 5 presents a summary of governmental fund revenues for the 2022 fiscal year and the amounts and percentages of increases and decreases in relation to the prior year.

Table 5
Total Governmental Fund Revenues

	2022	% of Total	Increase or (Decrease) Over 2021	% Increase / (Decrease)
Revenue Source				
Property taxes	395,900	96.9%	1,126	0.3%
Grant income	-	0.00%	-	100.0%
Wilco Income	12,406	3.0%	(5,985)	-32.5%
Investment Income	122	0.0%	54	79.4%
Total	$ 408,428	100.0%	$ (4,805)	-0.6%

Table 6 presents the General Fund budget and the difference between the original budget and final budget for fiscal year 2022. Table 7 discusses the variance between the final budget and the actual results for the year.

Table 6
Original and Final Budget

	Budgeted Amounts	
	Original	**Final**
Revenues:		
Property Taxes	$ 395,900	$ 395,900
Wilco Income	5,000	5,000
Interest Income	-	-
Grant income	-	-
Total Revenues	**$ 400,900**	**$ 400,900**
Expenditures:		
Debt Service	46,130	46,130
Contracts for EMS & Firefighting	$ 305,000	$ 305,000
Insurance	6,600	6,600
Utilities	11,100	11,100
Interest expense	-	0
Communications	3,800	3,800
Fire Truck	240,000	240,000
Office expenses	1,400	1,400
Repairs & maintenance	5,300	5,300
Salaries and payroll	35,500	35,500
County Tax Assessor Collector	2,400	2,400
Audit & Legal fees	10,100	10,100
Miscellaneous	3,973	3,973
Training & other expenses	-	-
Total Expenditures	**671,303**	**671,303**
Excess (Deficiency) of Revenues Over (Under) Expenditures	**$ (270,403)**	**$ (270,403)**

Original versus Final Budget

There were no material differences between original and final budgeted amounts for 2020.

Table 7
Original and Final Budget

	Budgeted Amounts Final	Actual
Revenues:		
Property Taxes	$ 395,900	$ 395,900
Wilco Income	5,000	12,406
Interest Income	-	122
Grant income	-	-
Total Revenues	**$ 400,900**	**$ 408,428**
Expenditures:		
Debt Service	46,130	-
Contracts for EMS & Firefighting	$ 305,000	$ 253,000
Insurance	6,600	7,529
Utilities	11,100	12,504
Interest expense	-	-
Communications	3,800	3,486
Fire Truck	240,000	-
Office expenses	1,400	415
Repairs & maintenance	5,300	3,770
Salaries and payroll	35,500	29,201
County Tax Assessor Collector	2,400	2,106
Audit & Legal fees	10,100	4,000
Miscellaneous	3,973	3,339
Training & other expenses	-	117
Depreciation		54,968
Total Expenditures	**671,303**	**374,435**
Excess (Deficiency) of Revenues Over (Under) Expenditures	**$ (270,403)**	**$ 33,993**

Final Budget versus Actual Results
The variance in **Property Tax** revenues is due to the District increasing its overall property value due to growth and new construction.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At year-end, the District had $896,726 invested in equipment, trucks and computers. The net amount is $379,229 and represents a $54,968 net decrease over the last year, which is due to depreciation.

Debt Administration

At fiscal year-end, the District had $0 in notes payable for the fire truck. This amount represents a net decrease of $0.

ECONOMIC FACTORS

The District operates solely in Williamson County and has since its inception. Almost 97% of the District's revenue comes from property taxes. The District's budgeting process must continue to work as closely as possible with the Williamson County Tax Assessor's office in order to meet the financial obligations of the District.

It is important that the District is able to succeed in carrying out its day-to-day operations and continue to be able to meet its financial obligations as well. The additional apparatus and equipment are vital to providing the best fire protection and EMT services to the citizens of the District.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the District's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Office of the Treasurer, P.O. Box 53, Weir, TX 78674.

Mike Keller, Treasurer
Williamson County Emergency Services District # 6

ILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022

Assets:		
Current Assets:		
Cash and Cash Equivalents	$	502,076
Property Taxes Receivable		134,527
Total Current Assets	$	636,603
Non-Current Assets:		
Capital Assets:		
Building, Equipment &	$	379,229
Total Non-Current Assets	$	379,229
Total Assets	**$**	**1,015,832**
Liabilities:		
Current Liabilities:		
Accounts Payable	$	-
Unearned Revenue-Property Taxes		-
Payroll Taxes, Insurance & Retirement Payable		-
Current Portion of Long-Term Debt		-
Total Current Liabilities	$	-
Non-Current Liabilities:		
Notes & Leases Payable	$	-
Total Liabilities	**$**	**-**
Net Position:		
Net Investment in	$	379,229
Restricted for Debt		-
Unrestricted		636,603
Total Net Position	**$**	**1,015,832**

See accompanying notes to the financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 6

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2022

Functions/Programs	Expenses	Program Revenues	Net Revenue and Change in Net Position Primary Governmental Activities
Governmental Activities:			
General Government	374,435	$ 395,900	$ 21,465
Other Income/Expense	-	-	-
Total Governmental Ac	$ 374,435	$ 395,900	$ 21,465

General Revenues:	
Unrestricted Interest Earnings	$ 122
Wilco Revenues	12,406
Total General Revenues	$ 12,528
Change in Net Position	$ 33,993
Net Position - Beginning	981,839
Prior Period Adjustment	-
Net Position - Ending	$ 1,015,832

See accompanying notes to the financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 6

BALANCE SHEET – GOVERNMENTAL FUNDS

SEPTEMBER 30, 2022

	General	Total Governmental Funds
Assets:		
Cash and Cash Equivalents	$ 502,076	$ 502,076
PropertyTaxes Receivable	134,527	$ 134,527
Total Assets	**$ 636,603**	**$ 636,603**
Liabilities and Fund Balances		
Liabilities:		
Accounts Payable	$ -	$ -
Unearned Revenue Property Tax	134,527	134,527
Payroll Taxes, Insurance & Retirement Payable	-	-
Total Liabilities	**$ 134,527**	**$ 134,527**
Fund Balances		
Nonspendable	$ -	$ -
Restricted		
Unassigned	502,076	502,076
Total Fund Balances	**$ 502,076**	**$ 502,076**
Total Liabilities and Fund Balances	**$ 636,603**	**$ 636,603**

See accompanying notes to financial statements.

RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES TO NET POSITITON OF GOVERNMENTAL ACTIVITIES
SEPTEMBER 30, 2022

Total fund balance – total governmental funds	$	502,076
Amounts reported for governmental activities in the statement of net assets are different because:		
Capital assets used in the governmental activities are not financial resources and therefore are not reported in the funds.	$	379,229
The current portion of property taxes receivable is not included in governmental activities due to receivables not being included in governmental activities.	$	134,527
Unearned Revenues are not reported in governmental funds	$	-
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.	$	-
Net position of governmental activities	$	1,015,832

See accompanying notes to financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 6

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS

SEPTEMBER 30, 2022

	General	Total Governmental Funds
Revenues:		
Property Taxes	$ 393,152	$ 393,152
Wilco Revenues	12,406	12,406
Grant income	-	-
Interest Earnings	122	122
Total Revenues	**$ 405,680**	**$ 405,680**
Expenditures:		
Current:		
General Government	$ 319,467	$ 319,467
Capital Outlay	-	-
Debt Service:		
Principal	-	-
Interest	-	-
Total Expenditures	**$ 319,467**	**$ 319,467**
Excess (Deficiency) of Revenues Over (Under) Expenditures	**$ 86,213**	**$ 86,213**
Other Expenses	**$ -**	**$ -**
Net Changes in Fund Balances	**$ 86,213**	**$ 86,213**
Fund Balances - Beginning	**$ 415,863**	**$ 415,863**
Fund Balances - Ending	**$ 502,076**	**$ 502,076**

See accompanying notes to the financial statements.

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2022

Net change in fund balance - total governmental funds		$ 86,213
Amounts reported for governmental activities in the statement of net assets are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their useful lives as depreciation expense. This is the amount by which depreciation (54,968) was more than capital outlays (0) in the current period.		$ (54,968)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		
	Property taxes not collecte	$ 134,527
	Less: Prior year	131,779
	Balance	$ 2,748
Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net assets.		$ -
Deferred tax revenues not included in governmental funds		$ -
Changes in net position of governmental activities		$ 33,993

See accompanying notes to the financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 6
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

Williamson County Emergency Services District No. 6 (the District) is a governmental unit of the State of Texas that was formed in September of 1995. The entity is responsible for providing fire and emergency services in Williamson County, Texas. The District provides fire and emergency medical services to a certain geographic portion of Williamson County including Weir, Texas, an unincorporated area located in Williamson County. The District was created and operates under Article III, Section 48-3, of the Texas Constitution for the protection of human life and health as provided by that Act. The District's operations are governed by the Texas Health and Safety Code, Chapter 775 Emergency Services Districts.

The accompanying statements of the District have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applicable to governmental units. The financial statements include all organizations, activities, and functions that comprise the District. Component units are legally separate entities for which the District (the primary entity) is financially accountable. Financial accountability is defined as the ability to appoint a voting majority of the organization's governing body and either (1) the District's ability to impose its will over the organization or (2) the potential that the organization will provide a financial benefit to, or impose a financial burden on, the District. Using these criteria, the District has no component units.

B. Government-wide and fund financial statements

The government-wide financial statements (i.e., the statement of net assets and the statement of changes in net assets) report information on all of the non-fiduciary activities of the primary government.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues primarily consist of Ad Valorem taxes received from the County's appraisal district.

C. Measurement focus, basis of accounting, and financial statement presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 31 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Grants and entitlements and interest associated with the current fiscal period are all considered susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered measurable and available only when the District receives cash.

Fund Accounting

The District uses funds to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. The District only uses governmental funds.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Governmental Funds

Governmental funds are those through which most governmental functions typically are financed. Governmental funds reporting focuses on the sources, uses, and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purpose for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets and liabilities is reported as fund balance.

The District reports the following major governmental funds:

General Fund – The General Fund is used to account for all financial resources of the District except those required to be accounted for in another fund. The general fund balance is available to the District for any purpose provided it is expended or transferred according to the general laws of Texas and the bylaws of the District.

Revenues – Exchange and Non-Exchange Transactions

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the District, available means expected to be received within thirty-one days of fiscal year-end. Under the modified accrual basis, only interest is considered to be both measurable and available at fiscal year-end. Non-exchange transactions, in which the District receives value without directly giving value in return, includes grants and donations. On an accrual basis, revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the fiscal year when use is first permitted, matching requirements, in which the District must provide local resources to be used for a specific purpose, and expenditure requirements, in which the resources are provided to the District on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions must be available before it can be recognized.

Expenses/Expenditures

On an accrual basis of accounting, expenses are recognized at the time they are incurred. The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable.

C. Cash and Cash Equivalents

Cash and equivalents include all highly-liquid investments with a maturity of three months or less at the date of purchase. During 2022, cash and cash equivalents accounts were limited to the First Texas Bank checking account, and a First Texas Bank savings account.

D. Restricted Assets

Williamson County ESD # 6 currently does not have any restricted assets.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. **Capital Assets**

General capital assets generally result from expenditures in the governmental funds. These assets are reported on the government-wide statement of net position and in the General Fund. All capital assets are recorded at cost and updated for additions and retirements during the year. The District does possess building infrastructure. Other Capital assets consist of computers, trucks and fire trucks. Improvements are capitalized; the cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset's life are not.

F. Reservations of Fund Balance

The District currently does not have any reservations of fund balance amounts.

G. Net Position

Net position present the difference between assets and liabilities in the statement of net position. Net Investment in capital assets are reduced by the outstanding balances of any borrowing used for the acquisition, construction, or improvement of those assets.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Net assets are reported as restricted when there are legal limitations imposed on their use by District legislation or external restrictions by creditors, grantors, laws or regulations of other governments.

H. Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

I. Accrued Liabilities

The District reports accrued liabilities on the statement of net position. The District reports accounts payable of $0 during 2022.

NOTE 2 – TAX REVENUES

The District's tax revenue is collected by County of Williamson, Texas, (the County) under the provisions of a tax collection agreement signed September, 1995. Under the agreement, the County is responsible for making the calculations necessary for the District to comply with the statutory requirements for setting tax rates as specified in Chapter 26 of the Texas Property Tax Code and collecting the appropriate tax. The County periodically remits the collected taxes to the District. The agreement may be terminated by either party on written notice, but neither party has expressed an interest in terminating the agreement. The County provides the District with written reports necessary to keep the District advised of all financial information affecting the District. Property taxes attach as an enforceable lien on property as of January 1. Taxes are levied on October 1 and are due and payable on or before January 31 of the following year. All unpaid taxes become delinquent February 1 of the following year. The District pays the County for its tax collection activity in four quarterly payments, which totaled $2,106 USD for 2022. The amount is determined by the County based on an amount per each parcel of taxable property, or account taxable by the District. The tax rate for WCESD # 6 for 2022 is $.08 per $100 valuation of property. The total adjusted original tax roll was $395,900 on $494,875,000 valuation. Property taxes receivable at 9/30/22 total $134,527 with $45,248 being current and $89,279 being delinquent.

NOTE 3 – CASH AND CASH EQUIVALENTS

Cash resources of several individual funds are combined to form a pool of cash and investments. In addition, investments are separately held by a number of individual funds. Statutes require the classification of funds held by the District into three categories.

Category 1 consists of "active" funds – those funds required to be kept in "cash" or "near cash" status for immediate use by the District. Such funds must be maintained either as cash in the District Treasury or in depository accounts payable or withdrawal on demand, including negotiable order of withdrawal (NOW) accounts.

Category 2 consists of "inactive" funds – those funds not required for use within the current two-year period of designation of depositories. Inactive funds may be deposited or invested only as certificates of deposit maturing no later than the end of the current period of designation of depositories.

Category 3 consists of "interim" funds – those funds not needed for immediate use, but needed before the end of the current period of designation of depositories. Interim funds may be invested or deposited in the following securities:

- United States Treasury notes, bills, bonds or any other obligation or security issued by the United States Treasury or any other obligation guaranteed as to principal or interest by the United States.
- Bonds, notes, debentures, or any other obligations or securities issued by any federal government agency or instrumentality, including but not limited to, the federal national mortgage association, federal home loan bank, federal farm credit bank, federal home loan mortgage corporation, government national mortgage association, and student loan marketing association. All federal agency securities shall be direct issuances of federal government agencies or instrumentalities

A. Deposits

At year-end the carrying amount of the District's deposits was $502,076 and the bank balance was $502,076. $502,076 was with First Texas Bank. Federal depository insurance coverage totals $500,000. The deposits were fully covered by FDIC insurance and collateralization.

NOTE 4 - GENERAL FIXED ASSETS

A summary of changes in general fixed assets for the year ended September 30, 2022:

Property & Equipment	At 9/30/22
Land	75,000
Fire Truck	476,914
Pumper Tank	158,400
Trucks	79,219
Computers	20,694
Equipment	82,599
Fence	3,900
Accumulated Depreciation	(517,497)
Net Property & Equipment	379,229

Depreciation expense for the year ended 9/30/22 was $54,698.

NOTE 5 – GENERAL LONG-TERM DEBT

Williamon County ESD # 6 had no long-term debt as of September 30, 2022.

NOTE 6 – CONTINGENCIES

As of September 30, 2022, the District did not have any material pending litigation or potential non-disclosed liabilities.

Required Supplementary Information

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 6
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS) GENERAL FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2022

	Budgeted Amounts			Variance with Final Budget Positive (Negative)
	Original	Final	Actual	
Revenues:				
Property Taxes	$ 395,900	$ 395,900	$ 393,152	$ (2,748)
Other Income	-	-	-	-
Wilco Income	5,000	5,000	12,406	7,406
Investment Earnings	-	-	122	122
Total Revenues	**$ 400,900**	**$ 400,900**	**$ 405,680**	**$ 4,780**
Expenditures:				
Current:				
General Government	$ 671,303	$ 671,303	$ 319,467	$ 351,836
Capital Outlay	-	-	-	-
Debt Service	-	-	-	-
Total Expenditures	**$ 671,303**	**$ 671,303**	**$ 319,467**	**$ 351,836**
Excess (Deficiency) of Revenues Over (Under) Expenditures	**$ (270,403)**	**$ (270,403)**	**$ 86,213**	**$ 356,616**
Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing Sources (Uses)	**$ (270,403)**	**$ (270,403)**	**$ 86,213**	
Fund Balances - Beginning	**$ 415,863**	**$ 415,863**	**$ 415,863**	
Fund Balances - Ending	**$ 145,460**	**$ 145,460**	**$ 502,076**	

See accompanying notes to the financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 3

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

SEPTEMBER 30, 2022

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Budgetary Process

The budgetary process is prescribed by the provisions of the Texas Constitution and entails the preparation of budgetary documents within an established timeline. Legally, the Texas Constitution does not strictly impose a requirement on the District to follow the budgetary process but the District chose to follow the budgetary process. The major documents prepared are an estimated budget with revenues and expenditures. The level of budgetary control is at the object level for the District. The budget is not amended for modifications or changes during the year. All expenditures are approved by the Board beforehand.

1. Estimated Resources

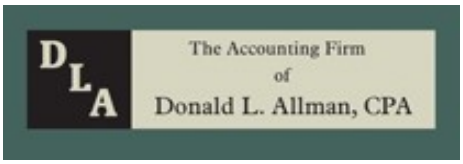
As part of the District's budgetary process, the Board approves the official estimated resources. The official estimated resources state the projected revenue for the District. The estimated revenue is calculated from information from the Williamson County Appraisal District. The budget is not revised or amended for increases or decreases in estimated revenues.

2. Appropriations

Estimated appropriations are prepared for the annual budget. All appropriations, no matter how small or how large, still must be approved by the Board before remittance, whether or not they were included in the budget.

3. Budgetary Basis of Accounting

The District's budgetary process accounts for certain transactions on a basis other than GAAP. The major differences between the budgetary basis and the GAAP basis lie in the manner in which revenues and expenditures are recorded. Under the budgetary process, revenues and expenditures are recognized on the cash basis. Utilizing the cash basis, revenues are recorded when received in cash and expenditures are recorded when paid. Under the GAAP basis, revenues and expenditures are recorded on the modified accrual basis of accounting on the governmental fund statements and on the full accrual basis on the government-wide statements. See page 14 for a reconciliation between governmental funds and GAAP basis net equity fund balance.



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Williamson County ESD # 6

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Williamson County ESD # 6 as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise Williamson County ESD # 6's basic financial statements, and have issued our report thereon dated December 10, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Williamson County ESD # 6's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Williamson County ESD # 6's internal control. Accordingly, we do not express an opinion on the effectiveness of Williamson County ESD # 6's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Williamson County ESD #6's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Donald L. Allman, CPA, PC

Georgetown, TX
December 10, 2022

Williamson County
Emergency Services District No. 7
Financial Statements
September 30, 2022

Williamson County Emergency Services District No. 7
For the Year Ending September 30, 2022

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MEDACK & OLTMANN, LLP
CERTIFIED PUBLIC ACCOUNTANTS

PARTNERS
James E. Medack, CPA
Melodi J. Oltmann, CPA

PROFESSIONAL STAFF
Ashton McGonagle

MEMBERS
American Institute of Certified Public Accountants
Texas Society of Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Williamson County Emergency Services District No. 7

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Williamson County Emergency Services District No. 7 as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Williamson County Emergency Services District No. 7, as of September 30, 2022, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Williamson County Emergency Services District No. 7, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Williamson County Emergency Services District No. 7's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Williamson County Emergency Services District No. 7's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, schedule of changes in net pension liability and related ratios, and schedule of employer contributions on pages 3-7 and 26-30 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Medack & Oltmann, LLP

Medack & Oltmann, LLP
Giddings, Texas
March 13, 2023

As management of the Williamson County Emergency Services District #7 (the District), we are pleased to offer readers of the District's financial statements this narrative overview and analysis of the District's financial activities for the year ended September 30, 2022. We encourage readers to consider it in conjunction with the additional information presented in the accompanying basic financial statements and the notes to the financial statements.

Financial Statements

- The net position of the District increased by $1,509,079. Net position at year end consisted of net investment in capital assets of $1,419,469 and unrestricted net position of $2,284,648, for a total of $3,704,117.
- Total revenues from all sources were $2,799,130 which represents a increase of $1,255,228 from the prior year.
- Total expenditures from operations were $1,290,051 which was an increase of $531,422 from the prior year.
- As of September 30, 2022, the District's governmental fund reported an ending fund balance of $2,324,036, an increase of $1,392,607 from the prior fiscal year.

Using this Annual Report

This annual report presents the following three components of the financial statements:

1. Government-wide financial statements provide information for the District as a whole.
2. Fund financial statements provide detailed information for the District's significant funds.
3. Notes to the financial statements provide additional information that is essential to understanding the government-wide and fund financial statements.

This report also contains other supplementary information in addition to the basic financial statements themselves. This information includes management's discussion and analysis as well as a budgetary comparison schedule.

Government-Wide Financial Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The *Statement of Net Position* presents information on all of the assets and liabilities of the District. The difference between assets and liabilities is reported as net position. Over time, increases or decreases in net position may service as a useful indicator of whether the financial position of the District is improving or deteriorating.

The *Statement of Activities* presents information on how the District's net position changed during the most recent fiscal year. This statement is presented using the accrual basis of accounting, which means that all of the current year revenues and expenses are taken into account regardless of when the cash is received or paid.

Both the Statement of Net Position and the Statement of Activities present information for the following:

- Government activities – This includes all of the District's emergency protection services which are primarily supported by property taxes.

The government-wide financial statements begin on page 8. The following is a summary of net position as of September 30, 2022, and September 30, 2021.

Table 1
Net Position

	Governmental Activities	
	2022	2021
Assets:		
Current & Other Assets	$ 2,457,883	$ 968,271
Capital Assets, Net	2,103,653	1,929,965
Total Assets	$ 4,561,536	$ 2,898,236
Deferred Outflows of Resources	$ 24,396	$ 9,417
Liabilities:		
Current Liabilities	$ 163,870	$ 62,776
Long term liabilities	712,046	649,839
Total Liabilities	$ 875,916	$ 712,615
Deferred Inflows of Resources	$ 5,899	$ -
Net Position:		
Net Investment in Capital Assets	$ 1,419,469	$ 1,261,768
Unrestricted	2,284,648	933,269
Total Net Position	$ 3,704,117	$ 2,195,037

The following table is a summary of changes in net position for the year ended September 30, 2022 and 2021.

Table 2
Change in Net Position

	Governmental Activities	
	2022	2021
Revenues		
Operating Grants & Contributions	$ 87,482	$ 236,023
Property Taxes	765,961	586,165
Penalty/Interest	6,747	6,611
Sales Tax	1,919,365	682,041
Interest	9,349	3,357
Miscellaneous	10,228	26,706
Gain Sale of Assets	$ -	$ 3,000
Total Revenues	$2,799,131	$1,543,903
Expenses:		
General Government	$1,290,051	$ 758,629
Total Expense	$1,290,051	$ 758,629
Change in Net Postion	$1,509,080	$ 785,273
Net Position-Beginning of Year	2,195,037	1,409,764
Net Position-End of Year	$3,704,117	$2,195,037

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The fund financial statements provide detailed information about the District's significant funds – not the District as a whole. The District's funds fall into one category – governmental funds.

The focus of the District's *governmental fund* is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The *governmental funds statements* provide a detailed short-term view of the government operations and the basic services it provided, and are reported on the modified accrual basis of accounting which focuses on available spendable resources. This allows the reader to evaluate the District's short-term financing requirements. Both the governmental fund *Balance Sheet* and the governmental fund

Statement of Revenues, Expenditures, and Changes in Fund Balances provide a reconciliation to the government-wide financial statements.

The District adopts an annual budget for the general fund. A budgetary comparison statement has been provided to demonstrate compliance. The governmental fund financial statements begin on page 8, and the budgetary comparison schedule is on page 26.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 10 through 25 of this report.

General Fund Budgetary Highlights

The budgeted revenues were $1,588,008 less than actual revenues and budgeted expenses were $302,093 less than actual expenses for the year ended September 30, 2022. Actual results for expenditures were 26.29% more than budgeted expenditures, while the District's overall actual revenue were 131.71% more than budgeted.

Capital Assets

The District's investment in capital assets for its governmental activities as of September 30, 2022, amounts to $2,103,653 (net of accumulated depreciation). This investment in capital assets includes vehicles, machinery, equipment, and buildings.

Capital Assets
Governmental Activities
(net of depreciation)

	Balance 9/30/2022	Balance 9/30/2021
Land	$ 111,969	$ 111,969
Construction-in-Progress	168,268	-
Vehicles	663,207	575,376
Equipment	402,207	392,846
Buildings and Structures	1,619,923	1,619,923
Accumulated Depreciation	(861,921)	(770,149)
Governmental activities capital assets, net	$ 2,103,653	$ 1,929,965

Additional information on the District's capital assets can be found in Note 4 of this report.

Debt Administration

As of September 30, 2022, and September 30, 2021, the District was obligated on the following debt:

Outstanding Debt at Year-End

	9/30/2022	9/30/2021
Notes	$ 684,184	$ 668,197
Pension Liability	42,909	3,035
Compensated Absences	24,448	11,412
Total	$ 751,541	$ 682,644

The District incurred $25,105 in interest expense as of September 30, 2022.

Additional information on the District's non-current liabilities can be found in Note 5 of this report.

Economic Factors and Next Year's Budgets and Rates

Williamson County ESD #7 tax revenues are expected to increase with the continued growth in the District. The development of properties within the district from agriculture tracts to suburban tracts for 2021 has continued. Several new developments started breaking ground such as the Palmer Rach Subdivision and Nolina Development on Ronald Reagan, south of FM 2338. The continued growth looks good for Williamson County ESD 7. The passage of the sales tax initiative for areas outside of the City of Florence continues to increase revenue for the District.

Emergency Service District # 7 will increase staffing levels to 5 full-time personnel a shift by the summer of 2023. Replacement of a fire apparatus which has destroyed by a inattentive driver in October of 2022 will occur in June of 2023. Plans are underway for a third fire station in the area of Ronald Reagan and County Road 248. We anticipate this station coming online in 2026. This station will house a ladder truck, a squad (type 6 NWCG brush engine) and a district commander. Additionally, staffing for this station will be 5 personnel a shift plus a 40 hour a week district commander.

The continued growth and demand for services will continue to put a strain on the district as the demand for services increase. The time between the development of property and when ad-valorem tax revenue is received can be as much as two years.

The Emergency Service District #7 base is rapidly changing from a predominantly agriculture area to a suburban community with large lots and ranchettes, with an already limited water supply. These areas are called the wildland interface, which pose a significant issue in providing fire service in the district.

Contacting the District's Financial Management

This financial report is designed to provide a general overview of the District's finances and to demonstrate the District's accountability for the money it receives from the citizens of the Williamson County Emergency Services District #7. If you have any questions about this report or need further information, contact the Williamson County Emergency Services District #7, P.O. Box 523, Florence, TX 76527, or call 254-793-2591.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 7
GOVERNMENTAL FUND BALANCE SHEET AND
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022

	General Fund	Adjustments (Note 9)	Statement of Net Position
ASSETS			
Cash	$ 2,017,428	$ -	$ 2,017,428
Property Taxes Receivable	22,168	-	22,168
Accounts Receivable	345,037	-	345,037
Prepaid Expense	73,250	-	73,250
Capital Assets (net of accumulated depreciation)	-	2,103,653	2,103,653
TOTAL ASSETS	$ 2,457,883	$ 2,103,653	$ 4,561,536
DEFERRED OUTFLOWS OF RESOURCES			
Deferred Pension Amounts	$ -	$ 24,396	$ 24,396
TOTAL DEFERRED OUTFLOWS OF RESOURCES	$ -	$ 24,396	$ 24,396
LIABILITIES			
Accounts Payable	$ 38,394	$ -	$ 38,394
Accrued Interest Payable	-	8,553	8,553
Accrued Payroll/Liabilities	77,428	-	77,428
Long Term Liabilities - Due within one year	-	39,495	39,495
Long Term Liabilities - Due after one year	-	712,046	712,046
TOTAL LIABILITIES	$ 115,822	$ 760,094	$ 875,916
DEFERRED INFLOWS OF RESOURCES			
Property Taxes	$ 22,168	$ (22,168)	$ -
Deferred Pension Amounts	-	5,899	5,899
TOTAL DEFERRED INFLOWS OF RESOURCES	$ 22,168	$ (16,269)	$ 5,899
FUND BALANCES/NET POSITION			
Fund balances:			
Non-Spendable	73,250		
Committed	-		
Assigned	-		
Unassigned	2,246,643		
TOTAL FUND BALANCES	2,319,893		
TOTAL LIABILITIES AND FUND BALANCES	$ 2,457,883		
Net Position:			
Net investment in capital assets		1,419,469	1,419,469
Unrestricted		2,284,648	2,284,648
Restricted		-	-
TOTAL NET POSITION		$ 3,704,117	$ 3,704,117

See Accompanying Notes to the Financial Statements

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 7
GOVERNMENTAL FUND REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
AND STATEMENT OF ACTIVITIES
FOR THE YEAR ENDING SEPTEMBER 30, 2022

	General Fund	Adjustments (Note 9)	Statement of Activities
EXPENDITURES/EXPENSES			
Apparatus	$ 60,710	$ -	$ 60,710
Utilities	20,697	-	20,697
Maintenance and Repairs	19,187	-	19,187
Professional Fees	32,931	-	32,931
Office Expenses/Postage	2,553	-	2,553
Insurance	48,950	-	48,950
Appraisal District & Tax Collector Fees	4,158	-	4,158
Fire Equipment & Supplies	63,335	-	63,335
Communications	12,962	-	12,962
EMS	3,334	-	3,334
Training	11,960	-	11,960
Miscellaneous	53,685	-	53,685
Personnel	771,978	43,830	815,808
Capital Outlay	288,939	(288,939)	-
Depreciation	-	115,251	115,251
Debt Service:			
Debt Issue Costs	750	-	750
Principal	29,763	(29,763)	-
Interest	25,105	(1,326)	23,779
Total expenditures/expenses	$ 1,450,999	$ (160,948)	$ 1,290,051
PROGRAM REVENUES			
Grants/Contributions	$ 87,482	$ -	$ 87,482
Net program expense			1,202,569
GENERAL REVENUES			
Ad valorem taxes	$ 760,543	$ 5,418	$ 765,961
Penalties and Interest	6,747	-	6,747
Sales Tax	1,919,365	-	1,919,365
Interest income	9,349	-	9,349
Miscellaneous	10,227	-	10,227
Total general revenues	$ 2,706,230	$ 5,418	$ 2,711,648
Excess (Deficiency) of revenues over expenditures	$ 1,342,714	$ (1,342,714)	$ -
OTHER FINANCING SOURCES/(USES):			
Financing Proceeds	$ 45,750	$ (45,750)	$ -
Total Other Financing Sources/(Uses):	$ 45,750	$ (45,750)	$ -
Net Change in Fund Balance	1,388,464	(1,388,464)	-
Change in Net Position	$ -	$ 1,509,079	$ 1,509,079
Fund Balance/Net Position Beginning of the year	931,429	1,263,608	2,195,037
End of the year	$ 2,319,893	$ 1,384,224	$ 3,704,117

See Accompanying Notes to the Financial Statements

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements for the District have been prepared in accordance with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the standard-setting body for governmental accounting and financial reporting. The GASB periodically updates its codification of the existing Governmental Accounting and Financial Reporting Standards which, along with subsequent GASB pronouncements (Statements and Interpretations), constitutes GAAP for governmental units. More significant of these accounting policies are described below.

REPORTING ENTITY

The Williamson County Emergency Services District No. 7 (the District) was created by Article III, Section 48-e of the Constitution of Texas as proposed by SJR, No. 27, Acts of the 70th Legislature, Regular Session 1987, and adopted by the voters at an election held on February 15, 2005, to protect life and property from fire and to conserve natural and human resources. The District's governing body consist of a Board of Commissioners appointed by the Williamson County Commissioners Court.

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in GAAP. The basic - but not the only - criterion for including a potential component unit with the reporting entity is the governing body's ability to exercise oversight responsibility. The most significant manifestation of this ability is financial interdependency. Other manifestations of the ability to exercise oversight responsibility include, but are not limited to, the selection of governing authority, the designation of management, the ability to significantly influence operations, and accountability for fiscal matters. A second criterion used in evaluating potential component units is the scope of public service. Application of this criterion involves considering whether the activity benefits the government and/or its citizens, or whether the activity is conducted within the geographic boundaries of the government and is generally available to its citizens. A third criterion used to evaluate potential component units for inclusion or exclusion from the reporting entity is the existence of special financing relationships, regardless of whether the government is able to exercise oversight responsibilities. Based upon the application of these criteria, no potential component units appear to exist.

BASIS OF PRESENTATION

Basic Financial Statements

GASB sets forth minimum criteria for the determination of major funds based on a percentage of the assets, liabilities, revenues or expenditures/expenses or either fund category or governmental and enterprise combined. Due to the fund structure of the District, all funds have been classified as major funds. As a part of this Statement, there is a reporting requirement regarding the local government's infrastructure (road, bridges, etc.) The District does not own any infrastructure assets and therefore is unaffected by this requirement.

The basic financial statements include both government-wide (based on the District as a whole) and fund financial statements. The reporting model focus is on either the District as a whole or major individual funds

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(within the fund financial statements). In the government-wide Statement of Net Position, both the governmental and business-type activities columns are presented on a consolidated basis by column, and are reflected on a full accrual, economic resources basis, which incorporates long-term assets and receivables as well as long-term debt and obligations. The District does not have any business-type activities.

The government-wide Statement of Activities reflects both the gross and net cost per functional category which are otherwise being supported by general government revenues. The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, operating and capital grants. The program revenues must be directly associated with the function. However, the District does not have any program revenues for this fiscal period.

The net cost by function is normally covered by general revenues (intergovernmental revenues, interest income, etc). The District does not currently employ indirect cost allocation systems.

The government-wide focus is more on the sustainability of the District as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. The governmental fund statements are presented on a current financial resource and modified accrual basis of accounting. This presentation is deemed appropriate to (a) demonstrate legal compliance, (b) demonstrate the source and use of liquid resources, and (c) demonstrate how the District's actual experience conforms to the budget or fiscal plan.

GASB provides that for governments engaged in a single governmental program, the fund financial statements and the government-wide statements may be combined. The District presents the general fund in the first column. The next column is an adjustments column. It reconciles the amounts reported in the governmental funds to show how each would change when reported on the full-accrual basis of accounting. The last column of these combination statements shows the amounts that normally would appear in the government-wide statements.

Expenses are reported by category, rather than by function since the District has only one function – providing emergency services to the residents of the District.

BASIS OF ACCOUNTING

Basis of accounting refers to the point at which revenues or expenditures/expenses are recognized in the accounts and reported in the financial statements. It relates to the timing of the measurements made, regardless of the measurement focus applied.

The government-wide financial statements are presented on an accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

Governmental fund financial statements are reported using the current financial resources measurement focus and are accounted for using the modified accrual basis of accounting. Under the modified accrual

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

basis of accounting, revenues are recognized when susceptible to accrual; i.e., when they become both measurable and available. "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. The District considers all revenues as available if they are collected within 60 days after year-end. Expenditures are recorded when the related fund liability is incurred.

In applying the "susceptible to accrual" concept to intergovernmental revenues, the provider should recognize liabilities and expenses and the recipient should recognize receivables and revenues when the applicable eligibility requirements including time requirements, are met. Resources transmitted before the eligibility requirements are met, under most circumstances, should be reported as advances by the provider and deferred revenue by the recipient.

BUDGETS

The District follows these procedures in establishing the budget reflected in the financial statements:

1. Prior to the beginning of each fiscal year, the District prepares a budget. The operating budget includes proposed expenditures and the means of financing those expenditures and is prepared in accordance with the basis of accounting utilized by that fund.

2. Public meetings are conducted at which all interested persons' comments concerning the budget are heard. After such meetings, the Board of Commissioners formally adopts the budget through passage of a motion in a public meeting.

3. The District amends the budget throughout the year approving such additional expenses. The original and final amended budgets are used in presenting the Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual.

4. All annual appropriations lapse at fiscal year-end.

CAPITAL ASSETS

The accounting treatment over property, plant, and equipment (capital assets) depends on whether the assets are reported in the government-wide or fund financial statements.

Government-wide Statements

In the government-wide financial statements, fixed assets are accounted for as capital assets. Property, plant, and equipment purchased or acquired is carried at historical cost or estimated historical cost. Contributed assets are recorded at the fair market value as of the date received. Additions, improvements, and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Depreciation of all exhaustible capital assets is recorded as an allocated expense in the Statement of Activities, with accumulated depreciation reflected in the Statement of Net Position. Depreciation on all assets is provided on the straight-line basis over the estimated useful lives with no salvage value. The range of estimated useful lives by type of asset is as follows:

Vehicles	5-10 years
Other Equipment	5-20 years

The District does not own any infrastructure assets.

EQUITY CLASSIFICATIONS

Government-wide Statements

Equity is classified as net position and displayed in three components:

a. Net Investment in capital assets– Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

b. Restricted net position – Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulation of other government; or (2) law through constitutional provisions or enabling legislation.

c. Unrestricted net position – All other net position that do not meet the definition of "restricted" or "net investment in capital assets."

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Fund Financial Statements

Governmental fund equity is classified as fund balance. Fund balance is further classified as non-spendable or spendable with spendable being further classified into restricted, committed, assigned or unassigned.

RISK MANAGEMENT

The District is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The District purchases its insurance from regular commercial companies. As of September 30, 2022, no claims or losses have been incurred that were not covered by insurance. There is no liability due to any claim or suit having ever been filed.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

USE OF ESTIMATES

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities as of the date of the financial statements and the reported amounts of income and expenses during the period. Operating results in the future could vary from the amounts derived from management's estimates.

DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources,* represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

RECENTLY ISSUED ACCOUNTING PRONOUNCEMENTS

In June 2017, the GASB issued GASB Statement No. 87, Leases, effective for fiscal years beginning after June 15, 2021. The objective of GASB Statement No. 87 is to improve accounting and financial reporting for leases by governments by requiring recognition of certain lease assets and liabilities that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. GASB Statement No. 87 establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under GASB Statement No. 87, a lessee is required to recognize a lease liability and an intangible right-to-use asset, and a lessor is required to recognize a lease receivable and deferred inflow of resources. The adoption of GASB 87 did not result in a restatement of previously reported fund balance for the year ended September 30, 2022.

NOTE 2: PROPERTY TAXES

The District property tax is levied each October 1 on the assessed value listed as of the previous January 1 for all real property located in the District. The District's property tax is levied each October 1 on the assessed value listed as of the prior January 1 for all real and business personal property located in the District. An enforceable lien is attached to the property as of January 1. The assessed value of the roll as of January 1, 2021, upon which the 2021 levy was based, was $785,855,586 as certified by the Williamson County Central Appraisal District.

Taxes are due by January 31 following the October 1 levy date. The total 2021 levy was $785,855 and the tax rate was $0.10 per $100 assessed valuation. Property taxes are considered fully collectible and therefore no allowance for uncollectible taxes is provided.

NOTE 3: DEPOSITS, SECURITIES, AND INVESTMENTS

Deposits were with a contracted depository bank, VeraBank N.A.. As of year-end, deposits exceeded FDIC coverage by $398,319 however; difference was collateralized with pledged securities of $2,198,955 (Category 2). As of September 30, 2022, the carrying amount of the District's deposits was $ $2,017,428 and the bank balance was 2,050,635.

The collateral pledged is represented by specific identifiable investment securities and classified as to credit risk by the three categories described below:

Category 1 - Insured by FDIC or collateralized with securities held by the District or by its agent in its name.
Category 2 - Uninsured but collateralized with securities held by the pledging financial institution's trust department or agent in the District's name.
Category 3 - Uncollateralized.

NOTE 4: CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2022, was as follows:

	Balance 9/30/2021	Additions/ Completions	Retirements/ Adjustments	Balance 9/30/2022
Governmental Activities:				
Capital assets not being depreciated:				
Land	111,969	-	-	111,969
Construction in Progress	-	168,268	-	168,268
Total capital assets not being depreciated	111,969	168,268	-	280,237
Capital assets, being depreciated:				
Vehicles	575,376	87,831	-	663,207
Equipment	392,846	32,840	(23,479)	402,207
Building	1,619,923	-	-	1,619,923
Total capital assets being depreciated	2,588,145	120,671	(23,479)	2,685,337
Total capital assets	2,700,114	288,939	(23,479)	2,965,574
Less accumulated depreciation:	(770,149)	(115,251)	23,479	(861,921)
Total capital assets, net of depreciation	1,817,996	5,420	-	1,823,416
Governmental activities capital assets, net	1,929,965	5,420	-	2,103,653

Current year depreciation expense was $115,251.

The District received a donation of land and building from the City of Florence. In the terms of the agreement the property will revert back to the City if the District discontinues use of the property from its primary purpose, a fire station and secondary purpose as District offices.

NOTE 5: LIABILITIES

Transactions for the year ended September 30, 2022, are summarized as follows:

	Balance 9/30/2021	Additions	Payments	Balance 09/30/2022	Due within one year
Government Capital #8072	668,197	-	29,763	638,434	30,912
Government Capital #9655	-	45,750	-	45,750	8,583
Total Notes	$ 668,197	$ 45,750	$ 29,763	$ 684,184	$ 39,495
Pension Liability	3,035	39,874	-	42,909	-
Compensated Absences	11,412	13,036	-	24,448	-
Total Governmental	$ 682,644	$ 98,660	$ 29,763	$ 751,541	$ 39,495

Annual payments required are as follows:

Year Ending September 30	Principal	Interest	Total
2023	$ 39,494	$ 25,433	$ 64,927
2024	40,955	23,972	64,927
2025	42,470	22,457	64,927
2026	44,041	20,886	64,927
2027	45,670	19,257	64,927
2028-2032	201,439	72,961	274,400
2033-2037	243,157	31,243	274,400
2038-2042	26,958	512	27,470
Total	$ 684,184	$216,721	$ 900,905

The District entered into a loan agreement for the financing of the construction of a new fire station (Andice Station), pledging tax revenue as security, for $765,000, at 3.8% for 20 years. Payments $27,440 are made semi-annual beginning July 1, 2018 until January 1, 2038.

Compensated absences represent the estimate liability for employees' accrued vacation for which employees are entitled to be paid upon termination. The retirement of this liability is paid from the General Fund.

NOTE 6: ACCOUNTS RECEIVABLE

Accounts receivable at year end consist of the following:

Sales Tax	$345,037

NOTE 7: PENSION

Plan Description. Williamson County Emergency Services District #7 participates in the Texas County & District Retirement System (TCDRS), which is a statewide, agent multiple-employer, public employee retirement system.

a. A brief description of benefit terms:

1) All full- and part-time non-temporary employees participate in the plan, regardless of the number of hours they work in a year. Employees in a temporary position are not eligible for membership.

2) The plan provides retirement, disability and survivor benefits.

3) TCDRS is a savings-based plan. For the district's plan, 7% of each employee's pay is deposited into his or her TCDRS account. By law, employee accounts earn 7% interest on beginning of year balances annually. At retirement, the account is matched at an employer set percentage (current match is 100%) and is then converted to an annuity.

4) There are no automatic COLAs. Each year, the district may elect an ad hoc COLA for its retirees (if any). There are two COLA types, each limited by actual inflation.

5) Benefit terms are established under the TCDRS Act. They may be amended as of Jan. 1 each year, but must remain in conformity with the Act.

b. Membership information is shown in the chart below.

c. The district's contribution rate is calculated annually on an actuarial basis, although the employer may elect to contribute at a higher rate. The Williamson County Emergency Services District #7 contribution rate is based on the TCDRS funding policy adopted by the TCDRS Board of Trustees and must conform with the TCDRS Act. The employee contribution rates are set by the district and are currently 7%. Contributions to the pension plan from the district for 2020 are shown in the Schedule of Employer Contributions.

d. The most recent comprehensive annual financial report for TCDRS can be found at the following link, www.tcdrs.org.

Employee membership data related to the Plan, as of the valuation date of December 31, 2021, was as follows:

Members	Dec. 31, 2020	Dec. 31, 2021
Number of inactive employees entitled to but not yet receiving benefits	5	6
Number of active employees	15	21
Average monthly salary:	$2,228	$2,465
Average age:	33.97	35.62
Average length of service in years:	3.39	4.38

Inactive Employees (or their Beneficiaries) Receiving Benefits		
Number of benefit recipients:	0	0
Average monthly benefit:	$0	$0

NOTE 7: PENSION (continued)

Net Pension Liability

The District's net pension liability was measured as of December 31, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date.

Actuarial Assumptions. The total pension liability in the December 31, 2020, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Valuation Timing Actuarially determined contribution rates are calculated on a calendar year basis as of December 31, two years prior to the end of the fiscal year in which the contributions are reported.

Actuarial Cost Method Entry Age (level percent of play)

Amortization Method

Recognition of economic/demographic gains or losses
Straight-Line amortization over Expected Working Life
Recognition of assumptions changes or inputs
Straight-Line amortization over Expected Working Life

Asset Valuation Method

Smoothing period	5 years
Recognition method	Non-asymptotic
Corridor	None

Inflation 2.50%

Salary Increases The annual salary increase rates assumed for individual members vary by length of service and by entry-age group. The annual rates consist of a general wage inflation component of 3.00% (made up of 2.50% inflation and 0.5% productivity increase assumptions) and a merit, promotion and longevity component that on average approximates 1.6% per year for a career employee.

Investment Rate of Return 7.60%

Cost-of-Living Adjustments Cost-of-Living Adjustments for Williamson County Emergency Services District #7 are not considered to be substantively automatic under GASB 68. Therefore, no assumption for future cost-of-living adjustments is included in the GASB calculations. No assumption for future cost-of-living adjustments is included in the funding valuation.

Retirement Age Deferred members are assumed to retire (100% probability) at the later of: a) age 60 b) earliest retirement eligibility.

(For all eligible members ages 75 and later, retirement is assumed to occur immediately.)

Turnover New employees are assumed to replace any terminated members and have similar entry ages.

Mortality

Depositing members	135% of Pub-2010 General Employees Amount-Weighted Mortality Table for males and 120% Pub-2010 General Employees Amount-Weighted Mortality Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010.
Service retirees, beneficiaries and non-depositing members	135% of Pub-2010 General Retirees Amount-Weighted Mortality Table for males and 120% Pub-2010 General Retirees Amount-Weighted Mortality Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010.
Disabled retirees	160% of Pub-2010 General Disabled Retirees Amount-Weighted Mortality Table for males and 125% Pub-2010 General Disabled Retirees Amount-Weighted Mortality Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010.

NOTE 7: PENSION (continued)

Long-Term Expected Rate of Return

The long-term expected rate of return on TCDRS assets is determined by adding expected inflation to expected long-term real returns, and reflecting expected volatility and correlation. The capital market assumptions and information shown below are provided by TCDRS' investment consultant, Cliffwater LLC. The numbers shown are based on January 2022 information for a 10 year time horizon.

Note that the valuation assumption for long-term expected return is re-assessed at a minimum of every four years and is set based on a long-term time horizon. The TCDRS Board of Trustees adopted the current assumption at their March 2021 meeting. The assumption for the long-term expected return is reviewed annually for continued compliance with the relevant actuarial standards of practice. Milliman relies on the expertise of Cliffwater in this assessment.

Asset Class	Benchmark	Target Allocation(1)	Geometric Real Rate of Return (2)
US Equities	Dow Jones US Total Stock Market Index	11.50%	3.80%
Global Equities	MSCI World (net) Index	2.50%	4.10%
International Equities – Developed Markets	MSCI World Ex USA (net) Index	5.00%	3.80%
International Equities – Emerging Markets	MSCI Emerging Markets (net) Index	6.00%	4.30%
Investment-Grade Bonds	Bloomberg Barclays U.S. Aggregate Bond Index	3.00%	-0.85%
Strategic Credit	FTSE High-Yield Cash-Pay Capped Index	9.00%	1.77%
Direct Lending	S&P/LSTA Leveraged Loan Index	16.00%	6.25%
Distressed Debt	Cambridge Associates Distressed Securities Index (3)	4.00%	4.50%
REIT Equities	67% FTSE NAREIT Equity REITs Index +33% Global REIT (net) Index	2.00%	3.10%
Master Limited Partnerships (MLPs)	Alerian MLP Index	2.00%	3.85%
Private Real Estate Partnerships	Cambridge Associates Real Estate Index(4)	6.00%	5.10%
Private Equity	Cambridge Associates Global Private Equity & Venture Capital Index(5)	25.00%	6.8%
Hedge Funds	Hedge Fund Research, Inc. (HFRI) Fund of Funds Composite Index	6.00%	1.55%
Cash Equivalents	90-Day U.S. Treasury	2.00%	-1.05%

(1) Target asset allocation adopted at the March 2022 TCDRS Board meeting.
(2) Geometric real rates of return equal the expected return for the asset class minus the assumed inflation rate of 2.6% per Cliffwater's 2022 capital market assumptions.
(3) Includes vintage years 2005-present of Quarter Pooled Horizon IRRs.
(4) Includes vintage years 2007-present of Quarter Pooled Horizon IRRs.
(5) Includes vintage years 2006-present of Quarter Pooled Horizon IRRs.

NOTE 7: PENSION (continued)

Net Pension Liability / (Asset)

Net Pension Liability / (Asset)	December 31, 2020	December 31, 2021
Total pension liability	$32,073	$ 101,152
Fiduciary net position	29,038	58,243
Net pension liability / (asset)	3,035	42,909
Fiduciary net position as a % of total pension liability	90.54%	57.58%
Pensionable covered payroll(1)	326,790	$348,927
Net pension liability as a % of covered payroll	0.93%	12.30%

The total pension liability was determined by an actuarial valuation as of the valuation date, calculated based on the discount rate and actuarial assumptions below.

Note: Rounding differences may exist above or in other tables in this report.
(1) Payroll is calculated based on contributions as reported to TCDRS.

Discount Rate		
Discount rate(2)	7.60%	7.60%
Long-term expected rate of return, net of investment expense(2)	7.60%	7.60%
Municipal bond rate(3)	Does not apply	Does not apply

(2) This rate reflects the long-term rate of return funding valuation assumption of 7.50%, plus 0.10%adjustment to be gross of administrative expenses as required by GASB 68.

(3) The plan's fiduciary net position is projected to be available to make all projected future benefit payments of current active, inactive, and retired members. Therefore, the discount rate for calculation the total pension liability is equal to the long-term expected rate of return, and the municipal bond rate does not apply.

NOTE 7: PENSION (continued)

Changes in Net Pension Liability / (Asset)

Changes in Net Pension Liability/(Asset)	Total Pension Liability (a)	Fiduciary Net Position (b)	Net Pension Liability/(Asset) (a) - (b)
Balances as of December 31, 2020	$32,073	$29,038	$3,035
Changes for the year:			
Service cost	24,385		24,385
Interest on total pension liability(1)	4,291		4,291
Effect of plan changes(2)	42,423		42,423
Effect of economic/demographic gains or losses	(1,403)		(1,403)
Effect of assumptions changes or inputs	(617)		(617)
Refund of contributions	0	0	0
Benefit payments	0	0	0
Administrative expenses		(32)	32
Member contributions		13,957	(13,957)
Net investment income		8,675	(8,675)
Employer contributions		6,029	(6,029)
Other(3)	0	574	(574)
Balances as of December 31, 2021	$1010,152	$58,243	$42,909

(1) Reflects the change in the liability due to the time value of money. TCDRS does not charge fees or interest.
(2) Reflects plan changes adopted effective in 2022.
(3) Relates to allocation of system-wide items.

Sensitivity Analysis
The following presents the net pension liability of the district, calculated using the discount rate of 7.60%, as well as what the ESD net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate.

	1% Decrease 6.60%	Current Discount Rate 7.60%	1% Increase 8.60%
Total Pension Liability	$ 123,024	$101,152	$83,894
Fiduciary Net Position	58,243	58,243	58,243
Net pension liability/(asset)	$64,781	$42,909	$25,651

NOTE 7: PENSION (continued)

As of September 30, 2022, the deferred inflows and outflows of resources are as follows:

Deferred Inflows/Outflows of Resources

	Deferred Inflows of Resources	Deferred Outflows of Resources
Differences between expected and actual experience	$ 1,247	$ 1,015
Changes of assumption	548	2,477
Net difference between projected and actual earnings	4,104	0
Contributions made subsequent to measurement date	N/A	20,904
Totals	$ 5,899	$ 24,396

The $24,396 reported as deferred outflows of resources related to pension resulting from District contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended September 30, 2023. The remaining amounts currently reported as deferred outflows of resources related to pensions will be recognized in pension expenses as follows:

Year ended September 30:	
2022	$(802)
2023	(800)
2024	(877)
2025	(977)
2026	162
Thereafter(1)	887

(1) Total remaining balance to be recognized in future years, if any. Note that additional future deferred inflows and outflows of resources may impact these numbers.

Payable to the Pension Plan

At September 30, 2022, the District reported a payable of $ 6,918 for the outstanding amount of employer and employee contributions to the pension plan required for the year ended September 30, 2022.

NOTE 8: FUND BALANCE CLASSIFICATION

The District complies with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, which establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Those fund balance classifications are described below.

Non-spendable - Amounts that cannot be spent because they are either not in a spendable form or are legally or contractually required to be maintained intact.

Restricted - Amounts that can be spent only for specific purposes because of constraints imposed by external providers, or imposed by constitutional provisions or enabling legislation.

Committed - Amounts that can only be used for a specific purpose pursuant to approval by formal action by the Board.

Assigned - For the General Fund, amounts that are appropriated by the Board or Board designee that are to be used for specific purposes. For all other governmental funds, any remaining positive amounts not previously classified as non-spendable, restricted, or committed.

Unassigned - Amounts that are available for any purpose; these amounts can be reported only in the District's General Fund.

The detail of the fund balance is included in the Governmental Fund Balance Sheet on page 8.

Fund balance of the District may be committed for a specific purpose by formal action of the Board, the District's highest level of decision-making authority. Commitments may be established, modified, or rescinded only through a resolution approved by the Board. The Board has delegated the authority to assign fund balance for a specific purpose to the District's Chief or Assistant Chief.

In circumstances where an expenditure is to be made for a purpose for which amounts are available in multiple fund balance classifications, the order in which resources will be expended is as follows: restricted fund balance, committed fund balance, assigned fund balance, and lastly, unassigned fund balance.

As of September 30, 2022, the District has not adopted a minimum fund balance policy.

NOTE 9: EXPLANATION OF DIFFERENCES BETWEEN GOVERNMENTAL FUND AND GOVERNMENT-WIDE STATEMENTS

Differences between the Governmental Fund Balance Sheet and the Statement of Net Position:

The differences (as reflected in the adjustments column) primarily result from the long-term economic resources focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet.

NOTE 9: EXPLANATION OF DIFFERENCES BETWEEN GOVERNMENTAL FUND AND GOVERNMENT-WIDE STATEMENTS (continued)

When capital assets (land, buildings, equipment) that are to be used in governmental activities are purchased or constructed, the costs of those assets are reported as expenditures in governmental funds. However, the statement of net position includes those capital assets among the assets of the District as a whole.

Cost of capital assets	$2,965,574
Accumulated Depreciation	(861,921)
	$2,103,653

The statement of net position includes as Deferred Outflows of Resources are amounts that are permitted to be recognized as part of pension expense over a period of years in the governmental funds.

Deferred Outflows of Resources	$24,396

Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due.

Accrued interest payable	$8,553

Long-term liabilities applicable to the district's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities – both current and long-term—are reported in the statement of net assets.

Due within one year	$39,495
Due after one year	712,046

Taxes receivable and interlocal agreement (county) are offset by deferred revenues in the governmental funds and thus are not included in fund balance.

Property Taxes	$(22,168)

Certain liabilities are not due and payable in the current period and therefore are not reported in the funds.

Deferred Inflows of Resources	$5,899

Differences between the Governmental Fund Operating Statement and the Statement of Net Activities:

The differences (as reflected in the adjustments column) arise primarily from the long-term economic resources focus of the statement of activities versus the current financial resources focus of the governmental funds.

Some expenses reporting in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.

Adjustment for Compensated Leave	$13,036
Adjustment for Pension Liability	39,874
Change in Deferred Outflows related to Pension	(9,080)
Total adjustment	$43,830

NOTE 9: EXPLANATION OF DIFFERENCES BETWEEN GOVERNMENTAL FUND AND GOVERNMENT-WIDE STATEMENTS (continued)

When capital assets that to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the statement of activities the cost of those assets, or fair market value of donated assets, is allocated over their estimated useful lives and reported as depreciation expense.

Capital Outlay	$288,939
Depreciation Expense	$115,251

Repayment of capital lease obligations is reported as an expenditure in governmental funds. For the district as a whole, however, the principal payments reduce the liabilities in the statement of net assets and do not result in an expense in the statement of activities.

Payment of Principal	$(29,763)

Interest expense in the statement of activities differs from the amount reported in governmental funds because additional accrued interest was calculated for capital lease obligations.

Change in accrued interest payable	$(1,326)

Because some property taxes will not be collected for several months after the district's year end, they are not considered as "available" revenues in the governmental funds.

Adjustment for property taxes collected after year-end	$5,418

The issuance of long-term debt provides current financial resources to the governmental funds, however, this has no effect of net position. The amount is the net effect of these differences in the treatment of long-term debt and related items.

Financing Proceeds	$(45,750)

NOTE 10: DATE OF MANAGEMENT'S REVIEW

Management has evaluated subsequent events through the date the financial statements were available to be issued.

NOTE 11: COMMITTMENT

The District entered into an agreement with Williamson County whereby the County paid $300,000 towards the construction cost of the Andice station. Under this agreement the District will provide to the County housing bay for one EMS response vehicle and housing (bedroom, office, and storage) for EMS personnel for an unspecified time at no additional future cost. The County may terminate this agreement without cause upon a 90-day notice. The District may terminate this agreement after 5 years from the date of final completion of the station with or without cause with 180 days written notice. Under the terms of the agreement should the District terminate this agreement prior to the 5-year period the District would have to repay the $300,000. If beginning in the sixth year the District terminates, only $150,000 would be repaid and a credit of $30,000/year would be granted for years 7-10, that after the 10th year no repayment would be required. The District currently does not expect to terminate this agreement, and no liability has been established.

Required Supplemental Information

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 7
GOVERNMENTAL FUND REVENUES, EXPENDITURES, AND
BUDGET TO ACTUAL COMPARISON - GENERAL FUND
FOR THE YEAR ENDING SEPTEMBER 30, 2022

	Budget		Actual Amounts Budgetary Basis	Variance Favorable/ (Unfavorable)
	Original	Final		
GENERAL REVENUES				
Ad Valorem Taxes	$ 774,420	$ 774,420	$ 760,543	(13,877)
Penalty & Interest	-	-	6,747	6,747
Sales Tax	386,270	386,270	1,919,365	1,533,095
Interest Income	-	-	9,349	9,349
Grants/Contributions	32,000	35,014	87,482	52,468
Miscellaneous	10,000	10,000	10,227	227
Total General Revenues	$ 1,202,690	$ 1,205,704	$ 2,793,712	1,588,008
EXPENDITURES/EXPENSES				
Apparatus	$ 31,480	$ 31,480	$ 60,710	$ (29,230)
Utilities	39,900	39,900	20,697	19,203
Maintenance and Repairs	19,550	19,550	19,187	363
Professional Fees	24,000	24,000	32,931	(8,931)
Office Expense/Postage	2,000	2,000	2,553	(553)
Insurance	40,000	40,000	48,950	(8,950)
Appraisal District & Tax Collector Fees	6,500	6,500	4,158	2,342
Fire Equipment & Supplies	42,500	78,925	63,335	15,590
Communications	15,750	14,050	12,962	1,088
EMS	1,700	1,700	3,334	(1,634)
Training	18,100	18,100	11,960	6,140
Miscellaneous	34,466	34,466	53,685	(19,219)
Personnel	629,427	650,787	771,978	(121,191)
Capital Outlay	35,800	35,800	288,939	(253,139)
Debt Service:				
Debt Issue Cost	-	-	750	(750)
Principal	125,712	125,712	29,763	95,949
Interest	25,936	25,936	25,105	831
Total expenditures/expenses	$ 1,092,821	$ 1,148,906	$ 1,450,999	(302,093)
Excess (Deficiency) of revenues over expenditures	109,869	56,798	1,342,714	1,285,916
OTHER FINANCING SOURCES/(USES):				
Note Proceeds	$ -	$ -	$ 45,750	$ 45,750
Net Change in Fund Balance			1,388,464	
Fund Balance Beginning of the year			931,429	
End of the year			$ 2,319,893	

See Accompanying Notes to the Financial Statements

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO 7
NOTES TO THE REQUIRED SUPPLEMENTAL INFORMATION
YEAR ENDED SEPTEMBER 30, 2022

EXPENDITURES IN EXCESS OF APPROPRIATIONS

The general government expenditures for capital outlay and payroll exceeded appropriations due to under-budgeting of expense for increase in unexpected capital outlay purchases and payroll costs. The District's management will monitor the budget vs actual statement and amend the budget as necessary as circumstances arise.

Williamson County Emergency Services District #7
Schedule of Changes in Net Pension Liability and Related Ratios

	Year Ended December 31									
	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
Total Pension Liability										
Service cost	24,385	17,785	7,343	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Interest on total pension liability	4,291	2,084	595	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Effect of plan changes	42,423	-	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Effect of assumption changes or inputs	(617)	3,027	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Effect of economic/demographic (gains) or losses	(1,403)	1,233	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Benefit payments/refunds of contributions	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Net change in total pension liability	69,079	24,129	7,944	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total pension liability, beginning	32,073	7,944	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total pension liability, ending (a)	101,152	32,073	7,944	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fiduciary Net Position										
Employer contributions	6,029	5,457	2,571	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Member contributions	13,957	13,072	6,157	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Investment income net of investment expenses	8,675	969	(9)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Benefit payments/refunds of contributions	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Administrative expenses	(32)	(21)	(7)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other	574	549	300	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Net change in fiduciary net position	29,203	20,026	9,012	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fiduciary net position, beginning	29,038	9,012	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fiduciary net position, ending (b)	58,241	29,038	9,012	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Net pension liability / (asset), ending = (a) - (b)	42,911	3,035	(1,068)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fiduciary net position as a % of total pension liability	57.58%	90.54%	113.44%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Pensionable covered payroll	348,927	326,790	153,930	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Net pension liability as a % of covered payroll	12.30%	0.93%	-0.69%	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Williamson County Emergency Services District #7
Schedule of Employer Contributions

Year Ending September 30	Actually Determined Contribution	Actual Employer Contibution	Contribution Deficiency (Excess)	Pensionable Covered Payroll	Actual Contribution as a % of Covered Payroll
2019	-	-	-	-	0.0%
2020	2,571	2,571	-	153,930	1.7%
2021	5,457	5,457	-	326,790	1.7%
2022	6,029	6,029	-	348,927	1.7%

Williamson County Emergency Services District No. 7
Notes to the Schedule of Employer Contributions
For the year ending September 30, 2022

Valuation Date:	Actuarially determined contribution rates are calculated each December 31, two years prior to the end of the fiscal year in which contributions are reported.
Methods and assumptions used to determine contribution rates:	
Actuarial Cost Method	Entry Age (level percentage of pay)
Amortization Method	Level percentage of payroll, closed
Remaining Amortization Period	13.7 (based on contribution rate calculated in 12/31/2021 valuation)
Asset Valuation Method	5-year smoothed market
Inflation	2.50%
Salary Increases	Varies by age and service. 4.7% average over career including inflation.
Investment rate of Return	7.50%, net of investment expenses, including inflation
Retirement Age	Members who are eligible for service retirement are assumed to commence receiving benefit payments based on age. The average age at service retirement for recent retirees is 61.
Mortality	135% of the Pub-2010 General Retirees Table for males and 120% of the Pub-2010 General Retirees Table for females, both projected with 100% of the MP-2021 Ultimate scale after 2010.
Changes in Assumptions and Methods Reflected in the Schedule of Employer Contributions	2020: New inflation, mortality and other assumptions were reflected.
Changes in Plan Provisions Reflected in the Schedule	2021: No changes in plan provisions were reflected in the Schedule. 2022: No changes in plan provisions were reflected in the Schedule.

**Only changes effective 2015 and later are shown in the Notes to Schedule.*

Williamson County
Emergency Services District No. Eight
Financial Statements
September 30, 2022

Williamson County Emergency Services District No. 8
For the Year Ending September 30, 2022

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Williamson County Emergency Services District No. 8

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Williamson County Emergency Services District No. 8 as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Williamson County Emergency Services District No. 8, as of September 30, 2022, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Williamson County Emergency Services District No. 8, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Williamson County Emergency Services District No. 8's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Williamson County Emergency Services District No. 8's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 3-10 and 23 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Medack & Oltmann, LLP

Medack & Oltmann, LLP
Giddings, Texas
March 1, 2023

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78628
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Georgetown, TX

Management's Discussion and Analysis

This is the discussion and analysis of the Williamson County ESD #8 for fiscal year ending September 30, 2022.

Citizens and taxpayers want a clear picture of the financial health of their governments, which includes Emergency Services Districts. They also want to know how their tax dollars were spent and how much it costs to provide major services such as firefighting, fire prevention and rescue services. The concept of financial accountability of elected or appointed officials is reflected in the standards adopted by the Governmental Accounting Standards Board (GASB) for annual financial reporting.

This Management Discussion and Analysis (MD&A) is composed with the GASB concepts in mind. Please read it in conjunction with the District's financial statements, which follow this section.

Financial Highlights

- *The Districts total net position for the fiscal year exceeded the liabilities of $900 by $2,707,032.*
- *Change in net position from current operations was $(1,181,700) resulting in cash reserves of $1,976,762 at the end of the fiscal year.*
- *The District continued the Fire Protection Services contract with the City of Georgetown at an annual cost of $5,293,170.*

Using This Annual Report

This annual report consists of two financial statements. GASB Statement No. 34 provides that for governments engaged in a single government program, the fund financial statements and the government-wide statements may be combined. These combined statements appear on pages 10 and 11. The second column is an adjustments column, reconciling the amounts reported in the government funds to show how each would change when reported on the full-accrual basis of accounting. The last column of these combination statements shows the amounts that normally would appear in the government-wide statements.

Reporting the District as a Whole

The Statement of Net Position and the Statement of Activities present information about the District as a whole. These statements (as reported in the last column of each of the statements) include all of the District's assets and liabilities, utilizing the accrual basis of accounting which is similar to the accounting used by most private sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two columns report the District's net position and changes in them. The difference between assets and liabilities, net assets, are one way to measure the District's financial health. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating. However, other non-financial factors such as changes in the District's property tax base must also be considered in an assessment of the overall financial health of the District.

The Statement of Activities, also included on page 12, presents information showing how the District's net position changed during the most recent twelve-month period. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

Reporting the District's Funds

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District may establish other funds to help in control and manage money for particular purposes or to show that it is meeting its legal responsibilities for using certain taxes, grants and other money. These funds are reported using and accounting method called Modified Accrual accounting which measures cash and all other financial assets that can be readily converted to cash.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund statements focus on near-term inflows and outflows of spend-able resources, as well as on balances of spend-able resources available at the end of the fiscal year. Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare that information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. The District only reports using one fund that being the General Fund.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

The District as a Whole

Governmental activities decreased the District's net position by $1,181,700, approximately 30.39%. Our analysis below focuses on the net position (Table 1) and the changes in net position (Table 2) of the District's governmental activities:

Table 1
Government Activities
Net Position

Assets	**9/30/2022**	**9/30/2021**
Current Assets	$2,079,847	$3,252,383
Capital Assets	628,085	641,306
Total Assets	**$2,707,932**	**$3,893,689**
Liabilities		
Current Liabilities	$ 900	$ 4,957
Long-Term Liablilites	-	-
Total Liabilities	**$ 900**	**$ 4,957**
Net Position		
Investment in capital assets	$ 628,085	$ 641,306
Restricted	-	-
Unrestricted	2,078,947	3,247,426
Total Net Position	**$2,707,032**	**$3,888,732**

Table 2
Government Activities
Changes in Net Position

	9/30/2022	9/30/2021
General Revenues		
Ad Valorem Taxes	$ 4,163,473	$ 3,637,456
Penalties & Interest on Taxes	13,339	11,469
Interest	26,040	38,371
Other	25,893	-
Total General Revenues	**$ 4,228,745**	**$ 3,687,296**
Expenditures/Expenses		
Legal Notices	$ 800	$ 410
Tax Collector/Appraisal District Fees	29,499	24,044
Insurance & Bonds	4,204	4,210
Professional Services	37,298	28,960
Contracted Services	5,293,170	4,735,091
Miscellaneous	-	1,099
Training Prevention Staffing Study	2,546	3,405
Association Dues	1,100	-
Office Supplies	11	493
Website/Internet	2,704	1,102
Election Expense	25,893	-
Amortization Expense	13,220	13,220
Debt Service		
Principal	-	-
Interest	-	-
Total Expenditures/Expenses	**$ 5,410,445**	**$ 4,812,034**
Change in Net Postion	**$ (1,181,700)**	**$ (1,124,738)**
Net Position - Fund Balance Beginning of Year	$ 3,888,732	$ 5,013,470
Net Position - Fund Balance Ending of Year	$ 2,707,032	$ 3,888,732
Change in Net Position		
Percent Increase or (decrease)	-30.39%	-22.43%

Capital Assets:

At the end of the fiscal year September 30, 2022, capital assets are as follows:

	2022	2021
Vehicles	342,528	342,528
Equipment	392	392
Accumulated Depreciation	(342,920)	(342,920)
Intangible - Right-of-Use Assets	654,526	654,526
Accumulated Amortization	(26,440)	(13,220)
Governmental activities capital assets, net	628,086	641,306

Amortization expense charged to the general fund was $13,220.

More detailed information about the District's Capital Assets is presented in Note 5 of the financial statements.

Financial Analysis of the Government's Funds

As noted earlier the District uses Fund accounting to ensure and demonstrate compliance with finance-related legal requirements. For the year ending September 30, 2022, the District's total fund balance was $2,006,129 which reflects a net combined decrease of $1,191,094.

Approximately 98% of the District's FY 2022 income is derived from Ad Valorem property taxes, while the remainder is primarily Money Market Interest income. Interest rates have remained extremely low in the last year and the District received only about 0.32% of its total income on its cash investments.

Revenues	October 2021 to September 2022	
Property Taxes	$ 4,140,859	98.45%
Penalties & Interest	13,339	0.32%
Interest Income	26,040	0.62%
Miscellaneous	25,893	0.62%
Total	$ 4,206,131	100.00%

Budgetary Highlights

The District's annual budget includes estimated revenues and expenditures for fiscal year that begins each October 1. The annual budget is a "line-item" document that helps guide the Board of Commissioners through the year with a high degree of financial control over District expenditures.

Estimates of taxable value for the year are provided by the Williamson County Tax Appraisal Office. That estimate, combined with an estimate of historical tax collection rates for the District is used to estimate Ad Valorem Revenues and Establish a Tax Rate for the District.

In the fiscal year ending September 30, 2022, the Net Taxable (Assessed) Valuation of the District was $4,201,126,672 resulting in a total tax levy of $4,201,127 based on a tax rate of $0.10 per $100 valuation.

The District's 2021/2022 Budget resulted in actual expenditures of $5,397,225 vs the budget of $5,436,558, or $39,333 less than budgeted amount.

Total revenues were $4,206,131 or $98,873 greater than the final budgeted amount. Ad Valorem tax revenue was $4,140,859 or $67,101, greater than the budgeted amounts. This resulted in an overall favorable variance of $132,206.

Review of the financial operations of the District during the year yielded several Board directed changes to policy and operations. The district continues to be a low tax rate District with the lowest tax rate of current Districts in Williamson County. The contract with the City of Georgetown Fire Services Division is one of the primary reasons for that low cost and exceptional level of service delivery.

Currently Known Facts, Decisions and Economic Conditions

For the 2022 fiscal year, the tax rate for Williamson County Emergency Services District No. 8 was set at $0.093793/$100 of assessed property value, which was a 6.2% decrease in the tax rate of the previous year. The average homestead taxable property valuation had an increase of 14.15%. For the same period, the contract price with the City of Georgetown for fire and emergency services increased by 17.63%. The contract price continues to be based on a cost model that was developed by ESCI consultants in 2019 which takes into consideration elements of the cost of service that were not included in the previous cost model which was based solely on the percentage of call volume in the ESD compared to the City. These considerations include factors such as area covered, property values, risk factors, population served, and call volume compared to the City. This model has proven to be a more equitable means of establishing the true cost of service for ESD8. The ESD8 Board of Commissioners strives to provide the highest level of service, and adopting a tax rate of $0.093793/$100 of assessed property value is a reflection of the increasing cost of that service. ESD8 currently has a tax rate that is similar to the majority of the ESD's in Williamson County that don't have sales tax revenue.

The ESD continues to occupy office space and holds all meetings in the meeting room at Fire Station 6. This meeting room is also available, and has been used, by several community groups over the past year. The long term "Right to Occupy" agreement with the City of Georgetown guarantees the ESD full use of the office space and meeting room at no cost. This agreement is beneficial for the ESD and the community it serves as well as the City.

Fire Station 6 continues to show improved response times in both the ESD's northwest sector and within the City, and Fire Station 7 has also improved the response times to calls in the ESD's southeast sector as well as the City. Fire Station 6 was built in ESD territory and Fire Station 7 was built on the edge of the city limits to increase coverage in the ESD as well as coverage inside the city. All new proposed fire stations will be built in ESD territory to meet the demands of growth.

Due to the rapid growth within the ESD, there has also been a rapid increase in the demand for service which has also led to an increase in cost of service. The cost of service has exceeded the ESD's property tax revenue, which is currently the ESD's main source of revenue. The ESD has been using our cash surplus to cover the overage, but the surplus is predicted to run dry in

1 to 2 years. The ESD ordered and held a Sales and Use Tax election on May 7, 2022 for a proposed 2% sales tax that would have provided funds to meet the increasing cost demands. The election failed to gain the support of the voters of ESD8. The Board believes the election was unsuccessful due to a lack of public outreach and voters being uneducated on the needs for the funding. A consultant had been contracted to lead the campaign for the election but the results did not meet the Board's expectations. The cost of the election as well as the cost of the consultant was initially paid for by the ESD but will be reimbursed to us by the City in the form of a credit in the service contract for the upcoming year.

The Board created a committee that meets with the City's Emergency Services Commission which is composed of a city councilman, city manager, assistant city manager, and fire chief. The purpose of the meetings are to discuss funding of the service contract as well as the level of service the City will provide. The City supports holding another Sales and Use Tax election in November 2023. The City will provide names for campaign consultants that have been successful for them in the past. It is in the City's best interest to help promote a successful election because a significant portion of the city's fire budget comes from the service contract with the ESD.

If the voters don't approve the sales tax, actions may have to be taken to hold off on building new fire stations and possibly reducing the staffing levels at some of the existing stations which will have a negative impact on the level of service provided to the ESD.

ESD8 continues to allocate funds for the installation of fire hydrants, where feasible, in areas of the district that have minimal or no coverage. All planned installations have been completed in the Jonah water district and funds are available for installations in the portion of the City of Georgetown water system that is located in the ESD. Additionally, the City of Georgetown has capped the cost of each hydrant installed on their system at $5,000.

Financial management of funds and payment for services continue to be handled through a contracted CPA firm with oversight and approvals by the Treasurer and President. The board retains this CPA firm to perform their bookkeeping which results in improvements in account organization, reserve accounting, and management of disbursements. All of these improvements are made without sacrificing checks and balances. The ESD's financial policy includes financial guidelines and firm practices related to capital financing, debt service coverage, reserve balances, cash management, and investing of public funds in compliance with Governmental Accounting Standards Board accounting principles.

The ESD Board's meeting schedule is the third Wednesday of each month at 6:00 pm to provide a consistent date and time which facilitates attendance by Commissioners, Fire Department personnel, and visitors. Also, ESD8 holds special meetings and workshops, as needed, to meet needs that cannot be achieved during monthly sessions.

The Emergency Services District's administration is located in dedicated office space at Fire Station 6, which is located at 6700 Williams Drive, Georgetown, TX, 78633. This physical space provides security for our documents, contracts, and financial records.

Administratively, the ESD Policies and Procedures are current, comprehensive, and comprehendible. ESD8 has a fire code that is in sync with that of the City of Georgetown. In an effort to help taxpayers stay informed about the ESD's activities, we continue to maintain and enhance our website as well as pursue other actions to increase public awareness.

Contacting the District's Financial Management

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Comments and/or questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Williamson County ESD #8

Bobby Bunte - ESD 8 President
3500 D B Woods Rd.
Georgetown, TX 78628
Phone: 512-819-3104

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. EIGHT
GOVERNMENTAL FUNDS BALANCE SHEET AND
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022

	General Fund	Adjustments (Note 8)	Statement of Net Position
ASSETS			
Cash	$ 1,976,762	$ -	$ 1,976,762
Property Taxes Receivable	72,818	-	72,818
Due from Other Governments	25,893	-	25,893
Prepaid Expenses	4,374	-	4,374
Capital Assets (net)	-	628,086	628,086
TOTAL ASSETS	$ 2,079,847	$ 628,086	$ 2,707,933
DEFERRED OUTFLOWS OF RESOURCES	$ -	$ -	$ -
LIABILITIES			
Accounts Payable	$ 900	$ -	$ 900
Accrued Interest Payable	-	-	-
Long Term Liabilities-Due within one year	-	-	-
Long Term Liabilities-Due after one year	-	-	-
TOTAL LIABILITIES	$ 900	$ -	$ 900
DEFERRED INFLOWS OF RESOURCES			
Property Taxes	$ 72,818	$ (72,818)	$ -
FUND BALANCES/NET POSITION			
Fund balances:			
Non-Spendable	$ 4,374	$ (4,374)	$ -
Spendable			
Assigned	1,329,300	(1,329,300)	
Unassigned	672,455	(672,455)	
Total fund balances	2,006,129	(2,006,129)	-
Total liabilities and fund balances	$ 2,079,847	$ -	
Net Position:			
Net Investment in Capital Assets		$ 628,086	$ 628,086
Unrestricted		2,078,947	2,078,947
Restricted		-	-
Total Net Position		$ 2,707,033	$ 2,707,033

See Accompanying Notes to the Financial Statements

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. EIGHT
GOVERNMENTAL FUND REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES AND STATEMENT OF ACTIVITIES
FOR THE YEAR ENDING SEPTEMBER 30, 2022

	General Fund	Adjustments (Note 8)	Statement of Activities
EXPENDITURES/EXPENSES			
Legal Notices	$ 800	$ -	$ 800
Tax Collector/Appraisal District Fees	29,499	-	29,499
Insurance & Bonds	4,204	-	4,204
Professional Services	37,298	-	37,298
Contracted Services	5,293,170	-	5,293,170
Membership Dues	1,100	-	1,100
Training	2,546	-	2,546
Website/Internet	2,704	-	2,704
Office Supplies	11	-	11
Election Expense	25,893	-	25,893
Capital Outlay	-	-	-
Amortization Expense	-	13,220	13,220
Debt Service:			
Principal	-	-	-
Interest	-	-	-
Total expenditures/expenses	$ 5,397,225	$ 13,220	$ 5,410,445
GENERAL REVENUES			
Ad valorem taxes	4,140,859	22,615	4,163,474
Penalties and Interest	13,339	-	13,339
Interest income	26,040	-	26,040
Miscellaneous	25,893		25,893
Total general revenues	$ 4,206,131	$ 22,615	$ 4,228,746
Excess (Deficiency) of revenues over expenditures	(1,191,094)	1,191,094	-
Change in net position	-	(1,181,699)	(1,181,699)
Fund Balance/Net Position Beginning of the year	3,197,223	691,509	3,888,732
End of the year	$ 2,006,129	$ 700,904	$ 2,707,033

See Accompanying Notes to the Financial Statements

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements for the District have been prepared in accordance with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the standard-setting body for governmental accounting and financial reporting. The GASB periodically updates its codification of the existing Governmental Accounting and Financial Reporting Standards which, along with subsequent GASB pronouncements (Statements and Interpretations), constitutes GAAP for governmental units. More significant of these accounting policies are described below.

REPORTING ENTITY

The Williamson County Emergency Services District No. Eight (the District) was created by Article III, Section 48-e of the Constitution of Texas as proposed by SJR, No. 27, Acts of the 70th Legislature, Regular Session 1987, and adopted by the voters at an election held May 7, 2005, to protect life and property from fire and to conserve natural and human resources.

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity was made by applying the criteria set forth in GAAP. The basic - but not the only - criterion for including a potential component unit with the reporting entity is the governing body's ability to exercise oversight responsibility. The most significant manifestation of this ability is financial interdependency. Other manifestations of the ability to exercise oversight responsibility include, but are not limited to, the selection of governing authority, the designation of management, the ability to significantly influence operations, and accountability for fiscal matters. A second criterion used in evaluating potential component units is the scope of public service. Application of this criterion involves considering whether the activity benefits the government and/or its citizens, or whether the activity is conducted within the geographic boundaries of the government and is generally available to its citizens. A third criterion used to evaluate potential component units for inclusion or exclusion from the reporting entity is the existence of special financing relationships, regardless of whether the government is able to exercise oversight responsibilities. Based upon the application of these criteria, no potential component units appear to exist.

BASIS OF PRESENTATION

Basic Financial Statements

GASB sets forth minimum criteria for the determination of major funds based on a percentage of the assets, liabilities, revenues, or expenditures/expenses or either fund category or governmental and enterprise combined. Due to the fund structure of the District, all funds have been classified as major funds. As a part of this Statement, there is a reporting requirement regarding the local government's infrastructure (road, bridges, etc.) The District does not own any infrastructure assets and therefore is unaffected by this requirement.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

The basic financial statements include both government-wide (based on the District as a whole) and fund financial statements. The reporting model focus is on either the District as a whole or major individual funds (within the fund financial statements). In the government-wide Statement of Net Position both the governmental and business-type activities columns are presented on a consolidated basis by column, and are reflected on a full accrual, economic resources basis, which incorporates long-term assets and receivables as well as long-term debt and obligations. The District does not have any business-type activities.

The government-wide Statement of Activities reflects both the gross and net cost per functional category which are otherwise being supported by general government revenues. The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, operating and capital grants. The program revenues must be directly associated with the function. However, the District does not have any program revenues for this fiscal period.

The net cost by function is normally covered by general revenues (intergovernmental revenues, interest income, etc). The District does not currently employ indirect cost allocation systems.

The government-wide focus is more on the sustainability of the District as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. The governmental fund statements are presented on a current financial resource and modified accrual basis of accounting. This presentation is deemed appropriate to (a) demonstrate legal compliance, (b) demonstrate the source and use of liquid resources, and (c) demonstrate how the District's actual experience conforms to the budget or fiscal plan.

GASB provides that for governments engaged in a single governmental program, the fund financial statements and the government-wide statements may be combined. The District presents the general fund in the first column. The next column is an adjustments column. It reconciles the amounts reported in the governmental funds to show how each would change when reported on the full-accrual basis of accounting. The last column of these combination statements shows the amounts that normally would appear in the government-wide statements.

Expenses are reported by category, rather than by function since the District has only one function – fire-fighting.

BASIS OF ACCOUNTING

Basis of accounting refers to the point at which revenues or expenditures/expenses are recognized in the accounts and reported in the financial statements. It relates to the timing of the measurements made, regardless of the measurement focus applied.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

The government-wide financial statements are presented on an accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Governmental fund financial statements are reported using the current financial resources measurement focus and are accounted for using the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual; i.e., when they become both measurable and available. "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. The District considers all revenues as available if they are collected within 60 days after year-end. Expenditures are recorded when the related fund liability is incurred.

In applying the "susceptible to accrual" concept to intergovernmental revenues pursuant to GASB Statement #33, the provider should recognize liabilities and expenses and the recipient should recognize receivables and revenues when the applicable eligibility requirements including time requirements, are met. Resources transmitted before the eligibility requirements are met, under most circumstances, should be reported as advances by the provider and deferred revenue by the recipient.

BUDGETS

The District follows these procedures in establishing the budget reflected in the financial statements:

1. Prior to the beginning of each fiscal year, the District prepares a budget. The operating budget includes proposed expenditures and the means of financing those expenditures and is prepared in accordance with the basis of accounting utilized by that fund.

2. Public meetings are conducted at which all interested persons' comments concerning the budget are heard. After such meetings, the Board of Commissioners formally adopts the budget through passage of a motion in a public meeting.

3. The District amends the budget throughout the year approving such additional expenses. The amended budget is used in presenting the Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual.

4. All annual appropriations lapse at fiscal year-end.

The General Fund did have expenditures in excess of appropriations this deficit was offset with prior year fund balance.

CAPITAL ASSETS

The accounting treatment over property, plant, and equipment (capital assets) depends on whether the assets are reported in the government-wide or fund financial statements.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Government-wide Statements

In the government-wide financial statements, fixed assets are accounted for as capital assets. Property, plant and equipment purchased or acquired is carried at historical cost or estimated historical cost. Contributed assets are recorded at the fair market value as of the date received. Additions, improvements, and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred.

Depreciation of all exhaustible capital assets is recorded as an allocated expense in the Statement of Activities, with accumulated depreciation reflected in the Statement of Net Position. Depreciation and amortization of all assets is provided on the straight-line basis over the estimated useful lives with no salvage value. The range of estimated useful lives by type of asset is as follows:

Buildings and Structures	40 years
Vehicles	7-20 years
Other Equipment	10-20 years

The District does not own any infrastructure assets.

Lease assets are amortized over the life of the associated contract.

Fund Financial Statements

In the fund financial statements, capital assets are accounted for as capital outlay expenditures of the governmental fund upon acquisition.

EQUITY CLASSIFICATIONS

Government-wide Statements

Equity is classified as net position and displayed in three components:

a. Net Investment in capital assets – Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

b. Restricted net position – Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, or laws or regulation of other government; or (2) law through constitutional provisions or enabling legislation.

c. Unrestricted net position – All other net position that does not meet the definition of "restricted" or "net investment in capital assets."

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fund Statements

Governmental fund equity is classified as fund balance. Fund balance is further classified as non-spendable or spendable with spendable being further classified into restricted, committed, assigned or unassigned.

COMPENSATED ABSENCES

The District had no employees as of year-end.

RISK MANAGEMENT

The District is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The District purchases its insurance from regular commercial companies. As of September 30, 2022, no claims or losses have been incurred that were not covered by insurance. There is no liability due to any claim or suit having ever been filed.

USE OF ESTIMATES

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities as of the date of the financial statements and the reported amounts of income and expenses during the period. Operating results in the future could vary from the amounts derived from management's estimates.

DEFERRED OUTFLOWS/INFLOWS OF RESOURCES

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources,* represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

RECENTLY ADOPTED ACCOUNTING PRONOUNCEMENTS

In June 2017, the GASB issued GASB Statement No. 87, *Leases*, effective for fiscal years beginning after June 15, 2021. The objective of GASB Statement No. 87 is to improve accounting and financial reporting for leases by governments by requiring recognition of certain lease assets and liabilities that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. GASB Statement no. 87 establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

asset. Under GASB Statement No. 87, a lessee is required to recognize a lease liability and an intangible right-to-use asset, and a lessor is required to recognize a lease receivable and deferred inflow of resources. The adoption of GASB 87 did not result in a restatement of previously reported fund balance for the year ended September 30, 2022.

NOTE 2: CASH

Deposits were with a contracted depository bank, Union State Bank. As of year-end, deposits exceeded FDIC coverage. Therefore, in accordance with the depository contract, Union State Bank has pledged additional collateral. This collateral consisted of U.S. Government and Local State Securities, having a market value of $5,832,529 (Category 2). At September 30, 2022, the carrying amount of the District's deposits was $1,976,762, and the bank balance was $3,300,118.

The collateral pledged is represented by specific identifiable investment securities and classified as to credit risk by the three categories described below:

Category 1 -Insured by FDIC or collateralized with securities held by the District or by its agent in its name.
Category 2 -Uninsured but collateralized with securities held by the pledging financial institution's trust department or agent in the District's name.
Category 3 -Uncollateralized.

	Carrying Value	Bank Balance
Category 1	$250,000	$250,000
Category 2	1,726,762	3,050,118
Category 3	-0-	-0-
	$1,976,762	$3,300,118

NOTE 3: PROPERTY TAXES

The District uses the Williamson County Tax Assessor Collector to bill and collect its property tax. The District's property tax is levied each October 1 on the assessed value listed as of the prior January 1 for all real and business personal property located in the District. An enforceable lien is attached to the property as of January 1. The assessed value of the roll as of January 1, 2021, upon which the 2021 levy was based, was $4,201,126,672 as certified by the Williamson County Central Appraisal District.

Taxes are due by January 31 following the October 1 levy date. The total 2021 levy was $4,201,127 and the tax rate was $0.10 per $100 assessed valuation. Property taxes are considered fully collectible and therefore no allowance for uncollectible taxes is provided.

NOTE 4: COMMITMENTS

The District has entered into an agreement with the City of Georgetown Fire Department to provide fire protection and suppression, fire prevention, hazardous material control, emergency rescue and other assistance to the public as necessary. Payments are made quarterly and totaled $5,293,170 for the year. This contract and the related fee are renegotiated annually.

NOTE 5: CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2022, was as follows:

	Balance 10/1/2021	Additions/ Completions	Retirements/ Adjustments	Balance 9/30/2022
Governmental Activities:				
Depreciable capital assets				
Vehicles	342,528	-	-	342,528
Equipment	392	-	-	392
Total depreciable capital assets	342,920	-	-	342,920
Less accumulated depreciation for:				
Vehicles	(342,528)	-	-	(342,528)
Equipment	(392)	-	-	(392)
Total accumulated depreciation	(342,920)	-	-	(342,920)
Total depreciable capital assets, net	-	-	-	-
Intangible Right-of-Use Assets				
Leased office space	654,526	-	-	654,526
Total capital assets being amortized	654,526	-	-	654,526
Less accumulated amortization for:				
Leased office space	(13,220)	(13,220)	-	(26,440)
Total accumulated amortization	(13,220)	(13,220)	-	(26,440)
Net intangible right-of-use assets	641,306	(13,220)	-	628,086
Governmental activities capital assets, net	641,306	(13,220)	-	628,086

Current year depreciation expense was $-0- and amortization expense is $13,220.

NOTE 6: LEASES

The District, as a lessee, has entered into a lease agreement with the City of Georgetown for the use of 890 square feet of office space in a facility for a period of approximately 50 years. This contract states that if this agreement is terminated prior to 2068 and an alternate location or method of amortization is not found, the City will pay the full remaining unamortized balance.

The total of the District's lease assets are recorded at a cost of $654,526, less accumulated amortization of $26,440.

NOTE 7: ANNEXATION OF DISTRICT LAND BY THE CITY OF GEORGETOWN

The City of Georgetown has the right to annex property within the District which could in the future result in a reduction of the total value of property within the District and a reduction in the total tax revenue to be collected. For the year ending September 30, 2022, the District has not been made aware of any annexations.

NOTE 8: FUND BALANCE

The District complies with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, which establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Those fund balance classifications are described below.

Non-spendable - Amounts that cannot be spent because they are either not in a spendable form or are legally or contractually required to be maintained intact.

Restricted - Amounts that can be spent only for specific purposes because of constraints imposed by external providers or imposed by constitutional provisions or enabling legislation.

Committed - Amounts that can only be used for specific purpose pursuant to approval by formal action by the Board.

Assigned - For the General Fund, amounts that are appropriated by the Board or Board designee that are to be used for specific purposes. For all other governmental funds, any remaining positive amounts not previously classified as non-spendable, restricted, or committed.

Unassigned - Amounts that are available for any purpose; these amounts can be reported only in the District's General Fund.

Fund balance of the District may be committed for a specific purpose by formal action of the Board, the District's highest level of decision-making authority. Commitments may be established, modified, or rescinded only through a resolution approved by the Board. The Board has delegated the authority to assign fund balance for a specific purpose to the District's Chief or Assistant Chief.

In circumstances where an expenditure is to be made for a purpose for which amounts are available in multiple fund balance classifications, the order in which resources will be expended is as follows: restricted fund balance, committed fund balance, assigned fund balance, and lastly, unassigned fund balance.

The Board has allocated funds to a contingency reserve to be used for future operational budgetary shortfalls in the event a budgetary deficit arises. As of September 30, 2022, $1,329,300 has been set aside and is reflected as part of Assigned Fund balance to meet the budgeted operating deficit for fiscal year 2022.

As of September 30, 2022, the District has not adopted a minimum fund balance policy.

NOTE 8: FUND BALANCE (continued)

Fund Balance:		
Nonspendable		
Prepaid Expenses	$	4,374
Assigned		
Contingency Reserve		1,329,300
Total Assigned	$	1,329,300
Unassigned	$	672,455
Total Fund Balance:	$	2,006,129

NOTE 9: EXPLANATION OF DIFFERENCES BETWEEN GOVERNMENTAL FUND AND GOVERNMENT-WIDE STATEMENTS

Differences between the Governmental Fund Balance Sheet and the Statement of Net Position:

The differences (as reflected in the adjustments column) primarily result from the long-term economic resources focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheet.

When capital assets (land, buildings, equipment) that are to be used in governmental activities are purchased or constructed, the costs of those assets are reported as expenditures in governmental funds. However, the statement of net position includes those capital assets among the assets of the District as a whole.

Cost of capital assets	$997,446
Accumulated Depreciation	(369,360)
	$628,086

Taxes receivable are offset by deferred revenues in the governmental funds and thus are not included in fund balance.

Deferred revenue	($72,818)

Differences between the Governmental Fund Operating Statement and the Statement of Net Activities:

The differences (as reflected in the adjustments column) arise primarily from the long-term economic resources focus of the statement of activities versus the current financial resources focus of the governmental funds.

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital outlay	$(-0-)
Amortization Expense	13,220

NOTE 9: EXPLANATION OF DIFFERENCES BETWEEN GOVERNMENTAL FUND AND GOVERNMENT-WIDE STATEMENTS (continued)

Because some property taxes will not be collected for several months after the district's fiscal year ends, they are not considered as "available" revenues in the governmental funds.

Adjustment for property taxes collected after year-end	$22,615

NOTE 10: DATE OF MANAGEMENT'S REVIEW

Management has evaluated subsequent events through the date of the auditor's report, the date the financial statements were available to be issued.

Required Supplemental Information

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. EIGHT
GOVERNMENTAL FUND REVENUES, EXPENDITURES, AND
BUDGET TO ACTUAL COMPARISON - GENERAL FUND
FOR THE YEAR ENDING SEPTEMBER 30, 2022

	Budget		Actual Amounts Budgetary Basis	Favorable/ (Unfavorable)
	Original	Final		
GENERAL REVENUES				
Ad Valorem Taxes	$ 4,073,758	$ 4,073,758	$ 4,140,859	$ 67,101
Penalties and Interest	15,000	15,000	13,339	(1,661)
Interest Income	18,500	18,500	26,040	7,540
Miscellaneous	-	-	25,893	25,893
Total Revenues	$ 4,107,258	$ 4,107,258	$ 4,206,131	$ 98,873
				-
EXPENDITURES/EXPENSES				-
Legal Notices	$ 1,500	$ 1,500	$ 800	$ 700
Tax Collector/Appraisal District Fees	26,700	26,700	29,499	(2,799)
Insurance & Bonds	4,250	4,250	4,204	46
Membership Dues	1,100	1,100	1,100	-
Fire Hydrant Grant Program	5,000	5,000	-	5,000
Professional Services	33,720	33,720	37,298	(3,578)
Contracted Services	5,293,170	5,293,170	5,293,170	-
Miscellaneous	300	300	-	300
Office Supplies	1,318	1,318	2,715	(1,397)
Election Expense	35,000	65,000	25,893	39,107
Training & Travel	4,500	4,500	2,546	1,954
Capital Outlay	-	-	-	-
Debt Service:				-
Principal	-	-	-	-
Interest	-	-	-	-
Total expenditures/expenses	$ 5,406,558	$ 5,436,558	$ 5,397,225	$ 39,333
Excess (Deficiency) of revenues over expenditures	$ (1,299,300)	$ (1,329,300)	$ (1,191,094)	$ 138,206
Fund Balance Beginning of the year			$ 3,197,223	
End of the year			$ 2,006,129	

See Accompanying Notes to the Financial Statements

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 9

AUDITED FINANCIAL STATEMENTS AND SUPPLEMENTAL INFORMATION

FOR THE YEAR ENDED DECEMBER 31, 2022

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 9

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The Accounting Firm of Donald L. Allman, CPA

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CERTIFIED PUBLIC ACCOUNTANT

Independent Auditors' Report

To the Board of Directors
Williamson County Emergency Services District No. 9

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Williamson County Emergency Services District No. 9 as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Williamson County ESD No. as of December 31, 2022, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, on pages 3 – 10 and 26 - 27 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards,* we have also issued our report date, June 27, 2023, on our consideration of the Williamson County ESD # 9's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Williamson County ESD # 9's internal control over financial reporting and compliance

Donald L. Allman, CPA

Georgetown, Texas

June 27, 2023

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 9
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED DECEMBER 31, 2022

Our discussion and analysis of the Williamson County Emergency Services District No. 9's financial performance provides an overview of the District's financial activities for the fiscal year ended December 31, 2022. Please review it in conjunction with the transmittal letter and the District's basic financial statements, which begin on page 10.

FINANCIAL HIGHLIGHTS

Total net position increased $4,413,565 in 2022 for Williamson County ESD #9. The main reasons for this increase was decreases in contracted services for Fire Protection and EMS services, refunds from overpayments for Fire Protection and EMS services, and increased property tax revenues. This was a one year reduction in Fire Service contract expenses due to the overbilling in previous years. The District has budgeted for service provider expenses to be normalized in future years

The District had $3,355,530 in expenses related to governmental activities with $7,769,095 in program revenues to cover the cost of these programs.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities (on pages 10-11) provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 12. These statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the district's most financially significant funds.

Reporting the District as a Whole

The Statement of Net Position and the Statement of Activities

Our analysis if the District as a whole begins on page 10. One of the most important questions asked about the District's finances is "Is the District as a whole better off or worse as a result of this year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer that question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to accounting used by most private-sector companies. Accrual of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's net position and changes in them. You can think of the District's net position, the difference between assets, what the District owns, and liabilities, what the District owes, as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net position are one indicator of whether its financial health is improving or deteriorating. You will need to consider other non-financial factors, however, such as changes in the District's jurisdiction, the availability of capital projects, and continuing local governmental support to assess the overall health of the District.

Reporting the District's Most Significant Funds	Major Funds
Fund Financial Statements	-General

Our analysis of the District's major funds begins on page 12. The Fund financial statements begin on page 12 and provide detailed information about the most significant funds-not the District as a whole. Some funds are required to be established by State law. The District only has governmental funds.

Governmental Funds: The District's services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can be readily converted to cash. The governmental fund statements provide a detailed short-term view of the District's operations and the services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the district's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and Statement of Activities) and governmental funds in a reconciliation beside the fund financial statements, if applicable.

Notes to the Financial Statements: The notes provide additional information that is essential to a full understanding of the data provided in the governmental-wide and fund financial statements. The notes to the financial statements can be found on pages 16-23 of this report.

Other information: In addition to the basic financial statements and accompanying notes, this report also presents budget to actual statements and schedules which can be found on pages 24-25 of this report.

THE DISTRICT AS A WHOLE

The District's total net position changed from a year ago, increasing from $4,204,905 to $8,623,911. Our analysis below focuses on the net position (Table 1) and changes in net position (Table 2) of the district's governmental activities.

Table 1
Net Position

	2022	2021
Cash and Current Assets	$ 6,987,188	$ 2,784,517
Property Taxes Receivable	1,856,031	1,594,269
Capital Assets	154,583	-
Total Assets	$ 8,997,802	$ 4,378,786
Current Liabilities	$ 22,791	$ 246
Long-term Obligations	351,100	168,194
Total Liabilities	$ 373,891	$ 168,440
Net Position:		
Net Investment in Capital Assets	$ (17,176)	$ -
Reserved & Restricted	129,988	100,000
Unrestricted	8,511,099	4,110,346
Total Net Position	$ 8,623,911	$ 4,210,346

Net position of the District's activities increased $4,413,565. Unrestricted net position, the part of net position that can be used to finance day to day operations without constraints established by debt covenants, enabling legislation, or other legal requirements – increased from $4,110,346 to $8,511,099 by the end of 2022.

Table 2 compares the 2022 change in net position to the 2021 change in net position.

Table 2
Changes in Net Position for 2022
Compared with 2021 Activity

	2022	2021	Change
Program Revenues:			
Property Taxes	$ 5,762,883	$ 4,654,054	$ 1,108,829
Other revenue	30,898	25,322	$ 5,576
Refunds	1,969,341	-	$ 1,969,341
Interest Income	5,973	2,153	3,820
Total Revenues	$ 7,769,095	$ 4,681,529	$ 3,087,566
Program Expenses			
General Government	$ 3,355,530	$ 4,264,847	$ (909,317)
Interest on L/T Debts	-	-	-
Total Expenses	$ 3,355,530	$ 4,264,847	$ (909,317)
Net Position Increase / (decrease)	$ 4,413,565	$ 416,682	$ 3,996,883

Table 3 presents the cost of each of the District's programs as well as each program's net cost (total cost less revenues generated by activities). The net cost shows the financial burden that was placed on the district by each of these functions.

Table 3
Governmental Activities

	Total Cost of Services		Net Cost of Services	
	2022	2021	2022	2021
General Government	$ 3,355,530	$ 4,264,847	$ 3,355,530	$ 4,264,847
Interest of L/T Debt	-	-	-	-
Total Expenses	$ 3,355,530	$ 4,264,847	$ 3,355,530	$ 4,264,847

THE DISTRICT'S FUND'S

Table 4
Changes in Year End Fund Balance

	2022	2021	% Change
General	$ 8,511,099	$ 4,110,346	107.1%
Debt Service	29,988	-	0.0%
Capital Assets	(17,176)	-	0.0%
Total Governmental Balances	$ 8,523,911	$ 4,110,346	51.8%

Table 5 presents a summary of governmental fund revenues for the 2022 fiscal year and the amounts and percentages of increases and decreases in relation to the prior year.

Table 5
Total Governmental Fund Revenues

Revenue Source	2022	% of total	Increase or (Decrease) over 2021	Percent Increase (Decrease)
Property Taxes	5,762,883	74%	1,108,829	19%
Other income	30,898	0%	5,576	0%
Refunds	1,969,341	25.35%	1,969,341	
Investment Income	5,973	0%	3,820	177%
Total	$ 7,769,095	100.0%	$3,087,566	39.7%

Table 6 presents the general Fund budget and the difference between the original budget and final budget for fiscal year 2022. Table 7 discusses the variance between the final budget and the actual results for the year.

Table 6
Original and Final Budget

	Budgeted Amounts Original	Final	Variance
Revenues:			
Property Taxes	$ 5,613,859	$ 5,613,859	$ -
Interest Earnings	16,000	16,000	-
Total Revenues:	$ 5,629,859	$ 5,629,859	$ -

	Budgeted Amounts		
	Original	**Final**	**Variance**
Expenditures:			
Current:			
General Government			
Professional Services	$ 40,250	$ 40,250	$ -
General Administrative	86,032	86,032	-
Reserve	400,000	400,000	-
Fire & EMT Services	5,052,470	5,052,470	-
Capital Outlay	-	-	-
Debt Service:	29,988	29,988	-
Total Expenditures:	$ 5,608,740	$ 5,608,740	$ -
Excess (Deficiency) of Revenues Over (Under) Expenditures	$ 21,119	$ 21,119	$ -

Original versus Final Budget

There were no material differences between original and final budgeted amounts for 2022.

Table 7
Final Budget versus Actual Results
General Fund

	Final Budget	**Actual**	**Variance**
Revenues:			
Property Taxes	$ 5,613,859	$ 5,762,883	$ 149,024
Other revenue		30,898	$ 30,898
Refunds	0	1,969,341	1,969,341
Interest Earnings	16,000	5,973	(10,027)
Total Revenue:	$ 5,629,859	$ 7,769,095	$ 2,139,236
Expenditures:			
Current:			
General Government	$ 5,052,473	$ 3,355,530	$ 1,696,943
Capital Outlay	-	-	-
Debt Service:	29,988	-	29,988
Total Expenditures	$ 5,082,461	$ 3,355,530	$ 1,726,931
Excess (Deficiency) of Revenues Over (Under) Expenditures	$ 547,398	$ 4,413,565	$ 3,866,167

Final Budget versus Actual Results

There is no material variance in budgeted and actual Property Tax revenues. Net income increased for Williamson County ESD # 9 in 2022 and a large decrease in Fire Service Contract expenses decreased expenses. There were also large refunds adding to other income from the Fire Service Contract providers overbilling in prior years. This was a one year reduction in Fire Service contract expenses due to the overbilling in previous years. The District has budgeted for service provider expenses to be normalized in future years.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At year-end, the District had capital assets consisting of a specialty vehicle, net of depreciation, with a value of $154,583.

Debt Administration

At year-end, the District had a loan payable with Government Capital Corporation for $180,000. This loan was paid off in full in June of 2023.

ECONOMIC FACTORS

The voters added additional territory to ESD9 in the Leander ETJ. This was added by election in 2021 and the district will begin receiving revenue at the end of 2022. The ESD has contracted the City of Leander Fire Department to service that territory.

The District operates solely in Williamson County and has since its inception. Almost 100% of the District's revenue comes from property taxes. The District's budgeting process must continue to work as closely as possible with the Williamson County Tax Assessor's office in order to meet the financial obligations of the District.

It is important that the District is able to succeed in carrying out its day-to-day operations and continue to be able to meet its financial obligations as well.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the District's finances. Questions concerning any of the information provided in the report or requests for additional information should be addressed to the Office of the Treasurer, P.O. Box 846, Round Rock TX, 78680.

Alan Forster, Treasurer
Williamson County Emergency Services District # 9

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 9

STATEMENT OF NET POSITION

DECEMBER 31, 2022

ASSETS:	
CURRENT ASSETS:	
CASH AND CASH EQUIVALENTS	$6,987,188
PROPERTY TAXES RECEIVABLE	1,856,031
TOTAL CURRENT ASSETS	8,843,219
NONCURRENT ASSETS:	
CAPITAL ASSETS - BUILDING, EQUIPMENT & TRUCKS	$ 154,583
TOTAL NONCURRENT ASSETS	154,583
TOTAL ASSETS	$8,997,802
LIABILITIES:	
CURRENT LIABITLITIES:	
ACCOUNTS PAYABLE	$ -
UNEARNED REVENUE	193,891
CURRENT PORTIONOF LONG-TERM DEBT	22,791
TOTAL CURRENT LIABILITIES	216,682
NON CURRENT LIABILITIES:	157,209
TOTAL LIABILITIES	**$ 373,891**
NET POSITION:	
NET INVESTMENT IN CAPITAL ASSETS	$ (17,176)
RESERVED & Restricted	129,988
UNRESTRICTED	8,511,099
TOTAL NET POSITION	**$8,623,911**

See accompanying notes to the financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 9

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED DECEMBER 31, 2022

Functions/Programs	Expenses	Program Revenues	Net Revenue and Change in Net Position Primary Government Governmental Activities
Governmental Activities:			
General Government	$ 3,355,530	$ 7,763,122	$ 4,407,592
Interest on Long-Term Debt	-	-	-
Total Governmental Activities	$ 3,355,530	$ 7,763,122	$ 4,407,592
		General Revenues:	$ 4,407,592
		Unrestricted Interest Earnings	5,973
		Total General Revenues	4,413,565
		Change in Net Position	4,413,565
		Net Position - Beginning	4,210,346
		Net Position - Ending	$ 8,623,911

See accompanying notes to the financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISSTRICT No. 9

BALANCE SHEET – GOVERNMENTAL FUNDS

DECEMBER 31, 2022

	General	Debt Service	Total Governmental Funds
Assets:			
Cash and Cash Equivalents	$ 6,957,200	$ 29,988	$ 6,987,188
Property Taxes Receivable	1,856,031	-	1,856,031
Total Assets:	$ 8,813,231	$ 29,988	$ 8,843,219
Liabilities and Fund Balances			
Liabilities:			
Accounts Payable	$ -	$ -	$ -
Unearned Revenue	$ 1,856,031		$ 1,856,031
Total Liabilities	$ 1,856,031	$ -	$ 1,856,031
Fund Balances			
Restricted for Debt Service	$ -	$ 29,988	29,988
Committed for Board Reserve	$ 100,000		$ 100,000
Unassigned	6,857,200	-	6,857,200
Total Fund Balances	**$ 6,957,200**	**$ 29,988**	**$ 6,987,188**
Total Liabilities and Fund Balances	**$ 8,813,231**	**$ 29,988**	**$ 8,843,219**

See accompanying notes to financial statements.

RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES TO NET POSITION
OF GOVERNMENTAL ACTIVITIES
December 31, 2022

Total fund balance - total governmental funds	$ 6,987,188
Amounts reported for governmental activities in the statement of net position are different because:	
Loans payable	(180,000)
Capital assets, net of accumulated depreciation	154,583
Property taxes not collected	$ 1,662,140
Net position of governmental activities	$ 8,623,911

See accompanying notes to the financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 9
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
DECEMBER 31, 2022

	General	Debt Service	Other	Total Governmental Funds
Revenues:				
Property Taxes	$ 5,742,247	$ -	$ -	$ 5,742,247
Other Income	30,898	-	-	30,898
Refunds	1,969,341			1,969,341
Interest Earnings	5,973	-	-	5,973
Total Revenues:	$ 7,748,459	$ -	$ -	$ 7,748,459
Expenditures:				
Current:				
General Government	$ 3,338,354	$ -	$ -	$ 3,338,354
Capital Outlay	171,759	-	-	171,759
Debt Service:	-	29,988	-	29,988
Principal	-	-	-	-
Interest	-	-	-	-
Total Expenditures	**$ 3,510,113**	**$ 29,988**	**$ -**	**$ 3,540,101**
Excess (Deficiency) of Revenues Over (Under) Expenditures	**$ 4,238,346**	**$ (29,988)**	**$ -**	**$ 4,208,358**
Other Financing Sources (Uses)				
Transfers In	$ -	$ 59,976	$ -	$ 59,976
Transfers Out	(59,976)	-	-	(59,976)
Total Other Financing Sources (Uses)	$ (59,976)	$ 59,976	$ -	$ -
Net Change in Fund Balances	**$ 4,178,370**	**$ 29,988**	**$ -**	**$ 4,208,358**
Fund Balances (Deficit) - Beginning	$ 2,778,830	-	-	2,778,830
Fund Balances (Deficit) - Ending	**$ 6,957,200**	**$ 29,988**	**$ -**	**$ 6,987,188**

See accompanying notes to the financial statements

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2022

Net change in fund balance - total governmental funds	$ 4,238,346
Amounts reported for governmental activities in the statement of net assets are different because:	
Difference in property taxes collected for governmental funds and government wide funds	20,639
Capital Outlay	$ 171,756
Depreciation Expense	-
Changes in net position of governmental activities.	$ (17,176)
	$4,413,565

See accompanying notes to the financial statements

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

Williamson County Emergency Services District No. 9 (the District) is a political subdivision of the state of Texas. The entity is responsible for providing emergency services in Williamson County, Texas. The District provides emergency services through a contract with a local Fire Department. The district was created and operates under Article III, Section 48-e, of the Texas Constitution, as proposed by S.J.R. No. 27, Acts of the 70th Legislature, Regular session, 1987, and adopted by the voters at an election held November 3, 1987.

The District is governed by a Board of Commissioners that acts as the authoritative and legislative body of the entity. The Board of Commissioners elects officers for the following positions; President, Vice-President, Treasurer, Secretary and Fire Department Liaison. No board member receives compensation for serving on the Board, except for the Treasurer and Secretary receiving a stipend for administrative duties in day-to-day business.

The accompanying statements of the District have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applicable to governmental units. The financial statements include all organizations, activities, and functions that comprise the District. Component units are legally separate entities for which the District (the primary entity) is financially accountable. Financial accountability is defined as the ability to appoint a voting majority of the organization's governing body and either (1) the district's ability to impose its will over the organization or (2) the potential that the organization will provide a financial benefit to, or impose a financial burden on, the District. Using these criteria, the District has no component units.

Government-wide and fund financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of changes in net position) report information on all of the non-fiduciary activities of the primary government.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-wide and fund financial statements

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include consist of Ad Valorem taxes received from the County's appraisal district.

Measurement focus, basis of accounting, and financial statement presentation

The government-wide financial statements are reported using the economic resources measurement focus and accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 31 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Grants and entitlements and interest associated with the current fiscal period are all considered susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered measurable and available only when the District receives cash.

Fund Accounting

The District uses funds to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. The District only uses governmental funds.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government Funds

Government funds are those through which most governmental functions typically are financed. Governmental funds reporting focuses on the sources, uses, and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purpose for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets and liabilities is reported as fund balance.

The District reports the following major governmental funds:

General Fund – The General Fund is used to account for all financial resources of the District except those required to be accounted for in another fund. The general fund balance is available to the District for any purpose provided it is expended or transferred according to the general laws of Texas and the bylaws of the District.

Debt Service Fund – The Debt Service fund accounts for the servicing of general long-term debt and revenues reserved for the payment of long-term debt. There is long-term debt as of 12/31/22 in the amount of $180,000.

Capital Projects Fund – The Capital Projects fund is used to account for all buildings, equipment and fire trucks purchased by the District and revenues allocated for the payment of capital projects. A specialty vehicle was purchased for $171,759 in 12/31/22.

Revenues – Exchange and Non-Exchange Transactions

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the District, available means expected to be received within thirty-one days of fiscal year-end. Under the modified accrual basis, only interest is considered to be both measurable and available at fiscal year-end. Non-exchange transactions, in which the District receives value without directly giving value in return, includes grants and donations. On an accrual basis, revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenues – Exchange and Non-Exchange Transactions (Continued)

Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the fiscal year when use is first permitted, matching requirements, in which the District must provide local resources to be used for a specific purpose, and expenditure requirements, in which the resources are provided to the District on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions must be available before it can be recognized.

Expenses / Expenditures

On an accrual basis of accounting, expenses are recognized at the time they are incurred. The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable.

Cash and Cash Equivalents

Cash and equivalents include all highly-liquid investments with a maturity of three months or less at the date of purchase. During 2022, cash and cash equivalents accounts were limited to First Citizens Bank and Wells Fargo Analyzed Business Checking Plus Public Funds. The District at times has an amount in its depository account that exceeds the maximum amount secured by the Federal Deposit Insurance Corporation (the Pledgor). Williamson County ESD #9 (the Pledgee) has selected First Citizens Bank and Wells Fargo Bank, National Association as the depository and required that the Pledgor secure the deposited funds to the extent they are not insured by FDIC by pledging book-entry securities (Eligible Securities) of any type permitted by the provisions of the Public Funds Collateral Act, Title 10, Chapter 2257 of the Texas Government Code, as in effect from time to time (the "Governing Statutes"), which are eligible to be held in a securities account at a Federal Reserve Bank under Federal Reserve Bank Operating Circular 7. Pledgee and Pledgor have selected the Federal Reserve Bank of San Francisco (Custodian) to hold the pledged securities in custody and safekeeping pursuant to the terms of the Governing Statutes, Federal Reserve Bank Operating Circular 7 as in effect from time to time (Circular 7), and the Custody Agreement for Book-Entry Securities, Appendix C, to circular 7 (the "Custody Agreement"), the provisions of which are incorporated herein by reference. Pledgee and Pledgor agree as follows:

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Cash and Cash Equivalents

1. Grant of Security Interest; Instructions Regarding Collateral. Pledgor hereby grants to Pledgee a security interest in all Eligible Securities held by Custodian and reflected on Custodian's records as being pledged to Pledgee (the "Collateral").

2. Amount of Collateral. The aggregate market value of Eligible Securities held by Custodian at all times during this agreement must be in an amount not less than one hundred percent (100%) of (a) the amount of Pledgee's collected funds on deposit with Pledgor, increased by (b) the amount of accrued but uncredited interest on such deposited funds, (c) reduced by that portion of the funds insured by FDIC.

Restricted Assets

Restricted assets are cash and cash equivalents whose use is limited by legal requirements. Restricted cash with fiscal agent represents amounts required by debt covenant to be segregated for final year debt payment and accrued interest on the bonds.

Interfund Transactions

During the course of normal operations, the District has numerous transactions between funds. Interfund transactions are generally classified as follows:

Operating transfers are reported as "Other Financing Sources and Uses" in the governmental funds, as "Transfers In" by the recipient fund, and "Transfers Out" by the disbursing fund.

On the governmental funds balance sheet, receivables and payables resulting from short-term interfund loans are classified as "interfund loan receivables/payables." These amounts are eliminated on the statement of net assets.

Capital Assets

General capital assets generally result from expenditures in the governmental funds. These assets are reported on the government-wide statement of net assets and in the Capital Projects Fund. All capital assets are recorded at cost and updated for additions and retirements during the year. The District does not possess building infrastructure. Other capital assets consist of a laptop computer. Improvements are capitalized; the cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset's life are not.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Reservations of Fund Balance

The District records reservations for portions of fund equity which are legally segregated for specific future use or which do not represent available expendable resources and therefore, are not available for appropriations or expenditures in the governmental fund balance sheet. Unreserved fund balance indicates that portion of fund equity, which is available for appropriations, in future periods. Fund equity reserves have been established for encumbrances in the general and capital projects fund and for future debt service in the debt service fund. If restricted and unrestricted assets are available for the same purpose, then restricted assets will be used before unrestricted assets.

Net Position

Net position presents the difference between assets and liabilities in the statement of net assets. Net investment in capital assets is reduced by the outstanding balances or any borrowing used for the acquisition, construction, or improvement of those assets. Net position is reported as restricted when there are legal limitations imposed on their use by District legislation or external restrictions by creditors, grantors, laws or regulations of other governments.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

Accrued Liabilities

The District reports accrued liabilities on the statement of net position. The District has liabilities of $193,891 as of December 31, 2022.

NOTE 2 – TAX REVENUES

The District's tax revenue is collected by County of Williamson, Texas, (the county) under the provisions of a tax collection agreement signed October 3, 2000. Under the agreement, the County is responsible for making the calculations necessary for the District to comply with the statutory requirements for setting tax rates as specified in Chapter 26 of the Texas Property Tax Code and collecting the appropriate tax. The County periodically remits the collected taxes to the District. The agreement may be terminated by either party on written notice, but neither party has expressed an interest in terminating the agreement.

NOTE 2 – TAX REVENUES (Continued)

The County provided the District with written reports necessary to keep the District advised of all financial information affecting the District. The District pays the county for its tax collection activity in four equal quarterly payments, which totaled $24,793 USD for 2022. The amount is determined by the County based on an amount per each parcel of taxable property, or account taxable by the District. The tax rate for WCESD # 9 for 2022 is $.094855 per $100 valuation of property. The total adjusted original tax roll was $5,762,883 on $6,075,465,588 valuation from Williamson County. Property taxes receivable at 12/31/22 total $1,856,031 with $1,856,031 being current and $0 being delinquent.

NOTE 3 – CASH AND CASH EQUIVALENTS

Cash resources of several individual funds are combined to form a pool of cash and investments. In addition, investments are separately held by a number of individual funds. Statutes require the classification of funds held by the District into three categories.

Category 1 consists of "active" funds – those funds required to be kept in "cash" or "near cash" status for immediate use by the District. Such funds must be maintained either as cash in the District Treasury or in depository accounts payable or withdrawal on demand, including negotiable order of withdrawal (NOW) accounts.

Category 2 consists of "inactive" funds – those funds not required for use within the current two-year period of designation of depositories. Inactive funds may be deposited for invested only as certificates of deposit maturing no later than the end of the current period of designation of depositories.

Category 3 consists of "interim" funds – those funds not needed for immediate use, but needed before the end of the current period of designation of depositories. Interim funds may be invested or deposited in the following securities:

United States Treasury notes, bills, bonds or any other obligation or security issued by the United States Treasury or any other obligation guaranteed as to principal or interest by the United States. Bonds, notes, debentures, or any other obligations or securities issued by any federal government agency or instrumentality, including but not limited to, the federal national mortgage association, federal home loan bank, federal farm credit bank, federal home loan mortgage corporation, government national mortgage association, and student loan marketing association. All federal agency securities shall be direct issuances of federal government agencies or instrumentalities.

Deposits

At year-end the carrying amount of the District's deposits was $6,987,188 and the bank balance was $6,987,188. The bank balance's in excess of FDIC coverage are secured by a collateralization agreement with First Citizens Bank and Wells Fargo Bank National Association that ensures that all of the Williamson County ESD #9's funds are guaranteed to be covered by collateralized securities.

NOTE 3 – CASH AND CASH EQUIVALENTS (Continued)

Deposits (Continued)

This agreement ensures that all of Williamson County ESD #9's funds are safe and secure and no loss of funds could be realized in the event of bank failure.

NOTE 4 – GENERAL FIXED ASSETS

The District had fixed assets of $154,583 consisting of a specialty vehicle for $171,759, net of depreciation of $17,176, as of December 31, 2022.

	Balance 9/30/2021	Additions	Retirements	Balance 9/30/2022
Capital assets not being depreciated:				
Land	-			-
Total				
Capital assets being depreciated:				
Vehicles	-	171,759		171,759
	-	-		-
Total Capital assets being depreciated	-	171,759		171,759
Total Capital Assets				
Less: Accumulated Depreciation	-	(17,176)		(17,176)
Net Capital Assets	-	(17,176)		154,583

NOTE 5 – GENERAL LONG-TERM DEBT

The District has general long-term debt of $180,000 as of December 31, 2022. This loan was paid off in full in June 2023.

	Balance 9/30/2021	Additions	Retirements	Balance 9/30/2022	Due Within One Year
Governmental activities					
2022 Government Capital Corp	-	180,000	-	180,000	22,791
	$ -	$ 180,000	$ -	$ 180,000	$ 22,791

NOTE 5 – GENERAL LONG-TERM DEBT

	Governmental Activities-General Fund	
	Note Payable Government Capital Corporation	
Year ending September 30	Principal	Interest
2023	22,791	7,197
2024	23,702	6,285
2025	24,650	5,338
2026	25,636	4,352
2027	26,660	3,327
2028-2032	56,561	3,414
	180,000	29,913

NOTE 6 – CONTINGENCIES

As of December 31, 2022, the District did not have any material pending litigation or potential non-disclosed liabilities.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 9
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS) GENERAL FUND

FOR THE YEAR ENDED DECEMBER 31, 2022

	Budgeted Amounts			
	Original	**Final**	**Actual**	**Variance with Final Budget Positive (Negative)**
Revenues:				
Property Taxes	$ 5,613,859	$ 5,613,859	$ 5,762,883	$ 149,024
Other Income	-	-	30,898	30,898
Refunds			1,969,341	
Interest Earnings	16,000	16,000	5,973	(10,027)
Total Revenues	**$ 5,629,859**	**$ 5,629,859**	**$ 7,769,095**	**$ 169,895**
Expenditures:				
Current:				
General Government	$ 5,052,473	$ 5,052,473	$ 3,333,783	$ 1,718,690
Capital Outlay	-	-	171,759	(171,759)
Debt Service: Interest Expense	29,988	29,988	29,988	-
Total Expenditures	**$ 5,082,461**	**$ 5,082,461**	**$ 3,535,530**	**$ 1,546,931**
Excess (Deficiency) of Revenues Over (Under) Expenditures	**$ 547,398**	**$ 547,398**	**$ 4,233,565**	**$ 1,716,826**
Other Financing sources (Uses)			180,000	
Transfers In	-	-	-	-
Transfers Out	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	$ -	$ -	$ 180,000	$ -
Excess (Deficiency of Revenues And Other Financing Sources Over (Under) Expenditures and Other Financing Sources (Uses)			**$ 4,413,565**	
Fund Balance Beginning of Year			4,210,346	
Fund Balance End of Year			**$ 8,623,911**	
		GAAP Basis Fund Balance:	$ 8,623,911	

See accompanying notes to the financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 9
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
DECEMBER 31, 2022

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Budgetary Process

The budgetary process is prescribed by the provisions of the Texas Constitution and entails the preparation of budgetary documents within an established timeline. Legally, the Texas Constitution does not strictly impose a requirement on the District to follow the budgetary process but the district chose to follow the budgetary process. The major documents prepared are an estimated budget with revenues and expenditures. The level of budgetary control is at the object level for the District. The budget is not amended for modifications or changes during the year. All expenditures are approved by the Board beforehand.

Estimated Resources

As part of the District's budgetary process, the Board approves the official estimated resources. The official estimated resources state the projected revenue for the district. The estimated revenue is calculated from information from the Williamson County Appraisal District. The budget is not revised or amended for increases or decreases in estimated revenues.

Appropriations

Estimated appropriations are prepared for the annual budget. All appropriations, no matter how small or how large, still must be approved by the Board before remittance, whether or not they were included in the budget.

Budgetary Basis of Accounting

The District's budgetary process accounts for certain transactions on a basis other than GAAP. The major differences between the budgetary basis and the GAAP basis lie in the manner in which revenues and expenditures are recorded. Under the budgetary process, revenues and expenditures are recognized on the cash basis. Utilizing the cash basis, revenues are recorded when received in cash and expenditures are recorded when paid. Under the GAAP basis, revenues and expenditures are recorded on the modified accrual basis of accounting on the governmental fund statements and on the full accrual basis on the government-wide statements.

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REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Williamson County ESD # 9

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Williamson County ESD # 9 as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise Williamson County ESD # 9's basic financial statements, and have issued our report thereon dated June 27, 2023.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Williamson County ESD # 9's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Williamson County ESD # 9's internal control. Accordingly, we do not express an opinion on the effectiveness of Williamson County ESD # 9's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Williamson County ESD #9's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Donald L. Allman, CPA

Georgetown, TX

June 27, 2023

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 10

AUDITED FINANCIAL STATEMENTS

AND SUPPLEMENTAL SCHEDULES

AND INDEPENDENT AUDITOR'S REPORT

FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 10

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The Accounting Firm of Donald L. Allman, CPA

Independent Auditor's Report

To the Board of Directors
Williamson County Emergency Services District No. 10

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Williamson County Emergency Services District No. 10 as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Williamson County ESD No. 10 as of September 30, 2022, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, on pages 3 – 10 and 26 - 27 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards,* we have also issued our report date, June 8, 2023, on our consideration of the Williamson County ESD # 10's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Williamson County ESD # 10's internal control over financial reporting and compliance

Donald L. Allman, CPA

Georgetown, Texas
June 8, 2023

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 10
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2022

Our discussion and analysis of the Williamson County Emergency Services District No. 10's financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2022. Please review it in conjunction with the transmittal letter and the District's basic financial statements, which begin on page 11.

FINANCIAL HIGHLIGHTS

Total net position increased $96,464 which represents net income for 2022.

The District had $428,692 in expenses related to governmental activities with $525,156 in program revenues to cover the cost of these programs. The excess revenues were kept to increase the cash balance and unrestricted net position.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities (on pages 11-12) provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 13. These statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most financially significant funds.

Reporting the District as a Whole

The Statement of Net Position and the Statement of Activities
Our analysis of the District as a whole begins on page 11. One of the most important questions asked about the District's finances is "Is the District as a whole better off or worse as a result of this year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer that question.

These statements include all assets and liabilities using the accrual basis of accounting, which is similar to accounting used by most private-sector companies. Accrual of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the District's net position and changes in them. You can think of the District's net position, the difference between assets, what the District owns, and liabilities, what the District owes, as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net position are one indicator of whether its financial health is improving or deteriorating. You will need to consider other non-financial factors, however, such as changes in the District's jurisdiction, the availability of capital projects, and continuing local governmental support to assess the overall health of the District.

Reporting the District's Most Significant Funds Major Funds

Fund Financial Statements -General

Our analysis of the District's major funds begins on page 13. The Fund financial statements begin on page 13 and provide detailed information about the most significant funds-not the District as a whole. Some funds are required to be established by State law. The District only has governmental funds.

Governmental Funds: The District's services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called *modified accrual* accounting, which measures cash and all other financial assets that can be readily converted to cash. The governmental fund statements provide a detailed short-term view of the District's operations and the services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in a reconciliation beside the fund financial statements, if applicable.

Notes to the Financial Statements: The notes provide additional information that is essential to a full understanding of the data provided in the governmental-wide and fund financial statements. The notes to the financial statements can be found on pages 17-24 of this report.

Other information: In addition to the basic financial statements and accompanying notes, this report also presents budget to actual statements and schedules which can be found on pages 26 of this report.

THE DISTRICT AS A WHOLE

The District's total net position changed from a year ago, increasing from $471,360 to $567,824. Our analysis below focuses on the net position (Table 1) and changes in net position (Table 2) of the District's governmental activities.

Table 1

Net Position

	2022	2021
Cash and Current Assets	$ 269,647	$ 325,317
Restricted Cash	406,354	-
Property Taxes Receivable	8,096	7,785
Capital Assets	424,444	384,689
Total Assets	$ 1,108,541	$ 717,791
Current Liabilities	$ 62,938	$ -
Long-term Obligations	477,779	246,431
Total Liabilities	$ 540,717	$ 246,431
Net Position:		
Net Investment in Capital Assets	$ 208,308	$ 138,218
Reserved	81,773	-
Unrestricted	277,743	333,142
Total Net Position	$ 567,824	$ 471,360

Net position of the District's activities increased 20.5% or $96,464. Unrestricted net position, the part of net position that can be used to finance day-to-day operations without constraints established by debt covenants, enabling legislation, or other legal requirements – decreased from $333,142 to $277,743 by the end of fiscal year 2022.
Table 2 compares the 2022 change in net position to the 2021 change in net position.

Table 2
Changes in Net Position for 2022
Compared with 2021 Activity

	2022	2021	Change
Program Revenues:			
Property Taxes	$ 469,505	$ 357,929	$ 111,576
Wilco Stipend	36,816	37,363	$ (547)
Other revenue	17,422	12,914	$ 4,508
Grant income		484,645	$ (484,645)
Interest Income	1,413	-	1,413
Total Revenues	$ 525,156	$ 892,851	$ (367,695)
Program Expenses			
General Government	$ 416,447	$ 889,237	$ (472,790)
Interest on L/T Debts	12,245	13,679	1,434
Total Expenses	$ 428,692	$ 902,916	$ (471,356)
Net Position			
Increase / (decrease)	$ 96,464	$ (10,065)	$ 106,529

Table 3 presents the cost of each of the District's programs as well as each program's net cost (total cost less revenues generated by activities). The net cost shows the financial burden that was placed on the District by each of these functions.

Table 3
Governmental Activities

	Total Cost of Services		Net Cost of Services	
	2022	2021	2022	2021
General Government	$ 428,692	$ 902,916	$ 428,692	$ 902,916
Interest of L/T Debt	-	-	-	-
Total Expenses	$ 428,692	$ 902,916	$ 428,692	$ 902,916

THE DISTRICT'S FUND'S

Table 4
Changes in Year End Fund Balance

	2022	2021	% Change
General	$ 277,743	$ 333,142	-16.6%
Debt Service	81,773	-	100.0%
Capital Assets	208,308	138,218	50.7%
Total Governmental Balances	$ 567,824	$ 471,360	17.0%

The 16.6% decrease in Net Investment in Capital Assets balance is due to depreciation. Restricted net position was incorrectly not included in the prior year's audit by the prior auditor.

The 50.7% increase in the Unrestricted fund balance can be attributed to less expenses and more property tax revenues.

Table 5 presents a summary of governmental fund revenues for the 2022 fiscal year and the amounts and percentages of increases and decreases in relation to the prior year.

Table 5
Total Governmental Fund Revenues

Revenue Source	2022	% of total	Increase or (Decrease) over 2021	Percent Increase (Decrease)
Property Taxes	469,505	96%	111,576	24%
Other income	17,422	4%	4,508	0%
Investment Income	1,413	0%	1,413	
Total	$ 488,340	100.0%	$ 117,497	24.1%

Table 6 presents the General Fund budget and the difference between the original budget and final budget for fiscal year 2022. Table 7 discusses the variance between the final budget and the actual results for the year.

Table 6
Original and Final Budget

	Budgeted Amounts Original	Final	Variance
Revenues:			
Property Taxes	$ 430,415	$ 430,415	$ -
Other income	37,000	37,000	-
Total Revenues:	$ 467,415	$ 467,415	$ -

	Budgeted Amounts Original	Final	Variance
Expenditures:			
Current:			
General Government			
Professional Services	$ 85,500	$ 85,500	$ -
General Administrative	89,465	89,465	-
Reserve	-	-	-
Fire & EMT Services	224,910	224,910	-
Capital Outlay	25,000	25,000	-
Debt Service:	42,540	42,540	-
Total Expenditures:	$ 467,415	$ 467,415	$ -

Original versus Final Budget

There were no material differences between original and final budgeted amounts for 2022.

Table 7
Final Budget versus Actual Results
General Fund

	Final Budget	Actual	Variance
Revenues:			
Property Taxes	$ 430,415	$ 469,194	$ 38,779
Other revenue		36,816	$ 36,816
Interest Earnings	37,000	18,835	(18,165)
Total Revenue:	$ 467,415	$ 524,845	$ 57,430
Expenditures:			
Current:			
General Government	$ 399,875	$ 358,590	$ 41,285
Capital Outlay	25,000	97,612	(72,612)
Debt Service:	42,540	42,540	-
Total Expenditures	$ 467,415	$ 498,742	$ (31,327)
Excess (Deficiency) of Revenues Over (Under) Expenditures	$ -	$ 26,103	$ 26,103

Final Budget versus Actual Results

The variance in **Property Tax** revenues is due to the District increasing its overall property value due to growth and new construction.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At year-end, the District had $873,297 invested in equipment, trucks and computers. The net amount is $424,444 and represents a $70,461 net increase over the last year, which is due to additions in equipment.

Debt Administration

At fiscal year-end, the District had $540,717 in notes payable for fire trucks and equipment. A new loan for a Tender truck was entered into at July 12, 2022 with the truck delivered in April 2023. The cash from the loan is restricted as of September 30, 2022 for the purpose of the Fire Truck.

ECONOMIC FACTORS

The District operates solely in Williamson County and has since its inception. Almost 97% of the District's revenue comes from property taxes. The District's budgeting process must continue to work as closely as possible with the Williamson County Tax Assessor's office in order to meet the financial obligations of the District.

It is important that the District is able to succeed in carrying out its day-to-day operations and continue to be able to meet its financial obligations as well. The additional apparatus and equipment are vital to providing the best fire protection and EMT services to the citizens of the District.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the District's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Office of the Treasurer, P.O. Box 102, Coupland TX 78615.

Chad Richter, Treasurer
Williamson County Emergency Services District # 10

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT # 10
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022

ASSETS:	
CURRENT ASSETS:	
CASH AND CASH EQUIVALENTS	$ 269,647
RESTRICTED CASH	406,354
PROPERTY TAXES RECEIVABLE	8,096
TOTAL CURRENT ASSETS	684,097
NONCURRENT ASSETS:	
CAPITAL ASSETS - BUILDING, EQUIPMENT & TRUCKS	$ 424,444
TOTAL NONCURRENT ASSETS	424,444
TOTAL ASSETS	**$ 1,108,541**
LIABILITIES:	
CURRENT LIABITLITIES:	
ACCOUNTS PAYABLE	$ -
UNEARNED REVENUE	-
CURRENT PORTIONOF LONG-TERM DEBT	62,938
TOTAL CURRENT LIABILITIES	62,938
NON CURRENT LIABILITIES:	477,779
TOTAL LIABILITIES	**$ 540,717**
NET POSITION:	
NET INVESTMENT IN CAPITAL ASSETS	$ 208,308
RESERVED	81,773
UNRESTRICTED	277,743
TOTAL NET POSITION	**$ 567,824**

See accompanying notes to the financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 10

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED SEPTEMBER 30, 2022

Functions/Programs	Expenses	Program Revenues	Net Revenue and Change in Net Position Primary Government Governmental Activities
Governmental Activities:			
General Government	$ 416,447	$ 506,321	$ 89,874
Interest on Long-Term Debt	-	(12,245)	(12,245)
Total Governmental Activities	$ 416,447	$ 494,076	$ 77,629

General Revenues:	$ 77,629
Other Revenues	18,835
Total General Revenues	96,464
Change in Net Position	96,464
Net Position - Beginning	471,360
Net Position - Ending	$ 567,824

See accompanying notes to the financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 10

BALANCE SHEET – GOVERNMENTAL FUNDS

SEPTEMBER 30, 2022

	General	Debt Service	Total Governmental Funds
Assets:			
Cash and Cash Equivalents	$ 269,647	$ 81,773	$ 351,420
Property Taxes Receivable	8,096	81,773	89,869
Restricted Cash		$ 81,773	$ 81,773
Total Assets:	$ 277,743	$ 245,319	$ 523,062
Liabilities and Fund Balances			
Liabilities:			
Accounts Payable	$ -	$ -	$ -
Unearned Revenue	$ 8,096		$ 8,096
Total Liabilities	$ 8,096	$ -	$ 8,096
Fund Balances			
Restricted for Debt Service	$ -	$ 81,773	81,773
Unassigned	269,647	-	269,647
Total Fund Balances	**$ 269,647**	**$ 81,773**	**$ 351,420**
Total Liabilities and Fund Balances	**$ 277,743**	**$ 81,773**	**$ 359,516**

See accompanying notes to financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT # 10
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES TO NET POSITITON OF GOVERNMENTAL ACTIVITIES
SEPTEMBER 30, 2022

Total fund balance - total governmental funds	$ 351,420
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets, net of accumulated depreciation	424,444
Property taxes not collected	8,096
Notes Payable	(540,717)
Restricted Cash for Capital Asset Purchase	324,581
Net position of governmental activities	$ 567,824

See accompanying notes to financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 10

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS

SEPTEMBER 30, 2022

	General	Debt Service	Other	Total Governmental Funds
Revenues:				
Property Taxes	$ 469,194	$ -	$ -	$ 469,194
Wilco Stipend	36,816	-	-	36,816
Other income	18,835	-	-	18,835
Total Revenues:	$ 524,845	$ -	$ -	$ 524,845
Expenditures:				
Current:				
General Government	$ 358,590	$ -	$ -	$ 358,590
Capital Outlay	97,612	-	-	97,612
Debt Service:	-	-	-	-
Principal	-	30,295	-	30,295
Interest	-	12,245	-	12,245
Total Expenditures	**$ 456,202**	**$ 42,540**	**$ -**	**$ 498,742**
Excess (Deficiency) of Revenues Over (Under) Expenditures	**$ 68,643**	**$ (42,540)**	**$ -**	**$ 26,103**
Other Financing Sources (Uses)				
Transfers In	$ -	$ 124,313	$ -	$ 124,313
Transfers Out	(124,313)	-	-	(124,313)
Total Other Financing Sources (Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balances	**$ (55,670)**	**$ 81,773**	**$ -**	**$ 26,103**
Fund Balances (Deficit) - Beginning	$ 325,317	-	-	325,317
Fund Balances (Deficit) - Ending	**$ 269,647**	**$ 81,773**	**$ -**	**$ 351,420**

See accompanying notes to the financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT # 10
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2022

Net change in fund balance - total governmental funds	$	26,103
Amounts reported for governmental activities in the statement of net assets are different because:		
Difference in property taxes collected for governmental funds and government wide funds		(311)
Capital Outlay	$	97,612
Depreciation Expense	$	(27,151)
Repayment of Debt Principal		30,295
Differences between Government Wide and Governmental funds accounting		(30,084)
Changes in net position of governmental activities.		$96,464

See accompanying notes to the financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT NO. 10
NOTES TO THE FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

Williamson County Emergency Services District No. 10 (the District) is a governmental unit of the State of Texas that was formed in May of 2005. The entity is responsible for providing fire and emergency services in Williamson County, Texas. The District provides fire and emergency medical services to a certain geographic portion of Williamson County including Thrall and Coupland, Texas, and an unincorporated area located in Williamson County. The District was created and operates under Article III, Section 48-3, of the Texas Constitution for the protection of human life and health as provided by that Act. The District's operations are governed by the Texas Health and Safety Code, Chapter 775 Emergency Services Districts.

The accompanying statements of the District have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applicable to governmental units. The financial statements include all organizations, activities, and functions that comprise the District. Component units are legally separate entities for which the District (the primary entity) is financially accountable. Financial accountability is defined as the ability to appoint a voting majority of the organization's governing body and either (1) the District's ability to impose its will over the organization or (2) the potential that the organization will provide a financial benefit to, or impose a financial burden on, the District. Using these criteria, the District has no component units.

B. Government-wide and fund financial statements

The government-wide financial statements (i.e., the statement of net assets and the statement of changes in net assets) report information on all of the non-fiduciary activities of the primary government.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues primarily consist of Ad Valorem taxes received from the County's appraisal district.

C. Measurement focus, basis of accounting, and financial statement presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 31 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

Grants and entitlements and interest associated with the current fiscal period are all considered susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered measurable and available only when the District receives cash.

Fund Accounting

The District uses funds to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts. The District only uses governmental funds.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Governmental Funds

Governmental funds are those through which most governmental functions typically are financed. Governmental funds reporting focuses on the sources, uses, and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purpose for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets and liabilities is reported as fund balance.

The District reports the following major governmental funds:

General Fund – The General Fund is used to account for all financial resources of the District except those required to be accounted for in another fund. The general fund balance is available to the District for any purpose provided it is expended or transferred according to the general laws of Texas and the bylaws of the District.

Revenues – Exchange and Non-Exchange Transactions

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the District, available means expected to be received within thirty-one days of fiscal year-end. Under the modified accrual basis, only interest is considered to be both measurable and available at fiscal year-end. Non-exchange transactions, in which the District receives value without directly giving value in return, includes grants and donations. On an accrual basis, revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the fiscal year when use is first permitted, matching requirements, in which the District must provide local resources to be used for a specific purpose, and expenditure requirements, in which the resources are provided to the District on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions must be available before it can be recognized.

Expenses/Expenditures

On an accrual basis of accounting, expenses are recognized at the time they are incurred. The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable.

C. Cash and Cash Equivalents

Cash and equivalents include all highly-liquid investments with a maturity of three months or less at the date of purchase. During 2022, cash and cash equivalents accounts were limited to the Citizen's National Bank checking account, and an Eagle bank savings account.

D. Restricted Assets

Williamson County ESD # 10 has restricted cash of $324,581 for the purpose of a Fire Tender Truck.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. **Capital Assets**

General capital assets generally result from expenditures in the governmental funds. These assets are reported on the government-wide statement of net position and in the General Fund. All capital assets are recorded at cost and updated for additions and retirements during the year. The District does possess building infrastructure. Other Capital assets consist of computers, trucks and fire trucks. Improvements are capitalized; the cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset's life are not.

F. **Reservations of Fund Balance**

The District currently does not have any reservations of fund balance amounts.

G. **Net Position**

Net position present the difference between assets and liabilities in the statement of net position. Net Investment in capital assets are reduced by the outstanding balances of any borrowing used for the acquisition, construction, or improvement of those assets.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Net assets are reported as restricted when there are legal limitations imposed on their use by District legislation or external restrictions by creditors, grantors, laws or regulations of other governments.

H. Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

I. Accrued Liabilities

The District reports accrued liabilities on the statement of net position. The District reports accounts payable of $0 during 2022.

NOTE 2 – TAX REVENUES

The District's tax revenue is collected by County of Williamson, Texas, (the County) under the provisions of a tax collection agreement signed September, 1995. Under the agreement, the County is responsible for making the calculations necessary for the District to comply with the statutory requirements for setting tax rates as specified in Chapter 26 of the Texas Property Tax Code and collecting the appropriate tax. The County periodically remits the collected taxes to the District. The agreement may be terminated by either party on written notice, but neither party has expressed an interest in terminating the agreement. The County provides the District with written reports necessary to keep the District advised of all financial information affecting the District. Property taxes attach as an enforceable lien on property as of January 1. Taxes are levied on October 1 and are due and payable on or before January 31 of the following year. All unpaid taxes become delinquent February 1 of the following year. The District pays the County for its tax collection activity in four quarterly payments, which totaled $2,512 USD for 2022. The amount is determined by the County based on an amount per each parcel of taxable property, or account taxable by the District. The tax rate for WCESD # 10 for 2022 is $.10 per $100 valuation of property. The total adjusted original tax roll was $464,102 on $464,102,080 valuation. Property taxes receivable at 9/30/22 total $8,096 with $3,362 being current and $4,734 being delinquent.

NOTE 3 – CASH AND CASH EQUIVALENTS

Cash resources of several individual funds are combined to form a pool of cash and investments. In addition, investments are separately held by a number of individual funds. Statutes require the classification of funds held by the District into three categories.

Category 1 consists of "active" funds – those funds required to be kept in "cash" or "near cash" status for immediate use by the District. Such funds must be maintained either as cash in the District Treasury or in depository accounts payable or withdrawal on demand, including negotiable order of withdrawal (NOW) accounts.

Category 2 consists of "inactive" funds – those funds not required for use within the current two-year period of designation of depositories. Inactive funds may be deposited or invested only as certificates of deposit maturing no later than the end of the current period of designation of depositories.

Category 3 consists of "interim" funds – those funds not needed for immediate use, but needed before the end of the current period of designation of depositories. Interim funds may be invested or deposited in the following securities:

- United States Treasury notes, bills, bonds or any other obligation or security issued by the United States Treasury or any other obligation guaranteed as to principal or interest by the United States.
- Bonds, notes, debentures, or any other obligations or securities issued by any federal government agency or instrumentality, including but not limited to, the federal national mortgage association, federal home loan bank, federal farm credit bank, federal home loan mortgage corporation, government national mortgage association, and student loan marketing association. All federal agency securities shall be direct issuances of federal government agencies or instrumentalities

A. Deposits

At year-end the carrying amount of the District's deposits was $676,001 and the bank balance was $676,001. $236,934 was with Citizen's National Bank and $439,067 was with Eagle Bank. Federal depository insurance coverage totals $500,000. The deposits were fully covered by FDIC insurance and collateralization.

NOTE 4 - GENERAL FIXED ASSETS

A summary of changes in general fixed assets for the year ended September 30, 2022:

	Balance 9/30/2021	Additions	Retirements	Balance 9/30/2022
Capital assets not being depreciated:				
Land	30,666			30,666
Total				
Capital assets being depreciated:				
Station	521,685			521,685
Apparatus	250,000			250,000
Equipment, Furniture & fixtures	4,000	97,612		101,612
Total Capital assets being depreciated	775,685	97,612		873,297
Total Capital Assets				
Less: Accumulated Depreciation	(421,702)	(27,151)		(448,853)
Net Capital Assets	353,983	(27,151)		424,444

Depreciation expense for the year ended 9/30/22 was $2,151.

NOTE 5 – GENERAL LONG-TERM DEBT

Williamon County ESD # 10 had long-term debt at September 30, 2022 consisting of the following:

	Balance 9/30/2021	Additions	Retirements	Balance 9/30/2022	Due Within One Year
Governmental activities					
2011 General obligation refunding	196,778	-	(24,191)	172,587	25,393
2019 Bank Qualified GO Bonds	49,653	-	(6,104)	43,549	6,407
2021 TexasPublicPropertyFCO	-	324,581	-	324,581	31,138
	$ 246,431	$ 324,581	$ (30,295)	$ 540,717	$ 62,938

NOTE 5 – GENERAL LONG-TERM DEBT (Continue)

Year ending September 30	Governmental Activities-General Fund Note Payable Government Capital Corporation Principal	Interest
2023	31,138	8,095
2024	27,876	11,356
2025	28,955	10,277
2026	30,076	9,157
2027	31,240	7,993
2028-2032	175,296	20,867
	324,581	67,745

Year ending September 30	Governmental Activities-General Fund Note Payable Government Capital Corporation Principal	Interest
2023	25,393	8,576
2024	26,655	7,314
2025	27,979	5,990
2026	29,370	4,599
2027	30,829	3,140
2028-2044	32,361	1,608
	172,587	31,227

Year ending September 30	Governmental Activities-General Fund Note Payable Government Capital Corporation Principal	Interest
2023	6,407	2,164
2024	6,726	1,846
2025	7,060	1,511
2026	7,411	1,161
2027	7,779	792
2028-2044	8,166	406
	43,549	7,880

NOTE 6 – CONTINGENCIES

As of September 30, 2022, the District did not have any material pending litigation or potential non-disclosed liabilities.

Required Supplementary Information

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 10
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS) GENERAL FUND

FOR THE YEAR ENDED SEPTEMBER 30, 2022

	Original	Final	Actual	Variance with Final Budget Positive (Negative)
Revenues:				
Property Taxes	$ 430,415	$ 430,415	$ 469,194	$ 38,779
Wilco Stipend	37,000	37,000	36,816	(184)
Other revenues	-	-	18,835	18,835
Total Revenues	**$ 467,415**	**$ 467,415**	**$ 524,845**	**$ 57,430**
Expenditures:				
Current:				
General Government	$ 399,875	$ 399,875	$ 358,590	$ 41,285
Capital Outlay	25,000	25,000	97,612	(72,612)
Debt Service: Interest Expense	42,540	42,540	42,540	-
Total Expenditures	**$ 467,415**	**$ 467,415**	**$ 498,742**	**$ (31,327)**
Excess (Deficiency) of Revenues Over (Under) Expenditures	**$ -**	**$ -**	**$ 26,103**	**$ 26,103**
Other Financing sources (Uses)				
Transfers In	-	-	-	-
Transfers Out	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	$ -	$ -	$ -	$ -
Excess (Deficiency of Revenues And Other Financing Sources Over (Under) Expenditures and Other Financing Sources (Uses)			**$ 26,103**	
Fund Balance Beginning of Year			325,317	
Fund Balance End of Year			**$ 351,420**	

See accompanying notes to the financial statements.

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT No. 3

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

SEPTEMBER 30, 2022

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Budgetary Process

The budgetary process is prescribed by the provisions of the Texas Constitution and entails the preparation of budgetary documents within an established timeline. Legally, the Texas Constitution does not strictly impose a requirement on the District to follow the budgetary process but the District chose to follow the budgetary process. The major documents prepared are an estimated budget with revenues and expenditures. The level of budgetary control is at the object level for the District. The budget is not amended for modifications or changes during the year. All expenditures are approved by the Board beforehand.

1. Estimated Resources

As part of the District's budgetary process, the Board approves the official estimated resources. The official estimated resources state the projected revenue for the District. The estimated revenue is calculated from information from the Williamson County Appraisal District. The budget is not revised or amended for increases or decreases in estimated revenues.

2. Appropriations

Estimated appropriations are prepared for the annual budget. All appropriations, no matter how small or how large, still must be approved by the Board before remittance, whether or not they were included in the budget.

3. Budgetary Basis of Accounting

The District's budgetary process accounts for certain transactions on a basis other than GAAP. The major differences between the budgetary basis and the GAAP basis lie in the manner in which revenues and expenditures are recorded. Under the budgetary process, revenues and expenditures are recognized on the cash basis. Utilizing the cash basis, revenues are recorded when received in cash and expenditures are recorded when paid. Under the GAAP basis, revenues and expenditures are recorded on the modified accrual basis of accounting on the governmental fund statements and on the full accrual basis on the government-wide statements. See page 14 for a reconciliation between governmental funds and GAAP basis net equity fund balance.

D L A
The Accounting Firm
of
Donald L. Allman, CPA

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Williamson County ESD # 10

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Williamson County ESD # 10 as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise Williamson County ESD # 10's basic financial statements, and have issued our report thereon dated June 8, 2023.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Williamson County ESD # 10's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Williamson County ESD # 10's internal control. Accordingly, we do not express an opinion on the effectiveness of Williamson County ESD # 10's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Williamson County ESD #10's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Donald L. Allman, CPA, PC

Georgetown, TX
June 8, 2023

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT # 11

BASIC FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

FOR THE YEAR ENDED DECEMBER 31, 2022

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT # 11

BASIC FINANCIAL STATEMENTS

DECEMBER 31, 2022

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The Accounting Firm
of
Donald L. Allman, CPA

Donald L. Allman, CPA, PC
4749 Williams Drive, Ste. 322
Georgetown, Texas 78633

Independent Accountant's Compilation Report

To the Board of Commissioners of the
Williamson County Emergency Services District #11

We have compiled the accompanying financial statements, of the Williamson County Emergency Services District # 11 (WCESD 11), as of and for the year ending December 31, 2022, which collectively comprise the Williamson County Emergency Services District # 11's basic financial statements as listed in the table of contents. We have not audited or reviewed the accompanying financial statements, and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

The management of the Williamson County Emergency Services District # 11 is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has omitted the management's discussion and analysis information that is required to be presented for purposes of additional analysis. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

Accounting principles generally accepted in the United States of America require that the budgetary comparison information on page 8, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. This information is the representation of management. This information was subject to our compilation engagement, however, we have not audited or reviewed the required supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such information.

Donald L. Allman, CPA
Georgetown, Texas
May 4, 2023

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT # 11
STATEMENT OF NET POSITION
December 31, 2022

ASSETS	
CURRENT ASSETS:	
Cash and Cash Equivalents	$ 214,631
Property Taxes Receivable, net of allowance	62,976
Total Current Assets	$ 277,607
PROPERTY AND EQUIPMENT:	
Total Property and Equipment	$ 0
OTHER ASSETS:	
Total Other Assets	$ 0
TOTAL ASSETS	$ 277,607
LIABILITIES	
CURRENT LIABILITIES:	
Accounts Payable	$ 0
Unearned Income Property Taxes	22,519
Total Current Liabilities	$ 22,519
LONG-TERM LIABILITIES:	
Total Long-Term Liabilities	$ 0
TOTAL LIABILITIES	$ 22,519
NET POSITION:	
Unrestricted	$ 255,088
Total Net Position	$ 255,088
TOTAL LIABILITIES & NET POSITION	$ 277,607

See accompanying notes and independent accountant's compilation report

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT # 11
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2022

Revenues:		
Property Taxes		$ 146,088
Miscellaneous		5,050
Interest		320
Total Revenues		$ 151,458
Operating Expenses:		
Accounting	$ 900	
Communications	0	
Contingency	0	
Fire Service	110,316	
Insurance	1,303	
Miscellaneous	3,919	
Office/Administration	166	
Tax Collection costs	666	
Training	690	
Total Operating Expenses		$ 117,960
Income (Loss) from Operations		$ 33,498
Change in Net Position		$ 33,498
Total net position - beginning		$ 221,590
Total net position - ending		$ 255,088

See accompanying notes and independent accountant's compilation report

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT # 11
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2022

CASH FLOWS FROM OPERATING ACTIVITIES:	
Property tax and other revenues received	$ 141,055
Cash paid for supplies and services	(119,091)
Net cash provided (used) by operating activities	21,964
CASH FLOWS PROVIDED (USED) BY INVESTING ACTIVITIES	
Net cash provided (used) by investing activities	0
CASH FLOWS PROVIDED (USED) BY FINANCING ACTIVITIES	
Net cash provided (used) by financing activities	0
NET INCREASE (DECREASE) IN CASH	21,964
CASH AT BEGINNING OF YEAR	192,667
CASH AT END OF YEAR	$ 214,631

RECONCILIATION OF NET INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:	
Net Income (Loss)	$ 33,498
ADJUSTMENTS TO RECONCILE NET INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:	
Changes in assets and liabilities:	
(Increase)/ decrease in accounts receivable	(10,403)
Increase/(decrease) in deferred property tax revenue	(1,131)
Increase/(decrease) in accounts payable and accrued expenses	0
Total adjustments	(11,534)
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:	$ 21,964

See accompanying notes and independent accountant's compilation report

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT # 11
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2022

NOTE A—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

Williamson County Emergency Services District # 11 receives property taxes to fund fire protection and provide emergency medical services to residents in unincorporated area encompasses by Williamson County Emergency Services District # 11. The property taxes received are used to pay for contracted services to provide fire protection and EMS services to residents within WCESD # 11.

Use of Estimates

Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could differ from these estimates.

Cash and Cash Equivalents

Williamson County ESD # 11 has a checking and money market account with RBFCU. Williamson County ESD # 11 does not receive any cash or hold petty cash.

Revenue Recognition – Revenues and other governmental fund financial resource increments are recognized in the accounting period in which they become susceptible to accrual – that is, when they become measurable and available to the finance expenditures of the fiscal period. "Available" is determined to be collectible within the 12 months of the fiscal year or within 60 days after fiscal year end for property taxes.

Property Taxes Receivable

Property Taxes receivable for Williamson County ESD # 11 consist of ad valorem taxes levied for the fiscal year ending December 31, 2022 that were not collected as of December 31, 2022.

Unearned Income-Property Taxes

Unearned income for property taxes consist of property taxes receivable that were not collected within 60 days after the fiscal year end in accordance with rules for governmental accounting.

Income Taxes – Williamson County ESD # 11 is not subject to any income taxes.

Net Position and Flow Assumptions – Net position is reported as restricted when constraints are placed on net position use as either:

Externally imposed by creditors (such as debt covenants), grantors, or laws or regulations of other governments imposed by law through constitutional provisions or enabling legislation.

Restricted resources are used first when an expense is incurred for purposes for which both restricted and unrestricted net positions are available.

There are no restricted funds currently, all net position is unrestricted.

NOTE B – ACCOUNTS RECEIVABLE: The receivables at December 31, 2022 are as follows:
Property Taxes $62,976

NOTE C –ACCOUNTS PAYABLE/UNEARNED INCOME: There are no accounts payable as of December 31, 2022. Unearned Revenue consists of the following:

Unearned Income-property taxes $22,519

REQUIRED SUPPLEMENTARY INFORMATION

WILLIAMSON COUNTY ESD # 11
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE – BUDGET TO ACTUAL
DECEMBER 31, 2022

	Budget	Actual	Variance with Budget Positive (Negative)
Revenues			
Ad Valorem Taxes	$116,885	$146,088	29,203
Miscellaneous	0	5,050	5,050
Interest	0	320	320
Total Revenues	$116,885	$151,458	$ 34,573
Expenditures			
Transfer to Reserve	2,500	0	2,500
Contract Emergency Svc.	107,804	110,316	(2,512)
Legal fees	800	0	800
CPA fees	1,800	900	900
Insurance	1,650	1,303	347
Communications	150	0	150
Tax Collection fees	806	666	140
Training	650	690	(40)
Office expenses	200	166	34
Miscellaneous	525	3,919	(3,394)
Total Expenditures	116,885	117,960	(1,075)
Excess (Deficiency) Of Revenues Over (Under) Expenditures	0	33,498	33,498

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT # 12

BASIC FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

FOR THE YEAR ENDED SEPTEMBER 30, 2022

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT # 12

BASIC FINANCIAL STATEMENTS

SEPTEMBER 30, 2022

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D L A The Accounting Firm of Donald L. Allman, CPA

Donald L. Allman, CPA, PC
4749 Williams Drive, Ste. 322
Georgetown, Texas 78633

Independent Accountant's Compilation Report

To the Board of Commissioners of the
Williamson County Emergency Services District #12

We have compiled the accompanying financial statements, of the Williamson County Emergency Services District # 12 (WCESD 12), as of and for the year ending September 30, 2022, which collectively comprise the Williamson County Emergency Services District # 12's basic financial statements as listed in the table of contents. We have not audited or reviewed the accompanying financial statements, and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

The management of the Williamson County Emergency Services District # 12 is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has omitted the management's discussion and analysis information that is required to be presented for purposes of additional analysis. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

Accounting principles generally accepted in the United States of America require that the budgetary comparison information on page 8, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. This information is the representation of management. This information was subject to our compilation engagement, however, we have not audited or reviewed the required supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on such information.

Donald L. Allman, CPA
Georgetown, Texas

February 9, 2023

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT # 12
STATEMENT OF NET POSITION
September 30, 2022

ASSETS		
CURRENT ASSETS:		
Cash and Cash Equivalents	$	177,557
Property Taxes Receivable, net of allowance		571
Total Current Assets	$	178,128
PROPERTY AND EQUIPMENT:		
Total Property and Equipment	$	0
OTHER ASSETS:		
Total Other Assets	$	0
TOTAL ASSETS	$	178,128
LIABILITIES		
CURRENT LIABILITIES:		
Accounts Payable	$	0
Unearned Income Property Taxes		4,098
Total Current Liabilities	$	4,098
LONG-TERM LIABILITIES:		
Total Long-Term Liabilities	$	0
TOTAL LIABILITIES	$	4,098
NET POSITION:		
Unrestricted	$	174,030
Total Net Position	$	174,030
TOTAL LIABILITIES & NET POSITION	$	178,128

See accompanying notes and independent accountant's compilation report

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT # 12
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
FOR THE YEAR ENDED SEPTEMBER 30, 2022

Revenues:		
Property Taxes		$ 228,625
Other income		2,180
Interest		655
Total Revenues		$ 231,460
Operating Expenses:		
Accounting	$ 900	
Communications	3,137	
Facilities	4,200	
Fire Service	378,971	
Insurance	1,274	
Legal fees	14,978	
Miscellaneous	782	
Office/Administration	4,659	
Tax Collection costs	1,612	
Training	2,283	
Technology	1,788	
Total Operating Expenses		$ 414,584
Income (Loss) from Operations		$ (183,124)
Change in Net Position		$ (183,124)
Total net position - beginning		$ 357,154
Total net position - ending		$ 174,030

See accompanying notes and independent accountant's compilation report

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT # 12
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED SEPTEMBER 30, 2022

CASH FLOWS FROM OPERATING ACTIVITIES:	
Property tax and other revenues received	$ 234,525
Cash paid for supplies and services	(414,122)
Net cash provided (used) by operating activities	(179,597)
CASH FLOWS PROVIDED (USED) BY INVESTING ACTIVITIES	
Net cash provided (used) by investing activities	0
CASH FLOWS PROVIDED (USED) BY FINANCING ACTIVITIES	
Net cash provided (used) by financing activities	(179,597)
NET INCREASE (DECREASE) IN CASH	(179,597)
CASH AT BEGINNING OF YEAR	357,154
CASH AT END OF YEAR	$ 177,557

RECONCILIATION OF NET INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:	
Net Income (Loss)	$(183,124)
ADJUSTMENTS TO RECONCILE NET INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:	
Changes in assets and liabilities:	
(Increase)/ decrease in accounts receivable	3,065
Increase/(decrease) in deferred property tax revenue	462
Increase/(decrease) in accounts payable and accrued expenses	0
Total adjustments	3,527
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:	$(179,597)

See accompanying notes and independent accountant's compilation report

WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT # 12
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED SEPTEMBER 30, 2022

NOTE A—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

Williamson County Emergency Services District # 12 receives property taxes to fund fire protection and provide emergency medical services to residents in unincorporated area encompasses by Williamson County Emergency Services District # 12. The property taxes received are used to pay for contracted services to provide fire protection and EMS services to residents within WCESD # 12.

Use of Estimates

Management uses estimates and assumptions in preparing financial statements. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could differ from these estimates.

Cash and Cash Equivalents

Williamson County ESD # 12 has a checking and money market account with RBFCU and a savings account with Texpool. Williamson County ESD # 12 does not receive any cash or hold petty cash.

Revenue Recognition – Revenues and other governmental fund financial resource increments are recognized in the accounting period in which they become susceptible to accrual – that is, when they become measurable and available to the finance expenditures of the fiscal period. "Available" is determined to be collectible within the 12 months of the fiscal year or within 60 days after fiscal year end for property taxes.

Property Taxes Receivable

Property Taxes receivable for Williamson County ESD # 12 consist of ad valorem taxes levied for the fiscal year ending September 30, 2021 that were not collected as of September 30, 2022.

Unearned Income-Property Taxes

Unearned income for property taxes consist of property taxes receivable that were not collected within 60 days after the fiscal year end in accordance with rules for governmental accounting.

Income Taxes – Williamson County ESD # 12 is not subject to any income taxes.

Net Position and Flow Assumptions – Net position is reported as restricted when constraints are placed on net position use as either:

Externally imposed by creditors (such as debt covenants), grantors, or laws or regulations of other governments imposed by law through constitutional provisions or enabling legislation.

Restricted resources are used first when an expense is incurred for purposes for which both restricted and unrestricted net positions are available.

There are no restricted funds currently, all net position is unrestricted.

NOTE B – ACCOUNTS RECEIVABLE: The receivables at September 30, 2022 are as follows:

Property Taxes	$571

NOTE C –ACCOUNTS PAYABLE/UNEARNED INCOME: There are no accounts payable as of September 30, 2022. Unearned Revenue consists of the following:

Unearned Income-property taxes $4,098.

REQUIRED SUPPLEMENTARY INFORMATION

WILLIAMSON COUNTY ESD # 12
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE – BUDGET TO ACTUAL
SEPTEMBER 30, 2022

	Budget	Actual	Variance with Budget Positive (Negative)
Revenues			
Ad Valorem Taxes	$205,000	$228,625	23,625
Other income	0	2,180	2,180
Interest	0	655	655
Total Revenues	$205,000	$231,460	$26,460
Expenditures			
Capital Improvements	45,000	0	45,000
Contract Emergency Svc.	100,000	378,971	(278,971)
Consulting	10,000	0	10,000
CPA fees	2,000	900	1,100
Legal fees	10,000	14,978	(4,978)
Insurance	2,000	1,274	726
Communications	3,000	3,137	(137)
Tax Collection fees	1,400	1,612	(212)
Training	5,000	2,283	2,717
Professional dues	350	550	(200)
Miscellaneous	1,000	2,079	(1,079)
Administration	4,200	4,600	(400)
Facilities	4,200	4,200	0
Total Expenditures	188,150	414,584	(226,434)
Excess (Deficiency) Of Revenues Over (Under) Expenditures	16,850	(183,124)	(199,974)

Commissioners Court - Regular Session **21.**

Meeting Date: 07/18/2023

Agreement for Off-Duty Contracting for Central Texas Regional Mobility Authority (CTRMA) for Precinct #4 Constable Deputies

Submitted For: Joy Simonton **Submitted By:** Misty Brooks, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on approving agreement #2023231 between Williamson County and the Central Texas Regional Mobility Authority (CTRMA) for off duty contracting services with Constable Deputies and authorizing the execution of the agreement.

Background

This agreement with CTRMA is for off duty Williamson County vehicle use for enforcement on area toll roads. This arrangement between Williamson County and CTRMA was first approved with item #20 on 01.19.21. Audit, Legal and Contract Audit have all approved this agreement. There is no charge to the County for this service. Point of contact is Brian Olson.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Pct 4 Constable and CTRMA Agreement

Initial Pct 4 Constable and CTRMA Agreement

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	07/12/2023 09:39 AM
County Judge Exec Asst.	Becky Pruitt	07/12/2023 10:25 AM
Form Started By: Misty Brooks		Started On: 07/06/2023 04:21 PM
Final Approval Date: 07/12/2023		

GENERAL MEETING OF THE BOARD OF DIRECTORS
OF THE
CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY

RESOLUTION NO. 23-022

APPROVING AN INTERLOCAL AGREEMENT WITH WILLIAMSON COUNTY FOR HABITUAL VIOLATOR ROAD ENFORCEMENT SERVICES

WHEREAS, by Resolution No. 18-059 dated October 31, 2018, the Central Texas Regional Mobility Authority (Mobility Authority) Board of Directors (Board) amended the Mobility Authority Policy Code to include the additional level of habitual violator enforcement as prescribed by Chapter 372 of the Texas Transportation Code; and

WHEREAS, pursuant to the habitual violator policy, the Board of Directors may prohibit the operation of a motor vehicle owned or leased by a person determined to be a habitual violator on all Mobility Authority toll roads. Vehicles that continue to operate on a Mobility Authority toll road after the prohibition are subject to ticketing and impounding; and

WHEREAS, Chapter 791 of the Texas Government Code and Chapter 370 of the Texas Transportation Code authorize a regional mobility authority to enter into an agreement with a governmental entity for the performance of governmental functions and services, including administrative functions; and

WHEREAS, by Resolution No. 20-091 dated December 16, 2020, the Board authorized the Executive Director to negotiate and execute an Interlocal Agreement on behalf of the Mobility Authority with Williamson County for habitual violator road enforcement on Mobility Authority facilities through September 30, 2023; and

WHEREAS, the Executive Director and Williamson County have negotiated a proposed interlocal agreement which is attached hereto as Exhibit A.

WHEREAS, the Executive Director requests that the Board authorize the execution of the proposed interlocal agreement with Williamson County for habitual violator road enforcement services on Mobility Authority facilities for a term of one (1) year, with two (2) automatic one (1) year renewals per the terms of the agreement.

NOW THEREFORE, BE IT RESOLVED that the Board hereby authorizes the Executive Director to execute an interlocal agreement with the Williamson County for habitual violator road enforcement services on Mobility Authority facilities a term of one (1) year, with two (2) automatic one (1) year renewals in the form or substantially the same form attached hereto as Exhibit A.

Adopted by the Board of Directors of the Central Texas Regional Mobility Authority on the 26th day of June 2023.

Submitted and reviewed by:

James M. Bass, Executive Director

Approved:

Robert W. Jenkins, Jr.
Chairman, Board of Directors

Exhibit A

STATE OF TEXAS	§	**STANDARD AGREEMENT WITH**
	§	**LOCAL GOVERNMENTAL ENTITY**
	§	**REGARDING OFF-DUTY**
	§	**CONTRACTING OF COUNTY**
COUNTY OF WILLIAMSON	§	**LAW ENFORCEMENT DEPUTIES**

This interlocal agreement (hereinafter, the "AGREEMENT") is entered into by and between the local governmental entity set forth on the signature page below (hereinafter, "LGE") in the State of Texas, and Williamson County, Texas (hereinafter, "COUNTY") a political subdivision of the State of Texas, and the Williamson County Law Enforcement Agency set forth on the signature page below (hereinafter, "LEA").

For and in consideration of the permission given by COUNTY for the LGE to contract in a private capacity DEPUTIES of the LEA (hereinafter "DEPUTIES"), while DEPUTIES are not on duty with and for the COUNTY, it is hereby agreed as follows:

1. It is mutually agreed that while the DEPUTIES are working for the LGE, the DEPUTIES' primary responsibility is the enforcement of Federal and State laws and COUNTY Ordinances or Regulations to protect life and property and to keep the peace. The DEPUTIES cannot enforce policies or rules of the LGE that differ from Federal and State Laws and County Ordinances and Regulations. To the extent applicable, the DEPUTIES shall enforce Texas Transportation Code, Chapter 372, Subchapter C regarding nonpayment of tolls and associated remedies. DEPUTIES are at all times subject to the rules and policies of the LEA. ***LGE expressly acknowledges and agrees that such DEPUTIES are at all times independent contractors of LGE when contracted by the LGE.***

2. It is mutually agreed that the COUNTY shall retain the right to withdraw its permission for any individual deputy of the LEA at any time, and to withdraw its permission for all DEPUTIES to work in a private capacity upon 30 days written notice to the LGE. If the permission of the COUNTY is withdrawn for all DEPUTIES to work in a private capacity, the LGE agrees to terminate its contractor relationships with DEPUTIES. The LGE, as part of this AGREEMENT, binds itself to release and hold harmless the COUNTY from any liability or claim for damages in the event such permission is withdrawn by the COUNTY.

3. Prior to the beginning of DEPUTIES contracting with the LGE, the LGE shall obtain a comprehensive general liability insurance policy from a company authorized to do business in the State of Texas or intergovernmental risk pool with minimum amounts of Ten Thousand Dollars ($10,000) per occurrence for property damage, One Hundred Thousand Dollars ($100,000) per person, and Three

Hundred Thousand Dollars ($300,000) per occurrence for personal injury. COUNTY SHALL BE NAMED AS AN ADDITIONAL INSURED UNDER THIS COVERAGE. Upon execution of this AGREEMENT, LGE shall provide the COUNTY with insurance certificates evidencing compliance with the insurance requirements herein.

4. The initial term of this AGREEMENT shall begin on October 1, 2023, and shall terminate on September 30, 2024, and will have two additional one (1) year automatic renewals. Either party may terminate this Agreement, for convenience and without cause, by providing thirty (30) days written notice to the other party. Unless such notice is provided, the AGREEMENT will automatically renew on October 1, 2024, and October 1, 2025.

5. State law requires that law enforcement personnel conducting "off-duty" work must be both "full time" and "entitled" to fringe benefits. Tex. Occup. Code Sec. 1702.322(A) & (B)(i). Thus, part-time deputies and "reserve" officers may not conduct "off-duty" work.

6. The COUNTY agrees that each of the DEPUTIES will be properly insured with automobile liability insurance while operating the patrol vehicle in accordance with Section 612.005(b) of the Texas Government Code, and any other applicable laws.

7. COUNTY agrees to invoice LGE for the reimbursement amounts for DEPUTIES' vehicle usage at the rate of $13.00 per hour per vehicle (to cover LGE's fair share of costs for fuel, maintenance, and yearly premiums on automobile insurance). The LGE acknowledges that the above-described reimbursement rate will not totally cover the entire costs incurred by COUNTY for the fully equipped patrol vehicle that is being utilized by such DEPUTIES in the LGE's Area; provided, however, COUNTY deems such unrecovered costs for the fully equipped patrol vehicle to be of a public benefit to the citizens of Williamson County.

8. LGE agrees to log and maintain all times that vehicles are allotted to off-duty work, whether actually used or parked, for each vehicle used by DEPUTIES on a monthly basis. LGE shall provide such vehicle time records to COUNTY and LEA no later than the end of each quarter (end of month for each of the following: March, June, September, and December). COUNTY will invoice based on the total usage and rate, as set forth in Paragraph 7, and LGE will pay such invoice pursuant Chapter 2251 of the Texas Government Code ("Texas Prompt Payment Act"). Reporting must be submitted to:

LEA'S OFFICE: At the address set forth on the signature page below.

COUNTY: Williamson County Auditor's Office
Attn: Finance Director
710 Main Street, Suite 301
Georgetown, Texas 78626

9. LGE agrees that it shall pay deputies directly and file 1099 forms with the Internal Revenue Service.

10. Each party to this AGREEMENT, in the performance of this AGREEMENT, shall act in an individual capacity and not as agents, employees, partners, joint ventures or associates of one another.

11. Nothing in this AGREEMENT shall be deemed to waive, modify or amend any legal defense available at law or in equity to any party, its past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. No party hereto waives, modifies, or alters to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas and of the United States.

LGE:

Name of Office: Central Texas Regional Mobility Authority

Signature: James M. Bass (Jun 27, 2023 15:28 CDT)

Printed Name: James M. Bass

Title: Executive Director

Date: Jun 27, 2023

LEA:

Williamson County
710 S Main St.
Georgetown, TX 78626

Signature of Official:
Name of Official: Judge Bill Gravell
Date: _____, 20____

COUNTERPART SIGNATURE PAGE
REGARDING COUNTY-VEHICLE USE
DURING OFF-DUTY SERVICES OF
COUNTY DEPUTIES

TO BE EXECUTED BY COUNTY COMMISSIONERS COURT FOR
CONFIRMATION OF BUDGETARY AUTHORIZATION
RELATED TO USE OF
VEHICLES FOR OFF-DUTY WORK[1]

WILLIAMSON COUNTY COMMISSIONERS COURT:

By: _____
Williamson County Judge or
Presiding Officer, Williamson County Commissioners Court
710 Main Street, Suite 105
Georgetown, Texas 78626

Date: _____, 20____

[1] Including, but not limited to fuel, insurance, and maintenance of county-owned assets.

	§	**STANDARD AGREEMENT WITH**
STATE OF TEXAS	§	**THE CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY REGARDING OFF-DUTY**
	§	**CONTRACTING OF COUNTY**
COUNTY OF WILLIAMSON	§	**CONSTABLE DEPUTIES**

This interlocal agreement (hereinafter, the "AGREEMENT") is entered into by and between the Central Texas Regional Mobility Authority set forth on the signature page below (hereinafter, "CTRMA") in the State of Texas, and Williamson County, Texas (hereinafter, "COUNTY") a political subdivision of the State of Texas, and the Williamson County Constable's Office set forth on the signature page below (hereinafter, "CONSTABLE'S OFFICE").

For and in consideration of the permission given by COUNTY for the CTRMA to contract in a private capacity DEPUTIES of the CONSTABLE'S OFFICE (hereinafter "DEPUTIES"), while DEPUTIES are not on duty with and for the COUNTY, it is hereby agreed as follows:

1. It is mutually agreed that while the DEPUTIES are working for the CTRMA, the DEPUTIES' primary responsibility is the enforcement of Federal and State laws and COUNTY Ordinances or Regulations to protect life and property and to keep the peace. The DEPUTIES cannot enforce CTRMA's policies, rules or regulations. The DEPUTIES shall enforce Texas Transportation Code Section 372.110 regarding operation of a prohibited motor vehicle on a toll project and 372.112 regarding the impoundment of a motor vehicle. DEPUTIES are at all times subject to the rules and policies of the CONSTABLE'S OFFICE. ***CTRMA expressly acknowledges and agrees that such DEPUTIES are at all times independent contractors of CTRMA when contracted by the CTRMA.***

2. It is mutually agreed that the COUNTY may withdraw its permission for any individual deputy of the CONSTABLE'S OFFICE to work in a private capacity by written notice to the CTRMA at any time, and may withdraw its permission for all DEPUTIES to work in a private capacity upon 30-days written notice to the CTRMA. If the COUNTY withdraws its permission for all DEPUTIES to work in a private capacity, the CTRMA agrees to terminate its contractor relationships with the DEPUTIES.

3. Prior to the beginning of DEPUTIES employment with the CTRMA, the CTRMA shall obtain a comprehensive general liability insurance policy from a company authorized to do business in the State of Texas with minimum amounts of Ten Thousand Dollars ($10,000) per occurrence for property damage, One Hundred Thousand Dollars ($100,000) per person, and Three Hundred Thousand Dollars ($300,000) per occurrence for personal injury. COUNTY SHALL BE NAMED AS AN ADDITIONAL INSURED UNDER THIS COVERAGE.

4. The term of this AGREEMENT shall begin on the_____, 2020 and shall terminate on September 30, 2021, and will have two one (1) year automatic renewals. If both parties are in concurrence, the AGREEMENT will automatically renew on October 1, 2021 and October 1, 2022. It must be revisited with proper approvals from the applicable governing bodies and elected official(s) for FY 2022.

5. State law requires that law enforcement personnel conducting "off-duty" work must be both "full time" and "entitled" to fringe benefits. Tex. Occup. Code Sec. 1702.322(A) & (B)(i). Thus, part-time deputies and "reserve" officers may not conduct "off-duty" work.

6. The COUNTY agrees that each of the DEPUTIES will be properly insured with automobile liability insurance while operating the patrol vehicle in accordance with Section 612.005(b) of the Texas Government Code, and any other applicable laws.

7. COUNTY agrees to invoice CTRMA for the reimbursement amounts for DEPUTIES' vehicle usage at the rate of $8.00 per hour per vehicle (to cover CTRMA's fair share of costs for fuel, maintenance, and yearly premiums on automobile insurance). The CTRMA acknowledges that the above described reimbursement rate will not totally cover the entire costs incurred by COUNTY for the fully equipped patrol vehicle that is being utilized by such DEPUTIES in the CTRMA Area; provided, however, COUNTY deems such unrecovered costs for the fully equipped patrol vehicle to be of a public benefit to the citizens of Williamson County.

8. CTRMA agrees to log and maintain all times that vehicles are allotted to off-duty work, whether actually used or parked, for each vehicle used by DEPUTIES on a monthly basis. CTRMA shall provide such vehicle time records to COUNTY and CONSTABLE'S OFFICE no later than the end of each quarter (end of month for each of the following: March, June, September, and December). COUNTY will invoice based on the total usage and rate, as set forth in Paragraph 7, and CTRMA will pay such invoice pursuant Chapter 2251 of the Texas Government Code ("Texas Prompt Payment Act"). Reporting must be submitted to:

CONSTABLE'S OFFICE: At the address set forth on the signature page below.

COUNTY: Williamson County Auditor's Office
Attn: Finance Director
710 Main Street, Suite 301
Georgetown, Texas 78626

9. CTRMA agrees that it shall pay deputies directly and file 1099 forms with the Internal Revenue Service.

10. This AGREEMENT terminates at the end of the term specified in paragraph 4, by mutual written agreement of the parties, or 30 days after either party gives written notice of termination to the other party, whichever occurs first.

11. Each party to this AGREEMENT, in the performance of this AGREEMENT, shall act in an individual capacity and not as agents, employees, partners, joint ventures or associates of one another.

12. Nothing in this AGREEMENT shall be deemed to waive, modify or amend any legal defense available at law or in equity to either party, their past or present officers, employees, or agents, nor to create any legal rights or claim on behalf of any third party. Both parties do not waive, modify, or alter to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas and of the United States.

CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY:

Printed Name: Mike Heiligenstein

Title: Executive Director

Signature: Mike Heiligenstein

Date: December 16, 2020

WILLIAMSON COUNTY CONSTABLE'S OFFICE:

Williamson County Constable Precinct No. 4

Printed Name of Official: Paul LEE LEAL

Signature of Official: Paul Lee Leal

Date: 01/04/2021, 20____

Address of Office: 412 VANCE ST. #3

Taylor TX 76574

COUNTERPART SIGNATURE PAGE TO STANDARD AGREEMENT WITH LOCAL GOVERNMENTAL ENTITY REGARDING OFF-DUTY SERVICES OF COUNTY DEPTUIES

TO BE EXECUTED BY COUNTY COMMISSIONERS COURT FOR CONFIRMATION OF BUDGETARY AUTHORIZATION RELATED TO USE OF VEHICLES FOR OFF-DUTY WORK[1]

WILLIAMSON COUNTY COMMISSIONERS COURT:

By: Hon. Bill Gravell,
Williamson County Judge &
Presiding Officer, Williamson County Commissioners Court
710 Main Street, Suite 105
Georgetown, Texas 78626

[1] Including, but not limited to fuel, insurance, and maintenance of county-owned assets.

Commissioners Court - Regular Session **22.**

Meeting Date: 07/18/2023

Tax Collection Agreement

Submitted For: Larry Gaddes

Submitted By: Mary Greenway, County Tax Assessor Collector

Department: County Tax Assessor Collector

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action to approve the Tax Collection Agreement between the Williamson County Municipal Utility District No 19D and the County of Williamson, Texas.

Background

Under provisions of Texas Government Code Section 791.001 and Texas Property Tax Code Section 6.21, the County, through its Tax Assessor/Collector shall serve as the Tax Collector for the Jurisdiction for ad valorem tax purposes for those properties stated in the Tax Collection Agreement. The original documents of the Tax Collection Agreement with the Williamson County Municipal Utility District No. 19D requires the County Judge's signature as well as the County Tax Assessor/Collector. The original documents have been signed by the County Tax Assessor/Collector and are being sent via interdepartmental mail to the County Judge's office indicating the location for his signature. Please return all signed original documents to the Tax Assessor/Collector's office for further distribution.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Tax Collection Agreement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/07/2023 11:16 AM
Tax Assessor (Originator)	Mary Greenway	07/07/2023 11:28 AM
County Judge Exec Asst.	Becky Pruitt	07/07/2023 11:54 AM
Tax Assessor (Originator)	Mary Greenway	07/07/2023 12:07 PM
County Judge Exec Asst.	Becky Pruitt	07/07/2023 12:27 PM
Form Started By: Mary Greenway		Started On: 07/06/2023 02:15 PM
Final Approval Date: 07/07/2023		

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

TAX COLLECTION AGREEMENT

WHEREAS the Williamson County Municipal Utility District No. 35 and the County of Williamson, Texas, have the power and authority with reference to the terms of TEX. GOV'T. CODE ANN. §§ 791.001 et seq., and TEX. PROP. TAX CODE ANN. §§ 6.21 et seq., as amended, to authorize the County of Williamson, Texas, through its duly elected Tax Assessor/Collector to act as the Tax Collector for the above-named Jurisdiction for those properties within Williamson County.

NOW, THEREFORE, for the consideration hereinafter expressed and the mutual condition hereof, it is mutually agreed by and between the Williamson County Municipal Utility District No. 35 , a political subdivision duly organized and existing under the laws of the State of Texas, hereinafter referred to as the Jurisdiction, and the County of Williamson, Texas, hereinafter referred to as the County, as follows:

1. A. Under the provisions of TEX. GOV'T. CODE ANN. §§ 791.001 et seq., and TEX. PROP. TAX CODE ANN. §§ 6.21 et seq., as amended, the County, through its Tax Assessor/Collector, shall serve as Tax Collector for the Jurisdiction for ad valorem tax purposes for those properties in Williamson County only in the year this document is executed and subsequent years pursuant to the terms herein provided. The County agrees to perform for the Jurisdiction all necessary duties authorized, and the Jurisdiction does hereby expressly authorize the County, through its Tax Assessor/Collector, to do and perform all acts necessary and proper to collect property taxes which are levied by the Jurisdiction.

B. The Jurisdiction shall be responsible for complying with all the statutory requirements for the annual setting of a tax rate as specified in Chapter 26 of the Texas Property Tax Code and/or Section 49.236 of the Texas Water Code. The County assumes no responsibility for the performance of any of the statutory requirements for setting rates for the Jurisdiction.

C. Any information required to be posted on a website of the Jurisdiction per Chapter 26 of the Property Tax Code shall be the responsibility of the Jurisdiction. The Jurisdiction shall provide the County information as necessary to timely comply with the requirements specified by Chapters 26.16 and 26.17 of the Texas Property Tax Code.

2. A. The County agrees to prepare and mail all tax statements, provide monthly collection reports to the Jurisdiction, prepare tax certificates, develop and maintain both current and delinquent tax rolls for the Jurisdiction, meet the requirements of the Property Tax Code, as amended, and to develop and maintain such other records and forms as are necessary or required by law or state rules and regulations related to the collection of the taxes levied by the Jurisdiction.

The County undertakes and agrees to make available to the Jurisdiction full information about the tax collection operation of the County and to promptly furnish written reports reasonably necessary to keep the Jurisdiction advised of all financial information affecting the Jurisdiction.

B. The Jurisdiction authorizes the County to approve on behalf of the Jurisdiction all refunds pursuant to TEX. PROP. TAX CODE ANN. § 31.11. Refunds may be made from tax collections otherwise due to the Jurisdiction, or, if there are not sufficient current collections to make the refund, the Jurisdiction shall, at the request of the Tax Assessor/Collector, promptly return to the County

sufficient money to pay the refund. The County shall report to the Jurisdiction all refunds made on behalf of the Jurisdiction.

Likewise, in the event that a tax payment is made by check or other medium that is later dishonored, the County shall withhold the dishonored amount previously distributed to the Jurisdiction from tax collection otherwise due to be distributed to the Jurisdiction. If there is not sufficient current collection to amount to the revenue lost due to the dishonored instrument, the Jurisdiction shall promptly refund to the County sufficient sums upon request by the Tax Assessor/Collector.

C. To enable the County to effectively serve all the taxing units which contract with the County for the collection of taxes, **the Jurisdiction must set its annual tax rates not later than the 15th day of September of each year.** In the absence of this requirement being met, the Jurisdiction shall bear all expenses of the County and its agents of expenditures made by such for the purpose of sending the tax statements in a separate notice or billing. By executing this Agreement, the Jurisdiction does accept such provisions and expressly agrees to meet solely any and all expenses that might be incurred as a result of not timely communicating to the County its tax rate via a duly executed order or ordinance, failing to comply with statutory requirements regarding truth-in-taxation, or a successful rollback election and causing the County to not meet its required obligations and duties to all other parties on whose behalf it also collects tax funds.

3. The Jurisdiction hereby agrees and expressly authorizes the County to contract on the Jurisdiction's behalf with private legal counsel for the collection of delinquent property taxes. The Jurisdiction further agrees that such fee, as is allowed by law and provided in the contract with private legal counsel, will be paid from the delinquent taxes, penalty, and interest collected for Jurisdiction by such private legal counsel.

4. For each tax year, the Jurisdiction shall pay to the County for collection services an amount or amounts per each parcel of taxable property, or account, including accounts on personal property, taxable by the Jurisdiction. The number of accounts taxable by the Jurisdiction shall be determined as of the certification of the Jurisdiction's appraisal roll of the year for which payment is due. The amounts to be paid per account shall be as determined by the County's Tax Assessor/Collector annually. The Tax Assessor/Collector shall notify the Jurisdiction of the charge per parcel on or about May 1. If no notice of charges per parcel is given by the Tax Assessor/Collector, charges per parcel for the prior year shall remain effective. The fee shall be payable in a lump sum annually by December 31 and may be withheld by the Tax Assessor/Collector from the distribution otherwise due the Jurisdiction.

5. The County shall cooperate with, and respond to the inquiries of, any independent certified public accountants employed by the Jurisdiction to conduct an annual financial audit of the Jurisdiction as such inquiries are related to the collection of taxes as provided for by this contract.

6. The County agrees to obtain a surety bond for the County's Tax Assessor/Collector to assure proper performance of the tax-collecting function provided in this contract. Such bond shall be payable to the County in the sum of $100,000.00 unless state statutes require a larger sum and shall be executed by a solvent surety company.

7. The County agrees to make payments of taxes collected into such depositories as are selected by the Jurisdiction. Such payments shall be made every day on which both the County's tax office and Jurisdiction's depository are open for business.

8. This contract shall continue until terminated by the parties. Either party may terminate this contract by giving written notice of its intent to the other party on or before April 1, to be effective the following July 1 of the same calendar year. Upon such a termination, the Jurisdiction shall assume all its tax collection responsibilities for all tax years.

9. If this contract should terminate for any reason, including but not limited to termination because of agreement of both parties and termination by judicial decree, the tax records shall be returned to Jurisdiction.

10. This agreement supersedes any and all agreements and contracts by and between the Jurisdiction and Williamson County relative to the collection of taxes.

11. This contract is to be interpreted under the laws of the State of Texas. Venue for any litigation arising regarding this contract shall lie in Williamson County, Texas.

IN WITNESS WHEREFORE, these presents are executed by the authority of the governing bodies of the respective parties hereto.

Executed _____

COUNTY OF WILLIAMSON

_____
Bill Gravell, County Judge
County of Williamson

_____
Larry Gaddes, Tax Assessor/Collector,
County of Williamson

_____
Chris Arnold, President
Williamson County Municipal Utility District No. 35

Commissioners Court - Regular Session **23.**

Meeting Date: 07/18/2023

Termination of SMT agreement

Submitted By: Misty Valenta, Animal Services

Department: Animal Services

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on authorizing the termination of an agreement with Assembled Products Corporation dba Spray Master Technologies for a disinfecting pump system and chemicals, effective after 30 days, and that appropriate officials take necessary actions to execute this termination of agreement.

Background

The contract as it stands is not effective in keeping the system running and therefore, not a financially responsible option.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	06/28/2023 03:17 PM
Form Started By: Misty Valenta		Started On: 06/23/2023 04:41 PM
Final Approval Date: 06/28/2023		

Commissioners Court - Regular Session **24.**

Meeting Date: 07/18/2023

Approval of Addendum to Extend Questica Implementation Services for Budget Department

Submitted For: Joy Simonton **Submitted By:** Kim Chappius, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on approving the addendum to which this will extend the services provided by Questica for the budget software implementation project and authorizing the execution of the Amendment.

Background

Approval of this Amendment will support the operations of the Williamson County Budget Office extending the agreement through 10/31/2023 to secure hours from the vendor's project implementation manager and facilitate completion of this project. The original ILA contract was approved in Commissioners Court on 8/16/2022. No additional funds are needed. The attached Amendment describes in detail the professional services still needing to be performed. Funding source is 01.0100.0503.004100. The department point of contact is Ashlie Holladay.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Addendum

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	07/12/2023 01:24 PM
County Judge Exec Asst.	Becky Pruitt	07/12/2023 03:50 PM
Form Started By: Kim Chappius		Started On: 07/11/2023 05:22 PM
Final Approval Date: 07/12/2023		

Contract/Terms Modification

Prepared for

Bill Gravell

Williamson County, TX

By

Jeff Bowden
GTY Software Inc., dba Questica Ltd.

July 6, 2023

Where brilliant begins.

Contract/Terms Modification

Estimate ID#: CO20230626 Rev: 1 July 6, 2023

Requirement:

Per section 2.5 of the Questica Software Subscription Agreement, the obligation to provide services expires the earlier of:

1) completion of the services described in the SOW
2) 12 months from the effective date of the relevant Order Form

Without amendment, this period expires on 24-Aug-2023.

Per section 2.1 of the Scope of Work, the fixed price cost includes overhead of project management and analysis by Questica until the implementation services are delivered or 21 weeks contiguous from project kick-off, whichever occurs first. Without amendment, project management services expired on 27-Feb-2023.

Williamson County will be going live with Questica Budget in October 2023.

The requirement is therefore to amend these contracted dates.

Description:

Questica's primary objective is to ensure that Williamson County fully adopts a budgeting system that meets or exceeds their needs, and experiences excellent service in acquiring this system. In recognition of the productive partnership, Questica is waiving the contracted time limit to the provision of project management services. In addition, Questica is extending the provision of all services associated with the original implementation contract from 24-Aug-2023 to 31-Oct-2023.

Any project management or analysis services not covered by the maintenance and support agreement beyond 31-Oct-2023 shall be billable at Questica's standard services rate, which is currently $250/hr.

Remaining deliverables include:

1. Change Management Consulting Services
2. Operating Actuals Import Integration
3. Operating Budget Export Integration
4. Amended Operating Budget Export Integration
5. Configuration of Change Requests
6. Configuration of Budgets (Scenarios)
7. Updates to Personnel Data (if required)
8. Configuration of Modifiers
9. Payroll Actuals Import Integration
10. HR Data Sync
11. Performance Measurement
12. Administration Training
13. Administrator Authored Reporting Training
14. Completion of Train-the-Trainer: Operating
15. Train the Trainer: Personnel
16. Train the Trainer: Performance Measures
17. PM support for go-live

Limitations:

Anything not explicitly mentioned in the above specification cannot be assumed as part of the work to be performed. Notwithstanding the above deliverables and deadlines, all Terms set out in the original agreement signed on 2022-08-17 are applicable.

© GTY Software Inc., dba Questica Ltd. July 6, 2023

Acceptance

Estimate ID#: CO20230626 **July 6, 2023**

Authorized Signature: _____

Authorized Name: _____

Organization Name: **Williamson County, TX** PO/Reference: _____

Date: _____

Upon accepting this offer, please scan and email back all pages of the signed Estimate and include an authorized purchase order, if applicable.

GTY Software Inc., dba Questica Ltd.

Authorized Signature: *Alicia Holloway*

Authorized Name: Alicia Holloway, Manager, Implementation - Budget

Organization Name: **GTY Software Inc., dba Questica Ltd.**

Date: July 7, 2023

© GTY Software Inc., dba Questica Ltd. July 6, 2023

Commissioners Court - Regular Session **25.**

Meeting Date: 07/18/2023

Approval of Purchase of UG Pathway Installation from Brymer Communication Services, LLC for Information Systems

Submitted For: Joy Simonton **Submitted By:** Mary Watson, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Agreement for Proposal #2023247 between Williamson County and Brymer Communication Services, LLC in the amount of $38,559.00 pursuant to DIR contract #DIR-CPO-4777, and authorizing the execution of the agreement.

Background

Due to the construction currently being done on the east side of 301 SE Inner Loop building, rerouting of county fiber cables is necessary at this time. Boring under the parking lot will be a part of this project, from the front telephone pole to the building. The attached proposal has the details of the labor and materials needed for this project. IT, Legal and Contract Audit have reviewed this proposal. Funding source is P537; 2021CIP; Task 4.1 for FY23. The department point of contact is Rory Tierney.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Redacted Brycomm Proposal

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	07/12/2023 09:43 AM
County Judge Exec Asst.	Becky Pruitt	07/12/2023 10:49 AM
Form Started By: Mary Watson		Started On: 07/06/2023 08:13 AM
Final Approval Date: 07/12/2023		

WILLIAMSON COUNTY
SERVICES AND PURCHASE CONTRACT
(Brymer Communication Services, LLC)

Important Notice: County Purchase Orders and Contracts constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to the Texas Constitution, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.

THIS SERVICES AND PURCHASE CONTRACT (hereinafter "Contract") is made and entered into by and between **Williamson County, Texas** ("County"), a political subdivision of the State of Texas, acting herein by and through its governing body, and **Brymer Communication Services, LLC** (hereinafter "Service Provider"), both of which are referred to herein as the parties. The County agrees to engage Service Provider as an independent contractor, to provide certain services and purchase goods described herein pursuant to the following terms, conditions, and restrictions:

I.

Services: Service Provider shall provide services *as an independent contractor* pursuant to terms and policies of the Williamson County Commissioners Court. Service Provider expressly acknowledges that he, she, or it is not an employee of the County. The services include but are not limited to the services and work described in the attached Quotes being marked as **Exhibit "A,"** which is incorporated herein to the extent the Quotes meets or exceeds the requirements of County's solicitation, if applicable.

Should the County choose to add services in addition to those described in **Exhibit "A"**, such additional services shall be described in a separate written amendment to this Contract wherein the additional services shall be described, and the parties shall set forth the amount of compensation to be paid by the County for the additional services. Service Provider shall not begin any additional services and the County shall not be obligated to pay for any additional services unless a written amendment to this Contract has been signed by both parties.

Service Provider represents that Service Provider (including Service Provider's agents, employees, volunteers, and subcontractors, as applicable) possess all certifications, licenses, inspections, and permits required by law to carry out the services and work described in **Exhibit "A."** The Service Provider shall, upon written (including electronic) request, provide proof of valid licensure.

II.

Goods: Service Provider shall provide County the goods described in the attached Quotes being marked as **Exhibit "A,"** which is incorporated herein to the extent it meets or exceeds the County's solicitation, if applicable.

Should the County choose to purchase goods in addition to those described in Exhibit "A", such additional goods shall be described in a separate written amendment to this Contract wherein the additional goods shall be described, and the parties shall set forth the amount of compensation to be paid by the County for the additional goods. Service Provider shall not provide any additional goods and the County shall not be obligated to pay for any additional goods unless a written amendment to this Contract has been signed by both parties.

III.

Effective Date and Term: This Contract shall be in full force and effect as of the date of the last party's execution below and shall continue until the Project Completion Date set out on the signature page hereinbelow or when terminated pursuant to this Contract, whichever event occurs first.

IV.

Consideration and Compensation: Service Provider will be compensated based on a fixed sum for the specific project herein as set out in **Exhibit "A"**. The not-to-exceed amount under this Contract is Thirty-Eight Thousand Five Hundred and Fifty-Nine Dollars ($38,559.00). Payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date the County receives the goods under the contract; (2) the date the performance of the service under the contract is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by the County in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of the County's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

The County is a political subdivision under the laws of the State of Texas and claims exemption from sales and use taxes. The County agrees to provide exemption certificates to Service Provider upon request. Likewise, the County is neither liable for any taxes, charges, or fees assessed against Service Provider for the supplies or products provided or any Services rendered.

V.

Insurance: Service Provider shall provide and maintain, until the services covered in this Contract is completed and accepted by the County, the minimum insurance coverage in the minimum amounts as described below. Coverage shall be written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and rated A- or better by A.M. Best Company or otherwise acceptable to the County and name the County as an additional insured.

	Type of Coverage	**Limits of Liability**
a.	Worker's Compensation	Statutory
b.	Employer's Liability	
	Bodily Injury by Accident	$500,000 Ea. Accident
	Bodily Injury by Disease	$500,000 Ea. Employee
	Bodily Injury by Disease	$500,000 Policy Limit

c. Comprehensive general liability including completed operations and contractual liability insurance for bodily injury, death, or property damages in the following amounts:

COVERAGE	PER PERSON	PER OCCURRENCE
Comprehensive General Liability (*including premises, completed operations and contractual*)	$1,000,000	$1,000,000
Aggregate policy limits:		$2,000,000

d. Comprehensive automobile and auto liability insurance (covering owned, hired, leased and non-owned vehicles):

COVERAGE	PER PERSON	PER OCCURRENCE
Bodily injury (including death)	$1,000,000	$1,000,000
Property damage	$1,000,000	$1,000,000
Aggregate policy limits		No aggregate limit

Service Provider, as an independent contractor, meets the qualifications of an "Independent Contractor" under Texas Worker's Compensation Act, Texas Labor Code, Section 406.141, and must provide its employees, agents and sub-subcontractors worker's compensation coverage. Contactor shall not be entitled to worker's compensation coverage or any other type of insurance coverage held by the County.

Upon execution of this Contract, Service Provider shall provide the County with insurance certificates evidencing compliance with the insurance requirements of this Contract.

VI.

No Agency Relationship & Indemnification: It is understood and agreed that Service Provider shall not in any sense be considered a partner or joint venturer with the County, nor shall Service Provider hold itself out as an agent or official representative of the County. Service Provider shall be considered an independent contractor for the purpose of this Contract and shall in no manner incur any expense or liability on behalf of the County other than what may be expressly allowed under this Contract. The County will not be liable for any loss, cost, expense, or damage, whether indirect, incidental, punitive, exemplary, consequential of any kind whatsoever for any acts by Service Provider or failure to act relating to the services being provided.

VII.

INDEMNIFICATION - EMPLOYEE PERSONAL INJURY CLAIMS: TO THE FULLEST EXTENT PERMITTED BY LAW, THE SERVICE PROVIDER SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF THE COUNTY'S CHOOSING), AND HOLD HARMLESS THE COUNTY, AND THE COUNTY'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") AND SHALL ASSUME ENTIRE RESPONSIBILITY AND LIABILITY (OTHER THAN AS A RESULT OF INDEMNITEES' GROSS NEGLIGENCE) FOR ANY CLAIM OR ACTION BASED ON OR ARISING OUT OF THE PERSONAL INJURY, OR DEATH, OF ANY EMPLOYEE OF THE SERVICE PROVIDER, OR OF ANY SUBCONTRACTOR, OR OF ANY OTHER ENTITY FOR WHOSE ACTS THEY MAY BE LIABLE, WHICH OCCURRED OR WAS ALLEGED TO HAVE OCCURRED ON THE WORK SITE OR IN CONNECTION WITH THE PERFORMANCE OF THE WORK. SERVICE PROVIDER HEREBY INDEMNIFIES THE INDEMNITEES EVEN TO THE EXTENT THAT SUCH PERSONAL INJURY WAS CAUSED OR ALLEGED TO HAVE BEEN CAUSED BY THE SOLE, COMPARATIVE OR CONCURRENT NEGLIGENCE OF THE STRICT LIABILITY OF ANY INDEMNIFIED PARTY. THIS INDEMNIFICATION SHALL NOT BE LIMITED TO DAMAGES, COMPENSATION, OR BENEFITS PAYABLE UNDER INSURANCE POLICIES, WORKERS COMPENSATION ACTS, DISABILITY BENEFITS ACTS, OR OTHER EMPLOYEES BENEFIT ACTS.

INDEMNIFICATION - OTHER THAN EMPLOYEE PERSONAL INJURY CLAIMS: TO THE FULLEST EXTENT PERMITTED BY LAW, SERVICE PROVIDER SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF THE COUNTY'S CHOOSING), AND HOLD HARMLESS THE COUNTY, AND THE COUNTY'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF OR ALLEGED TO BE RESULTING FROM THE PERFORMANCE OF THIS AGREEMENT OR THE WORK DESCRIBED HEREIN, TO THE EXTENT CAUSED BY THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS OF SERVICE PROVIDER OR ITS SUBCONTRACTORS, ANYONE EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN WHOLE OR IN PART BY A PARTY INDEMNIFIED HEREUNDER.

VIII.

No Waiver of Sovereign Immunity or Powers: Nothing in this Contract will be deemed to constitute a waiver of sovereign immunity or powers of the County, the Williamson County Commissioners Court, or the Williamson County Judge.

IX.

Compliance With All Laws: Service Provider agrees and will comply with all local, state, or federal requirements with respect to the services rendered. Any alterations, additions, or deletions to the terms of the Contract that are required by changes in federal, state, or local law or regulations are automatically incorporated into the Contract without written amendment hereto and shall become effective on the date designed by such law or by regulation.

X.

Termination: This Contract may be terminated at any time at the option of either party, without future or prospective liability for performance, upon giving thirty (30) days written notice thereof.

XI.

Venue and Applicable Law: Venue of this Contract shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.

XII.

Severability: In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision in this Contract and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

XIII.

Right to Audit: Service Provider agrees that the County or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Contract, have access to and the right to examine and photocopy any and all books, documents, papers and records of Service Provider which are directly pertinent to the services to be performed under this Contract for the purposes of making audits, examinations, excerpts, and transcriptions. Service Provider agrees that the County shall have access during normal working hours to all necessary Service Provider facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. The County shall give Service Provider reasonable advance notice of intended audits.

XIV.

Good Faith Clause: Service Provider agrees to act in good faith in the performance of this Contract.

XV.

No Assignment: Service Provider may not assign this Contract.

XVI.

Confidentiality: Service Provider expressly agrees that he or she will not use any incidental confidential information that may be obtained while working in a governmental setting for his or her own benefit, and agrees that he or she will not enter any unauthorized areas or access confidential information and he or she will not disclose any information to unauthorized third parties, and will take care to guard the security of the information at all times.

XVII.

Foreign Terrorist Organizations: Service Provider represents and warrants that it is not engaged in business with Iran, Sudan, or a foreign terrorist organization, as prohibited by Section 2252.152 of the Texas Government Code.

XVIII.

Public Information: Service Provider understands that County will comply with the Texas Public information Act as interpreted by judicial ruling and opinions of the Attorney General of the State of Texas. Information, documentation, and other material in connection with this Purchase Order or any resulting contract may be subject to public disclosure pursuant to the Texas Public Information Act.

XIX.

Damage to County Property: Service Provider shall be liable for all damage to county-owned, leased, or occupied property and equipment caused by Service Provider and its employees, agents, subcontractors, and suppliers, including any delivery or transporting company, in connection with any performance pursuant to this Contract. Service Provider shall notify County in writing of any such damage within one (1) calendar day.

XX.

Media Releases: Service Provider shall not use County's name, logo, or other likeness in any press release, marketing materials, or other announcement without the County's prior written approval.

XXI.

Authorized Expenses: In the event County authorizes, in advance and in writing, reimbursement of non-labor expenses related to the services subject of this Contract, County will pay such actual non-labor expenses in strict accordance with the Williamson County Vendor Reimbursement Policy (as amended), which is incorporated into and made a part of this Contract by reference. The Williamson County Vendor Reimbursement Policy can be found at: WilliamsonCountyVendorReimbursementPolicyMarch2023.pdf (wilco.org) . Invoices requesting reimbursement for authorized non-labor expenses must be accompanied by copies of the provider's invoice and clearly set forth the actual cost of the expenses, without markup.

XXII.

Entire Contract & Incorporated Documents; Conflicting Terms: This Contract constitutes the entire Contract between the parties and may not be modified or amended other than by a written instrument executed by both parties. Documents expressly incorporated into this Contract include the following:

A. As described in the attached Quotes, and being marked **Exhibit "A,"** which is incorporated to the extent the Quotes meets or exceeds the requirements of County's solicitation, if applicable;
B. The cooperative purchasing contract or agreement applicable to this Contract, if any, set out on the signature page hereinbelow; and
C. Insurance certificates evidencing coverages required herein above.

The County reserves the right and sole discretion to determine the controlling provisions where there is any conflict between the terms of this Contract and the terms of any other purchase order(s), contract(s) or any document attached hereto as exhibits relating to the services and goods subject of this Contract.

XXIII.

County Judge or Presiding Officer Authorized to Sign Contract: The presiding officer of the County's governing body who is authorized to execute this instrument by order duly recorded may execute this Contract on behalf of the County.

WITNESS that this Contract shall be effective as of the date of the last party's execution below.

WILLIAMSON COUNTY:

_____
Authorized Signature

Judge Bill Gravell, Jr.,
County Judge

Date: _____ ___, 20____

SERVICE PROVIDER:

Brymer Communication Services, LLC
Name of Service Provider

Chris Gonzales
Authorized Signature

Chris Gonzales
Printed Name

Date: July 5 , 2023

Project Completion Date: The Services set out in **Exhibit "A"** shall be completed by Service Provider on or before 30 calendar days.

Cooperative Purchasing Contract or Agreement (if applicable): _____

EXHIBIT A

BRYCOMM
NETWORK CABLING | LIGHTING | A/V | SECURITY | OSP
1051 New Technology Blvd. Hutto, TX 78634
Phone: (512) 712-4008 Fax: (512) 712-4009

CUSTOMER	BRYCOMM REP
Williamson County Attn: Chris Ball Systems Engineer Williamson County Cell: 737-900-5993	Chris Gonzales Project Executive - OSP Office: 512-712-4008 Cell: 512-569-5309 chris.gonzales@brycomm.com

DATE	PROPOSAL NUMBER	DIR CONTRACT NUMBER
6/23/23	[redacted]	DIR-CPO-4777

PROJECT ADDRESS	PROJECT DESCRIPTION
301 SE Innerloop Georgetown, TX 78626	Wilco Annex UG Pathway

LABOR DESCRIPTION		QTY	UNIT OF MEASURE	COST	TOTAL
ITEM #	LABOR				
INSTALLOF FOC TT	Lead Technician	16	hr.	$112.50	$1,800.00
INSTALLOF FOC ET	Entry Level Technician	16	hr.	$97.50	$1,560.00
HC-OSP-014	Bucket Truck Usage	16	hr.	$75.00	$1,200.00
UG BORE	Directional Bore	150	lf	$105.00	$15,750.00
UG TRENCH	Trench	60	lf	$55.00	$3,300.00
MGMT SVCS SPM	Sr. Project Manager	40	hr.	$105.00	$4,200.00
				LABOR SUB-TOTAL:	$27,810.00

MATERIAL DESCRIPTION		QTY	UNIT OF MEASURE	COST	TOTAL
ITEM #					
84	24X36X30 PG STACKABLE BOX W/COVER	1	ea	$1,682.00	$1,682.00
85	4" CONDUIT	450	ft.	$14.00	$6,300.00
91	4" EMT COND 10FT	8	ea	$112.00	$896.00
92	4" EMT COMPRESSION CONNECTOR	4	ea	$42.00	$168.00
93	4" FEMALE PVC ADAPTER	2	ea	$6.00	$12.00
94	4" COMPRESSION COUPLER	8	ea	$52.00	$416.00
95	UNISTRUT 1.625 X 1.625 12 GAUGE SLOTTED	4	ea	$44.00	$176.00
96	4" STRUT STRAP	16	ea	$7.00	$112.00
97	NEMA 3 ENCLOSURE 18"x18"x8"	1	ea	$987.00	$987.00
				MATERIAL SUB-TOTAL:	$10,749.00
				TOTAL:	$38,559.00

Commissioners Court - Regular Session **26.**

Meeting Date: 07/18/2023

Approval of Interlocal Agreement (ILA) with Texas A&M Engineering Extension Service (TEEX) for Staff Training for Hazmat Department

Submitted For: Joy Simonton **Submitted By:** Johnny Grimaldo, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on approving the Interlocal Agreement (ILA) between Texas A&M Engineering Extension Service (TEEX) and Williamson County for HazMat training and execution of the agreement #2023248 and exempting the purchasing from the competitive bidding requirement through Texas Local Government Code 262.024 (a) (4) a personal or professional service.

Background

Williamson County HazMat plans to utilize TEEX for Hazmat Technician Training in the not-to-exceed amount of $18,780.00 and Hazmat Incident Commander Training in the not-to-exceed amount of $9,300.00. The ILA and Letter of Agreement contraining the program detilas are attached. The funding source is 01.0100.0542.004228. The department point of contact is Hank Jones.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Interlocal Agreement

TEEX Training

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	07/13/2023 11:34 AM
County Judge Exec Asst.	Becky Pruitt	07/13/2023 11:35 AM
Form Started By: Johnny Grimaldo		Started On: 07/13/2023 11:05 AM
Final Approval Date: 07/13/2023		

Contract Number: #[redacted]
P25-11485
P/T

INTERLOCAL AGREEMENT
BY AND BETWEEN
WILLIAMSON COUNTY, TEXAS
AND
THE TEXAS A&M ENGINEERING EXTENSION SERVICE

This Agreement ("Agreement") is between the Texas A&M Engineering Extension Service ("TEEX"), 200 Technology Way, College Station, TX 77845 and Williamson County, Texas ("Customer"), (collectively "the Parties") pursuant to the provisions of the Interlocal Cooperation Act, Chapter 791 of the *Texas Government Code.* The Parties agree as follows:

SECTION I. PURPOSE OF AGREEMENT

The purpose of this Agreement is for TEEX to provide the following training in Emergency Response Courses as requested by Williamson County:

TRAINING OVERVIEW

Type of Training Class:
HAZ020 NFPA 1072 Hazmat Technician
HAZ008 NFPA 1072 Hazmat Incident Commander

Classes to be held at the Williamson County FMO, Georgetown, Texas.
(All training is subject to established student minimums and cancellation if minimums are not met.)

SECTION II. RIGHTS AND OBLIGATIONS OF TEEX

TEEX will provide Emergency Response Training to Customer. TEEX represents that TEEX (including TEEX's agents, employees, volunteers, and subcontractors, as applicable) possesses all certifications, licenses, inspections, and permits required by law to provide Emergency Response Training to Customer.

SECTION III. RIGHTS AND OBLIGATIONS OF CUSTOMER

Each class shall be scheduled as requested by the Customer; the Customer shall provide a purchase order confirming training 30 days prior to requested training. The Customer will be billed following the completion of training, see Section V for payment terms.

Customer shall follow the TEEX safety policy for all training:

To help ensure the safety of its students, TEEX has developed a TEEX Student Safety Manual. The TEEX Student Safety Manual can be viewed at www.teex.com/firesafety. The TEEX Student Safety Manual contains the safety requirements students and guest instructors will be required to comply with during TEEX sponsored training activities, including the use and type of Personal Protective Equipment (PPE). The

customer's safety officer shall ensure all students and student PPE follow the TEEX Student Safety Manual prior to the start of training activities.

In accordance with the TEEX Student Safety Manual, Customer shall ensure that all PPE used during hands on training exercises meets all applicable National Fire Protection Association (NFPA) standards. Prior to arriving for any TEEX sponsored training, Customer's safety office shall inspect all student PPE to ensure all applicable NFPA standards are met. TEEX may make spot checks of student PPE throughout the duration of the training activities. TEEX shall reject any PPE not meeting the applicable standards and Customer shall replace it with compliant PPE before the student will be allowed to participate in any further hands-on training activities.

Customer acknowledges that the TEEX Student Safety Manual is available on www.teex.com/firesafety for review. Customer also acknowledges that it is Customer's responsibility to ensure that each employee is aware that the manual is available online and understands his/her safety requirement. Each employee shall comply with all safety requirements in the TEEX Student Safety Manual.

None of the terms and conditions printed or otherwise appearing on the PO shall be applicable except to the extent that it specifies information required to be furnished by either party hereunder. The terms proposed by any such form are specifically objected to and shall not be used as a basis for any contract.

SECTION IV. TERM OF AGREEMENT

This Agreement is for one (1) year in length, beginning on the date of the last party's signature below. At the end of this term, this Agreement may be renewed annually upon written agreement of the Parties. Either Party may terminate this Agreement by giving thirty (30) days advance written notice to the other Party.

Upon early termination, Customer will reimburse TEEX as specified in Section V for all costs and non-cancelable commitments incurred in the performance under this Agreement up to the effective date of termination, such reimbursement not to exceed the total amount specified in Section V. TEEX will reimburse to Customer any funds that have been received but remain unexpended at the effective date of termination, except for those funds needed to pay for non-cancelable obligations.

If this Agreement is not executed by all Parties within 60 days of the date of the first signature below, then this Agreement will be null and void and of no further effect.

SECTION V. PAYMENT FOR SERVICES

TEEX will be compensated based on a fixed sum for the specific training services (TEEX reserves the right to increase pricing due to a new fiscal year beginning September 1):

HAZ020 Hazmat Technician – Customer shall pay TEEX a fee of $1,565 per student per class. Each class is subject to a 12-student minimum and 30 students maximum per class.

HAZ008 Hazmat Incident Commander – Customer shall pay TEEX a fee of $775 per student per class. Each class is subject to a 12-student minimum and 30 students maximum per class.

The not-to-exceed amount under this Agreement will be Twenty-Eight Thousand and Eighty Dollars ($28,080.00).

Payment for goods and services will be governed by Chapter 2251 of the Texas Government Code. An invoice will be deemed overdue the 31st day after the later of (1) the date the Customer receives the goods under the agreement; (2) the date the performance of the service under the agreement is completed; or (3) the date the Customer's auditor receives an invoice for the goods or services. Interest charges for any overdue payments will be paid by the Customer in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that will accrue on a late payment is the rate in effect on September 1 of the Customer's fiscal year in which the payment becomes due. The said rate in effect on September 1 will be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

The Customer is a political subdivision under the laws of the State of Texas and claims exemption from sales and use taxes under Tex. Tax Code Ann. §151.309, as amended. The Customer agrees to provide exemption certificates to TEEX upon request. Likewise, the Customer is neither liable for any taxes, charges, or fees assessed against TEEX for the supplies or products provided or any Services rendered.

All payments by the Parties made pursuant to this Agreement will be made from current revenues.

TEEX is not responsible for any bank fees, wire transfer fees, etc., originating at the Customer's banking institution that are charged to the Customer for the service of providing the wire transfer of funds to TEEX.

SECTION VI. NOTICES

Any notices required or permitted under this Agreement will be deemed given (a) three business days after it is sent by certified or registered mail, return receipt requested, (b) the next business day after it is sent by overnight carrier, (c) on the date sent by facsimile or email transmission with confirmation of transmission and receipt, if sent during the recipient's normal business hours and if not, on the next business day, or (d) on the date of delivery if delivered personally, an in each case, addressed to the intended recipient at the address below or such other address as the intended recipient may specify in writing:

If to TEEX:
Texas A&M Engineering Extension Service
Tracy Foster, Associate Agency Director/Chief Financial Officer
200 Technology Way,
College Station, Texas 77845

If to Customer:
Williamson County
Attention: County Judge
710 Main Street
Georgetown, Texas 78626

With Curtesy Copy:
Williamson County Fire Marshal Special Operations
Attention: David Cella
3189 SE Inner Loop
Georgetown, Texas 78626

SECTION VII. AUTHORITY

TEEX represents and warrants the following:

A. The signer of this Agreement possesses the legal authority to execute this Agreement on behalf TEEX and to bind TEEX to the terms of this Agreement; and
B. TEEX possesses full legal authority to enter into this Agreement and to perform its obligations under this Agreement.

Customer represents and warrants the following:

A. The signer of this Agreement possesses the legal authority to execute this Agreement on behalf of Customer and to bind Customer to the terms of this Agreement; and
B. Customer possesses full legal authority to enter into this Agreement and to perform its obligations under this Agreement.

SECTION VIII. NO WAIVER OF IMMUNITY

Neither Party waives any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.

SECTION IX. EXPORT COMPLIANCE

Customer certifies that none of its personnel participating in the activities under this Agreement is a "restricted party" as listed on the Denied Persons List, Entity List, and Unverified List (U.S. Department of Commerce), the Debarred Parties Lists (U.S. Department of State), the Specially Designated Nationals and Blocked Persons List (U.S. Department of Treasury), or any similar governmental lists. Customer will provide TEEX with names and citizenship information for all of Customer's personnel participating in the activities under this Agreement for TEEX's additional due diligence purposes.

SECTION X. GENERAL PROVISIONS

A. This Agreement does not create a partnership, joint venture, or employment relationship between the Parties. Neither Party may bind the other or otherwise act in any way as the representative of the other, unless specifically authorized, in advance and in writing, to do so, and then only for the limited purpose stated in such authorization. Employees of one Party are not employees of the other, and neither Party's personnel are entitled or eligible, by reason of this contractual relationship, to participate in any benefits or privileges given or extended by the other Party to its employees.

B. Customer may not use the name or any adaptation of the name of TEEX or any of its personnel in any way except in factual statements that, in context, are not misleading or imply an endorsement by TEEX or its employees.

C. This Agreement contains the entire understanding of the Parties as to its subject matter, and supersedes all other written and oral agreements between the Parties as to that subject matter. The Parties may execute other contracts, but those will not alter this Agreement unless expressly stated in writing.

D. This Agreement is assignable only with the written consent of both Parties.

E. The failure of either Party at any time to require performance by the other Party of any provision of this Agreement will in no way affect the right to require such performance at any time thereafter nor will the waiver by either Party of a breach of any provision be taken or held to be a waiver of any succeeding breach of such provision or as a waiver of the provision itself.

F. Each provision of this Agreement is severable. If any provision is rendered invalid or unenforceable by statute or regulations or declared null and void by any court of competent jurisdiction, the remaining provisions will remain in full force and effect if the essential terms of this Agreement remain valid, legal, and enforceable.

G. Use of Purchase Orders**:** If either or both of the Parties employs any purchase order, invoice, acknowledgment of order, or other form in carrying out the transactions contemplated under this Agreement, none of the terms contained on such form will be applicable except to the extent that they specify information required to be furnished under this Agreement. Each Party hereby objects to any other terms contained on any such form; such other terms will not be a basis for any contract and neither Party should take any action or fail to take any action in reliance on such other terms.

H. For purposes of this Agreement, "Force Majeure Event" means, with respect to a Party, any event or circumstance, whether or not foreseeable, that was not caused by that Party (other than a strike or other labor unrest that affects only that Party, an increase in prices or other change in general economic conditions, a change in law, or an event or circumstance that results in that Party's not having sufficient funds to comply with an obligation to pay money) and any consequences of that event or circumstance. If a Force Majeure Event prevents a Party from complying with any one or more obligations under this Agreement, that inability to comply will not constitute breach if (1) that Party uses reasonable efforts to perform those obligations, (2) that Party's inability to perform those obligations is not due to its failure to (a) take reasonable measures to protect itself against events or circumstances of the same type as that Force Majeure Event or (b) develop and maintain a reasonable contingency plan to respond to events or circumstances of the same type as that Force Majeure Event, and (3) that Party complies with its obligations under this Section. If a Force Majeure Event occurs, the noncomplying Party will promptly notify the other Party of the occurrence of that Force Majeure Event, its effect on performance, and how long the noncomplying Party expects it to last. Thereafter the noncomplying Party will update that information as reasonably necessary. During a Force Majeure Event, the noncomplying Party will use reasonable efforts to limit damages to the other Party and to resume its performance under this Agreement.

I. The laws of the State of Texas will govern all terms and conditions.

J. Right to Audit: TEEX agrees that Customer or its duly authorized representatives will, until the expiration of three (3) years after final payment under this Agreement, have access to and the right to examine and photocopy any and all books, documents, papers and records of TEEX which are directly pertinent to the services to be performed under this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions. TEEX agrees that Customer will have access during normal working hours to all necessary TEEX facilities and will be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this Section. Customer will give TEEX reasonable advance notice of intended audits.

K. TEEX understands that Customer will comply with the Texas Public Information Act as interpreted by judicial ruling and opinions of the Attorney General of the State of Texas. Information, documentation, and other

material in connection with this Purchase Order or any resulting contract may be subject to public disclosure pursuant to the Texas Public Information Act.

CUSTOMER:

By: Williamson County

Name: Bill Gravell

Title: County Judge

Date:

Texas A&M Engineering Extension Service:

By:

Name: Tracy Foster

Brian Stipe
Assistant CFO/Controller

Title: Associate Agency Director/Chief Financial Officer

Date: 7/13/23

TEXAS A&M ENGINEERING EXTENSION SERVICE
EMERGENCY SERVICES TRAINING INSTITUTE
200 Technology Way | College Station, TX 77845-3424
P.O. Box 40006 | College Station, TX 77842-4006
Toll-Free 866.878.8900 Tel. 979.845.7641 Fax 979.847.9304
www.teex.org

[redacted]
P25-11485
P/T

April 10, 2023

LETTER OF AGREEMENT

The Texas A&M Engineering Extension Service's Emergency Services Training Institute (TEEX/ESTI) shall provide "HazMat" Training, subject to the following terms, for:

Williamson County Fire Marshal Special Operations
David Cella
3189 SE Inner Loop
Georgetown, TX 78626
O: 512-943-3698 |C:512-931-4227
david.cella@wilco.org
Customer's Federal Tax ID Number (TIN) [redacted]

TRAINING OVERVIEW

Type of Training	Class Hrs	Training Dates
HAZ020 NFPA 1072 Hazmat Technician	40 hrs.	August 21-25, 2023
HAZ008 NFPA 1072 Hazmat Incident Commander	8 hrs.	August 3-4, 2023

Classes to be held at the Williamson County FMO, Georgetown, Texas.
(All training is subject to established student minimums and cancellation if minimums are not met.)

COURSE FEES *******TEEX RESERVES THE RIGHT TO INCREASE PRICING DUE TO A NEW FISCAL YEAR SEPTEMBER 1.***

HAZ020 Hazmat Technician - Customer shall pay TEEX/ESTI a fee of $1565 per student per class and applicable sales tax. Each class is subject to a 12-student minimum and 30 students maximum per class.

HAZ008 Hazmat Incident Commander - Customer shall pay TEEX/ESTI a fee of $775 per student per class and applicable sales tax. Each class is subject to a 12-student minimum and 30 students maximum per class.

****On all non-fixed fee base quotes, state sales tax will be assessed on all consumables used, except fuels. If Customer is exempt from Texas state sales tax, please provide TEEX/ESTI with a Texas state sales tax exemption form. If Customer pays sales tax directly to the State of Texas, please provide TEEX/ESTI with a Texas direct payment permit certificate. Unless one of these two forms is provided, Texas state sales tax will be assessed.****

CLASS CANCELLATION

Customer may cancel the scheduled class(es) 15 or more calendar days prior to the start date of training without any penalty. The cancellation must be executed in writing, transmitted to the TEEX/ESTI Program Manager or designee via letter, fax, or email. If this requirement is not met, Customer shall pay TEEX/ESTI a fee of $25 per student if the class is less than 40 hours in length, or a fee equal to 10% of the class fee for classes 40 hours or longer in length. All charges will be determined based upon the above listed student minimums for the class. In the event of extenuating circumstances, such as natural disasters, the TEEX/ESTI Program Manager will evaluate on a case by case basis and determine whether to waive the charges. TEEX/ESTI may postpone the training to a date agreed upon by the parties due to an act of God, war, pandemic or epidemic, government regulation, strike, or other circumstance normally outside the control of a well-managed business.

SAFETY

To help ensure the safety of its students, TEEX/ESTI has developed a TEEX/ESTI Student Safety Manual. The TEEX/ESTI Student Safety Manual can be viewed at www.teex.com/firesafety. The TEEX/ESTI Student Safety Manual contains the safety requirements students and guest instructors will be required to comply with during TEEX sponsored training activities, including the use and type of Personal Protective Equipment (PPE). Customer's safety officer shall ensure all students and student PPE are in compliance with the TEEX Student Safety Manual prior to the start of training activities.

In accordance with the TEEX/ESTI Student Safety Manual, Customer shall ensure that all PPE used during hands-on training exercises meets all applicable National Fire Protection Association (NFPA) standards. Prior to arriving for any TEEX/ESTI sponsored training, Customer's safety office shall inspect all student PPE to ensure all applicable NFPA standards are met. TEEX/ESTI may make spot checks of student PPE throughout the duration of the training activities. TEEX/ESTI shall reject any PPE not meeting the applicable standards and Customer shall replace it with compliant PPE before the student will be allowed to participate in any further hands-on training activities.

Customer acknowledges that the TEEX/ESTI Student Safety Manual is available on www.teex.com/firesafety for review. Customer shall ensure that each employee understands his/her safety requirements and complies with all safety requirements in the TEEX/ESTI Student Safety Manual.

RELATIONSHIP

This Letter of Agreement does not create a partnership, joint venture, or employment relationship. Customer personnel are not employees of TEEX/ESTI and TEEX/ESTI will not provide any compensation, insurance coverage, or other benefits for Customer's personnel. Customer shall indemnify TEEX/ESTI, The Texas A&M University System, and their regents, officers, agents, volunteers, and employees from all liabilities, claims, demands, injuries (including death), or damages, including court costs and reasonable attorneys' fees and expenses which may occur to Customer personnel, other participants, and third persons to the extent arising from Customer personnel's negligence or intentional acts while participating in activities under this Letter of Agreement, except for the portion of damages attributable to negligence or intentional acts of the employees of TEEX/ESTI, other participants or third parties.

Customer acknowledges that TEEX/ESTI is an agency of the State of Texas and nothing in this Letter of Agreement waives or relinquishes TEEX/ESTI's right to claim any exemptions, privileges, or immunities as may be provided by law.

ACCEPTANCE

Please provide the completed and signed Letter of Agreement no later than ten working days prior to the beginning of training. We must have received the signed Letter of Agreement prior to accepting a Purchase Order.

PAYMENT METHOD: Please select one (check the box)

☐ **Direct Invoice** TEEX/ESTI shall invoice Customer for the total cost at the conclusion of the training, with payment due no later than 30 days from the date of the invoice.

☐ **Purchase Order** Please provide a copy of the purchase order P.O. #_____by email or fax when returning the signed Letter of Agreement, detailing the billing address, number of students, date(s) of training, total or estimated $ dollar of training and Letter of Agreement number. TEEX/ESTI shall invoice Customer for the total cost at the conclusion of the training, with payment due no later than 30 days from the date of the invoice.

☐ **Credit Card** TEEX/ESTI will request Customer credit card information before the beginning of the training. At that time please provide the exact name (reflected on credit card), credit card number, expiration date and billing zip code. At the conclusion of the training when the total cost is determined, the credit card will be charged. A copy of receipt will be provided on each charge made.

☐ **Cash payment**. (Check, Wire, etc.) By sending a check, Customer authorizes TEEX/ESTI to make a one-time electronic debit from Customer's account at the financial institution on the check in the amount of the check. Please contact the Financial Services department at 979-458-6906 to learn about other payment options if Customer prefers not having its check processed as an electronic debit.

If Customer employs any purchase order or other form in carrying out the transactions contemplated under this Letter of Agreement, none of the terms contained on such form will be applicable except to the extent that they specify information required to be furnished under this Letter of Agreement. TEEX/ESTI hereby objects to any other terms contained on any such form; such other terms will not be a basis for any contract and Customer should not take any action or fail to take any action in reliance on such other terms.

TEEX is not responsible for any bank fees, wire transfer fees, etc., originating at the Customer's banking institution that are charged to the Customer for the service of providing the wire transfer of funds to TEEX. All invoices that are not paid in full will be considered a "short pay", and TEEX will take appropriate action to collect the unpaid balance.

DISPUTES

Customer shall use the dispute resolution process provided in Chapter 2260, Texas Government Code, and the related rules adopted by the Texas Attorney General to attempt to resolve any claim for breach of contract made by Customer that cannot be resolved in the ordinary course of business. Customer shall submit written notice of a claim of breach of contract under this chapter to TEEX/ESTI's designated official, who will examine Customer's claim and any counterclaim and negotiate with Customer in an effort to resolve the claim.

GOVERNING LAW

The substantive laws of the State of Texas (and not its conflicts of law principles) govern all matters arising out of or relating to this Letter of Agreement and all of the transactions it contemplates.

EXPORT COMPLIANCE

Customer certifies that none of its personnel participating in the Training is a "restricted party" as listed on the Denied Persons List, Entity List, and Unverified List (U.S. Department of Commerce), the Debarred Parties Lists (U.S. Department of State), the Specially Designated Nationals and Blocked Persons List (U.S. Department of Treasury), or any similar governmental lists. However, Customer shall provide TEEX with names and citizenship information for all of Customer's Representatives participating in the Training for purposes of additional due diligence.

ESTI Point of Contact (POC)

Nick Hickson
HazMat Training Manager
O:979-500-6842
C: 214-763-2018
Nicholas.hickson@teex.tamu.edu

Division Mailing Address
Texas A&M Engineering Extension Service
Emergency Services Training Institute
PO Box 40006, College Station, TX 77842-4006

Please reference this Letter of Agreement Number on any correspondence.

This Letter of Agreement contains the entire understanding of the parties as to the training and supersedes all other written and oral agreements between the parties as to that subject matter.

Please sign and return by email, mail, or fax (979) 458 4368. The person signing the acknowledgement warrants that he or she has the authority to bind Customer to the terms of this Letter of Agreement.

We value your business and appreciate you selecting TEEX for your training needs.

Respectfully submitted,

Gordon Lohmeyer or Designee
Division Director or Associate Division Director
Texas A&M Engineering Extension Service
Emergency Services Training Institute

Reviewed by
ESTI Business Office

Williamson County Fire Marshal Special Operations :

_____
Signature

_____
Name (Printed)

_____
Date

Commissioners Court - Regular Session **27.**

Meeting Date: 07/18/2023

Children's Advocacy Center Addition (P530)– Change Order 14 – Vaughn Construction

Submitted For: Dale Butler **Submitted By:** Wendy Danzo, Facilities Management

Department: Facilities Management

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on a report from JT Vaughn Construction, Change Order No. 14 for the Williamson County Children's Advocacy Center Addition project (P574) in the amount of ($849.) Funding Source is P530.

Background

This change order is a deductive change order in the amount of $849. Department point of contact is Angel Gomez, Facilities Sr. Project Manager. Funding source is P530.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

CAC CO14-Vaughn

Form Review

Inbox	Reviewed By	Date
Hal Hawes	Hal Hawes	06/26/2023 10:41 AM
County Judge Exec Asst.	Becky Pruitt	06/28/2023 03:17 PM
Form Started By: Wendy Danzo		Started On: 06/23/2023 09:49 AM
Final Approval Date: 06/28/2023		

AIA® Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Williamson County
Children's Advocacy Center
1811 SE Inner Loop
Georgetown, TX 78626

CONTRACT INFORMATION:
Contract For: General Construction

Date: 11/23/2021

CHANGE ORDER INFORMATION:
Change Order Number: 014

Date: 06/01/2023

OWNER: *(Name and address)*
Williamson County, Texas
710 Main Street, Suite 101
Georgetown, TX 78626

ARCHITECT: *(Name and address)*
BLGY Architecture
8001 Centre Park Drive, Suite 150
Austin, TX 78754

CONTRACTOR: *(Name and address)*
J. T. Vaughn Construction
10355 Westpark Drive
Houston, Texas 77042

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)
Change Order No. 014 includes the below listed Vaughn WRPs 70-87. For Vaughn Project No. 2860-01.

- WRP No. 70 - RFI 106 IT Room Ceilings
- WRP No. 71 - RFI 96 Addt'l T-Grid
- WRP No. 72 - Spoils Removal
- WRP No. 73 - Additional Masonry Mobilization
- WRP No. 74 - Hygienic Wall Covering Buyout
- WRP No. 75 - Batch Pond Concrete Credit
- WRP No. 76 - RFI 111 Water Fountain Alcove Revision
- WRP No. 77 - RFI 110 Dryfall Revisions
- WRP No. 78 - RFI 116 Paint Hardie
- WRP No. 79 - RFI 60/69 Revisions
- WRP No. 80 - RFI 090 Revisions
- WRP No. 81 - RFI 114 Conf. Room Storage Walls to Deck
- WRP No. 82 - Additional Metal Flashing
- WRP No. 83 - Striping, Signage, and Curbs Buyout
- WRP No. 84 - RFI 118 High Ceiling Grid Conflict
- WRP No. 85 - IT Room Plywood Credit
- WRP No. 86 - Bug Screen and Fascia Buyout
- WRP No. 87 - ASI 34 Shower RR Revisions

Change Order No. 014 hereby excludes the room ID signage additions detailed in ASI 25 issued by BLGY on 11/9/22. It is understood that by directive from the Owner, this scope is to be furnished and installed by the Owner after the date of substantial completion.

Additionally, Change Order No. 014 includes the following credit reconciling a duplicated pricing in OCO 013 - CP No. 31.

- CP No. 31 Reconciliation -$ 849.00

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User Notes:
(3B9ADA42)

The original Contract Sum was	$	7,749,572.00
The net change by previously authorized Change Orders	$	772,969.00
The Contract Sum prior to this Change Order was	$	8,522,541.00
The Contract Sum will be decreased by this Change Order in the amount of	$	849.00
The new Contract Sum including this Change Order will be	$	8,521,692.00

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

BLGY Architecture	J. T. Vaughn Construction, LLC	Williamson County, Texas
ARCHITECT *(Firm name)*	**CONTRACTOR** *(Firm name)*	**OWNER** *(Firm name)*
		Jesus Angel Gomez Digitally signed by Jesus Angel Gomez DN: cn=Jesus Angel Gomez, o=Williamson County, ou=Facilities Management, email=angel.gomez@wilco.org, c=US Date: 2023.06.22 14:08:37 -05'00'
SIGNATURE	**SIGNATURE**	**SIGNATURE**
Brody Harris, Architect	Mike Simpson, Director of Controls	Jesus Angel Gomez, Senior PM
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**	**PRINTED NAME AND TITLE**
6/1/2023	06-01-2023	22 June 2023
DATE	**DATE**	**DATE**

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User Notes: (3B9ADA42)

Commissioners Court - Regular Session **28.**

Meeting Date: 07/18/2023

ESOC Ops Floor Console (P625) – Vaughn Change Order 1

Submitted For: Dale Butler **Submitted By:** Wendy Danzo, Facilities Management

Department: Facilities Management

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on accepting a report from Vaughn Construction, LLC, Change Order No. 1 for the Williamson County ESOC Ops Floor Console project (P625) for a time only change of 25 days toward substantial completion. Funding Source is P625

Background

This change order is for various changes requested by Williamson County. This is a $0, time only change increasing substantial completion by 25 days for a July 26, 2023 completion date. Department point of contact is -Angel Gomez, Sr. Project Manager for Facilities Management. On March 22, 2022, the Williamson County Commissioners Court approved Williamson County Architect, Trenton Jacobs, with authority to approve change orders under Local Government Code Sec. 262.031, in relation to Williamson County construction and facilities projects. This report is being provided for purposes of notifying the court of such change order and to place it in the minutes of the Commissioners Court. Funding for this project will be P625.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Vaughn CO1

Form Review

Inbox	Reviewed By	Date
Hal Hawes	Hal Hawes	07/11/2023 11:14 AM
County Judge Exec Asst.	Becky Pruitt	07/12/2023 10:28 AM
Form Started By: Wendy Danzo		Started On: 07/11/2023 11:01 AM
Final Approval Date: 07/12/2023		

CHANGE ORDER 1

FOR PROJECT: P625 ESOC Operations Floor Consoles

CHANGE ORDER NO: 001 NTP Date: April 26, 2023

DATE OF ISSUANCE: June 26, 2023

Contractor: Vaughn Construction

Project Architect: Facilities Management

Project Engineer: N/A

EXPLANATION:

1. **Paint, install new carpet, and upgrade lighting in Quiet and Conference Rooms.**
2. **Relocate electrical junction boxes under raised floor.**
3. **Remove Fire Alarms above suspended ceiling in main room, install new detectors in duct work.**
4. **Align new lighting fixtures based on final modular furniture layout.**
5. **Install new floor door panels to access fire alarms under raised floor.**

CONTRACT CHANGE:

1. Add 4 calendar days
2. Add 4 calendar days
3. Add 7 calendar days
4. Add 5 calendar days
5. Add 5 calendar days

Original contract amount	$ 602,918.00
Net change by previously submitted Change Orders	$ 0.00
Contract sum prior to this Change Order was	$ 602,918.00
Contract Sum be decreased/ by this Change Order in the amount of	$ 0.00
The new Contract Sum including this Change Order will be	$ 602,918.00
The Contract Time will be changed by	25 Calendar Days
The date of Substantial Completion as of the date of this Change Order	**July 26, 2023**

RECOMMENDED BY:

Mike Simpson
Secretary

Contractor's Printed Name | Contractor's Signature | 07/09/2023 Date

ACCEPTED BY:

Jesus Angel Gomez, *PM/ODR*
Owner's Representative

Jesus Angel Gomez — Digitally signed by Jesus Angel Gomez DN: C=US, E=angel.gomez@wilco.org, O=Williamson County, OU=Facilities Project Management, CN=Jesus Angel Gomez Contact Info: 512-943-1625 Date: 2023.07.10 10:10:05-05'00'

Owner's Representative Signature | July 10, 2023 Date

Trenton H. Jacobs, AIA
County Architect Name

County Architect's Signature | 7/10/23 Date

Commissioners Court - Regular Session **29.**

Meeting Date: 07/18/2023

Expo Improvements (P562) – Vaughn Change Order 7

Submitted For: Dale Butler **Submitted By:** Wendy Danzo, Facilities Management

Department: Facilities Management

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on accepting a report from Vaughn Construction, LLC, Change Order No. 7 for the Williamson County Expo Improvements project (P562) for a time only change of 120 days toward substantial completion. Funding Source is P562.

Background

This change order is for materials delay for electrical upgrades. This is a $0, time only change increasing substantial completion by 120 days for a September 6, 2023 completion date. Department point of contact is -Angel Gomez, Sr. Project Manager for Facilities Management. On March 22, 2022, the Williamson County Commissioners Court approved Williamson County Architect, Trenton Jacobs, with authority to approve change orders under Local Government Code Sec. 262.031, in relation to Williamson County construction and facilities projects. This report is being provided for purposes of notifying the court of such change order and to place it in the minutes of the Commissioners Court. Funding for this project will be P562.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Vaughn CO7

Form Review

Inbox	Reviewed By	Date
Hal Hawes	Hal Hawes	07/11/2023 02:21 PM
County Judge Exec Asst.	Becky Pruitt	07/12/2023 10:29 AM
Form Started By: Wendy Danzo		Started On: 07/11/2023 11:49 AM
Final Approval Date: 07/12/2023		

CHANGE ORDER 007

FOR PROJECT: P562 EXPO GMP 2

CHANGE ORDER NO: 007 GMP 2 NTP Date: 6/8/2021

DATE OF ISSUANCE: May 9, 2023

Contractor: CHASCO Contractors

Project Architect: Parkhill, Smith and Cooper

Project Architect: Charles Shaw

EXPLANATION:

1. **Materials needed to complete Change Order 6, Electrical Upgrades were delayed more than 120 days.**
   a. **No additional cost associated with Management Fees**

CONTRACT CHANGE:

1. Add additional 120 Calendar Days.

Original contract amount	$ 2,009,747.00
Net change by previously submitted Change Orders	$ 175,733.00
Contract sum prior to this Change Order was	$ 2,185,480.00
Contract Sum be decreased/ by this Change Order in the amount of	$ 0.00
The new Contract Sum including this Change Order will be	$ 2,185,480.00
The Contract Time will be changed by	120 Calendar Days
The date of Substantial Completion as of the date of this Change Order	**September, 6, 2023**

RECOMMENDED BY:

BILL BAMBRICK		7-6-23
Contractor's Printed Name	Contractor's Signature	Date

ACCEPTED BY:

Jesus Angel Gomez, SPM		7/6/23
Owner's Representative	Owner's Representative Signature	Date
Trenton H. Jacobs, AIA		7/7/23
County Architect Name	County Architect's Signature	Date

Commissioners Court - Regular Session **30.**

Meeting Date: 07/18/2023

Diamond 2586 WA3 SA2 LTP Controlled Access Facility ROW

Submitted For: Robert Daigh **Submitted By:** Vicky Edwards, Infrastructure

Department: Infrastructure

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on Supplemental Work Authorization No 2 to Work Authorization No 3 under Williamson County Contract between Diamond Surveying and Williamson County dated May 19, 2020 for Long Range Transportation Plan Controlled Access Facility Right of Way. This supplemental is to extend the expiration date to December 31, 2024 and increase the maximum amount payable to $201,590.00. Funding source: P457

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Diamond 2586 WA3 SA2 LTP Controlled Access Facility ROW

Form Review

Inbox	Reviewed By	Date
Hal Hawes	Hal Hawes	07/13/2023 10:33 AM
County Judge Exec Asst.	Becky Pruitt	07/13/2023 10:52 AM
Form Started By: Vicky Edwards		Started On: 07/12/2023 01:00 PM
Final Approval Date: 07/13/2023		

SUPPLEMENTAL WORK AUTHORIZATION NO. _2_
TO
WORK AUTHORIZATION NO. _3_

WILLIAMSON COUNTY ROAD & BRIDGE DEPARTMENT
ON-CALL SURVEYING PROJECT:
LTP CONTROLLED ACCESS FACILITY ROW

This Supplemental Work Authorization No. _2_ to Work Authorization No. _3_ is made pursuant to the terms and conditions of the Williamson County Contract for Engineering Services, being dated May 19, 2020 ("Contract") and entered into by and between Williamson County, Texas, a political subdivision of the State of Texas, (the "County") and Diamond Surveying (the "Engineer").

WHEREAS, the County and the Engineer executed Work Authorization No. _3_ dated effective November 17, 2020 (the "Work Authorization");

WHEREAS, pursuant to Article 14 of the Contract, amendments, changes and modifications to a fully executed Work Authorization shall be made in the form of a Supplemental Work Authorization; and

WHEREAS, it has become necessary to amend, change and modify the Work Authorization.

AGREEMENT

NOW, THEREFORE, premises considered, the County and the Engineer agree that the Work Authorization shall be amended, changed and modified as follows:

I. The Services to be Provided by the County that were set out in the original Attachment "A" of the Work Authorization are hereby amended, changed and modified as shown in the attached revised Attachment "A" (must be attached).

II. The Services to be Provided by the Engineer that were set out in the original Attachment "B" of the Work Authorization are hereby amended, changed and modified as shown in the attached revised Attachment "B" (must be attached).

III. The Work Authorization shall terminate on December 31, 2024. The Services to be Provided by the Engineer shall be fully completed on or before said date unless extended by an additional Supplemental Work Authorization. The revised Work Schedule is attached hereto as Attachment "C" (must be attached).

IV. The maximum amount payable for services under the Work Authorization is hereby increased from $165,090.00 to $201,590.00. The revised Rate Schedule is attached hereto as Attachment "D" (must be attached).

Except as otherwise amended by prior or future Supplemental Work Authorizations, all other terms of the Work Authorization are unchanged and will remain in full force and effect.

This Supplemental Work Authorization does not waive the parties' responsibilities and obligations provided under the Contract.

IN WITNESS WHEREOF, the County and the Engineer have executed this Supplemental Work Authorization, to be effective as of the date of the last party's execution below.

SURVEYOR:	**COUNTY:**
By: _____	By: _____
Signature	Signature
___Shane Shafer_____	_____
Printed Name	Printed Name
___President_____	_____
Title	Title
___July 7, 2023_____	_____
Date	Date

LIST OF ATTACHMENTS

Attachment A - Services to be Provided by County

Attachment B - Services to be Provided by Engineer

Attachment C - Work Schedule

Attachment D - Rate Schedule

APPROVED
By Christen Eschberger at 9:32 am, Jul 13, 2023

Attachment A

Services to be Provided by County

A. Provide the specifications requirements for all surveys.
B. Provide timely reviews and decisions necessary to enable the Surveyor to maintain an agreed upon project schedule as developed in attached Exhibit C.
C. Provide timely reviews and decisions necessary to enable the Surveyor to maintain an agreed upon project schedule as developed in attached Exhibit C.
D. Provide aluminum caps for iron rods, if applicable.
E. Provide brass caps for flush mount ROW markers, if applicable.

Attachment B

Services to be Provided by Surveyor:

The Following Scope of Services is for six (6) additional Right-of-Way Acquisition Parcels 31-Part 2, 32-Part 2, 33W, 46, 46Revised and new ROW Parcel located on Lot 44, Block B, Santa Rita Ranch Phase 2A, Section 3 to be known as Parcel 46East for Ronald W. Reagan Blvd Ultimate ROW East Side and Deed Research and staking for Gas Line Easement on Parcel 37.

Scope of Services:

1. Preliminary Surveys (six (6) R.O.W. Acquisition Parcels): Perform office work necessary to research for current landowners per Williamson Central Appraisal District (WCAD) and record deed research and plots for Parcels to be acquired and existing right-of-way deeds for Ronald W. Reagan Blvd. and prepare field packets for field crew to find and tie existing right-of-way monumentation. Perform field work necessary to recover and verify existing control for the Ronald W. Reagan Blvd Project. Field work necessary to find and tie boundary corners and existing right-of-way monumentation and visible above ground improvements along the project Route. Office work necessary to process, analyze and determine the existing right-of-way lines for Ronald W. Reagan Blvd. and process points and line work for the improvements. Perform office work to prepare preliminary metes and bounds with sketch for use by Title Company for Commitment for Title Insurance for the tracts of land to be acquired.

2. Final Surveys (six (6) R.O.W. Acquisition Parcels): Perform office work to review Title Commitment (to be provided by Client) and address any easements or setbacks that may affect the subject tracts. Prepare a Land Title Survey with metes and bounds description with sketch for each tract. Provide County with original signed and sealed paper copies for the Land Title Surveys. Perform field work to set appropriate monumentation for the right-of-way tract to be acquired.

   Note: The above six (6) R.O.W. Acquisition Parcels were not included in the original fifteen (15) R.O.W. Acquisition Parcels. Therefore, a total of twenty-one (21) separate R.O.W. Acquisition Parcels. In order for Project to move forward in a timely manner work has been performed on Parcels 31-Part 2, 32-Part 2, 33W and 46.

3. Gas line easement on Parcel 37: Perform office and field work necessary to research and deed plot Gas Line easement crossing Parcel 37. Stake centerline and easement limits in field.

Attachment C

Work Schedule

Work shall begin immediately upon receipt of executed agreement between County and Surveyor and Notice to Proceed from County.

Attachment D

Rate Schedule

Diamond Surveying, Inc.
SHANE SHAFER, R.P.L.S., PRESIDENT
116 SKYLINE ROAD, GEORGETOWN, TX 78628
OFFICE: (512) 931-3100
T.B.P.L.S. Firm No. 10006900

STANDARD RATE SCHEDULE

Effective January 1, 2020, the following rates apply to work performed on a hourly-charge basis.

DIRECT LABOR

OFFICE PERSONNEL SERVICES

Classification	Rates
Registered Professional Land Surveyor	$160.00 per hour
Project Manager	$140.00 per hour
Project Surveyor	$110.00 per hour
Senior CADD Technician	$125.00 per hour

FIELD PARTY SERVICES

Classification	Rates
1-Man Field Party	$120.00 per hour
2-Man Field Party	$160.00 per hour
3-Man Field Party	$190.00 per hour

CPI Rate Adjustments: Rates will remain firm for the initial first year of the Contract and such rates shall be deemed the "Initial Base Rates". Surveyor must request rate adjustments, in writing, at least thirty (30) days prior to each annual anniversary date of the Contract and any rate changes will take effect on the first day following the prior year. If Surveyor fails to request a CPI rate adjustment, as set forth herein, the adjustment will be effective thirty (30) days after the County receives Surveyor's written request. No retroactive rate adjustments will be allowed.

Price adjustments will be made in accordance with changes in the U.S. Department of Labor Consumer Price Index (CPI-U) for All Urban Consumers, All Items, South Region (Base 1982- 84 = 100).

The rate adjustment will be determined by multiplying the Initial Base Rates by a fraction, the numerator of which is the index number for most recently released index before each annual anniversary date of the Contract and the denominator of which is the index number for the first month of the Contract (the index number for the month in which the Contract was originally executed). If the products are greater than the Initial Base Rates, County will pay the greater amounts as the rates during the successive year until the next rate adjustment. Rates for each successive year will never be less than the Initial Base Rates.

Basis of Estimate for Items listed in Attachment B

Attachment D, Continued
Basis of Estimate

Schedule B Item No. 1: Preliminary Standard Land Surveys – 6 Parcels

Item	Description	Classification	Quantity	Units	Unit Rate	Subtotal		
1	Perform Research, Deed Plots, Prepare Standard Land Surveys	Sr. CADD Tech	72	Hours	$125.00	$9,000.00		
2	Perform Fieldwork to Find existing monumentation, Improvements	3-Man Field Party	48	Hours	$190.00	$9,120.00		
3	Monitor & Review Standard Land Surveys	Project Manager	12	Hours	$140.00	$1,680.00	**Subtotal**	**$19,800.00**

Schedule B Item No. 2: Final Land Title Surveys – 6 Parcels

Item	Description	Classification	Quantity	Units	Unit Rate	Subtotal		
1	Address Title Commitment to prepare Final Land Title Surveys	Sr. CADD Tech	72	Hours	$125.00	$9,000.00		
2	Set appropriate monumentation for Right-of-Way Acquisition Parcels	3-Man Field Party	20	Hours	$190.00	$3,800.00		
3	Monitor & Review Land Title Surveys	Project Manager	12	Hours	$140.00	$1,680.00		
4	Analyze Right-of-Way, Boundary Lines Sign and Seal Final Survey	R.P.L.S.	6	Hours	$160.00	$960.00	**Subtotal**	**$15,440.00**

Schedule B Item No. 3: Gas Line Easement Staking Parcel 37

Item	Description	Classification	Quantity	Units	Unit Rate	Subtotal		
1	Deed Research Plots Gas Line Easement and prepare Exhibit	Sr. CADD Tech	4	Hours	$125.00	$500.00		
2	Stake gas Line Easement Parcel 37	3-Man Field Party	4	Hours	$190.00	$760.00	**Subtotal**	**$1,260.00**

Total Amount: $36,500.00

Commissioners Court - Regular Session **31.**

Meeting Date: 07/18/2023

Authorize Advertisement for IFB #23IFB94 for Landfill Farm Lease Hutto - 100 Acre Tract for Road and Bridge Department

Submitted For: Joy Simonton **Submitted By:** Kim Chappius, Purchasing

Department: Purchasing

Agenda Category: Consent

Information

Agenda Item

Discuss, consider, and take appropriate action on authorizing the Purchasing Agent to advertise and receive sealed bids for IFB #23IFB94 for Landfill Farm Lease Hutto - 100 Acre Tract for Road and Bridge Department.

Background

Williamson County seeks to lease to a qualified farmer for agricultural crop production on approximately 100 acres of land, more or less, located around the Williamson County Landfill near Hutto, Texas, which said land is more specifically described in the bid for the Farm Lease. This is a revenue generating contract. Department point of contact Roger Hickman.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	07/12/2023 09:26 AM
County Judge Exec Asst.	Becky Pruitt	07/12/2023 10:50 AM
Form Started By: Kim Chappius		Started On: 06/26/2023 10:41 AM
Final Approval Date: 07/12/2023		

Commissioners Court - Regular Session **32.**

Meeting Date: 07/18/2023

Preliminary plat for the Blue Hole private Subdivision – Pct 2

Submitted For: Robert Daigh **Submitted By:** Adam Boatright, Infrastructure

Department: Infrastructure **Division:** Road & Bridge

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on ratifying and approving the preliminary plat for the Blue Hole private Subdivision – Precinct 2.

Background

This proposed private subdivision consists of 3 lots and 4,772 feet of new private roads on 27.2 acres. Pursuant to the Commissioners Court action taken September 10, 2019, the County Engineer has approved this preliminary plat in order to meet the review timelines set forth in House Bill 3167.

Timeline

2020-07-06 – initial submittal of preliminary plat application
2020-07-21 – 1st review complete with comments
2021-12-15 – 2nd submittal of preliminary plat
2021-12-30 – 2nd review complete with comments
2022-03-16 – 3rd submittal of preliminary plat
2022-03-31 – 3rd review complete with comments
2023-01-17 – 4th submittal of preliminary plat
2023-02-01 – 4th review complete with comments
2023-03-07 – 5th submittal of preliminary plat
2023-03-22 – 5th review complete with comments
2023-05-02 – 6th submittal of preliminary plat
2023-05-16 – 6th review complete with comments
2023-06-27 – 7th submittal of preliminary plat
2023-07-10 – 7th review complete with comments clear
2023-07-12 – County Engineer approval letter sent
2023-07-13 – preliminary plat placed on the July 18, 2023 Commissioners Court agenda for consideration

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

preliminary plat - Blue Hole

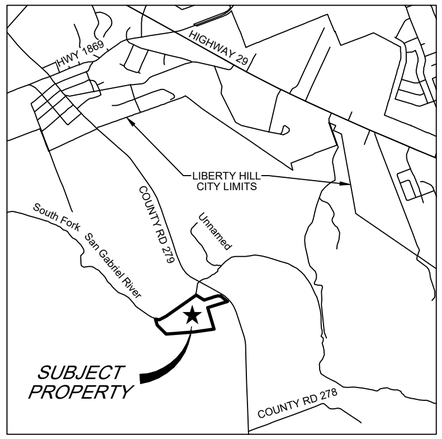
Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 11:33 AM
Form Started By: Adam Boatright		Started On: 07/13/2023 11:10 AM
Final Approval Date: 07/13/2023		

PRELIMINARY PLAT

BLUE HOLE, A PRIVATE SUBDIVISION

BEING 27.179 ACRES SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233 WILLIAMSON COUNTY, TEXAS



VICINITY MAP
(NOT TO SCALE)

LINE TABLE

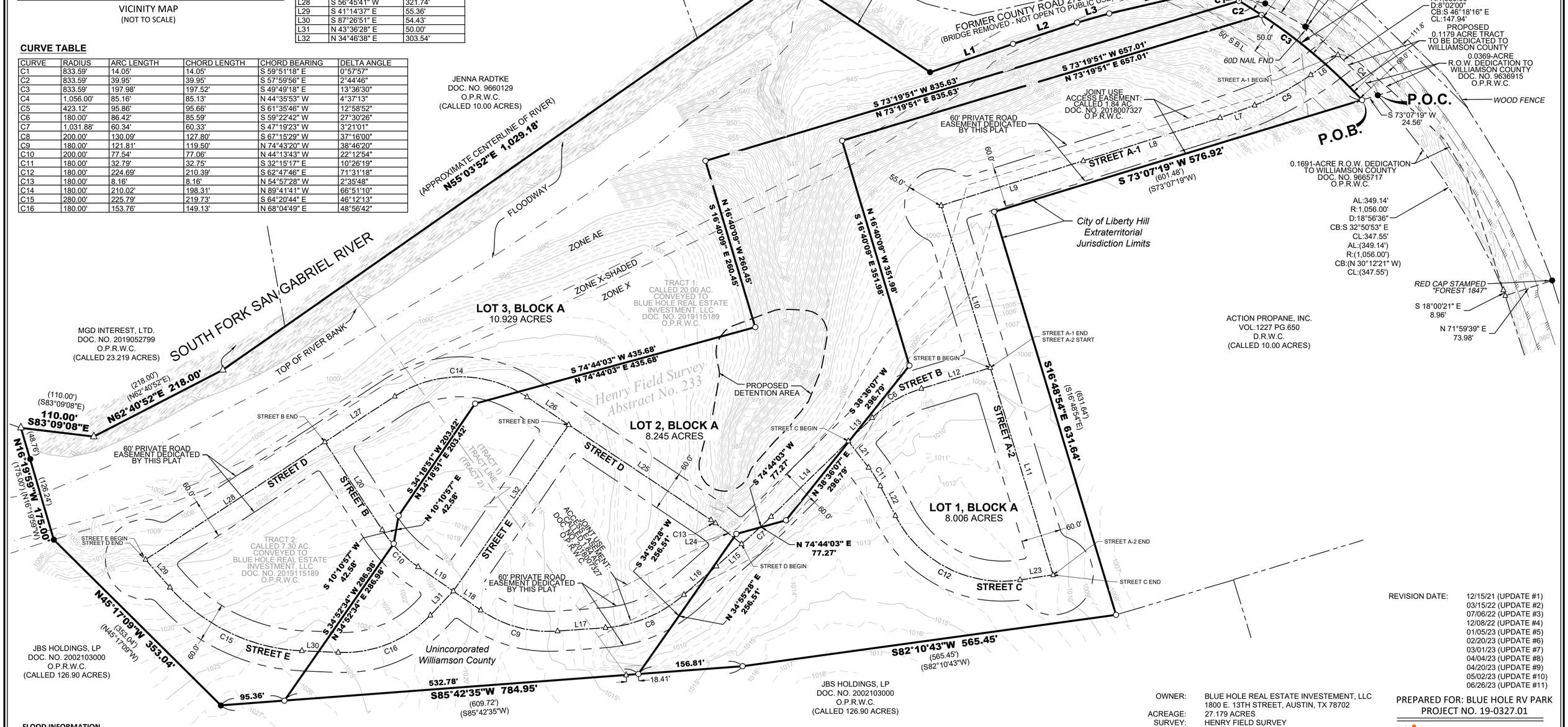
LINE	BEARING	DISTANCE
L1	N 71°08'03" E	131.22'
L2	N 71°35'41" E	101.60'
L3	N 74°16'31" E	49.89'
L4	N 76°58'09" E	128.53'
L5	S 86°53'06" E	57.39'
L6	S 53°38'12" W	50.60'
L7	S 70°07'44" W	55.20'
L8	S 72°32'51" W	215.21'
L9	S 72°32'51" W	223.51'
L10	S 16°52'05" E	254.20'
L11	S 16°52'05" E	324.67'
L12	S 73°07'55" W	108.21'
L13	S 45°37'29" W	50.07'
L14	S 45°37'29" W	162.11'
L15	S 48°37'29" W	50.24'
L16	S 48°37'29" W	64.93'
L17	S 85°53'30" W	72.01'
L18	N 55°20'10" W	50.00'
L19	N 55°20'10" W	64.31'
L20	N 33°07'16" W	157.44'
L21	S 37°28'26" E	50.04'
L22	S 27°02'07" E	50.00'
L23	N 81°26'35" E	50.00'
L24	N 51°22'34" W	50.05'
L25	N 56°16'06" W	256.85'
L26	N 56°16'06" W	75.20'
L27	S 56°52'44" W	125.33'
L28	S 56°45'41" W	321.74'
L29	S 41°14'37" E	55.36'
L30	S 87°26'51" E	54.43'
L31	N 43°36'28" E	50.00'
L32	N 34°46'38" E	303.54'

LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS NOTED)
- ○ PROPOSED 1/2" IRON ROD SET (PINK CAP STAMPED "SURVEY WORKS 6356")
- △ CALCULATED POINT
- ▼ NAIL FOUND (TYPE NOTED)
- S.B.L. SETBACK LINE
- VOL. PG. VOLUME AND PAGE
- D.R.W.C. DEED RECORDS WILLIAMSON COUNTY
- DOC. NO. DOCUMENT NUMBER
- O.P.R.W.C. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- ( ) RECORD INFORMATION
- R RADIUS
- AL ARC LENGTH
- CB CHORD BEARING
- CL CHORD LENGTH

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	833.59'	14.05'	14.05'	S 59°51'18" E	0°57'57"
C2	833.59'	39.95'	39.95'	S 57°59'56" E	2°44'46"
C3	833.59'	197.98'	197.52'	S 49°49'18" E	13°36'30"
C4	1,056.00'	85.16'	85.13'	N 44°35'53" W	4°37'13"
C5	423.12'	95.86'	95.66'	S 61°35'46" W	12°58'52"
C6	180.00'	86.42'	85.59'	S 59°22'42" W	27°30'26"
C7	1,031.88'	60.34'	60.33'	S 47°19'23" W	3°21'01"
C8	200.00'	130.09'	127.80'	S 67°15'29" W	37°16'00"
C9	180.00'	121.81'	119.50'	N 74°43'20" W	38°46'20"
C10	200.00'	77.54'	77.06'	N 44°13'43" W	22°12'54"
C11	180.00'	32.79'	32.75'	S 32°15'17" E	10°26'19"
C12	180.00'	224.69'	210.39'	S 62°47'46" E	71°31'18"
C13	180.00'	8.16'	8.16'	N 54°57'28" W	2°35'48"
C14	180.00'	210.02'	198.31'	N 89°41'41" W	66°51'10"
C15	280.00'	225.79'	219.73'	S 64°20'44" E	46°12'13"
C16	180.00'	153.76'	149.13'	N 68°04'49" E	48°56'42"



FLOOD INFORMATION

PER WWW.FEMA.GOV, A PORTION OF THIS PROPERTY IS LOCATED IN THE FLOODWAY AND FLOOD ZONES: AE, X-500, X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48491C0245F, DATED 12/20/2019.

DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD 83. ELEVATION DATA NAVD 88, GEOID 12B. DISTANCES IN US SURVEY FEET (GRID).

STREET TABLE

*PAVEMENT WIDTH MEASURES FROM OUTSIDE OF PAVEMENT EDGE TO OUTSIDE OF PAVEMENT EDGE. PAVEMENT TO INCLUDE AN 18" RIBBON CURB ON EACH ROADWAY;

STREET	ESMT WIDTH	PAVEMENT WIDTH*	ROAD LENGTH	SPEED	MAINT. AUTHORITY	CLASSIFICATION
A-1	60'	30'	894.58'	20 MPH	PRIVATE	PRIVATE ROAD
A-2	60'	20'	324.67'	20 MPH	PRIVATE	PRIVATE ROAD
B	60'	20'	1255.53'	20 MPH	PRIVATE	PRIVATE ROAD
C	60'	20'	407.53'	20 MPH	PRIVATE	PRIVATE ROAD
D	60'	20'	1047.34'	20 MPH	PRIVATE	PRIVATE ROAD
E	60'	20'	842.89'	20 MPH	PRIVATE	PRIVATE ROAD

REVISION DATE:
12/15/21 (UPDATE #1)
03/15/22 (UPDATE #2)
07/06/22 (UPDATE #3)
12/08/22 (UPDATE #4)
01/05/23 (UPDATE #5)
02/20/23 (UPDATE #6)
03/01/23 (UPDATE #7)
04/04/23 (UPDATE #8)
04/20/23 (UPDATE #9)
05/02/23 (UPDATE #10)
06/26/23 (UPDATE #11)

OWNER: BLUE HOLE REAL ESTATE INVESTEMENT, LLC
1800 E. 13TH STREET, AUSTIN, TX 78702
ACREAGE: 27.179 ACRES
SURVEY: HENRY FIELD SURVEY
ABSTRACT NO. 233
WILLIAMSON COUNTY, TEXAS
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 3
AREA OF SMALLEST LOT: 8.006 ACRES
CREATION DATE: 01/28/22
SUBMITTAL DATE: 07/06/20
SURVEYOR: SURVEY WORKS, LLC
1207 UPLAND DRIVE, BLDG B
AUSTIN, TEXAS 78741
PH: 512-599-8067
ENGINEER: SOUTHWEST ENGINEERS INC
205 CIMARRON PARK LOOP, SUITE B
BUDA, TX 78610
PH: 512-312-4336
FIRM # 1909

PREPARED FOR: BLUE HOLE RV PARK
PROJECT NO. 19-0327.01

SURVEY WORKS
INFO@SURVEYWORKS.COM
SURVEYWORKS.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

PRELIMINARY PLAT

BLUE HOLE, A PRIVATE SUBDIVISION

BEING 27.179 ACRES SITUATED IN THE
HENRY FIELD SURVEY, ABSTRACT NO. 233
WILLIAMSON COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING OUT OF THE HENRY FIELD SURVEY, ABSTRACT NO. 233 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF TRACT 1, A CALLED 20.00 ACRE TRACT OF LAND, AND ALL OF TRACT 2, A CALLED 7.30 ACRE TRACT OF LAND, DESCRIBED TO BLUE HOLE REAL ESTATE INVESTMENT, LLC IN A GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 2019115189, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD SET (1/2-INCH DIAMETER) WITH A PINK CAP STAMPED "SURVEY WORKS 6356" FOR THE EAST CORNER OF SAID TRACT 1, BEING THE NORTHEAST CORNER OF A CALLED 10.00 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO ACTION PROPANE, INC., AS RECORDED IN VOLUME 1227, PAGE 650, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF BAGDAD ROAD (ALSO KNOWN AS COUNTY ROAD 279) (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, **S 73°07'19" W**, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID BAGDAD ROAD AND FOLLOWING THE COMMON LINE OF SAID ACTION PROPANE, INC. TRACT AND SAID TRACT 1, FOR A DISTANCE OF **24.56 FEET** TO AN IRON ROD SET (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356", FOR THE **POINT OF BEGINNING,** AND SAID POINT BEING THE EAST CORNER OF HEREIN DESCRIBED TRACT, BEING THE PROPOSED RIGHT OF WAY LINE OF SAID BAGDAD ROAD;

THENCE, **S 73°07'19" W** A DISTANCE OF **576.92 FEET** TO AN IRON ROD SET (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356", FOR THE NORTHWEST CORNER SAID ACTION PROPANE, INC. TRACT AND AN ELL CORNER OF SAID TRACT 1;

THENCE, **S 16°48'54" E** A DISTANCE OF **631.64 FEET** TO AN IRON ROD SET (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356", FOR THE SOUTHWEST CORNER OF SAID ACTION PROPANE, INC. TRACT, A SOUTH CORNER OF SAID TRACT 1, AND A NORTH CORNER OF A CALLED 126.90 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO JBS HOLDINGS, LP AS RECORDED IN DOCUMENT NUMBER 2002103000, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

THENCE, FOLLOWING THE COMMON LINE OF SAID JBS HOLDINGS, LP TRACT AND THE HEREIN DESCRIBED TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. S 82°10'43" W A DISTANCE OF **565.45 FEET** TO AN IRON ROD SET (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356";

2. S 85°42'35" W, AT A DISTANCE OF 175.21 PASSING AN IRON ROD FOUND (1/2-INCH DIAMETER) WITH CAP STAMPED "RPLS 1847 FOREST" FOR THE SOUTHWEST CORNER OF SAID TRACT 1 AND THE SOUTHEAST CORNER OF SAID TRACT 2, CONTINUING FOR A **TOTAL DISTANCE OF 784.95 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER);

3. N 45°17'09" W A DISTANCE OF **353.04 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER);

4. N 16°19'59" W, AT A DISTANCE OF 126.24 FEET PASSING AN IRON ROD FOUND (1/2-INCH DIAMETER) ON THE SOUTH BANK OF THE SOUTH SAN GABRIEL RIVER, CONTINUING FOR A **TOTAL DISTANCE OF 175.00 FEET** TO A POINT FOR CORNER AT THE APPROXIMATE CENTERLINE OF SAID SOUTH SAN GABRIEL RIVER, SAID POINT BEING IN THE SOUTH LINE OF A CALLED 23.219 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2019052799, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS;

THENCE, FOLLOWING THE APPROXIMATE CENTERLINE OF SAID SOUTH SAN GABRIEL RIVER AND THE COMMON LINE OF SAID MGD INTEREST, LTD TRACT AND THE HEREIN DESCRIBED TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 83°09'08" E A DISTANCE OF **110.00 FEET** TO A POINT FOR CORNER;

2. N 62°40'52" E A DISTANCE OF **218.00 FEET** TO A POINT FOR CORNER;

THENCE, CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SAID SOUTH SAN GABRIEL RIVER AND THE COMMON LINE OF SAID MGD INTEREST, LTD TRACT AND THE HEREIN DESCRIBED TRACT, **N 55°03'52" E** AT A DISTANCE OF 113.37 FEET PASSING THE SOUTHEAST CORNER OF SAID MGD INTEREST, LTD TRACT AND THE SOUTHWEST CORNER OF A TRACT OF A CALLED 10.00 ACRE TRACT OF LAND DESCRIBED TO JENNA RADTKE IN A SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 9660129, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, CONTINUING ALONG SAID CENTERLINE AND AT A DISTANCE OF 223.35 FEET PASSING THE NORTH CORNER OF SAID TRACT 2 AND THE WEST CORNER OF SAID TRACT 1, CONTINUING ALONG SAID CENTERLINE AND AT A DISTANCE OF 868.59 FEET PASSING THE SOUTHEAST CORNER OF SAID JENNA RADTKE 10.00-ACRE TRACT AND THE SOUTH CORNER OF A CALLED 0.479 ACRE TRACT DESCRIBED TO JENNA RADTKE IN A QUITCLAIM DEED AS RECORDED IN DOCUMENT NUMBER 2010078999, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, CONTINUING FOR A **TOTAL DISTANCE OF 1,029.18 FEET** TO THE EAST CORNER OF SAID JENNA RADTKE 0.479-ACRE TRACT AND THE NORTH CORNER OF HEREIN DESCRIBED TRACT, SAID POINT BEING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF FORMER COUNTY ROAD 279 (CURRENTLY CLOSED) (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, FOLLOWING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FORMER COUNTY ROAD 279 AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. S 56°41'21" E A DISTANCE OF **260.50 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER);

2. N 71°08'03" E A DISTANCE OF **131.22 FEET** TO AN AN IRON ROD SET (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356";

3. N 71°35'41" E A DISTANCE OF **101.60 FEET** TO AN IRON ROD SET (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356";

4. N 74°16'31" E A DISTANCE OF **49.89 FEET** TO AN IRON ROD SET (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356";

5. N 76°58'09" E A DISTANCE OF **128.53 FEET** TO AN IRON ROD FOUND (1/2-INCH DIAMETER);

6. S 86°53'06" E A DISTANCE OF **57.39 FEET** TO AN IRON ROD SET (1/2-INCH DIAMETER) WITH PINK CAP STAMPED "SURVEY WORKS 6356";

THENCE, FOLLOWING THE PROPOSED SOUTHWEST RIGHT-OF-WAY LINE OF SAID BAGDAD ROAD AND THE NORTHEAST LINE OF THE HEREIN DESCRIBED TRACT, A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 251.99 FEET, WITH A RADIUS OF 833.59 FEET, WITH A CHORD BEARING OF **S 51°40'40" E**, AND LENGTH OF **251.03 FEET** TO THE **POINT OF BEGINNING**, IN ALL CONTAINING **27.179** ACRES OF LAND, MORE OR LESS.

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

I, BLUE HOLE REAL ESTATE INVESTMENT, LLC, OWNER OF THE CERTAIN 27.297 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A GENERAL WARRANTY DEED TO BLUE HOLE REAL ESTATE INVESTMENT, LLC, AS RECORDED IN DOCUMENT NUMBER 2019115189 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO WILLIAMSON COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS

BLUE HOLE, A PRIVATE SUBDIVISION

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2023.

_____
BLUE HOLE REAL ESTATE INVESTMENT, LLC
1800 E. 13TH STREET
AUSTIN, TEXAS 78702

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

I, DEREK KINSAUL, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE COUNTY SUBDIVISION REGULATIONS. I DO HEREBY CERTIFY THAT THIS SUBDIVISION IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, _____, TEXAS,
THIS _____ DAY OF _____, 2023.
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
_____
DEREK KINSAUL
REGISTERED PROFESSIONAL SURVEYOR (SEALED)
NO. _____ STATE OF TEXAS

I, _____, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICES ACT, INCLUDING SECTION 131.25(E). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL, AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, _____, TEXAS,
THIS _____ DAY OF _____, 2023.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL DOCUMENT
_____
MATTHEW DRINGENBERG, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 114250 STATE OF TEXAS

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY PROGRAM:

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

_____ _____
J. TERRON EVERTSON, P.E., D.R., C.F.M. DATE
WILLIAMSON COUNTY ENGINEER

STATE OF TEXAS {
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON {

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__, A.D., AT ___ O'CLOCK, __M., AND DULY RECORDED THIS THE ___ DAY OF _____, 20__, A.D., AT ___ O'CLOCK, __M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

PLAT NOTES

1. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
2. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A FIFTEEN (15) FOOT WIDE PUBLIC UTILITY AND LANDSCAPE EASEMENT ADJACENT TO ALL STREET RIGHTS-OF-WAY ON ALL LOTS IN THIS SUBDIVISION WILL BE DEDICATED WITH THE FINAL PLAT.
3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY A PRIVATE WELL
4. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
5. ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONCOR.
6. ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
7. A PORTION OF THIS PROPERTY IS LOCATED IN THE FLOODWAY AND FLOOD ZONES: AE, X-500, X. THIS PROPERTY WAS FOUND IN MAP NUMBER 48491C0245F, DATED 12/20/2019.
8. ALL SEDIMENTATION, FILTRATION, DETENTION AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT. THE OWNERS, HOA, OR ASSIGNEES FO THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION, AND UPKEEP.
9. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.
10. THE LANDOWNER ASSUMES ALL RISK ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS THE LANDOWNER INDEMNIFIES AND HOLDS WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OF NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
11. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICHLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
12. THE MONUMENTS FOUND HAVE BEEN ROTATED TO THE NAD 83/93 HARN-TEXAS CENTRAL ZONE AND NAVD 88.
13. THE SUBDIVISION SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF TCEQ EDWARDS AQUIFER.
14. ON-SITE SEWAGE FACILITIES MUST BE DESIGNED BY A PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.
15. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY WILLIAMSON COUNTY, TEXAS. WILLIAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OF OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. WILLIAMSON COUNTY ASSUMES NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
16. WILLIAMSON COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED OF THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND/OR COUNTY.
17. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
18. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.1, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF THE DEVELOPMENT RELEASES UNDETAINED STORMWATER DIRECTLY INTO A DETENTION EXEMPT STREAM REACH.
19. THE MAXIMUM NUMBER OF UNITS/CAMPSITES IS 177.
20. ACCESS TO LOTS 2 AND 3 TO BE VIA AN INTERNAL PRIVATE ROADWAY AND NOT DIRECTLY FROM CR 279.

REVISION DATE: 12/15/21 (UPDATE #1)
03/15/22 (UPDATE #2)
07/06/22 (UPDATE #3)
12/08/22 (UPDATE #4)
01/05/23 (UPDATE #5)
02/20/23 (UPDATE #6)
03/01/23 (UPDATE #7)
04/04/23 (UPDATE #8)
04/20/23 (UPDATE #9)
05/02/23 (UPDATE #10)
06/26/23 (UPDATE #11)

OWNER:	BLUE HOLE REAL ESTATE INVESTEMENT, LLC 1800 E. 13TH STREET, AUSTIN, TX 78702
ACREAGE:	27.179 ACRES
SURVEY:	HENRY FIELD SURVEY ABSTRACT NO. 233 WILLIAMSON COUNTY, TEXAS
NUMBER OF BLOCKS:	1
NUMBER OF LOTS:	3
AREA OF SMALLEST LOT:	8.006 ACRES
CREATION DATE:	01/28/22
SUBMITTAL DATE:	07/06/20
SURVEYOR:	SURVEY WORKS, LLC 1207 UPLAND DRIVE, BLDG B AUSTIN, TEXAS 78741 PH: 512-599-8067
ENGINEER:	SOUTHWEST ENGINEERS INC 205 CIMARRON PARK LOOP, SUITE B BUDA, TX 78610 PH: 512-312-4336 FIRM # 1909

PREPARED FOR: BLUE HOLE RV PARK
PROJECT NO. 19-0327.01

SURVEY WORKS

INFO@SURVEYWORKS.COM
SURVEYWORKS.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

Commissioners Court - Regular Session **33.**

Meeting Date: 07/18/2023

Final plat for the Rancho Del Cielo Phase 2A subdivision – Pct 4

Submitted For: Robert Daigh **Submitted By:** Adam Boatright, Infrastructure

Department: Infrastructure **Division:** Road & Bridge

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on approval of the final plat for the Rancho Del Cielo Phase 2A subdivision – Precinct 4.

Background

This is the next section of the Rancho Del Cielo development. It consists of 161 single family lots, 1 open space/drainage lot, 1 amenity center lot, and 5,055 feet of new public roads. Roadway and drainage construction are not yet complete but a financial security in the amount of $2,306,862.30 has been posted with the County to cover the cost of the remaining construction.

Timeline

2023-02-24 – initial submittal of final plat
2023-03-24 – 1st review complete with comments
2023-05-08 – 2nd submittal of final plat
2023-05-23 – 2nd review complete with comments
2023-06-21 – 3rd submittal of final plat with signatures
2023-06-22 – 3rd review complete with comments clear except for completing construction
2023-07-05 – receipt of financial security for the remaining construction
2023-07-13 – final plat placed on the July 18, 2023 Commissioners Court agenda for consideration

Fiscal Impact

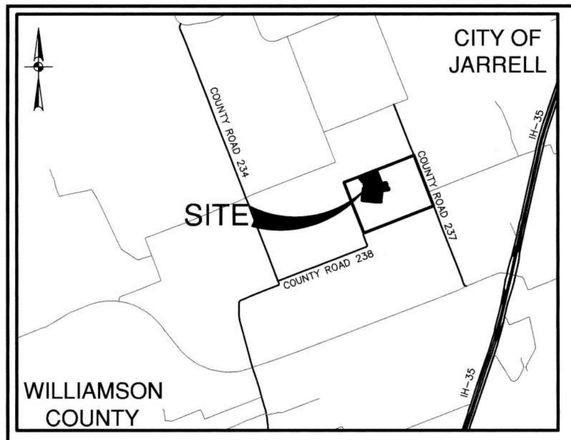
From/To	Acct No.	Description	Amount

Attachments

final plat - Rancho del Cielo Phase 2A

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 11:34 AM
Form Started By: Adam Boatright		Started On: 07/13/2023 11:19 AM
Final Approval Date: 07/13/2023		



LOCATION MAP
1"=5000'

FINAL PLAT OF RANCHO DEL CIELO, PHASE 2A

A 27.333 ACRE TRACT BEING SITUATED IN THE EDMOND PARSONS SURVEY, ABSTRACT NO. 494, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 198.487 ACRE TRACT, CONVEYED TO KL LHB3 AIV LLC, IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2021181477 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

OWNER: KL LHB3 AIV LLC
ADDRESS: C/O KENNEDY LEWIS INVESTMENT MANAGEMENT LLC
111 WEST 33RD STREET., SUITE 1910
NEW YORK, NY 10120

ACREAGE: 27.333 ACRES
LOTS ACREAGE: 21.647 ACRES
ROW ACREAGE: 5.686 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
10801 N MOPAC EXPY.,
BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

SURVEY: EDMOND PARSONS SURVEY
ABSTRACT NO. 494

NUMBER OF BLOCKS: 7

SINGLE FAMILY LOT:	161
AMENITY CENTER LOT:	1
OPEN SPACE/DRAINAGE LOT:	1
TOTAL LOTS:	163

LINEAR FEET OF NEW STREETS: 5,055 LF

SUBMITTAL DATE: _____, 2023

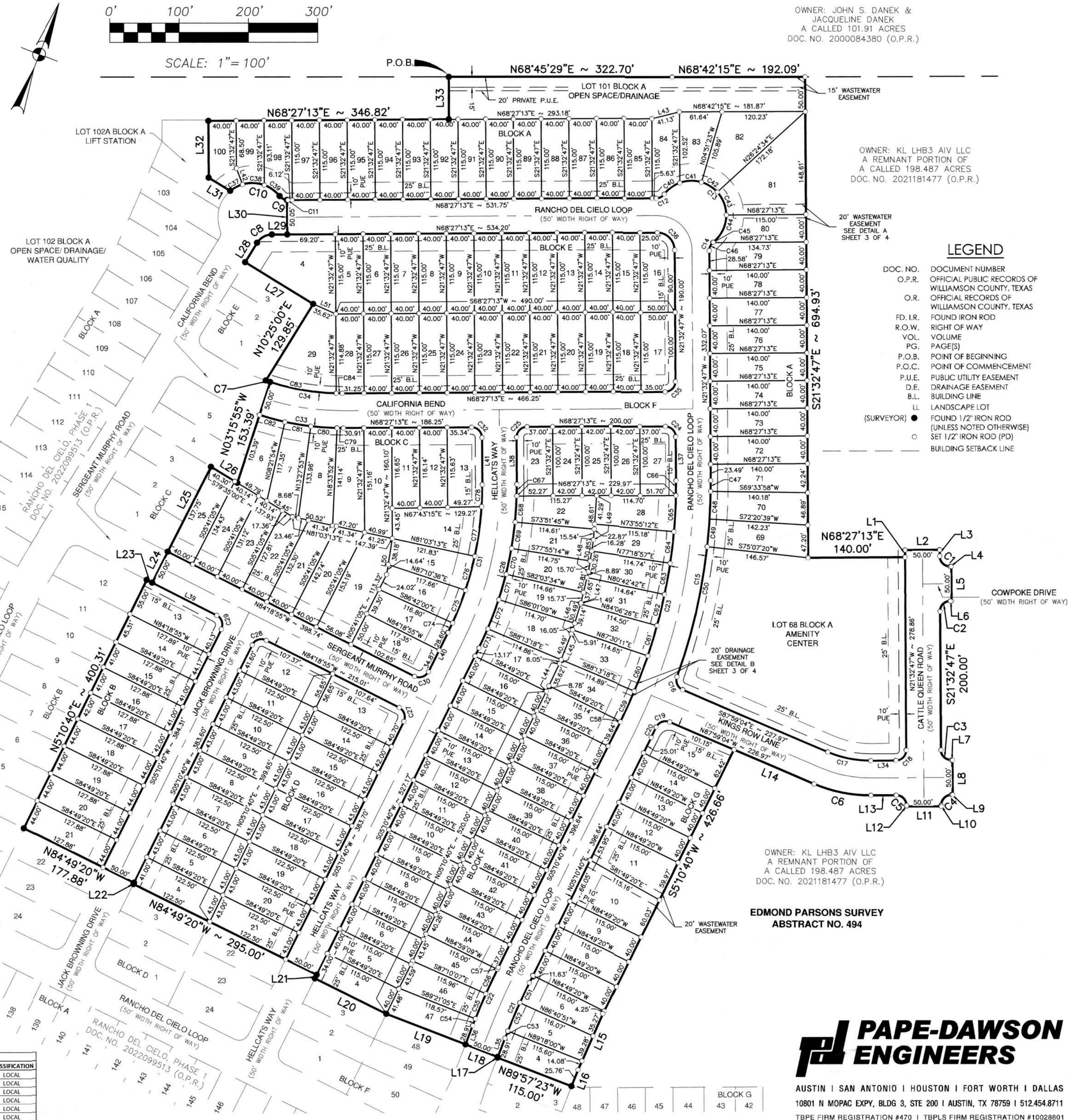
BENCHMARK INFORMATION:

COMBINED SCALE FACTOR: 0.999851282120297

BM-120
SET CHISELED SQUARE ON CONCRETE HEADWALL
ON THE NORTH SIDE OF COUNTY ROAD 238
GRID NORTHING: 10257996.4'
GRID EASTING: 3141135.7'
ELEVATION: 862.34'
NAVD 88 (GEOID12A)

BM-122
SET 5/8" IRON ROD WITH RED CAP
GRID NORTHING: 10258437.1'
GRID EASTING: 3139597.9'
ELEVATION: 841.32'
NAVD 88 (GEOID12A)

BUILDING SETBACKS	
FRONT STREET	25'
SIDE STREET	15'
REAR	10'
SIDE	5'



LEGEND

DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
LL	LANDSCAPE LOT
(SURVEYOR) ●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
	BUILDING SETBACK LINE

STREET DATA

STREET NAME	LENGTH	R.O.W. WIDTH	PVMT. WIDTH	DESIGN SPEED	MAINTAINANCE AUTHORITY	CLASSIFICATION
CALIFORNIA BEND	620 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
CATTLE QUEEN ROAD	371 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
COWPOKE DRIVE	40 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
HELLCATS WAY	868 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
JACK BROWNING DRIVE	424 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
KINGS ROW LANE	458 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
RANCHO DEL CIELO LOOP	1835 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
SERGANT MURPHY ROAD	439 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Date: May 09, 2023, 1:49pm User ID: VZurcher
File: H:\Survey\CIVIL\51118-03\Plat\Rancho Del Cielo Phase 2\P51118-03_Phase 2A.dwg

FINAL PLAT
OF
RANCHO DEL CIELO, PHASE 2A

A 27.333 ACRE TRACT BEING SITUATED IN THE EDMOND PARSONS SURVEY, ABSTRACT NO. 494, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 198.487 ACRE TRACT, CONVEYED TO KL LHB3 AIV LLC, IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2021181477 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090°00'00"	S66°32'47"E	21.21'	23.56'
C2	15.00'	090°00'00"	S23°27'13"W	21.21'	23.56'
C3	15.00'	090°00'00"	S66°32'47"E	21.21'	23.56'
C4	15.00'	090°00'00"	S23°27'13"W	21.21'	23.56'
C5	15.00'	090°00'00"	N66°32'47"W	21.21'	23.56'
C6	205.00'	023°33'43"	S80°14'04"W	83.71'	84.30'
C7	325.00'	001°08'59"	S87°40'39"W	6.52'	6.52'
C8	25.00'	058°02'13"	N39°26'06"E	24.25'	25.32'
C9	15.00'	047°24'13"	N83°13'42"W	12.06'	12.41'
C10	50.00'	091°25'32"	S74°45'39"W	71.58'	79.78'
C11	15.00'	004°36'59"	N70°45'42"E	1.21'	1.21'
C12	15.00'	052°01'12"	N42°26'36"E	13.16'	13.62'
C13	50.00'	194°02'25"	N66°32'47"W	99.25'	169.33'
C14	15.00'	052°01'12"	S04°27'49"W	13.16'	13.62'
C15	825.00'	020°06'56"	N11°29'19"W	288.16'	289.64'
C16	15.00'	086°33'13"	S44°42'28"E	20.57'	22.66'
C17	155.00'	023°33'44"	N80°14'05"E	63.29'	63.74'
C18	15.00'	090°00'00"	N23°27'13"E	21.21'	23.56'
C19	15.00'	087°59'14"	S48°01'19"W	20.84'	23.03'
C20	825.00'	001°08'58"	N04°36'11"E	16.55'	16.55'
C21	975.00'	005°08'03"	S02°36'38"W	87.34'	87.37'
C22	1025.00'	005°08'03"	S02°36'38"W	91.82'	91.85'
C23	775.00'	026°43'27"	N08°11'04"W	358.21'	361.48'
C24	15.00'	090°00'00"	N66°32'47"W	21.21'	23.56'
C25	15.00'	090°00'00"	S23°27'13"W	21.21'	23.56'
C26	525.00'	026°43'27"	N08°11'04"W	242.66'	244.87'
C27	15.00'	089°29'35"	N39°34'08"W	21.12'	23.43'
C28	15.00'	090°30'25"	S50°25'52"W	21.31'	23.69'
C29	15.00'	089°29'35"	N39°34'08"W	21.12'	23.43'
C30	15.00'	090°30'25"	N50°25'52"E	21.31'	23.69'
C31	475.00'	026°43'27"	N08°11'04"W	219.55'	221.55'
C32	15.00'	090°00'00"	N66°32'47"W	21.21'	23.56'
C33	375.00'	018°36'00"	N77°45'13"E	121.20'	121.74'
C34	325.00'	018°38'57"	N77°46'41"E	105.32'	105.78'
C35	15.00'	090°00'00"	N23°27'13"E	21.21'	23.56'
C36	25.00'	090°00'00"	N66°32'47"W	35.36'	39.27'
C37	50.00'	023°04'26"	S40°35'06"W	20.00'	20.14'
C38	50.00'	036°38'43"	S70°26'41"W	31.44'	31.98'
C39	50.00'	031°42'23"	N75°22'46"W	27.32'	27.67'
C40	50.00'	032°18'30"	S32°35'15"W	27.82'	28.19'
C41	50.00'	036°24'08"	S66°56'34"W	31.24'	31.77'
C42	50.00'	031°15'57"	N79°13'24"W	26.95'	27.28'
C43	50.00'	041°49'57"	N42°40'28"W	35.70'	36.51'
C44	50.00'	052°13'54"	N04°21'28"E	44.02'	45.58'
C45	15.00'	002°26'30"	S29°15'10"W	0.64'	0.64'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C46	15.00'	049°34'43"	S03°14'34"W	12.58'	12.98'
C47	825.00'	001°06'46"	N20°59'25"W	16.02'	16.02'
C48	825.00'	002°46'41"	N19°02'41"W	40.00'	40.00'
C49	825.00'	002°46'41"	N16°16'01"W	40.00'	40.00'
C50	825.00'	013°26'49"	N08°09'16"W	193.18'	193.62'
C51	975.00'	001°51'31"	S04°14'55"W	31.62'	31.63'
C52	975.00'	002°37'09"	S02°00'35"W	44.57'	44.57'
C53	975.00'	000°39'24"	S00°22'18"W	11.17'	11.17'
C54	1025.00'	000°36'19"	S00°20'46"W	10.83'	10.83'
C55	1025.00'	002°10'58"	S01°44'24"W	39.05'	39.05'
C56	1025.00'	002°10'58"	S03°55'22"W	39.05'	39.05'
C57	1025.00'	000°09'49"	S05°05'45"W	2.93'	2.93'
C58	775.00'	000°01'36"	N05°10'40"E	0.36'	0.36'
C59	775.00'	003°35'04"	N03°21'32"E	48.48'	48.48'
C60	775.00'	004°03'49"	N00°27'54"W	54.96'	54.97'
C61	775.00'	003°23'45"	N04°11'41"W	45.93'	45.93'
C62	775.00'	003°23'45"	N07°35'26"W	45.93'	45.93'
C63	775.00'	003°23'45"	N10°59'11"W	45.93'	45.93'
C64	775.00'	003°23'45"	N14°22'56"W	45.93'	45.93'
C65	775.00'	003°51'46"	N18°00'41"W	52.24'	52.25'
C66	775.00'	001°36'14"	N20°44'41"W	21.69'	21.69'
C67	525.00'	001°50'57"	N20°37'19"W	16.94'	16.94'
C68	525.00'	004°07'16"	N17°38'13"W	37.75'	37.76'
C69	525.00'	004°10'23"	N13°29'23"W	38.23'	38.24'
C70	525.00'	004°10'09"	N09°19'07"W	38.19'	38.20'
C71	525.00'	004°10'40"	N05°08'42"W	38.27'	38.28'
C72	525.00'	004°54'37"	N00°36'03"W	44.98'	44.99'
C73	525.00'	003°19'24"	N03°30'58"W	30.45'	30.45'
C74	475.00'	001°52'40"	N04°14'20"E	15.57'	15.57'
C75	475.00'	006°07'24"	N00°14'18"E	50.74'	50.76'
C76	475.00'	006°07'24"	N05°53'05"W	50.74'	50.76'
C77	475.00'	008°44'40"	N13°19'07"W	72.42'	72.49'
C78	475.00'	003°51'20"	N19°37'07"W	31.96'	31.96'
C79	375.00'	001°11'39"	N69°03'02"E	7.82'	7.82'
C80	375.00'	005°47'43"	N72°32'43"E	37.91'	37.93'
C81	375.00'	005°48'13"	N78°20'42"E	37.97'	37.99'
C82	375.00'	005°48'24"	N84°09'00"E	37.99'	38.01'
C83	325.00'	017°06'21"	N78°32'59"E	96.67'	97.03'
C84	325.00'	001°32'36"	N69°13'31"E	8.75'	8.75'
C85	525.00'	003°32'46"	S01°16'59"E	32.49'	32.49'
C86	775.00'	001°28'43"	S01°22'55"W	20.00'	20.00'
C87	525.00'	002°10'58"	N01°34'53"E	20.00'	20.00'
C88	50.00'	024°21'52"	S51°24'30"E	21.10'	21.26'
C89	50.00'	023°12'22"	N27°37'23"W	20.11'	20.25'

LINE TABLE

LINE #	BEARING	LENGTH
L1	N21°32'47"W	10.18'
L2	N68°27'13"E	50.00'
L3	S21°32'47"E	9.04'
L4	N68°27'13"E	1.50'
L5	S21°32'47"E	50.00'
L6	S68°27'13"W	1.50'
L7	N68°27'13"E	1.50'
L8	S21°32'47"E	50.00'
L9	S68°27'13"W	1.50'
L10	S21°32'47"E	1.50'
L11	S68°27'13"W	50.00'
L12	N21°32'47"W	1.50'
L13	S68°27'13"W	36.31'
L14	N87°59'04"W	125.82'
L15	S02°42'08"W	88.63'
L16	S00°02'37"W	25.76'
L17	N00°02'37"E	1.06'
L18	N89°57'23"W	50.00'
L19	S89°53'35"W	122.22'
L20	N84°49'20"W	115.00'
L21	N05°10'40"E	6.00'
L22	N05°10'40"E	2.00'
L23	S84°18'55"E	8.58'
L24	N05°41'05"E	50.00'
L25	N05°37'05"E	137.75'
L26	S79°35'00"E	44.68'

LINE TABLE

LINE #	BEARING	LENGTH
L27	N79°35'00"W	115.00'
L28	N10°25'00"E	32.98'
L29	N68°27'13"E	22.29'
L30	N21°32'47"W	50.05'
L31	N79°35'00"W	36.42'
L32	N21°32'47"W	82.08'
L33	N21°17'54"W	61.35'
L34	N68°27'13"E	36.31'
L35	S00°02'37"W	28.91'
L36	N00°02'37"E	28.91'
L37	N21°32'47"W	63.31'
L38	N21°32'47"W	68.06'
L39	N84°18'55"W	104.43'
L40	S05°10'40"W	63.47'
L41	N21°32'47"W	68.06'
L42	S41°35'41"E	25.04'
L43	N54°58'04"E	41.13'
L44	S04°14'58"W	44.40'
L45	N00°21'56"E	46.54'
L46	S03°58'51"E	46.54'
L47	S07°56'26"E	46.54'
L48	S12°04'46"E	46.55'
L49	S17°07'21"E	64.16'
L50	N12°08'49"W	52.82'
L51	N87°44'22"W	35.62'
L52	S21°32'47"E	20.00'

NOTES:

1) THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY OR COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES

2) A 10' WIDE UTILITY EASEMENT SHALL BE DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS.

3) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY REGULATORY AUTHORITIES

4) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.

5) MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

6) THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.

7) BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH SETBACKS SHOWN HEREON, APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR APPLICABLE ORDINANCES.

8) DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.

9) NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SUPPLY SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

10) NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WASTEWATER COLLECTION SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

11) THE OWNER OF THIS SUBDIVISION AND HIS HEIRS, SUCCESSORS AND ASSIGNS ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF ALL SUBDIVISION IMPROVEMENTS WHICH SHALL COMPLY WITH APPLICABLE CODES, RULES AND REGULATIONS AND REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WHICH ARE IN EFFECT AND APPLICABLE AT THE TIME THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED. THE OWNER UNDERSTANDS AND AGREES THAT PLAT VACATION AND REPLATTING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

12) WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF JARRELL.

13) WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OR WILLIAMSON COUNTY. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO TCEQ AND OTHER AGENCIES AS APPROPRIATE AT THE TIME SUCH PLANS ARE PREPARED.

14) ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.

15) THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.

16) DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO CR 237 OR CR 238.

17) IF ANY SIDEWALKS ARE CONSTRUCTED IN THIS SUBDIVISION, THEY WILL BE OWNED AND MAINTAINED BY THE RANCHO DEL CIELO MUNICIPAL UTILITY DISTRICT OR THE HOMEOWNER'S ASSOCIATION.

18) ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

19) IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS IS PROHIBITED WITHOUT AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

20) AN EASEMENT 3 FEET IN WIDTH IS HEREBY DEDICATED ALONG EACH INTERIOR SIDE LOT LINE AND EACH REAR LOT LINE FOR PUBLIC UTILITIES.

21) EXCEPT IN AREAS REQUIRED TO MEET LEGAL ACCESSIBILITY REQUIREMENTS, THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR AT LEAST ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

22) A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.

23) NO PORTION OF THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0125F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

24) THIS SUBDIVISION IS SUBJECT TO WATER AND WASTEWATER ACCESS FEES AS OUTLINED IN THE RANCHO DEL CIELO UTILITY AND CONSENT AGREEMENT WITH THE CITY OF JARRELL, DATED OCTOBER 27, 2020.

25) THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF RANCH DEL CIELO MUNICIPAL UTILITY DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS.

26) MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

27) ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Date: May 09, 2023, 2:15pm User ID: ZGunther
File: N:\Survey\CIVIL\51118-03\Plat\Rancho Del Cielo Phase 2\51118-03_Phase 2A.dwg

FINAL PLAT
OF
RANCHO DEL CIELO, PHASE 2A

A 27.333 ACRE TRACT BEING SITUATED IN THE EDMOND PARSONS SURVEY, ABSTRACT NO. 494, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 198.487 ACRE TRACT, CONVEYED TO KL LHB3 AIV LLC, IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2021181477 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

FIELD NOTES

FOR

A 27.333 ACRE TRACT OF LAND BEING SITUATED IN THE EDMOND PARSONS SURVEY, ABSTRACT NO. 494, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 198.487 ACRE TRACT, CONVEYED TO KL LHB3 AIV LLC, IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2021181477 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 27.333 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a ½" iron rod with yellow cap marked "Pape-Dawson" found on a point in the south boundary line of a called 101.91 acre tract, recorded in Document No. 2000084380 of said Official Public Records, said point being on a northeast corner of Rancho Del Cielo, Phase 1, a subdivision according to the plat recorded in Document No. 2022099513 of the Official Public Records of Williamson County, Texas, same being a northwest corner of the Remnant Portion of said 198.487 acre tract of said Official Public Records, for the northernmost northwest corner and POINT OF BEGINNING hereof;

THENCE, departing the east boundary line for said Rancho Del Cielo, Phase 1, with the south boundary line of said 101.91 acre tract, same being the north boundary line of the Remnant Portion of said 198.487 acre tract, the following two (2) courses and distances:

1. N 68°45'29" E, a distance of 322.70 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof, and
2. N 68°42'15" E, a distance of 192.09 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the northernmost northeast corner hereof,

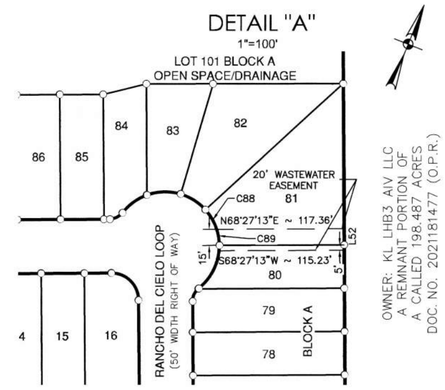
THENCE, departing the south boundary line for said 101.91 acre tract, through the interior of the Remnant Portion of said 198.487 acre tract, the following twenty-four (24) courses and distances:

1. S 21°32'47" E, a distance of 684.76 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
2. N 68°27'13" E, a distance of 190.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
3. S 21°32'47" E, a distance of 9.04 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
4. along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 66°32'47" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
5. N 68°27'13" E, a distance of 1.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
6. S 21°32'47" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
7. S 68°27'13" W, a distance of 1.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
8. along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 23°27'13" W, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
9. S 21°32'47" E, a distance of 200.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
10. along the arc of a curve to the left, having a radius of 14.37 feet, a central angle of 95°06'33", a chord bearing and distance of S 66°32'47" E, 21.21 feet, an arc length of 23.86 feet to a calculated point of non-tangency hereof,
11. N 68°27'13" E, a distance of 1.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
12. S 21°32'47" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
13. S 68°27'13" W, a distance of 1.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
14. along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 23°27'13" W, 21.21 feet, an arc length of 23.56 feet to a calculated point of tangency hereof,
15. S 21°32'47" E, a distance of 1.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
16. S 68°27'13" W, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
17. N 21°32'47" W, a distance of 1.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
18. along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 66°32'47" W, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
19. S 68°27'13" W, a distance of 36.31 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
20. along the arc of a curve to the right, having a radius of 205.00 feet, a central angle of 23°33'43", a chord bearing and distance of S 80°14'04" W, 83.71 feet, an arc length of 84.30 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
21. N 87°59'04" W, a distance of 125.82 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
22. S 05°10'40" W, a distance of 426.66 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
23. S 02°42'08" W, a distance of 88.63 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof, and
24. S 00°02'37" W, a distance of 25.76 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on a north boundary line of said Rancho Del Cielo, Phase 1, same being a south boundary line of the Remnant Portion of said 198.487 acre tract for the southernmost southeast corner hereof,

THENCE, with the north and east boundary line of said Rancho Del Cielo, Phase 1, same being the south and west boundary line of the Remnant Portion of said 198.487 acre tract, the following twenty-eight (28) courses and distances:

1. N 89°57'23" W, a distance of 115.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
2. N 00°02'37" E, a distance of 1.06 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
3. N 89°57'23" W, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
4. S 89°53'35" W, a distance of 122.22 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
5. N 84°49'20" W, a distance of 115.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
6. N 05°10'40" E, a distance of 6.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
7. N 84°49'20" W, a distance of 295.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
8. N 05°10'40" E, a distance of 2.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
9. N 84°49'20" W, a distance of 177.88 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
10. N 05°10'40" E, a distance of 400.31 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
11. S 84°18'55" E, a distance of 8.58 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found an angle point hereof,
12. N 05°41'05" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
13. N 05°37'05" E, a distance of 137.75 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
14. S 79°35'00" E, a distance of 44.68 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
15. N 03°15'55" W, a distance of 153.39 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature hereof,
16. along the arc of a curve to the right, having a radius of 325.00 feet, a central angle of 01°08'59", a chord bearing and distance of S 87°40'39" W, 6.52 feet, an arc length of 6.52 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
17. N 10°25'00" E, a distance of 129.85 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
18. N 79°35'00" W, a distance of 115.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
19. N 10°25'00" E, a distance of 32.98 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature hereof,
20. along the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 58°02'13", a chord bearing and distance of N 39°26'06" E, 24.25 feet, an arc length of 25.32 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency hereof,
21. N 68°27'13" E, a distance of 22.29 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
22. N 21°32'47" W, a distance of 50.05 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature hereof,
23. along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 47°24'13", a chord bearing and distance of N 83°13'42" W, 12.06 feet, an arc length of 12.41 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of reverse curvature hereof,
24. along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 91°25'32", a chord bearing and distance of S 74°45'39" W, 71.58 feet, an arc length OF 89.78 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a calculated point of non-tangency hereof,
25. N 79°35'00" W, a distance of 36.42 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
26. N 21°32'47" W, a distance of 82.08 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
27. N 68°27'13" E, a distance of 346.82 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
28. N 21°17'54" W, a distance of 61.35 feet to the POINT OF BEGINNING, and containing 27.333 acres in Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Engineers, Inc. under Job No. 51118-03.

DETAIL "A"
1"=100'



DETAIL "B"
1"=100'

LEGEND

DOC. NO.	DOCUMENT NUMBER
O.P.R.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
R.O.W.	RIGHT OF WAY
VOL.	VOLUME
PG.	PAGE(S)
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.L.	BUILDING LINE
LL	LANDSCAPE LOT
(SURVEYOR) ●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
____ ____ ____ ____	BUILDING SETBACK LINE

PAPE-DAWSON ENGINEERS

AUSTIN I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS

10801 N MOPAC EXPY, BLDG 3, STE 200 I AUSTIN, TX 78759 I 512.454.8711

TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028801

RANCHO DEL CIELO, PHASE 2A
Civil Job No. 51118-03; Survey Job No. 51118-03
Date: May 09, 2023, 1:50pm User ID: YZuniga
File: H:\Survey\2021\51118-03\Plat\Rancho Del Cielo Phase 2\PLS1118-03_Phase 2A.dwg

FINAL PLAT
OF
RANCHO DEL CIELO, PHASE 2A

A 27.333 ACRE TRACT BEING SITUATED IN THE EDMOND PARSONS SURVEY, ABSTRACT NO. 494, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 198.487 ACRE TRACT, CONVEYED TO KL LHB3 AIV LLC, IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2021181477 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

STATE OF ~~TEXAS~~ ARIZONA §
§
COUNTY OF ~~WILLIAMSON~~ MARICOPA § KNOW ALL MEN BY THESE PRESENTS

THAT KL LHB3 AIV LLC, AS OWNER OF THE REMNANT PORTION OF THE CERTAIN 198.487 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 2021181477 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

THIS SUBDIVISION IS TO BE KNOWN AS "RANCHO DEL CIELO, PHASE 2A"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 30 DAY OF MAY, 2023.

KL LHB3 AIV LLC
A DELAWARE LIMITED LIABILITY COMPANY

C/O KENNEDY LEWIS INVESTMENTS MANAGEMENT LLC
111 WEST 33RD STREET, SUITE 1910
NEW YORK, NY 10120

BY: _____
~~KENNEDY LEWIS INVESTMENT MANAGEMENT LLC~~ KL LHB3 AIV LLC
AUTHORIZED SIGNATORY
RYAN MOTT

STATE OF ~~TEXAS~~ ARIZONA §
§
COUNTY OF MARICOPA § KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN MOTT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF MAY, 2023.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ ARIZONA

MY COMMISSION EXPIRES: 7/12/26

Notary Public State of Arizona
Maricopa County
Jennifer Zinner
My Commission Expires 7/12/2026
Commission Number 630214

ENGINEER'S CERTIFICATION

I, MICHAEL FISHER, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS "RANCHO DEL CIELO, PHASE 2A" PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 23 DAY OF MAY, 2023.

STATE OF TEXAS
MICHAEL S FISHER
87704
LICENSED
PROFESSIONAL ENGINEER

5/23/23

MICHAEL FISHER, P.E.
PROFESSIONAL ENGINEER NO. 87704
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470

SURVEYOR'S CERTIFICATION

I, PARKER J. GRAHAM, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON JAN. 25, 2023.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 25th DAY OF MAY, 2023.

PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
PAPE-DAWSON ENGINEERS, INC.
TBPLS, FIRM REGISTRATION NO. 10028801

STATE OF TEXAS
REGISTERED
PARKER GRAHAM
5556
PROFESSIONAL
LAND SURVEYOR

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 21 DAY OF June, 2023 A.D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESS COORDINATOR
Cindy Bridges

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED, IS THE RESPOSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

I, BILL GRAVELL Jr., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____
BILL GRAVELL Jr. DATE
COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

THAT I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF_____ , 20_____ ,A.D., AT _____ O'CLOCK _____.M. AND DULY RECORDED ON THE _____ DAY OF _____, 20_____, A.D., AT _____O'CLOCK _____.M. IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, IN DOCUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

RANCHO DEL CIELO, PHASE 2A
Civil Job No. 51118-03; Survey Job No. 51118-03
Date: May 09, 2023, 1:51pm User ID: VZurcher
File: H:\Survey\CIVIL\51118-03\Plat\Rancho Del Cielo Phase 2\PLS1118-03_Phase 2A.dwg

Commissioners Court - Regular Session **34.**

Meeting Date: 07/18/2023

Preliminary plat for the Lots 12 & 13 Tonkawa Village and 1 & 358 thousandths acres subdivision – Pct 3

Submitted For: Robert Daigh **Submitted By:** Adam Boatright, Infrastructure

Department: Infrastructure **Division:** Road & Bridge

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on approval of the preliminary plat for the Lots 12 & 13 Tonkawa Village and 1.358 acres subdivision – Precinct 3.

Background

This proposed subdivision consists of 1 single family lot and no new roads on 2.1314 acres.

Timeline

2023-05-05 – Initial submittal of the preliminary plat
2023-06-05 – 1st review complete with comments
2023-06-27 – 2nd submittal of preliminary plat
2023-07-11 – 2nd review complete with minor comments
2023-07-12 – 3rd submittal of preliminary plat
2023-07-12 – 3rd review complete with comments clear
2023-07-13 – preliminary plat placed on the July 18, 2023 Commissioners Court agenda for consideration

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Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

preliminary plat - Tonkawa Village Lots 12 & 13

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 11:41 AM
Form Started By: Adam Boatright		Started On: 07/13/2023 11:37 AM
Final Approval Date: 07/13/2023		

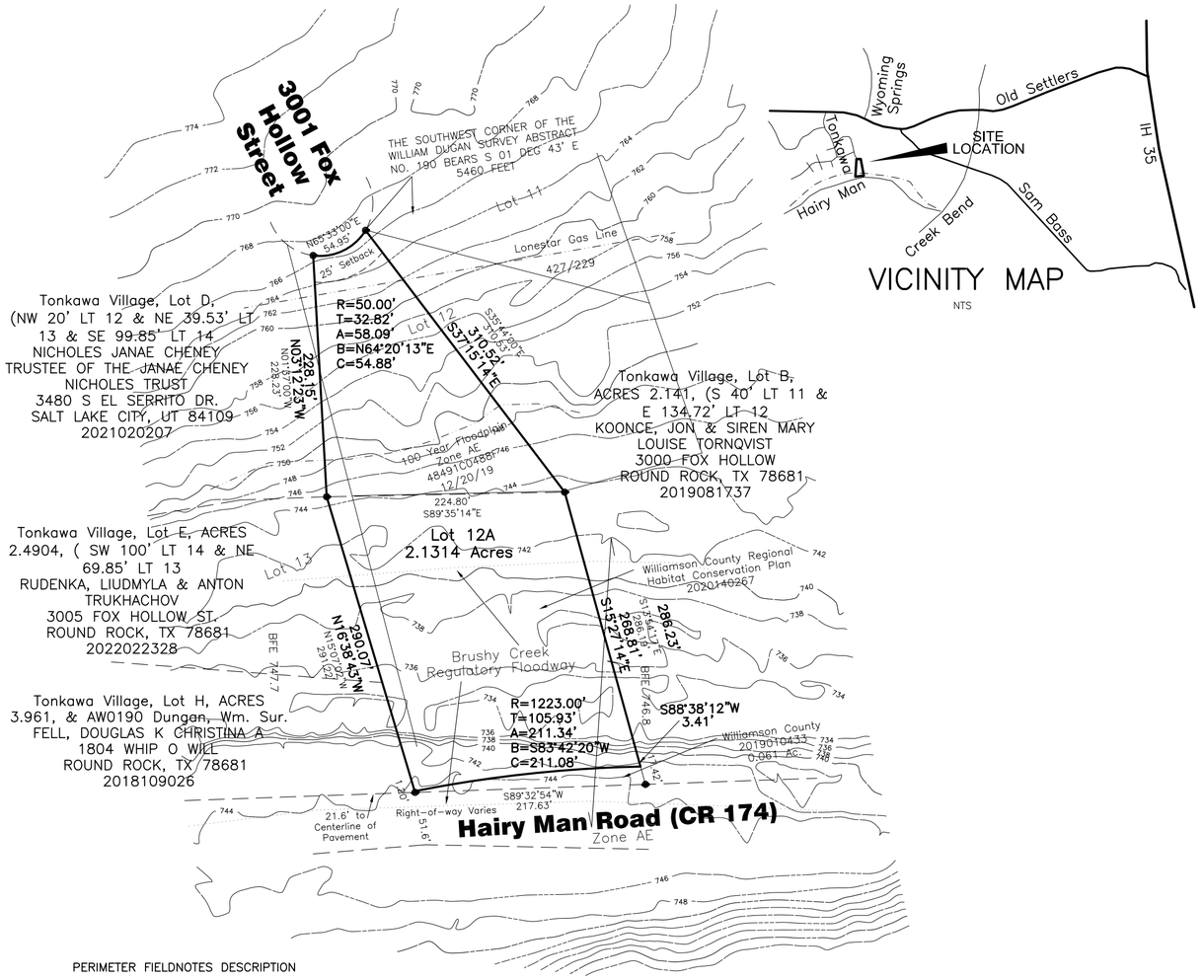
TOPO/BEARING/COORDINATE BASIS

ELIPSOID: WGS 1984/GRS 1980
PROJECTION: TEXAS CENTRAL NAD83 NAVD88
GEOID MODEL: GEOID 12B
GRID COORDINATES ILLUSTRATED
SURFACE FACTOR = 1.00012

0 50 100
SCALE 1"=100'

LEGEND

- ● IRON ROD FOUND
- ○ IRON ROD SET



VICINITY MAP
NTS

PERIMETER FIELDNOTES DESCRIPTION

2.1314 ACRES OF LAND SITUATED IN THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 12 AND 13, TONKAWA VILLAGE SUBDIVISION ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 319 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND DESCRIBED IN VOLUME 2008, PAGE 477 and THE 1.358 ACRE (CALLED 1.419 ACRE) TRACT DESCRIBED IN DOCUMENT NO. 1999056038 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THE 0.061 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2019010433 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND ON THE CURVING CUL-DE-SAC RIGHT-OF-WAY OF FOX HOLLOW STREET, BEING THE NORTHWESTERLY CORNER OF A 2.141 ACRE TRACT CONVEYED TO JON KOONCE BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2019081737, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 37 DEG 15 MIN 14 SEC E 310.52 FEET TO AN IRON ROD FOUND, FOR A EASTERLY CORNER CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 15 DEG 27 MIN 14 SEC E 268.81 FEET TO A POINT ON THE NORTHERLY LINE OF THE RIGHT-OF-WAY ON HAIRY MAN ROAD (2019010433) FROM WHICH, FOR REFERENCE, AN IRON ROD FOUND BEARS S 15 DEG 27 MIN 14 SEC E 17.42 FEET, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 88 DEG 38 MIN 12 SEC W 3.41 FEET AND WITH A CURVE TO THE LEFT WHOSE RADIUS = 1223.00 FEET, TANGENTS = 105.93 FEET, ARC = 211.34 FEET AND WHOSE CHORD BEARS S 83 DEG 42 MIN 20 SEC W 211.08 FEET TO A POINT FROM WHICH, FOR REFERENCE, AN IRON ROD BEARS S 16 DEG 38 MIN 43 SEC E 1.20 FEET, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 16 DEG 38 MIN 43 SEC W 290.07 FEET TO AN IRON ROD FOUND, FOR A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 03 DEG 12 MIN 23 SEC W 228.15 FEET TO AN IRON ROD FOUND ON THE SAID RIGHT-OF-WAY OF FOX HOLLOW, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE CURVING CUL-DE-SAC TO THE LEFT WHOSE RADIUS = 50.00 FEET, TANGENTS = 32.82 FEET, ARC = 58.09 FEET AND WHOSE CHORD BEARS N 64 DEG 20 MIN 13 SEC E 54.88 FEET TO THE POINT OF BEGINNING, CONTAINING 2.1314 ACRES OF LAND, MORE OR LESS.

I, STEVEN W. WOMACK, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH SECTION 232.001, LOCAL GOVERNMENT CODE OF TEXAS, THAT THE FIELD NOTES SHOWN HEREON CLOSE AND THAT ALL EXISTING EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

A PORTION OF THE SURVEY, AS SHOWN HEREON, LIES WITHIN THE LIMITS OF A FLOOD HAZARD AREA OR WITHIN THE LIMITS OF THE 100 YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON FEMA FLOOD PANEL NO. 48491C0488F, EFFECTIVE DATE 12/20/19 FOR WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
STEVEN W. WOMACK
5025
PROFESSIONAL
LAND SURVEYOR

_____
STEVEN W. WOMACK DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5025

LOTS: 1
ACREAGE: 2.1314
L.F. OF NEW STREETS: 0

OWNER:
Joseph and Julie Thomas
3001 Fox Hollow
Round Rock, Texas 78681

SURVEYOR:
STEVE WOMACK
10703 SIERRA OAKS
AUSTIN, TEXAS 78759
PHONE: (512) 638-0220

Submission Date: May 5, 2023

Steven Warner Womack, RPLS, PLS, NCEES
National Council of Examiners for Engineering and Surveying #1928
Texas Registered Professional Land Surveyor #5025
North Carolina Professional Land Surveyor # L-5043
E-Mail: SWRPLS@Gmail.com Phone/Text: (512) 638-0220

PRELIMINARY PLAT OF THE REPLAT OF A PORTION OF LOT 12 AND 13, TONKAWA VILLAGE AND 1.358 ACRES (CALLED 1.419 ACRES) SITUATED IN THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190

CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

SCALE: 1" =100' DATE: 12-05-22
FIELD BOOK: 86
DRAWN BY: STAFF
FILE NAME: 22-068 REPLAT
APPROVED BY: STAFF
PROJECT NO: 22-068

SHEET 1 OF 2

STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS:

THAT, we, Joseph and Julie Thomas, sole owners of the certain tract of land shown hereon and described in a deed (or deeds) recorded in Volume 2008, Page 477 and Document No. 1999056038 of the Official Records of Williamson County, Texas, [do hereby state that there are no lien holders of the certain tract of land;] [do hereby certify there are no easement holders except as shown hereon;] do hereby said tract as shown hereon; do hereby covenant to all restrictions listed herein, which shall run with the land; and do hereby dedicate to the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as may deem appropriate. I hereby bind my heirs, successors, and assigns to warrant and forever defend such dedications, all and singular, to against every person whomsoever claiming or to claim the same or any part thereof. This subdivision is to be known as:

"REPLAT OF A PORTION OF LOT 12 AND 13, TONKAWA VILLAGE AND 1.358 ACRES (CALLED 1.419 ACRES) SITUATED IN THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190"

_____ _____

Joseph Thomas
3001 Fox Hollow
Round Rock, Texas 78681

Julie Thomas
3001 Fox Hollow
Round Rock, Texas 78681

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joseph Thomas, 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 AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____ , 20 _____, A.D.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Julie Thomas, 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 AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____ , 20 _____, A.D.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE WATER SYSTEM AND AN APPROVED WASTEWATER SYSTEM.

2. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS.

3. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING, SHALL BE PERMITTED WITHIN ANY DRAINAGE EASEMENTS SHOWN HEREON, EXCEPT AS APPROVED BY WILLIAMSON COUNTY.

4. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.

5. PROPERTY OWNER AND HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

6. RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.

7. EXCEPT AS MAY BE MODIFIED OF HEREON, THIS REPLAT IS SUBJECT TO ALL APPLICABLE PLAT NOTES AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF TONKAWA VILLAGE, AS RECORDED IN CABINET C, SLIDE 319 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.

8. WATER SERVICE WILL BE PROVIDED BY GEORGETOWN WSC.

9. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.

10. OSSF MUST BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER OR SANITARIAN.

11. THE USE OF CONCRETE "DIP TYPE" DRIVEWAYS IS ENCOURAGED. THE MAXIMUM GRADE BREAK AT THE VERTICAL LOW POINT OF INTERSECTION SHALL BE 15% (9" RISE OR FALL IN 10 FEET). CONCRETE WILL BE 3000PSI WITH A MINIMUM THICKNESS OF FOUR INCHES. MINIMUM REINFORCEMENT SHALL BE #3 AT 18" OCEW. AS AN ALTERNATIVE, A DRIVEWAY DRAINPIPE WITH A MINIMUM SIZE OF 18" ROUND OR 21"X15" ELLIPTICAL AND A MINIMUM LENGTH OF 22 FT. WILL BE ACCEPTABLE. DRIVEWAY DRAINAGE SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER. CERTIFICATION OF A REGISTERED PROFESSIONAL ENGINEER AS TO THE SIZE OF THE DRIVEWAY DRAINAGE PIPES FOR EACH LOT/DRIVEWAY IN A SUBDIVISION SHALL BE SHOWN ON THE PLAT. SIZE (18" MIN) (12" PER GTCSS), LENGTH (22' MIN) AND INVERT ELEVATIONS OF DRIVEWAY CULVERTS MUST BE SHOWN FOR EACH LOT IN A TABLE ON THE PLAT AND IN ALL DEED RESTRICTIONS. LARGER OR LONGER DRAINPIPES SHALL BE INSTALLED IF NECESSARY, TO HANDLE DRAINAGE BASED UPON A 25-YEAR FLOW FREQUENCY. USE OF "DIP TYPE" DRIVEWAYS ARE PERMITTED AS LONG AS THE GRADE BREAKS ARE LESS THAN 15%. CULVERTS SHALL INCLUDE A SAFETY END TREATMENT.

12. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

13. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

14. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

15. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

16. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

17. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.

18. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

19. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.

20. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.

OSSF

Based upon the representations of the Engineer or Surveyor whose seal is affixed hereto, and after review of the plat as represented by the said Engineer or Surveyor, I find that this plat complies with the requirements of Edwards Aquifer Regulations for Williamson County and Williamson County On-Site Sewage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND Williamson County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated within it.

_____
Adam Boatright, PE Date
County Engineer

Addressing

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 20_____A.D.

_____
WILLIAMSON COUNTY ADDRESSING COORDINATOR

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS

I, BILL GRAVELL, Jr., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH WRITTEN FIELD NOTES SHOWN HEREON, AND THE SURVEYOR'S CERTIFICATE APPEARING HEREON, KNOWN AS "REPLAT OF A PORTION OF LOT 12 AND 13, TONKAWA VILLAGE AND 1.358 ACRES (CALLED 1.419 ACRES) SITUATED IN THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190", HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT WAS DULY CONSIDERED, WAS ON THIS DAY APPROVED, AND SAID PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____ _____
BILL GRAVELL, Jr., COUNTY JUDGE, DATE

THE STATE OF TEXAS
THE COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20 _____ A.D., AT_____ O'CLOCK _____ M., AND WAS DULY RECORDED ON THIS THE _____ DAY OF_____, 20 _____ A.D., AT _____ O'CLOCK _____ M., IN THE PLAT RECORDS OF SAID COUNTY IN CABINET _____, SLIDES _____.
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.

BY: _____
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

Steven Warner Womack, RPLS, PLS, NCEES
National Council of Examiners for Engineering and Surveying #1928
Texas Registered Professional Land Surveyor #5025
North Carolina Professional Land Surveyor # L-5043
E-Mail: SWRPLS@gmail.com Phone/Text: (512) 638-0220

PRELIMINARY PLAT OF THE REPLAT OF A PORTION OF LOT 12 AND 13, TONKAWA VILLAGE AND 1.358 ACRES (CALLED 1.419 ACRES) SITUATED IN THE WILLIAM DUGAN SURVEY, ABSTRACT NO. 190

CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

SCALE: 1"= 100'	DATE: 04/17/23
REVISED:	DISK:
DRAWN BY: C.P.	
FILE NAME: 22-068 REPLAT	
APPROVED BY: S.W.	
PROJECT NO: 22-068	

SHEET **2** OF **2**

Commissioners Court - Regular Session **35.**

Meeting Date: 07/18/2023

Final plat for the Lariat Section 6 subdivision – Pct 2

Submitted For: Robert Daigh **Submitted By:** Adam Boatright, Infrastructure

Department: Infrastructure **Division:** Road & Bridge

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on approval of the final plat for the Lariat Section 6 subdivision – Precinct 2.

Background

This is the next section of the Lariat (aka Northgate Ranch Phase 2) development. It consists of 140 residential lots, 6 open space lots, 4 private alley lots and 5,333 linear feet of new roads to be maintained by the North San Gabriel MUD No. 1 beginning on September 13, 2023. Roadway and drainage construction is not yet complete, but a performance bond in the amount of $770,699.83 has been posted with the County to cover the cost of the remaining construction.

Timeline

2022-12-05 – Initial submittal of the final plat
2022-12-26 – receipt of financial security for the remaining construction
2023-01-04 – 1st review complete with comments
2023-01-18 – 2nd submittal of final plat
2023-02-07 – 2nd review complete with comments
2023-04-19 – 3rd submittal of final plat
2023-05-03 – 3rd review complete with comments
2023-07-13 – 4th submittal of final plat
2023-07-13 – 4th review complete with comments clear
2023-07-13 – final plat placed on the July 18, 2023 Commissioners Court agenda for consideration

Fiscal Impact

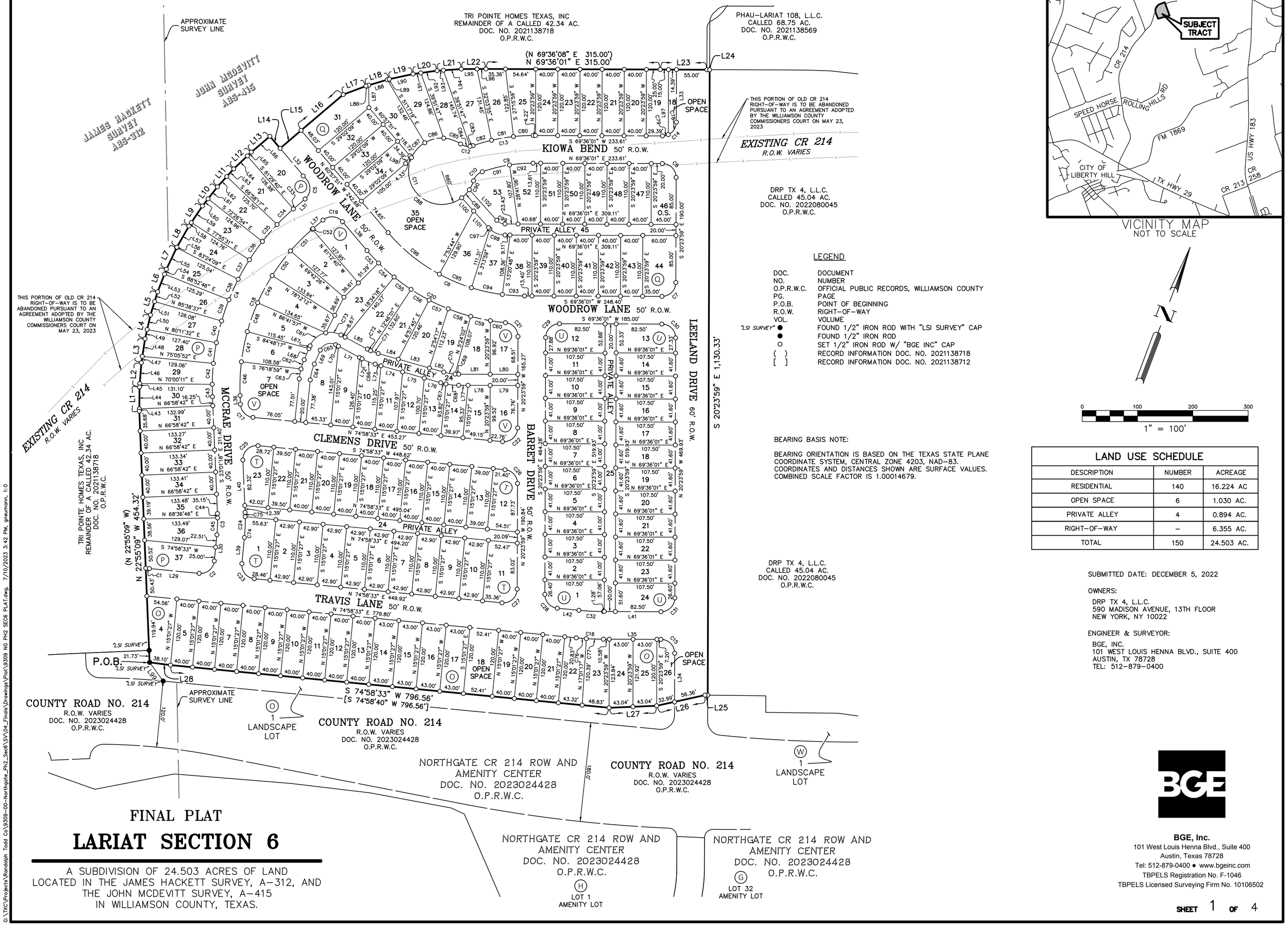
From/To	Acct No.	Description	Amount

Attachments

final plat - Lariat Sec 6

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 11:55 AM
Form Started By: Adam Boatright		Started On: 07/13/2023 11:48 AM
Final Approval Date: 07/13/2023		



VICINITY MAP
NOT TO SCALE

N

0 100 200 300
1" = 100'

LEGEND

DOC.	DOCUMENT
NO.	NUMBER
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY
PG.	PAGE
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
"LSI SURVEY" ●	FOUND 1/2" IRON ROD WITH "LSI SURVEY" CAP
●	FOUND 1/2" IRON ROD
O	SET 1/2" IRON ROD W/ "BGE INC" CAP
( )	RECORD INFORMATION DOC. NO. 2021138718
[ ]	RECORD INFORMATION DOC. NO. 2021138712

BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD-83. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.00014679.

LAND USE SCHEDULE		
DESCRIPTION	NUMBER	ACREAGE
RESIDENTIAL	140	16.224 AC
OPEN SPACE	6	1.030 AC.
PRIVATE ALLEY	4	0.894 AC.
RIGHT-OF-WAY	–	6.355 AC.
TOTAL	150	24.503 AC.

SUBMITTED DATE: DECEMBER 5, 2022

OWNERS:

DRP TX 4, L.L.C.
590 MADISON AVENUE, 13TH FLOOR
NEW YORK, NY 10022

ENGINEER & SURVEYOR:

BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TX 78728
TEL: 512-879-0400

FINAL PLAT

LARIAT SECTION 6

A SUBDIVISION OF 24.503 ACRES OF LAND
LOCATED IN THE JAMES HACKETT SURVEY, A-312, AND
THE JOHN MCDEVITT SURVEY, A-415
IN WILLIAMSON COUNTY, TEXAS.

BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 ● www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

G:\TXC\Projects\Randolph Todd Co\9309-00-Northgate_Ph2_Sec6\SV\04_Finals\Drawings\Plat\9309 NG PH2 SEC6 PLAT.dwg, 7/10/2023 3:42 PM, gneumann, 1:0

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	6.76'	525.00'	0°44'14"	S 74°36'26" W	6.76'
C2	39.27'	25.00'	90°00'00"	N 29°58'33" E	35.36'
C3	38.39'	275.00'	7°59'51"	N 19°01'22" W	38.35'
C4	386.14'	425.00'	52°03'27"	S 03°00'26" W	373.00'
C5	39.27'	25.00'	90°00'00"	N 15°57'51" W	35.36'
C6	280.41'	325.00'	49°26'08"	S 85°40'55" E	271.80'
C7	39.27'	25.00'	90°00'00"	N 24°36'01" E	35.36'
C8	39.27'	25.00'	90°00'00"	N 65°23'59" W	35.36'
C9	93.73'	275.00'	19°31'43"	S 59°50'10" W	93.28'
C10	23.64'	25.00'	54°11'05"	S 23°15'41" W	22.77'
C11	301.53'	60.00'	287°56'10"	S 39°51'47" E	70.59'
C12	23.58'	25.00'	54°02'06"	N 77°05'15" E	22.71'
C13	110.78'	325.00'	19°31'49"	S 59°50'07" W	110.25'
C14	39.27'	25.00'	90°00'00"	N 24°36'01" E	35.36'
C15	39.27'	25.00'	90°00'00"	N 65°23'59" W	35.36'
C16	49.26'	525.00'	5°22'32"	N 72°17'17" E	49.24'
C17	35.78'	25.00'	82°00'09"	S 64°01'22" E	32.80'
C18	340.72'	375.00'	52°03'27"	S 03°00'26" W	329.12'
C19	39.27'	25.00'	90°00'00"	S 74°02'09" W	35.36'
C20	289.19'	375.00'	44°11'08"	S 83°03'25" E	282.08'
C21	36.98'	25.00'	84°45'00"	N 62°46'29" W	33.70'
C22	41.62'	25.00'	95°22'32"	N 27°17'17" E	36.97'
C23	39.27'	25.00'	90°00'00"	S 60°01'27" E	35.36'
C24	45.37'	325.00'	7°59'51"	N 19°01'22" W	45.33'
C25	42.76'	25.00'	97°59'51"	S 25°58'38" W	37.73'
C26	36.92'	25.00'	84°37'28"	N 62°42'43" W	33.66'
C27	41.62'	25.00'	95°22'32"	N 27°17'17" E	36.97'
C28	36.92'	25.00'	84°37'28"	S 62°42'43" E	33.66'
C29	39.27'	25.00'	90°00'00"	S 24°36'01" W	35.36'
C30	39.27'	25.00'	90°00'00"	N 65°23'59" W	35.36'
C31	39.27'	25.00'	90°00'00"	N 24°36'01" E	35.36'
C32	44.57'	475.00'	5°22'32"	N 72°17'17" E	44.55'
C33	3.93'	425.00'	0°31'49"	S 28°46'15" W	3.93'
C34	40.63'	425.00'	5°28'37"	S 25°46'02" W	40.61'
C35	40.63'	425.00'	5°28'37"	S 20°17'25" W	40.61'
C36	40.63'	425.00'	5°28'37"	S 14°48'47" W	40.61'
C37	40.63'	425.00'	5°28'37"	S 09°20'10" W	40.61'
C38	40.63'	425.00'	5°28'37"	S 03°51'33" W	40.61'
C39	40.63'	425.00'	5°28'37"	S 01°37'04" E	40.61'
C40	40.44'	425.00'	5°27'05"	S 07°04'55" E	40.42'
C41	37.79'	425.00'	5°05'41"	S 12°21'18" E	37.78'
C42	37.79'	425.00'	5°05'41"	S 17°26'59" E	37.78'
C43	22.44'	425.00'	3°01'29"	S 21°30'34" E	22.43'
C44	7.85'	275.00'	1°38'04"	N 22°12'16" W	7.84'
C45	30.54'	275.00'	6°21'47"	N 18°12'20" W	30.52'
C46	61.12'	375.00'	9°20'17"	S 18°21'09" E	61.05'
C47	55.55'	375.00'	8°29'17"	S 09°26'22" E	55.50'
C48	55.61'	375.00'	8°29'46"	S 00°56'50" E	55.56'
C49	55.61'	375.00'	8°29'46"	S 07°32'55" W	55.56'
C50	55.61'	375.00'	8°29'46"	S 16°02'41" W	55.56'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C51	55.61'	375.00'	8°29'46"	S 24°32'27" W	55.56'
C52	1.62'	375.00'	0°14'49"	S 28°54'45" W	1.62'
C53	30.65'	375.00'	4°40'59"	S 63°18'20" E	30.64'
C54	37.84'	375.00'	5°46'52"	S 68°32'16" E	37.82'
C55	37.99'	375.00'	5°48'17"	S 74°19'50" E	37.97'
C56	37.99'	375.00'	5°48'17"	S 80°08'07" E	37.97'
C57	37.99'	375.00'	5°48'17"	S 85°56'23" E	37.97'
C58	42.92'	375.00'	6°33'30"	N 87°52'43" E	42.90'
C59	36.29'	375.00'	5°32'40"	N 81°49'38" E	36.27'
C60	27.52'	375.00'	4°12'17"	N 76°57'10" E	27.51'
C61	38.25'	40.00'	54°47'08"	S 29°49'30" W	36.81'
C62	17.69'	120.00'	8°26'48"	S 01°47'29" E	17.67'
C63	18.05'	120.00'	8°37'03"	S 10°19'24" E	18.03'
C64	29.78'	100.00'	17°03'51"	S 06°06'00" E	29.67'
C65	33.19'	20.00'	95°05'04"	S 49°58'27" W	29.51'
C66	25.61'	120.00'	12°13'48"	S 88°35'55" E	25.57'
C67	9.66'	120.00'	4°36'49"	N 82°58'46" E	9.66'
C68	23.19'	120.00'	11°04'20"	N 75°08'11" E	23.15'
C69	6.53'	100.00'	3°44'39"	N 71°28'21" E	6.53'
C70	20.84'	100.00'	11°56'30"	N 79°18'55" E	20.80'
C71	14.48'	100.00'	8°17'56"	N 89°26'09" E	14.47'
C72	6.86'	100.00'	3°55'52"	S 84°26'57" E	6.86'
C73	28.13'	40.00'	40°17'55"	S 77°22'01" W	27.56'
C74	37.57'	325.00'	6°37'26"	N 18°20'09" W	37.55'
C75	7.79'	325.00'	1°22'26"	N 22°20'05" W	7.79'
C76	18.30'	525.00'	1°59'51"	N 73°58'38" E	18.30'
C77	30.95'	525.00'	3°22'41"	N 71°17'22" E	30.95'
C78	28.31'	25.00'	64°52'34"	N 12°02'18" E	26.82'
C79	10.96'	25.00'	25°07'26"	N 57°02'18" E	10.87'
C80	35.80'	325.00'	6°18'40"	S 66°26'41" W	35.78'
C81	40.24'	325.00'	7°05'37"	S 59°44'33" W	40.21'
C82	34.75'	325.00'	6°07'31"	S 53°07'58" W	34.73'
C83	5.68'	25.00'	13°01'26"	N 56°34'57" E	5.67'
C84	17.89'	25.00'	41°00'40"	N 83°36'01" E	17.51'
C85	32.77'	60.00'	31°17'25"	S 88°27'36" W	32.36'
C86	35.71'	60.00'	34°06'12"	S 55°45'48" W	35.19'
C87	36.60'	60.00'	34°57'10"	S 21°14'06" W	36.04'
C88	158.59'	60.00'	151°26'27"	S 71°57'42" E	116.29'
C89	20.17'	60.00'	19°15'27"	N 22°41'21" E	20.07'
C90	17.69'	60.00'	16°53'29"	N 04°36'52" E	17.62'
C91	50.96'	275.00'	10°36'59"	S 55°22'47" W	50.88'
C92	42.78'	275.00'	8°54'44"	S 65°08'39" W	42.73'
C93	40.01'	325.00'	7°03'10"	N 73°07'37" E	39.98'
C94	57.37'	325.00'	10°06'50"	N 81°42'37" E	57.29'
C95	63.12'	325.00'	11°07'42"	S 87°40'07" E	63.02'
C96	119.92'	325.00'	21°08'26"	S 71°32'04" E	119.24'
C97	3.33'	40.00'	4°45'54"	S 64°50'52" E	3.33'
C98	30.14'	40.00'	43°10'10"	S 88°48'54" E	29.43'
C99	16.73'	20.00'	47°56'04"	S 86°25'57" E	16.25'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 20°13'38" W	43.90'
L2	N 16°04'08" W	43.90'
L3	N 11°52'32" W	43.90'
L4	N 07°40'56" W	43.90'
L5	N 03°29'20" W	43.90'
L6	N 00°42'16" E	43.90'
L7	N 04°53'52" E	43.90'
L8	N 09°05'28" E	43.90'
L9	N 13°17'03" E	43.90'
L10	N 17°28'39" E	43.90'
L11	N 21°40'15" E	43.90'
L12	N 25°51'51" E	43.90'
L13	N 29°02'09" E	44.06'
L14	S 60°57'51" E	28.57'
L15	N 28°49'05" E	50.00'
L16	N 29°02'47" E	99.93'
L17	N 48°51'52" E	43.90'
L18	N 53°03'28" E	43.90'
L19	N 57°15'04" E	43.90'
L20	N 61°26'39" E	43.90'
L21	N 65°38'15" E	43.90'
L22	N 69°11'27" E	44.51'
L23	N 69°42'23" E	84.39'
L24	N 69°14'08" E	5.00'
L25	S 70°04'00" W	5.00'
L26	S 56°59'03" W	89.35'
L27	S 67°02'26" W	86.09'
L28	S 76°46'20" W	38.10'
L29	S 74°58'33" W	90.37'
L30	S 15°01'27" E	47.51'
L31	S 29°02'09" W	23.84'
L32	S 60°57'51" E	73.93'
L33	S 20°23'59" E	94.95'
L34	S 20°23'59" E	87.79'
L35	N 69°36'01" E	103.78'
L36	S 23°01'18" E	15.71'
L37	S 29°02'09" W	23.84'
L38	N 60°57'51" W	68.56'
L39	S 15°01'27" E	47.51'
L40	S 23°01'18" E	94.71'
L41	N 69°36'01" E	103.78'
L42	N 74°58'33" E	39.24'
L43	N 20°13'38" W	4.33'
L44	N 20°13'38" W	39.57'
L45	N 16°04'08" W	6.11'
L46	N 16°04'08" W	37.79'
L47	N 11°52'32" W	11.62'
L48	N 11°52'32" W	32.29'
L49	N 07°40'56" W	16.95'
L50	N 07°40'56" W	26.96'
L51	N 03°29'20" W	25.57'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L52	N 03°29'20" W	18.33'
L53	N 00°42'16" E	34.33'
L54	N 00°42'16" E	9.58'
L55	N 04°53'52" E	43.02'
L56	N 04°53'52" E	0.88'
L57	N 09°05'28" E	43.90'
L58	N 13°17'03" E	7.78'
L59	N 13°17'03" E	36.12'
L60	N 17°28'39" E	16.45'
L61	N 17°28'39" E	27.45'
L62	N 21°40'15" E	25.17'
L63	N 21°40'15" E	18.73'
L64	N 25°51'51" E	34.00'
L65	N 25°51'51" E	9.90'
L66	N 29°02'09" E	44.06'
L67	S 02°25'55" W	5.41'
L68	S 02°25'55" W	21.88'
L69	S 02°25'55" W	27.29'
L70	N 82°29'01" W	5.71'
L71	N 82°29'01" W	43.31'
L72	N 82°29'01" W	5.15'
L73	S 85°17'11" W	10.89'
L74	S 85°17'11" W	40.66'
L75	S 85°17'11" W	40.66'
L76	S 85°17'11" W	30.93'
L77	S 69°36'01" W	16.89'
L78	S 69°36'01" W	40.00'
L79	S 69°36'01" W	50.00'
L80	S 69°36'01" W	50.00'
L81	S 69°36'01" W	56.89'
L82	S 85°17'11" W	27.00'
L83	S 85°17'11" W	58.37'
L84	S 85°17'11" W	37.77'
L85	N 82°29'01" W	45.50'
L86	S 53°03'28" W	5.04'
L87	N 21°12'48" W	40.41'
L88	S 53°03'28" W	35.17'
L89	S 53°03'28" W	3.69'
L90	S 57°15'04" W	43.90'
L91	N 61°26'39" E	14.29'
L92	N 61°26'39" E	29.61'
L93	N 65°38'15" E	11.38'
L94	N 65°38'15" E	32.53'
L95	S 69°11'27" W	28.36'
L96	S 69°11'27" W	16.15'
L97	N 20°23'59" W	117.61'
L98	N 08°30'49" E	16.02'
L99	S 56°32'43" E	41.67'
L100	N 62°27'55" W	32.15'
L101	N 62°27'55" W	40.42'
L102	N 62°27'55" W	74.27'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
(L1)	(N 20°13'31" W)	(43.90')
(L2)	(N 16°04'02" W)	(43.90')
(L3)	(N 11°52'26" W)	(43.90')
(L4)	(N 07°40'50" W)	(43.90')
(L5)	(N 03°29'14" W)	(43.90')
(L6)	(N 00°42'22" E)	(43.90')
(L7)	(N 04°53'58" E)	(43.90')
(L8)	(N 09°05'34" E)	(43.90')
(L9)	(N 13°17'10" E)	(43.90')
(L10)	(N 17°28'46" E)	(43.90')
(L11)	(N 21°40'22" E)	(43.90')
(L12)	(N 25°51'58" E)	(43.90')
(L13)	(N 29°02'16" E)	(43.90')
(L14)	(S 60°57'44" E)	(28.57')
(L15)	(N 28°49'11" E)	(50.00')
(L16)	(N 29°02'53" E)	(99.93')
(L17)	(N 48°51'58" E)	(43.90')
(L18)	(N 53°03'34" E)	(43.90')
(L19)	(N 57°15'10" E)	(43.90')
(L20)	(N 61°26'46" E)	(43.90')
(L21)	(N 65°38'22" E)	(43.90')
(L22)	(N 69°11'33" E)	(44.51')
(L23)	(N 69°42'29" E)	(84.39')
[L24]	[N 69°14'15" E]	
[L25]	[S 70°04'06" W]	
[L26]	[S 56°59'09" W]	[89.35']
[L27]	[S 67°02'32" W]	[86.09']
[L28]	[S 76°46'27" W]	[38.10']

STREET NAMES						
STREET	R.O.W. WIDTH	PAVEMENT WIDTH	CENTERLINE LENGTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
BARRET DRIVE	50 FEET	33 FEET	560 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
CLEMENS DRIVE	50 FEET	33 FEET	552 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
KIOWA BEND	50 FEET	33 FEET	460 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
LEELAND DRIVE	60 FEET	40 FEET	1,136 FEET	35 MPH	PUBLIC	COLLECTOR (URBAN)
MCCRAE DRIVE	50 FEET	33 FEET	788 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
TRAVIS LANE	50 FEET	33 FEET	989 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
WOODROW LANE	50 FEET	33 FEET	848 FEET	25 MPH	PUBLIC	LOCAL ROAD (URBAN)
TOTAL LINEAR FEET OF NEW STREETS:			5,333 FEET			

FINAL PLAT

LARIAT SECTION 6

A SUBDIVISION OF 24.503 ACRES OF LAND
LOCATED IN THE JAMES HACKETT SURVEY, A-312, AND
THE JOHN MCDEVITT SURVEY, A-415
IN WILLIAMSON COUNTY, TEXAS.

BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

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METES & BOUNDS DESCRIPTION

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, AND THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, SITUATED IN WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CALLED 45.04 ACRE TRACT OF LAND AS CONVEYED TO ASHTON AUSTIN RESIDENTIAL LLC, BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021138712 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2–inch iron rod with cap stamped "LSI SURVEY" found at the most westerly southwest corner of the above described Ashton Austin Residential, LLC 45.04 acre tract for the most westerly southwest corner and POINT OF BEGINNING of the herein described tract, from which a 1/2" iron rod with cap stamped "LSI SURVEY" found bears S 56°32'43"W a distance of 41.67 feet;

THENCE, with the southwesterly line of said Ashton Austin Residential, LLC 45.04 acre tract, N 22°55'09" W pass a 1/2–inch iron rod with cap stamped "LSI SURVEY" found at the most southerly southeast corner of a called 42.34 acre tract as conveyed to Tri Pointe Homes Texas, Inc. by special warranty deed recorded in Document No. 2021138718 of the Official Public Records of Williamson County, a distance of 21.73 feet continuing with said Aston Austin Residential, LLC 45.04 acre tract and said Tri Pointe Homes Texas, INC, for a total distance of 454.32 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set on the common line of said Ashton Austin Residential LLC, 45.04 acre tract and said Tri Pointe Homes Texas, Inc. 42.34 acre tract;

THENCE, continuing with the westerly and northerly property lines of said Aston Austin Residential LLC 45.04 acre tract and the easterly and southerly property lines of said Tri Pointe Homes Texas, Inc. 42.34 acre tract, the following twenty–four (24) courses:

1. N 20°13'38" W a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
2. N 16°04'08" W a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
3. N 11°52'32" W a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
4. N 7°40'56" W a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
5. N 3°29'20" W a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
6. N 0°42'16" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
7. N 4°53'52" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
8. N 9°05'28" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
9. N 13°17'03" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
10. N 17°28'39" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
11. N 21°40'15" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
12. N 25°51'51" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
13. N 29°02'09" E a distance of 44.06 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at an exterior corner of said Ashton Austin Residential LLC 45.04 acre tract, being an interior corner of said Tri Pointe Homes Texas, Inc. 42.34 acre tract, for an exterior corner of herein described tract;
14. S 60°57'51" E a distance of 28.57 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set at an interior corner of said Ashton Austin Residential LLC 45.04 acre tract, being an exterior corner of said Tri Pointe Homes Texas, Inc. 42.43 acre tract, for an interior corner of herein described tract;
15. N 28°49'05" E a distance of 50.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
16. N 29°02'47" E a distance of 99.93 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
17. N 48°51'52" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
18. N 53°03'28" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
19. N 57°15'04" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
20. N 61°26'39" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
21. N 65°38'15" E a distance of 43.90 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
22. N 69°11'27" E a distance of 44.51 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
23. N 69°36'01" E a distance of 315.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point, and
24. N 69°42'23" E a distance of 84.39 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point, at an east corner of said Tri Pointe Homes Texas, Inc. 42.34 acre tract being the most westerly southwest corner of a called 68.75 acre tract as conveyed to PHAU–Lariat 108, L.L.C by special warranty deed recorded in Document No. 2021138569 of the Official Public Record of Williamson County, Texas;

THENCE, continuing with the northerly property line of said Ashton Austin Residential LLC 45.04 acre tract and south property line of said PHAU–Lariat 108, LLC 68.75 acre tract, N 69°14'08" E a distance of 5.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for the most northerly corner of herein described tract;

THENCE, leaving the southwesterly line of said PHAU–Lariat 108 LLC 68.75 acre tract, over and across said Ashton Austin Residential LLC 45.04 acre tract, S 20°23'59" E a distance of 1,130.33 feet to a 1/2–inch iron rod with cap stamped "BGE INC" on the a southerly line of said Ashton Austin Residential LLC 45.04 acre tract of land, for the most easterly of herein described tract;

THENCE, with the southerly property lines of said Ashton Austin Residential LLC 45.04 acre tract the following five (5) courses:

1. S 70°04'00" W a distance of 5.00 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
2. S 56°59'03" W a distance of 89.35 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
3. S 67°02'26" W a distance of 86.09 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point;
4. S 74°58'33" W a distance of 796.56 feet to a 1/2–inch iron rod with cap stamped "BGE INC" set for an angle point, and
5. S 76°46'20" W a distance of 38.10 feet to the POINT OF BEGINNING and containing 24.503 acres of land, more or less.

FINAL PLAT

LARIAT SECTION 6

A SUBDIVISION OF 24.503 ACRES OF LAND
LOCATED IN THE JAMES HACKETT SURVEY, A–312, AND
THE JOHN MCDEVITT SURVEY, A–415
IN WILLIAMSON COUNTY, TEXAS.

BGE, Inc.
101 West Louis Henna Blvd., Suite 400
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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

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STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THAT DRP TX 4, L.L.C., ACTING HEREBY AND THROUGH, HOUDIN HONARVAR, IT'S AUTHORIZED SIGNATORY, OWNER OF 24.503 ACRES BEING A PORTION OF A CALLED 45.04 ACRE TRACT OUT OF THE JAMES HACKETT SURVEY, ABSTRACT NO. 312, AND THE JOHN MCDEVITT SURVEY, ABSTRACT NO. 415, SITUATED IN WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO IT BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2022080045 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING A PORTION OF AN ABANDONED COUNTY ROAD (COUNTY ROAD NO. 214) TO BE VACATED PURSUANT TO AN AGREEMENT ADOPTED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT ON MAY 23, 2023, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE CERTAIN TRACTS OF LAND, AND THAT IT, OWNER OF 24.503 ACRES AS SHOWN HEREON, DO HEREBY SUBDIVIDE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS:

LARIAT SECTION 6

WITNESS MY HAND, THIS THE 13 DAY OF JULY, 2023, A.D.

DRP TX 4, L.L.C.
590 MADISON AVENUE, 13TH FLOOR
NEW YORK, NY 10022

BY: DRP TX 4, L.L.C.
ITS AUTHORIZED SIGNATORY

Houdin Honarvar
HOUDIN HONARVAR, AUTHORIZED SIGNATORY

STATE OF ~~TEXAS~~ NEW YORK §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF ~~WILLIAMSON~~ NEW YORK §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED HOUDIN HONARVAR, AUTHORIZED SIGNATORY, 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 AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF ~~TEXAS~~ NEW YORK

07/13/2023
DATE

DANIEL JESSE KIMMEL
PRINT NOTARY'S NAME
MY COMMISSION EXPIRES 04-25-2026

DANIEL JESSE KIMMEL NOTARY PUBLIC NO. 01KI6432051 QUALIFIED IN NEW YORK COUNTY COMM. EXP. 04-25-2026 STATE OF NEW YORK

THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP NO. 48491C0235F, DATED DECEMBER 20, 2019.

I, JOSEPH YAKLIN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JOSEPH YAKLIN, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 107869
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

7-13-23
DATE

STATE OF TEXAS JOSEPH A. YAKLIN 107869 LICENSED PROFESSIONAL ENGINEER

7-13-23

I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY, UNDER MY SUPERVISION.

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728
NOTES:

7/11/2023
DATE

STATE OF TEXAS REGISTERED JONATHAN O. NOBLES 5777 PROFESSIONAL LAND SURVEYOR

FINAL PLAT

LARIAT SECTION 6

A SUBDIVISION OF 24.503 ACRES OF LAND
LOCATED IN THE JAMES HACKETT SURVEY, A-312, AND
THE JOHN MCDEVITT SURVEY, A-415
IN WILLIAMSON COUNTY, TEXAS.

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE APPROVED WATER AND WASTEWATER SYSTEMS.
2. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY GEORGETOWN UTILITY SYSTEMS.
3. SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY NORTH SAN GABRIEL MUD NO. 1.
4. ELECTRIC SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
5. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
6. IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
7. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
8. NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48491C0235F, DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
9. PER THE VARIANCE REQUEST APPROVED BY THE COMMISSIONERS COURT ON SEPTEMBER 14, 2021, THE FOLLOWING LOTS ARE ALLEY LOTS AND WILL HAVE A FRONT BUILDING SETBACK LINE OF 20' FROM EDGE OF RIGHT-OF-WAY INSTEAD OF 25':
   - BLOCK Q: LOTS 36-44, LOTS 47-53
   - BLOCK T: LOTS 1-23
   - BLOCK U: BLOCKS 1-24
   - BLOCK V: LOTS 5-6, LOTS 8-23
10. A 25 FOOT FRONT YARD SETBACK FOR ALL OTHER LOTS IS REQUIRED PER WILLIAMSON COUNTY SUBDIVISION REGULATIONS.
11. NO LOTS MAY BE FURTHER SUBDIVIDED.
12. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO CR 214, THE ADJACENT COUNTY ROAD.
13. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
14. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
15. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
16. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
17. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY
20. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
21. THIS DEVELOPMENT IS CONSIDERED EXEMPT FROM ON-SITE STORMWATER DETENTION CONTROLS BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.1, WHICH STATES THAT A PROPOSED DEVELOPMENT MAY BE CONSIDERED EXEMPT FROM PROVIDING ON-SITE STORMWATER DETENTION IF THE DEVELOPMENT RELEASES UNDETAINED STORMWATER DIRECTLY INTO A DETENTION EXEMPT STREAM REACH.
22. THE NORTHERN TWO LANES OF CR 214 AS DEDICATED BY PLAT RECORDED IN DOCUMENT NUMBER 2023024428 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SHALL BE CONSTRUCTED AND PASS INSPECTION WHEN THE AVERAGE DAILY TRIPS FOR NORTHGATE RANCH REACH 4,000 ADT.

ROAD NAME AND ADDRESS ASSIGNMENT VERIFIED THIS THE ____ DAY OF _____, 2023 A.D.

WILLIAMSON COUNTY ADDRESS COORDINATOR

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

I, BILL GRAVELL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL, JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

DATE

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____DAY OF_____ A.D., 20___, AT _____ O'CLOCK ____M. AND DULY RECORDED ON THE ____DAY OF _____, A.D., 20___, AT _____O'CLOCK ____M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO._____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: _____
DEPUTY

BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

G:\TXC\Projects\Randolph Todd Co\9309-00-Northgate_Ph2_Sec6\SV\04_Finals\Drawings\Plat\9309 NG PH2 SEC6 PLAT.dwg, 7/11/2023 8:01 AM, gnaumann, 1:0

Commissioners Court - Regular Session **36.**

Meeting Date: 07/18/2023

Preliminary plat for the Nolina Phase 2A and 2B subdivision – Pct 3

Submitted For: Robert Daigh **Submitted By:** Adam Boatright, Infrastructure

Department: Infrastructure **Division:** Road & Bridge

Agenda Category: Consent

Information

Agenda Item

Discuss, consider and take appropriate action on approval of the preliminary plat for the Nolina Phase 2A and 2B subdivision – Precinct 3.

Background

This proposed subdivision consists of 160 single family lots, 5 open space & drainage lots, 2 landscape lots, and 9,362 linear feet of new public roads on 60.03 acres.

Timeline

2023-02-17 – initial submittal of the preliminary plat
2023-03-19 – 1st review complete with comments
2023-04-18 – 2nd submittal of preliminary plat
2023-05-02 – 2nd review complete with comments
2023-05-31 – 3rd submittal of preliminary plat
2023-06-14 – 3rd review complete with comments
2023-06-26 – 4th submittal of preliminary plat
2023-07-05 – 4th review complete with comments
2023-07-12 – 5th submittal of preliminary plat
2023-07-12 – 5th review complete with comments clear
2023-07-13 – preliminary plat placed on the July 18, 2023 Commissioners Court agenda for consideration

---

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

preliminary plat - Nolina Ph 2A and 2B

Form Review

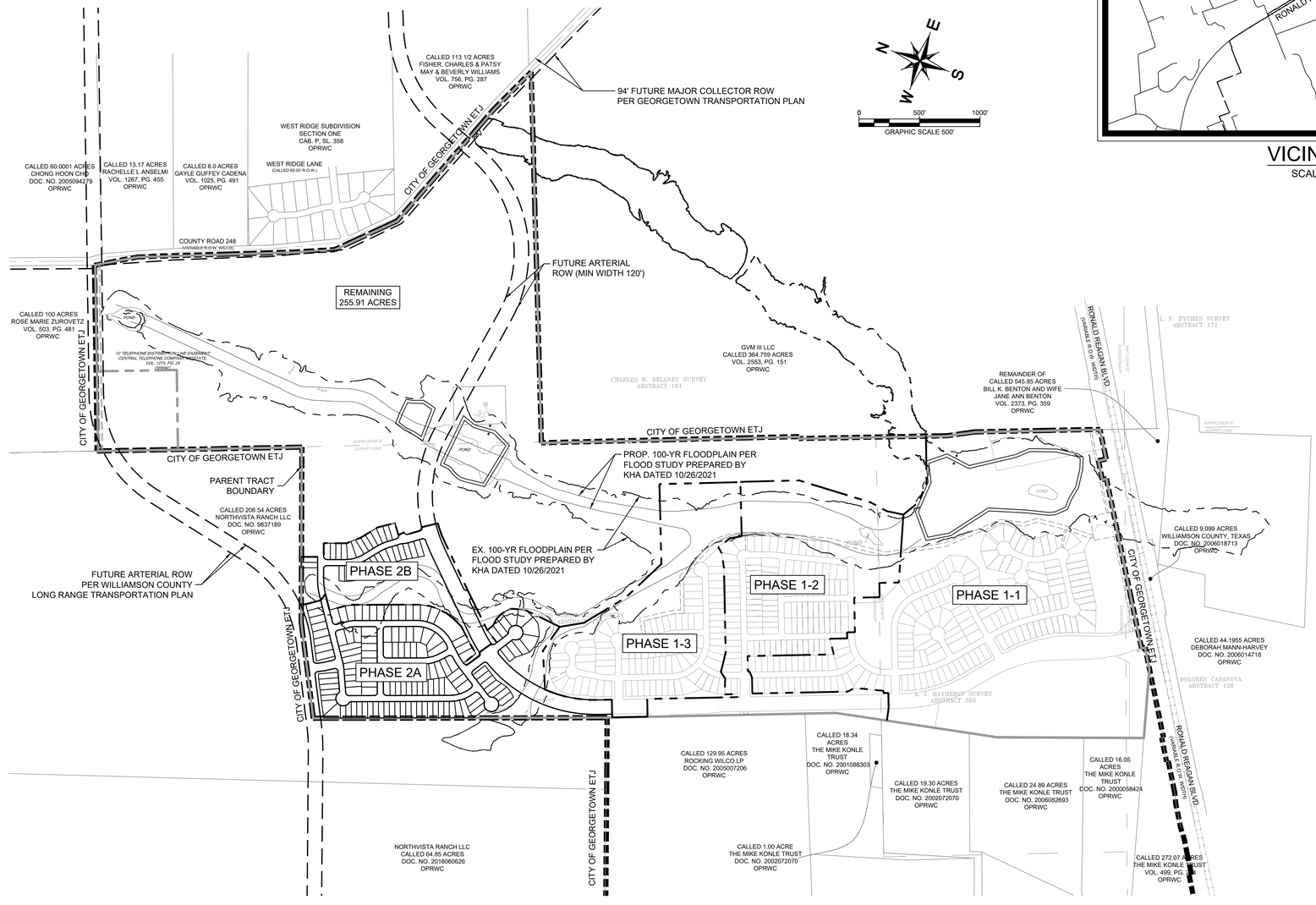
Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 10:07 AM
Form Started By: Adam Boatright		Started On: 07/13/2023 09:53 AM
Final Approval Date: 07/13/2023		

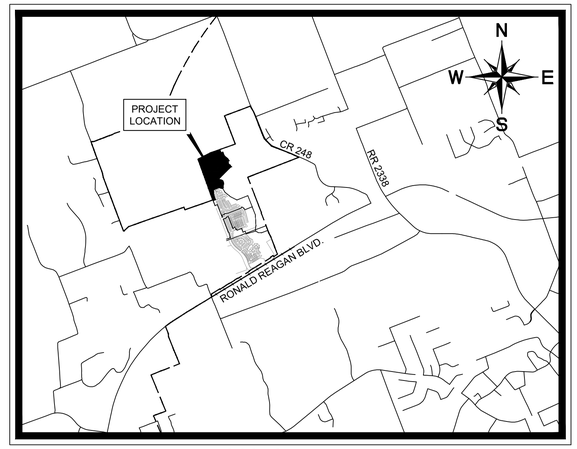
NOLINA

PHASE 2A & 2B
PRELIMINARY PLAT
WILLIAMSON COUNTY

SHEET INDEX

SHEET NO.	DESCRIPTION
1	OVERALL PRELIMINARY PLAT
2	PRELIMINARY PLAT
3	PRELIMINARY PLAT DETAILS





VICINITY MAP
SCALE: 1" = 4,000'

TOTAL NO. OF LOTS: 167
NO. OF BLOCKS: 7
NO. OF 45 LOTS: 68
NO. OF 50' LOTS: 38
NO. OF 60' LOTS: 54
NO. OF SINGLE FAMILY LOTS: 160
NO. OF OPEN SPACE/DRAINAGE LOTS: 5
NO. OF LANDSCAPE LOTS: 2

TOTAL LINEAR FOOTAGE OF STREETS: 9,362 LF

ACREAGE THIS PHASE: 60.03
ACREAGE ENTIRE SUBDIVISION: 523.52

ORIGINAL SUBMITTAL DATE: 02/17/2023

WATERSHED STATUS

THIS SITE IS LOCATED IN THE NORTH FORK OF THE SAN GABRIEL WATERSHED. THIS SITE IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

FLOODPLAIN INFORMATION

NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INDICATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

GENERAL NOTES:

1. THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY OR COUNTY TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
2. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY REGULATORY AUTHORITIES.
3. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS
4. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
5. THE SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
6. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS AND WILLIAMSON COUNTY SUBDIVISION REGULATIONS OR APPLICABLE ORDINANCES BUT SHALL BE A MINIMUM OF 50 FEET FROM THE RIGHT-OF-WAY ALONG MAJOR ROADS AND 25 FEET FROM EDGE OF THE RIGHT-OF-WAY FROM ALL OTHER PUBLIC ROADS.
7. FOR RIGHT-OF-WAY DEDICATION BEYOND 120 FEET IN OVERALL WIDTH, OR MAJOR HIGHWAYS AND ROADS, THE BUILDING SETBACK LINE OF 50 FEET MAY BE REDUCED BY THE WIDTH OF THE ADDITIONAL RIGHT-OF-WAY BEING DEDICATED BEYOND 120 FEET IN OVERALL WIDTH. HOWEVER, IN NO EVENT SHALL THE BUILDING SETBACK LINE BE LESS THAN 25 FEET FROM THE EDGE OF RIGHT-OF-WAY.
8. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
9. NO STRUCTURE OR IMPROVEMENT OF ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SUPPLY SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
10. NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WASTEWATER COLLECTION SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
11. THE OWNER OF THIS SUBDIVISION AND HIS HEIRS, SUCCESSORS AND ASSIGNS ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF ALL SUBDIVISION IMPROVEMENTS WHICH SHALL COMPLY WITH APPLICABLE CODES, RULES AND REGULATIONS AND REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WHICH ARE IN EFFECT AND APPLICABLE AT THE TIME THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
12. WATER SERVICE PROVIDED BY: CITY OF GEORGETOWN
13. WASTEWATER SERVICE PROVIDED BY: CITY OF GEORGETOWN
14. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OR WILLIAMSON COUNTY. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO TCEQ AND OTHER AGENCIES AS APPROPRIATE AT THE TIME SUCH PLANS ARE PREPARED.
15. ALL STREETS TO BE DEDICATED FOR PUBLIC USE.
16. THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.
17. THE MINIMUM STREET CENTERLINE RADIUS SHALL BE 180 FEET FOR LOCAL STREETS AND 470 FEET FOR COLLECTOR STREETS. THE MINIMUM STREET CENTERLINE RADIUS SHALL BE 1080 FEET FOR ARTERIAL STREETS.
18. ALL LOTS SHALL BE A MINIMUM OF 30 FEET WIDE AS MEASURED 25 FEET FROM THE FRONT PROPERTY LINE.
19. IF ANY SIDEWALKS ARE CONSTRUCTED IN THIS SUBDIVISION, THEY WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
20. NO LOTS WITHIN THIS SUBDIVISION SHALL BE FURTHER SUBDIVIDED.
21. DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO THE ADJACENT ARTERIAL ROADWAYS.
22. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED IMPROVEMENTS TO THE OWNER'S PROPERTY, INCLUDING THE EXISTING TOPOGRAPHY, TO EVALUATE THE EXISTING AND PROPOSED DRAINAGE PATTERNS. THERE ARE NO IMPROVEMENTS OR SUBDIVISIONS OF LOT 1 BLOCK A, LOT 12 BLOCK A, LOT 1 BLOCK B, LOT 42 BLOCK B, LOT 1 BLOCK C, LOT 1 BLOCK G, AND LOT 1 BLOCK I, PROPOSED WITH THIS PRELIMINARY PLAT. (1) A SUBDIVISION OF THE TRACT, INCLUDING AN ADDITION; (2) LOTS; OR (3) STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS OF THE TRACT INTENDED TO BE DEDICATED TO PUBLIC USE OR FOR THE USE OF PURCHASERS OR OWNERS OF LOTS FRONTING ON OR ADJACENT TO THE STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS. A LOT IS ANY PARCEL OR TRACT OF LAND EXCLUSIVE OF ANY ADJOINING ROAD OR ROAD RIGHT-OF-WAY THAT IS SEPARATED FROM OTHER PARCELS BY A LEGAL DESCRIPTION, A SUBDIVISION OF RECORD, OR A SURVEY MAP. THE TERMS "STREET" OR "ROAD" ARE INTERCHANGEABLE AND ARE USED TO DESCRIBE ALL VEHICULAR WAYS, REGARDLESS OF ANY OTHER DESIGNATION THEY MAY CARRY OR WHETHER THE STREET OR ROAD WILL BE PUBLIC OR PRIVATELY OWNED.
23. DEVELOPER AGREES TO DEDICATE RIGHT-OF-WAY FOR COUNTY ROAD 248 IN ORDER TO ACHIEVE A MINIMUM RIGHT-OF-WAY WIDTH OF 94' WITH THE FUTURE PHASES OF THIS DEVELOPMENT. 94' WIDTH IS BASED ON THE CITY OF GEORGETOWN'S CURRENT SUBDIVISION STANDARDS FOR A MAJOR COLLECTOR ROADWAY.
24. DEVELOPER AGREES DEDICATE RIGHT-OF-WAY IN FUTURE PHASES AS GENERALLY SHOWN ON THIS SHEET FOR FUTURE ARTERIALS IN ORDER TO ACHIEVE THE GOALS OF THE WILLIAMSON COUNTY LONG RANGE TRANSPORTATION PLAN. FOR FULL ARTERIAL RIGHT OF WAY DEDICATION. THE MINIMUM WIDTH SHALL BE 120'.
25. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
26. THE 3B&J MUD WILL RETAIN OWNERSHIP AND MAINTENANCE RESPONSIBILITIES FOR VEGETATION IN ALL OPEN SPACE, DRAINAGE, AND LANDSCAPE LOTS. WILLIAMSON COUNTY TO BE MAINTAIN STRUCTURES IN DRAINAGE LOTS WHICH WILL BE IN PUBLIC EASEMENTS.

ENGINEER/SURVEYOR

Kimley»Horn

501 S. AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626
CERTIFICATE OF REGISTRATION #928

Tel. No. (512) 520-0768

CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

OWNER/DEVELOPER

JDS RR LLC.
5005 RIVERWAY, SUITE 500
HOUSTON, TEXAS 77056
TEL: (832) 326-6904
CONTACT: RICK YARBROUGH

No.	REVISIONS	DATE	BY

NOLINA

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
501 S. AUSTIN AVENUE, SUITE 1310, GEORGETOWN, TX 78626
PHONE: 512-520-0788
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

07/05/2023

STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
103905
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069291601

DATE	JUNE 2023
SCALE:	AS SHOWN
DESIGNED BY:	AGD
DRAWN BY:	DPD
CHECKED BY:	AEG

OVERALL PRELIMINARY PLAT

NOLINA
PHASE 2A AND PHASE 2B
PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
1

KHA PROJECT NO. 069291601

Plotted By:Duffy, Daniel Date:July 05, 2023 12:19:27pm File Path:K:\AUS_Civil\069291601 Benton - GIS\PRELIMINARY PLAN\Cad - Phase 2\Preliminary\PrimSheets\C-Cover Sheet.dwg
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Plotted By:Duffy, Daniel Date:July 05, 2023 11:56:09am File Path:K:\AUS_Civil\069291601 Benton – JDS\PRELIMINARY PLAN\Cad – Phase 2\Preliminary\PlanSheets\C–Preliminary Plat.dwg
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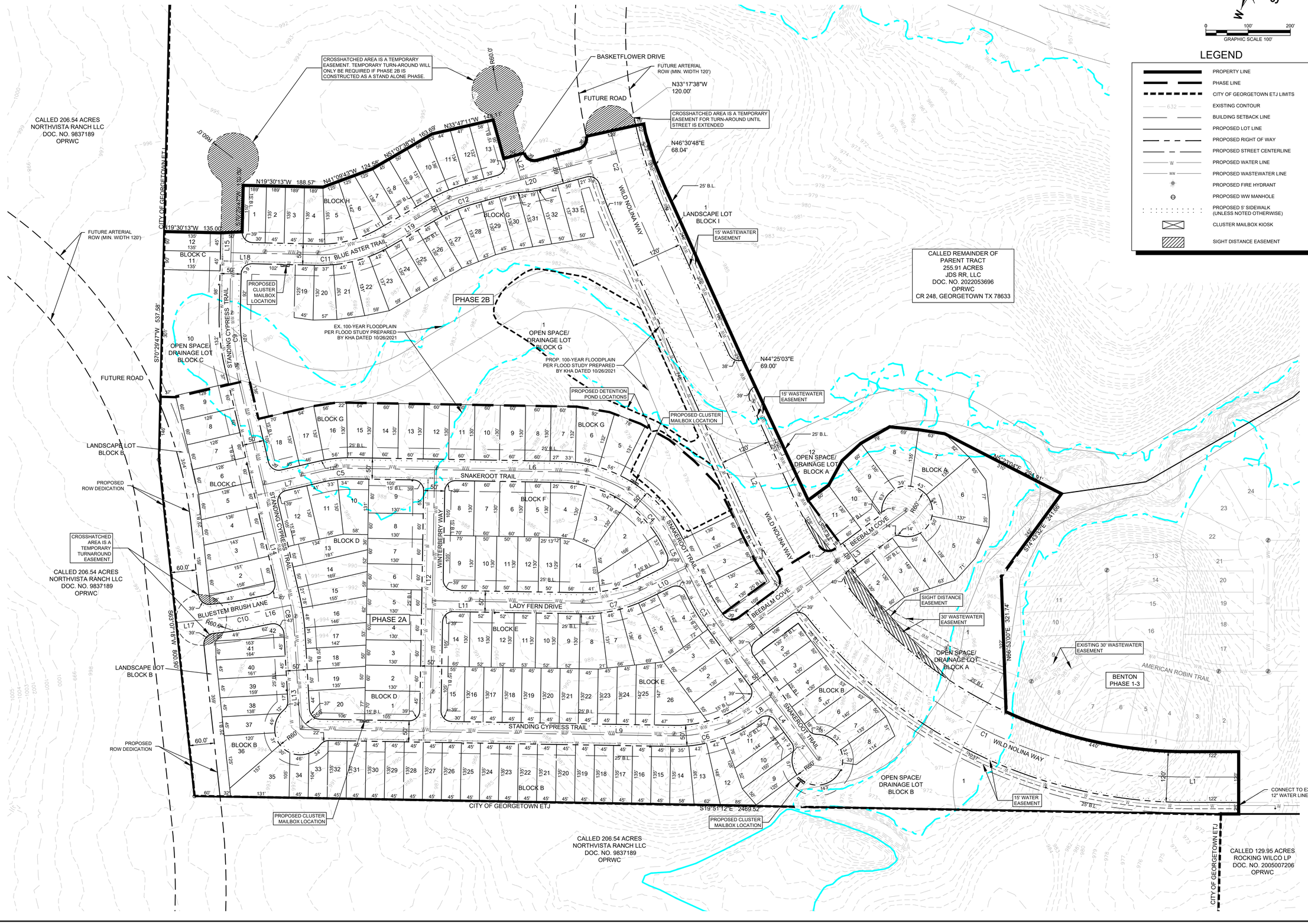

No.	REVISIONS	DATE	BY

Kimley»Horn
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501 S. AUSTIN AVENUE, SUITE 1310, GEORGETOWN, TX 78626
PHONE: 512-520-0788
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

07/05/2023

STATE OF TEXAS
ALEJANDRO E. GRANADOS RICO
39084
LICENSED
PROFESSIONAL ENGINEER

KHA PROJECT 069291601	DATE JUNE 2023	SCALE: AS SHOWN	DESIGNED BY: AGD	DRAWN BY: DPD	CHECKED BY: AEG

PRELIMINARY PLAT

NOLINA
PHASE 2A AND PHASE 2B
PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

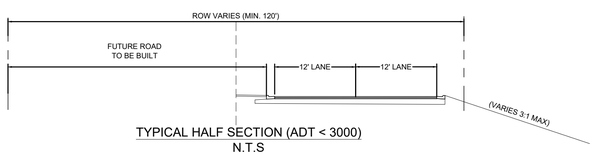
SHEET NUMBER
2

LINE TABLE		
LINE	LENGTH	BEARING
L1	2530.24	N20°49'21.92"W
L2	748.20	N44°53'28.41"E
L3	278.73	S57°14'59.46"E
L4	410.71	N32°45'00.54"E
L5	67.85	N42°52'59.54"E
L6	494.88	N19°50'11.02"W
L7	141.19	N33°55'12.96"W
L8	56.80	S57°14'59.46"E
L9	884.44	S19°50'11.02"E
L10	117.44	S47°07'00.46"E
L11	355.64	S19°50'11.02"E
L12	620.00	N70°09'48.98"E
L13	225.26	N65°52'07.62"E
L14	566.67	N56°04'47.04"E
L15	190.22	N70°29'47.36"E
L16	115.92	S32°09'30.82"E
L17	112.81	S26°52'41.99"E
L18	205.51	N19°30'12.64"W
L19	125.91	N51°07'37.58"W
L20	356.41	N36°13'17.63"W
L21	54.75	N53°46'42.37"E

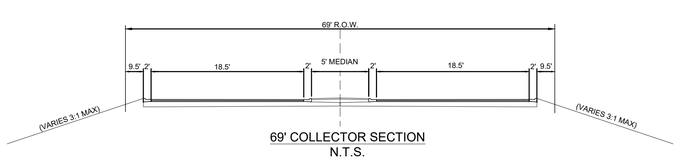
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1080.00'	1238.68'	N12°02'03"E	1171.90'	65°42'50"	697.53'
C2	1080.00'	1023.74'	N72°02'48"E	985.84'	54°18'39"	553.98'
C3	400.00'	70.74'	N37°49'00"E	70.65'	10°07'59"	35.46'
C4	300.00'	328.40'	N11°31'24"E	312.25'	62°43'11"	182.83'
C5	300.00'	73.74'	N26°52'42"W	73.56'	14°05'02"	37.06'
C6	300.00'	195.90'	S38°32'35"E	192.43'	37°24'48"	101.58'
C7	300.00'	142.84'	S33°28'36"E	141.49'	27°16'49"	72.80'
C8	500.00'	85.43'	N60°58'27"E	85.32'	9°47'21"	42.82'
C9	500.00'	125.81'	N63°17'17"E	125.48'	14°25'00"	63.24'
C10	500.00'	46.08'	S29°31'06"E	46.06'	5°16'49"	23.06'
C11	300.00'	165.58'	N35°18'55"W	163.49'	31°37'25"	84.96'
C12	400.00'	104.06'	N43°40'28"W	103.77'	14°54'20"	52.33'

STREET DESIGN TABLE								
STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH	RURAL/URBAN	MAINTENANCE AUTHORITY	SIDEWALK
WILD NOLINA WAY	ARTERIAL	45 MPH	2,331'	120' (MIN)	*24 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES
BEEBALM COVE	MINOR COLLECTOR	35 MPH	279	60'	37 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES
	MINOR COLLECTOR	35 MPH	241'	69'	37 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES
SNAKEROOT TRAIL	LOCAL	25 MPH	1657'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES
STANDING CYPRESS TRAIL	LOCAL	25 MPH	2330'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES
LADY FERN DRIVE	LOCAL	25 MPH	616'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES
WINTERBERRY WAY	LOCAL	25 MPH	620'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES
BLUESTEM BRUSH LANE	MINOR COLLECTOR	35 MPH	275'	69'	37 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES
BLUE ASTER TRAIL	LOCAL	25 MPH	722'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES
	MINOR COLLECTOR	35 MPH	236'	69'	37 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES
BASKETFLOWER DRIVE	LOCAL	25 MPH	55'	50'	30 LF (LOG-LOG)	URBAN	PUBLIC	5' BOTH SIDES

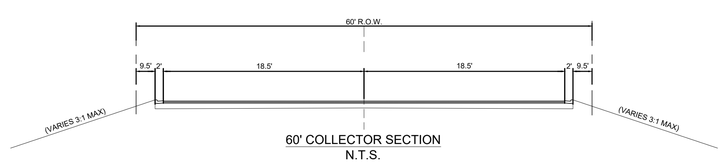
NOTE: MINIMUM ROW WIDTH FOR MINOR COLLECTOR IS 60'.
*PAVEMENT WIDTH BASED ON ESTIMATED AVERAGE DAILY TRIPS AND WILLIAMSON COUNTY SUBDIVISION REGULATIONS AS OF DECEMBER 7TH, 2021.



TYPICAL HALF SECTION (ADT < 3000)
N.T.S



69' COLLECTOR SECTION
N.T.S.



60' COLLECTOR SECTION
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
501 S. AUSTIN AVENUE, SUITE 1310, GEORGETOWN, TX 78626
PHONE: 512-520-0788
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

07/05/2023

KHA PROJECT 069291601	DATE JUNE 2023	SCALE: AS SHOWN	DESIGNED BY: AGD	DRAWN BY: DPD	CHECKED BY: AEG

PRELIMINARY PLAT DETAILS

NOLINA
PHASE 2A AND PHASE 2B
PRELIMINARY PLAT
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
3

Plotted By: Duffy, Daniel Date: July 05, 2023 11:56:16am File Path: K:\AUS_Civil\069291601 Benton – GIS\PRELIMINARY PLAN\Cad – Phase 2\Preliminary\PlanSheets\C-Preliminary Plat.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Commissioners Court - Regular Session **37.**

Meeting Date: 07/18/2023

2023 Tyler Excellence Award - Enterprise Jury Manager

Submitted For: Richard Semple **Submitted By:** Alison Gleason, Information Technolog

Department: Information Technology

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on recognizing staff from the District Clerk and Technology Services offices for winning the 2023 Tyler Excellence Award for the implementation of Enterprise Jury Manager.

Background

The District Clerk along with Justice Technology team in Williamson County realized they needed a more robust, modern jury management solution that not only allowed staff to work more efficiently, but that also allowed them to communicate with jurors more effectively. Since adopting Enterprise Jury Manager, the team has:

- Automated jury pool management selection for 15 courts
- Improved juror convenience and satisfaction by leveraging innovative electronic communication features.
- Reduced courthouse foot traffic and lowered costs by pre-qualifying potential jurors

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	06/16/2023 02:26 PM
Form Started By: Alison Gleason		Started On: 06/15/2023 10:40 AM
Final Approval Date: 06/16/2023		

Commissioners Court - Regular Session **38.**

Meeting Date: 07/18/2023

Cycle 6 Salary Study

Submitted For: Rebecca Clemons **Submitted By:** Rebecca Clemons, Human Resources

Department: Human Resources

Agenda Category: Regular Agenda Items

Information

Agenda Item

Hear a presentation, discuss, and take appropriate action on the results of Cycle 6 of the Salary Study.

Background

Presentation is attached.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Cycle6

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 10:03 AM
Form Started By: Rebecca Clemons		Started On: 07/05/2023 12:01 PM
Final Approval Date: 07/13/2023		

Salary Study Cycle 6

Benefits, Additional Pay, Misc. Compensation Related Items and Elected Officials

Policies/Benefits

- Bereavement
- **Paid Time Off (PTO)**
- **Sick Leave**
- **Paid Holidays**
- **Personal Days**
- **Shift Differential**
- **Longevity**
- Vehicle Stipend
- **Cell Phone Stipend**
- Certification Pay
- **Education Pay**
- **Language Pay**
- **Tuition Reimbursement**
- Field Training Officer (FTO)
- **On-Call Pay**
- **Bad Weather**
- **Employee Recognition**
- **Career Ladders**
- **Step Systems & Merit**
- Salary Studies
- **Dispatcher Pay Chart**
- EMS Pay Chart
- **Retirement**
- Employer Provided Life
- Supplemental Life
- **Short Term Disability**
- **Long Term Disability**
- **Employee Assistance Program (EAP)**
- **Benefit Offerings**

Bereavement

- Increase from 2 to 3 days
- Optional : Add additional 2 days for immediate family as requested

Vehicle Stipend

- At least 5 other entities give vehicle stipends to department heads and/or elected officials
- Look at it with salaries or consider a vehicle stipend

Certification Pay (Law Enforcement, Corrections, & Dispatch)

- TCOLE Intermediate $50/mo.
- TCOLE Advanced $100/mo.
- TCOLE Master $150/mo.

Field Training Officer (FTO)

- Increase from $150/mo. to $175/mo. (SO/CO)
- EMS is already at $175/mo. – no change

Salary Studies

- 3-year salary study cycle
- Possible use of external agency for some departments – IT, Professional positions – Accounting/Finance and Engineers
- Will continue to use median and current market group
- Funding will only be allocated to existing positions/staff if they are below the new minimum grade

EMS Pay Chart

- B chart versus stand alone pay chart

Employer Provided Life

- Increase employer provided coverage for employee from $20k to $50k
- Increase employer provided coverage for spouse from $5k to $10k

Supplemental Life

- Increase employee coverage election max from $300k to $400k

Elected Officials

Commissioner
Constable
County Attorney
County Clerk
County Judge
District Clerk
Justice of the Peace
Sheriff
Tax Assessor Collector
Treasurer

Elected Officials Comparison with Vehicle Stipends

**Cells flagged in red are base salary plus vehicle stipend*

***County issued cell phones were most common for Constables, Commissioners, and Justice of the Peace*

Elected Official	Bell	Brazoria	Collin	Denton	Ft Bend	Hays	Montgomery	Travis	Median	Wilco
Commissioner	$87,967	$145,711	$140,697	$145,239	$150,648	$97,151	$195,335	$146,720	$145,475	$116,516
Constable	$73,045	$102,442	$117,142	$115,434	$131,816	$86,000	$146,945	$122,371	$116,288	$103,725
County Attorney	$170,652	N/A	N/A	N/A	$150,648	N/A	$201,806	$206,326	$186,229	$176,587
County Clerk	$94,095	$125,256	$144,842	$143,287	$146,881	$94,048	$146,020	$153,215	$144,065	$118,527
County Judge	$136,567	$175,053	$172,252	$172,782	$158,180	$103,505	$153,815	$164,597	$161,389	$143,090
District Clerk	$94,095	$125,256	$144,842	$140,071	$146,881	$94,048	$146,020	$153,215	$142,457	$118,527
Justice of the Peace	$78,718	$120,744	$126,986	$115,242	$131,817	$90,518	$145,546	$133,965	$123,865	$103,725
Sheriff	$125,968	$151,523	$192,657	$179,817	$158,180	$122,482	$188,242	$178,396	$168,288	$144,557
Tax Assessor Collector	$94,095	$136,758	$144,842	$139,023	$146,881	$102,746	$170,047	$153,016	$141,933	$123,256
Treasurer	$94,095	$122,624	N/A	$133,544	$143,115	$89,883	$157,119	$136,665	$133,544	$114,040

Elected Officials Comparison without Vehicle Stipends

**County issued cell phones were most common for Constables, Commissioners, and Justice of the Peace*

Elected Official	Bell	Brazoria	Collin	Denton	Ft Bend	Hays	Montgomery	Travis	Median	Wilco
Commissioner	$87,967	$130,711	$140,697	$139,023	$150,648	$82,151	$195,335	$146,720	$139,860	$116,516
Constable	$73,045	$102,442	$117,142	$115,434	$131,816	$86,000	$146,945	$122,371	$116,288	$103,725
County Attorney	$94,500	N/A	N/A	N/A	$150,648	N/A	$201,806	$206,326	$176,227	$176,587
County Clerk	$94,095	$125,256	$144,842	$137,311	$146,881	$90,988	$146,020	$153,215	$141,077	$118,527
County Judge	$136,567	$160,053	$172,252	$166,566	$158,180	$88,505	$153,815	$164,597	$159,117	$143,090
District Clerk	$94,095	$125,256	$144,842	$137,311	$146,881	$90,988	$146,020	$153,215	$141,077	$118,527
Justice of the Peace	$71,722	$105,744	$126,986	$115,242	$131,817	$83,522	$145,546	$133,965	$121,114	$103,725
Sheriff	$125,968	$151,523	$192,657	$172,917	$158,180	$122,482	$188,242	$178,396	$165,549	$144,557
Tax Assessor Collector	$94,095	$136,758	$144,842	$139,023	$146,881	$99,434	$170,047	$153,016	$141,933	$123,256
Treasurer	$94,095	$122,624	N/A	$130,784	$143,115	$86,823	$157,119	$136,665	$130,784	$114,040

EMS Workers Compensation

Current – Processed the same as all civilian County employees. No benefits Days 1 - 7, then 70% Temporary Income Benefits(TIBS) from Day 8 until they return or reach Maximum Medical Improvement (MMI)

Hybrid request – No benefits Days 1 - 7, then 100% covered , like law enforcement until 6 months, then it decreases to 70% covered. Cost estimate is $30k before fringe

Questions

Commissioners Court - Regular Session **39.**

Meeting Date: 07/18/2023

7.18.2023 Wellness Updates

Submitted For: Rebecca Clemons **Submitted By:** Shelley Loughrey, Human Resources

Department: Human Resources

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on the July 18, 2023, Wellness Updates.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

7.18.2023 CC Court Wellness Update

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 10:07 AM
Form Started By: Shelley Loughrey		Started On: 07/13/2023 09:42 AM
Final Approval Date: 07/13/2023		

WELLNESS UPDATE

07/18/23

WILCO ONE
one body one mind one you one place

Active & Fit Direct:

- Discounted Gym Memberships
- $28 for standard network
- No contracts, no annual fee, cancel anytime

Bexa Exams:

- July 17 – 21
- Open to all employees
- Open to spouses on medical plan.

COMING SOON!

Open Enrollment

- September 25th –October 6th
- Active Enrollment
- Elect Benefits for 2024
- Multi-pronged communication

Benefit Fair

- September 27th
- Register for a Meal Pass
- Great activities
- Information on Benefits Portal

Benefits Expo and Open Enrollment on Benefits Portal

Important dates:

Benefits and Health Expo In-person: Sept 27th, 2023

Open Enrollment Period: September 25th through October 6th, 2023

Links will be activated closer to the event in 2023

We offer many activities and health screenings at our Benefits and Health Expo. Each activity that you would like to participate in requires you to register. Appointment times are limited and may go fast.

Register for your meal pass at the Expo! Your meal pass includes:

- Entrance to the event
- Free Meal
- Swag bag items
- Free Refreshments

Registration

Register for each activity you want to participate in!

Blood Mobile

Gentle Yoga (standing series, no mat needed)!

Dexa Scan (Body Scan)

Flu Shot

Chair Massage

Bexa (Breast Exam)

Resources

Benefits Service Center Support Line: 855-714-2816

Monday - Friday, 7:00 a.m. - 7:00 p.m. - Central Time

WILCO BENEFITS TEAM: *512-943-1533 or benefitsteam@wilco.org*

2023 Benefit Guide

2023 Employee Monthly Rates

2023 Retiree Monthly Rates

Commissioners Court - Regular Session **40.**

Meeting Date: 07/18/2023

Request to move surplus salary to vacant position

Submitted By: Grace Frias, District Attorney

Department: District Attorney

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on the District Attorney's request to move surplus salary dollars to a vacant position.

Background

The District Attorney requests to move surplus salary dollars from PCN 0915 and PCN 1634 to PCN 0061.

The budgeted salary for the vacant position is near the B-Grade minimum. The position has been vacant since March 31, 2023 and no applications have been received from candidates who meet the job requirements. The District Attorney seeks to attract qualified applicants for this position by increasing the offered salary.

The Court has approved similar requests for the County Attorney's Office (5/25/2021 - Item 35) and the County Tax Assessor (5/10/2022 - Item 30).

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 09:32 AM
Form Started By: Grace Frias		Started On: 07/13/2023 09:13 AM
Final Approval Date: 07/13/2023		

Commissioners Court - Regular Session **41.**

Meeting Date: 07/18/2023

Policy Exception for Promotion

Submitted By: Grace Frias, District Attorney

Department: District Attorney

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on a policy exception for a promotion in the District Attorney's Office.

Background

The First Assistant District Attorney (PCN 0054) is retiring on August 9, 2023. The District Attorney is promoting the Appellate Division Chief (PCN 0083) to the First Assistant position. The promoted employee possesses similar qualifications and experience as the currently serving First Assistant.

The District Attorney requests to pay the current budgeted salary amount to the promoted employee. The current budgeted salary on the First Assistant position exceeds 15% of the minimum of the B46 Grade and exceeds 10% above the promoted employee's current salary.

The Court has approved similar requests for other Elected Officials and Department Heads including the Sheriff (12/15/2020 - Item 56), Juvenile Services (12/07/2021 - Item 44), and the Auditor (2/07/2023 - Item 36).

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 09:32 AM
Form Started By: Grace Frias		Started On: 07/13/2023 09:22 AM
Final Approval Date: 07/13/2023		

Commissioners Court - Regular Session **42.**

Meeting Date: 07/18/2023

Williamson County Burn Ban

Submitted For: Hank Jones **Submitted By:** Hank Jones, Fire Marshal Spec Ops-Hazmat

Department: Fire Marshal Spec Ops-Hazmat

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on the issuance of a county-wide burn ban for a period not to exceed 90 days and to authorize the County Judge the authority to lift the order banning outdoor burning if conditions improve.

Background

The current conditions in Williamson County are: Average KBDI value of 568 (Scale of 1-800) with portions of the County experiencing a high value of 617. Currently, 100% of Williamson County is classified by the U.S. Drought Monitor Scale as D2 "severe drought", and there is minimum forecasted rain that could deliver adequate amounts to reverse the drying trend. The combination of above average temperatures, heated winds and lower daytime relative humidity values are creating a public safety hazard that would be exacerbated by outdoor burning.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Burn Ban Matrix

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/11/2023 09:01 AM
Form Started By: Hank Jones		Started On: 07/10/2023 04:26 PM
Final Approval Date: 07/11/2023		

Williamson County Fire Marshal's Office
3189 SE Inner Loop, Georgetown, Texas 78626
Phone: (512) 943-3679

Burn Ban Evaluation Matrix July 10, 2023

Evaluation Factor	***Source(s)***	***Comment***	***Supports Burn Ban***
Relative Humidity Values - NWS	Short Term Forecast	Midday values have been dropping into the upper 20's stripping moisture with sunny days	YES
KBDI Texas A&M	Current Condition	Williamson Counties average KBDI value is 568 with portions of the county experiencing a high value approaching 617	YES
KBDI (Change) Texas A&M	Current Condition	+6 to +9 daily changes observed for past 7 days	YES
Forecast 10 Hour Fuel Moisture (Percentile) Nelson Model	Current Condition	11% – 25% Fine dry grasses will readily ignite. Conditions would support extensive fire spread	YES
Average Temperature (Fahrenheit) NWS	Current Condition	The week of July 10, 2023 starts with daytime temperatures in the upper-100's	YES
Texas Drought Monitor	TAMU	"Severe Drought" status. Seasonal decline continues	YES

Recommendation: BURN BAN

July 10, 2023 – July 14, 2023, Discussion

The week of July 10, 2023 starts with daytime temperatures in the upper 100's and mid to upper 70's at night. 1 to 10-hour fuel moistures continue to fall, and 100-hour, and 1000-hour fuels continue to lose moisture. This week will see afternoon relative humidity values continue to drop into the 30's to upper 20's creating afternoon potential for grass fires to ignite and spread.

Soil Moisture

100% of Williamson County is classified by the U.S. Drought Monitor as D2 Severe Drought. There is minimum forecasted rain that would deliver adequate amounts to reverse the drying trend. Currently, Williamson County has an average KBDI value of 568 with isolated areas experiencing a max value of 617.

Relative Humidity levels have been dropping into the 30's to upper 20's during the afternoon hours.

Dead Fuel Moisture Status

The 1-hour and 10-hour fuel moistures continue to fall, and the 100-hour and 1000-hour fuels continue to lose moisture. Recent above average temperatures, and sunny dry days support conditions for elevated fire risk and fire spread potential.

Summary

Williamson County will see elevated fire weather conditions through the week of July 10, 2023. The combination of above average temperatures, heated winds and lower relative humidity values will continue to produce a risk of elevated fire danger.

Recommendation: BURN BAN

Hank Jones

Williamson County Fire Marshal
3189 SE Inner Loop Ste B
Georgetown, Tx 78626
hank.jones@wilco.org
512.943.3679 (Office)

Commissioners Court - Regular Session **43.**

Meeting Date: 07/18/2023

LIT for OT

Submitted By: Michael Knipstein, EMS

Department: EMS

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on a line item transfer for EMS.

Background

Line item transfer is being requested to allow for a portion of this line transfer to be taken from Salaries. This transfer is related to the number of vacancies in the department which caused an increase in overtime to be worked. Amounts have been reviewed and approved by Auditor's Office.

Fiscal Impact

From/To	Acct No.	Description	Amount
From	0100-0540-001100	F/T SALARIES	$73,672.62
From	0100-0540-001810	EMS STOT SALARIES	$382,418.00
To	0100-0540-001110	OVERTIME	$456,090.62

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/11/2023 12:27 PM
Budget Office	Saira Hernandez	07/11/2023 01:04 PM
Form Started By: Michael Knipstein		Started On: 07/11/2023 11:19 AM
Final Approval Date: 07/11/2023		

Commissioners Court - Regular Session **44.**

Meeting Date: 07/18/2023

Special Session Bond Committee

Submitted By: Becky Pruitt, County Judge

Department: County Judge

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on approving a Special Session to consider Recommendations from the 2023 Williamson County Citizens Bond Committee and whether to call a bond election for November 7, 2023 to be held by the Williamson County Commissioners Court in the Commissioners Courtroom, 710 Main Street, in Georgetown, Texas on Tuesday, July 25, 2023 at 1:30 P.M.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst. (Originator)	Becky Pruitt	07/12/2023 11:25 AM
Form Started By: Becky Pruitt		Started On: 07/12/2023 11:00 AM
Final Approval Date: 07/12/2023		

Commissioners Court - Regular Session **45.**

Meeting Date: 07/18/2023

Adoption of 2023-2024 Budget

Submitted By: Ashlie Holladay, Budget Office

Department: Budget Office

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on advertising and setting a date for the public hearing on the 2023-2024 county budget for Tuesday, August 29th, 2023, at 10:00 AM.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/11/2023 12:28 PM
Form Started By: Ashlie Holladay		Started On: 07/11/2023 11:39 AM
Final Approval Date: 07/11/2023		

Commissioners Court - Regular Session **46.**

Meeting Date: 07/18/2023

Award of RFP #23RFP73 Retrofit Existing Lighting with LED Upgrade at Southwest Williamson County

Submitted For: Joy Simonton **Submitted By:** Gretchen Glenn, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on awarding RFP #23RFP73 Retrofit Existing Lighting with LED Upgrade at Southwest Williamson County Regional Park to BJI, Inc. dba BJ Electric Company in the amount of $1,025,710.10 and authorizing the execution of the agreement. Funding Source is P607.

Background

Williamson County sent out over 500 notifications with 44 document takers and received four (4) responses. The vendors were evaluated, and the evaluation team recommends BJI, Inc. dba BJ Electric Company be awarded the Retrofit Existing Lighting with LED Upgrade at Southwest Williamson County Regional Park under RFP #23RFP73 for the amount $1,025,710.10. Funding source is P607. Point of Contact is Keith Geer.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Recommendation Letter

Score Sheet

Agreement

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	07/12/2023 09:48 AM
County Judge Exec Asst.	Becky Pruitt	07/12/2023 10:07 AM
Form Started By: Gretchen Glenn		Started On: 06/29/2023 03:19 PM
Final Approval Date: 07/12/2023		

Williamson County Parks Department
219 Perry Mayfield
Leander, Texas 78641
512-943-1920
ParksandExpo@wilco.org

Date: June 12, 2023

To: Williamson County Purchasing Department

Re: 23RFP73 – Retrofit Existing Lighting with LED

The recommendation from the 23RFP73 Evaluation Committee is to award the *Retrofit Existing Lighting with LED Project* for Williamson County contract to **BJI, Inc. DBA BJ Electric Company**. This evaluation is based on all items outlined in the evaluation criteria in 23RFP73. Proposal pricing is within budget for these services.

Sincerely,

Russell Fishbeck

Digitally signed by Russell Fishbeck
Date: 2023.06.12 17:02:52 -05'00'

Russell Fishbeck
Parks Director
Williamson County

Williamson County

06/12/23 23RFP73 - Retrofit Existing Lightir

	Max	Allied Electric Services, In	BJI, Inc. DBA BJ Electric Company	Hellas Construction	CS Energy Management Servic
Construction Experience	**15**	15	15	15	15
Staff Experience	**10**	10	10	10	10
Government Experience	**10**	8	10	9	5
References	**10**	6	9	9	6
Product Experience	**15**	14	15	14	14
Proposed Amount		$ 1,442,010.00	$ 1,025,710.00	$ 1,155,515.00	$ 999,999.00
Bid Propoal	**40**	28	39	35	40
Total	**100**	81	98	92	90

Agreement for Construction Services

This Agreement ("Agreement") between Williamson County, Texas, a political subdivision of the State of Texas ("Owner") and BJI, Inc. dba BJ Electric Company ("Contractor") is entered into in accordance with the following terms and conditions:

ARTICLE 1 SCOPE OF WORK: The Owner desires to retain Contractor for replacement of field lighting to the Southwest Regional Park Athletic Fields (hereinafter called the "Project"). The Contractor shall have the overall responsibility for and shall provide complete construction services and furnish all materials, equipment, tools, and labor as necessary or reasonably inferable to complete the Project, or any phase of the Project, in accordance with the Owner's requirements and the terms of this Agreement (hereinafter collectively referred to as the "Work").

ARTICLE 2 CONTRACT PRICE: Owner agrees to pay to the Contractor, for the satisfactory performance of the Work, the sum of **One Million Twenty-Five Thousand Seven Hundred and Ten Dollars ($1,025,710.10)** in accordance with the terms and conditions of this Agreement.

ARTICLE 3 PLANS AND SPECIFICATIONS: The Work shall be performed pursuant to and in accordance with the following plans and specifications attached hereto as **Exhibit "A"**, as well as any revisions made thereto.

ARTICLE 4 CONTRACT TIME:

4.1 Contractor shall commence the Work upon instruction to do so from the Owner and shall achieve Substantial Completion within **One Hundred Eighty (180) calendar days** from the date the Work is commenced; provided, however, Owner may extend said time period in the event bad weather affects the progress of the Work. Unless otherwise specified in writing, Contractor shall achieve Final Completion within **Thirty (30) calendar days of Substantial Completion**. Owner shall determine when the Project has been fully and finally completed to its satisfaction. The time set forth for completion of the work is an essential element of the Agreement.

4.2 Liquidated Damages.

Contractor acknowledges and recognizes that Owner is entitled to full and beneficial occupancy and use of the completed Work following expiration of the Contract Time and that Owner has entered into, or will enter into, binding agreements upon Contractor's achieving Substantial Completion of the Work within the Contract Time. Contractor further acknowledges and agrees that if Contractor fails to complete substantially or cause the Substantial Completion of any Phase

of the Work within the Contract Time, Owner will sustain extensive damages and serious loss as a result of such failure. In the cases of missed scheduled events, which incur exact losses of revenue and exact expenses for fees and other cancellation costs, Contractor shall be responsible for the exact amount of damages sustained by Owner. In other cases, the exact amount of such damages will be extremely difficult to ascertain. Therefore, Owner and Contractor agree as set forth below:

4.2.1 Subject to the other terms and conditions herein, if Substantial Completion is not achieved by the date specified above or by such date to which the Contract Time may be extended, the Contract Price shall be reduced by **One Hundred Dollars ($100) per calendar day** as liquidated damages and not as a penalty, until the date of Substantial Completion. Force majeure shall apply relative to both rain/snow delays (acts of nature) and/or supply delays over which Contractor has no control, and such force majeure delays shall not be subject to such reduction of the Contract Price.

4.2.2 Owner may deduct liquidated damages described herein from any unpaid amounts then or thereafter due Contractor under this Agreement. Any liquidated damages not so deducted from any unpaid amounts due Contractor shall be payable by Contractor to Owner at the demand of Owner, together with the interest from the date of the demand at a rate equal to the prime interest rate as published by the Wall Street Journal on the **first (1st) business day** after such amounts are demanded.

4.2.3 Notwithstanding anything to the contrary in this Agreement, if Owner is unable to recover any portion of liquidated damages in accordance with the terms and conditions herein because it is found to be unenforceable or invalid as a penalty or otherwise, then, Owner shall be entitled to recover from Contractor all of Owner's actual damages in connection with the failure by Contractor to achieve Substantial Completion of the Work within the Contract Time, including, without limitation, direct, indirect, or consequential damages.

ARTICLE 5 PAYMENT:

5.1 Schedule Of Values

Contractor shall submit to the Owner, before the first Application for Payment, a schedule of values allocating the entire Contract Price to the various portions of the Work and prepared in such form and supported by such data to substantiate its accuracy as the Owner may require. This schedule, unless objected to by the Owner, shall be used as a basis for reviewing the Contractor's Applications for Payment.

5.2 Applications For Payment

5.2.1 Contractor shall submit to the Owner an itemized Application for Payment prepared in accordance with the schedule of values for completed portions of the Work. Such application shall be notarized, if required, and supported by such data substantiating the Contractor's right to payment as the Owner may require, such as copies of requisitions from subcontractors and material suppliers and shall reflect retainage if provided for in the

Contract Documents.

5.2.1.1 Such applications may include requests for payment on account of changes in the Work that have been properly authorized by written Change Orders.

5.2.1.2 Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a subcontractor or material supplier unless such Work has been performed by others whom the Contractor intends to pay.

5.2.1.3 If requested by Owner or required elsewhere in the Agreement, each Application for Payment shall be accompanied by the following, all in a form and substance satisfactory to the Owner:

a. With each Application for Payment: a current Sworn Statement from the Contractor setting forth all subcontractors and all material suppliers with whom the Contractor has subcontracted, the amount of each such subcontract, the amount requested for any subcontractor or material supplier in the Application for Payment, and the amount to be paid to the Contractor from such progress payment;
b. With each Application for Payment: a duly executed Conditional Waiver and Release on Progress Payment from the Contractor and subcontractors establishing receipt of payment or satisfaction of the payment requested by the Contractor in the current Application for Payment;
c. Commencing with the second Application for Payment submitted by the Contractor, a duly executed Unconditional Waiver and Release on Progress Payment from Contractor and all subcontractors, material suppliers and, where appropriate, lower tier subcontractors that have billed more than five thousand dollars ($5,000) on a single application of payment, establishing receipt of payment or satisfaction of payment of all amounts requested on behalf of such entities and disbursed prior to submittal by the Contractor of the current Application for Payment;
d. With the Final Application for Payment: Contractor shall submit a Conditional Waiver and Release on Final Payment as required by Texas Property Code, §53.284. Upon receipt of final payment, Contractor shall submit an Unconditional Waiver and Release on Final Payment as required by Texas Property Code, §53.284; and
e. Such other information, documentation, and materials as the Owner, or the title insurer (if any) may require in order to ensure that Owner's property is free of lien claims. Such other documents may include, without limitation, original copies of lien or bond claim releases suitable for filing with the County Clerk in Williamson County, Texas.

5.2.2 Unless otherwise provided in the Agreement, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon

compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage and transportation to the site for such materials and equipment stored off the site.

5.2.3 The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information and belief, be free and clear of liens, bond claims, claims, security interests or encumbrances in favor of the Contractor, subcontractors, material suppliers, or other persons or entities making a claim by reason of having provided labor, materials and equipment relating to the Work.

5.2.3.1 The Contractor further expressly undertakes to defend Owner, at the Contractor's sole expense, against any actions, lawsuits, or proceedings brought against Owner as a result of liens filed against the Work, the site of any of the Work, the Project site and any improvements thereon, or any portion of the property of any of Owner (referred to collectively as "liens" in this paragraph), provided the Owner has paid Contractor pursuant to the requirements of the Agreement. The Contractor hereby agrees to indemnify and hold Owner harmless against any such liens or claims of lien and agrees to pay any judgment or lien resulting from any such actions, lawsuits, or proceedings.

5.2.3.2 The Owner shall release any payments withheld due to a lien or bond claims if the Contractor obtains security acceptable to the Owner, however, the Contractor shall not be relieved of any responsibilities or obligations under this paragraph, including, without limitation, the duty to defend and indemnify Owner.

5.2.3.3 Retainage. The Owner shall withhold from each progress payment, as retainage, five percent (5%) of the total earned amount. Retainage so withheld shall be managed in conformance with Texas Government Code, Chapter 2252, Subchapter B. Any request for reduction or release of retainage shall be accompanied by written consent of the Contractor's Surety. No such request shall be made until the Contractor has earned at least sixty-five percent (65%) of the total Contract Price.

5.2.3.4 For purposes of Texas Government Code, §2251.021 (a)(2), the date the performance of service is completed is the date when the Owner's representative approves the Application for Payment.

5.3 Certificates For Payment

5.3.1 The Owner will, within seven (7) business days after receipt of the Contractor's Application for Payment, issue a Certificate for Payment, with a copy to the Contractor, for such amount as the Owner determines is properly due, or notify the Contractor in writing of the Owner 's reasons for withholding certification in whole or in part as provided.

5.3.2 The issuance of a Certificate for Payment will constitute a representation by the Owner, based on the Owner's evaluation of the Work and the data comprising the Application for Payment,

that, to the best of the Owner's knowledge, information and belief, the Work has progressed to the point indicated and that the quality of the Work is in accordance with the Agreement. The foregoing representations are subject to an evaluation of the Work for conformance with the Agreement upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Agreement prior to completion and to specific qualifications expressed by the Owner. The issuance of a Certificate for Payment will further constitute a representation that the Contractor is entitled to payment in the amount certified. However, the issuance of a Certificate for Payment will not be a representation that the Owner has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Price.

5.4 Decisions To Withhold Certification

5.4.1 The Owner may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Owner's opinion the representations to the Owner required herein cannot be made. If the Owner is unable to certify payment in the amount of the Application, the Owner will notify the Contractor. If the Contractor or Contractor and Owner, as the case may be, cannot agree on a revised amount, the Owner will promptly issue a Certificate for Payment for the amount that can be certified. The Owner may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment previously issued, to such extent as may be necessary in the Owner's opinion to protect the Owner from loss for which the Contractor is responsible because of:

5.4.1.1 defective Work not remedied;
5.4.1.2 third party claims filed or reasonable evidence indicating probable filing of such claims;
5.4.1.3 failure of the Contractor to make payments properly to subcontractors or for labor, materials or equipment;
5.4.1.4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Price;
5.4.1.5 damage to the Owner or a separate contractor;
5.4.1.6 failure to maintain the scheduled progress, or reasonable evidence that the Work will not be completed within the Contract Time;
5.4.1.7 failure to comply with the requirements of Texas Government Code, Chapter 2258 (Prevailing Wage Law);
5.4.1.8 failure to include sufficient documentation to support the amount of payment requested for the Project;
5.4.1.9 failure to obtain, maintain, or renew insurance coverage, payment/performance

bonds or warranty bond required by the Agreement; or

5.4.1.10 repeated failure to carry out the Work in accordance with the Agreement.

5.4.2 When the above reasons for withholding certification are removed, certification will be made for amounts previously withheld.

5.5 Progress Payments

5.5.1 The Owner shall make payment in the manner and within the time provided in the Agreement and in accordance with Texas Government Code, Chapter 2251.

5.5.2 The Contractor shall pay each subcontractor and material and equipment suppliers no later than ten (10) calendar days after receipt of payment from the Owner the amount to which the subcontractor or material and equipment suppliers is entitled. Payments to subcontractors may reflect the percentages actually retained from payments to the Contractor on account of the subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each subcontractor, require each subcontractor to make payments to Sub-subcontractors in a similar manner.

5.5.3 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid subcontractors and material and equipment suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven (7) calendar days, the Owner shall have the right to contact subcontractors to ascertain whether they have been properly paid. The Owner shall not have an obligation to pay or to see to the payment of money to a subcontractor, except as may otherwise be required by law.

5.5.4 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Agreement.

5.6 Failure Of Payment

5.6.1 If the Owner is required to issue Certificates for Payment and, through no fault of the Contractor, the Owner fails to timely issue Certificates for Payment in the time permitted in the Agreement, or if the Owner does not pay the Contractor by the date established in the Agreement, then the Contractor may, upon twenty-one (21) business days written notice to the Owner, stop the Work until payment of the amount owing has been received.

5.6.2 If the Owner is entitled to reimbursement or payment from the Contractor under or pursuant to the Agreement, such payment shall be made promptly upon demand by the Owner. Notwithstanding anything contained in the Agreement to the contrary, if the Contractor fails to promptly make any payment due the Owner, or if the Owner incurs any costs and expenses to cure any default of the Contractor or to correct defective work, the Owner shall have an absolute right to offset such amount against the Contract Price and may, in the Owner's sole discretion, elect either to (1) deduct an amount equal to that which the Owner is entitled from

any payment then or thereafter due the Contractor from the Owner, or (2) issue a written notice to the Contractor reducing the Contract Price by an amount equal to that which the Owner is entitled.

5.7 Substantial Completion

5.7.1 Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Agreement so that the Owner can occupy or utilize the Work for its intended use; provided, however, that as a condition precedent to Substantial Completion, the Owner has received all certificates of occupancy and any other permits, approvals, licenses, and other documents from any governmental authority having jurisdiction thereof necessary for the beneficial occupancy of the Project.

5.7.2 When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall prepare and submit to the Owner a comprehensive list of items to be completed or corrected prior to final payment (punch list). Failure to include an item on the punch list does not alter the responsibility of the Contractor to complete all Work in accordance with the Agreement.

5.7.3 Upon receipt of the Contractor's punch list, the Owner will examine the Work to determine whether the Work or designated portion thereof is substantially complete. If the Owner's examination discloses any item, whether or not included on the Contractor's punch list, that is not sufficiently complete in accordance with the Agreement, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Owner. In such case, the Contractor shall then submit a request for another examination by the Owner to determine Substantial Completion.

5.7.4 When the Work or designated portion thereof is substantially complete, the Owner will prepare a Certificate of Substantial Completion that shall establish the date of Substantial Completion, shall establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance, and shall fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Unless otherwise provided, Contractor shall complete all items on the punch list within thirty (30) calendar days of Substantial Completion. Warranties required by the Agreement shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

5.7.5 The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in such Certificate of Substantial Completion. Upon such acceptance and consent of surety, if any, the Owner shall make payment of retainage.

5.8 Partial Occupancy or Use

5.8.1 The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor,

provided such occupancy or use is consented to by the insurer, the surety, and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage, if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Agreement. When the Contractor considers a portion substantially complete, the Contractor shall prepare and submit a list to the Owner as provided herein. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld.

5.8.2 Immediately prior to partial occupancy or use, the Owner and Contractor shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.

5.8.3 Partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Agreement.

5.9 Final Completion and Final Payment

5.9.1 Upon receipt of the Contractor's written notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Owner will make such inspection and, when the Owner finds the Work acceptable under the Agreement and the Agreement fully performed, the Owner will issue a final Certificate for Payment for the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. All warranties and guarantees required under or pursuant to the Agreement shall be assembled and delivered by the Contractor to the Owner as part of the final Application for Payment. The final Certificate for Payment will not be issued by the Owner until all warranties and guarantees have been received and accepted by the Owner.

5.9.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Owner (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work have been paid or otherwise satisfied, within the period of time required by Texas Government Code, Chapter 2251, (2) a certificate evidencing that insurance required by the Agreement to remain in force after final payment is currently in effect and will not be canceled or allowed to expire until at least thirty (30) business days prior written notice has been given to the Owner, (3) a written statement that the Contractor knows of no substantial reason that the insurance will not be renewable to cover the period required by the Agreement, (4) consent of surety to final payment, (5) a warranty bond in a form acceptable to Owner, and (6) other data establishing payment or satisfaction of obligations, such as receipts, unconditional full and final releases and waivers of liens, claims, security interests or encumbrances arising out of the Agreement, to the extent and in such form as may be designated by the Owner.

5.9.3 Acceptance of final payment by the Contractor, a subcontractor or material supplier shall constitute a waiver of claims by that payee except those previously made in writing and

identified by that payee as unsettled at the time of final Application for Payment.

ARTICLE 6 CONTRACTOR'S GENERAL RESPONSIBILITIES AND COVENANTS:

6.1 Contractor shall render, diligently and competently in accordance with the highest standards used in the profession, all Contractor services which shall be necessary or advisable for the expeditious, economical and satisfactory completion of the Project. Contractor agrees to use its best efforts, skill, judgment, and abilities to perform its obligations and to further the interests of Owner in accordance with Owner's requirements and procedures.

6.2 Contractor's duties as set forth herein shall at no time be in any way diminished by reason of any approval by the Owner nor shall the Contractor be released from any liability by reason of such approval by the Owner, it being understood that the Owner at all times is ultimately relying upon the Contractor's skill and knowledge in performing the services required hereunder.

6.3 Contractor is responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work. The safety program shall comply with all applicable requirements of the current federal Occupational Safety and Health Act and all other applicable federal, state and local laws and regulations.

6.4 Contractor shall be responsible for all construction means, methods, techniques, sequences and procedures, and for coordinating all portions of the Work. The Contractor shall keep the Owner informed of the progress and quality of the Work.

6.5 Insurance. Contractor shall carry insurance in the types and amounts indicated below for the duration of the Agreement, which shall include items owned by Owner in the care, custody and control of Contractor prior to and during construction. Contractor must also complete and file the declaration pages from the insurance policies with Owner whenever a previously identified policy period expires during the term of the Agreement, as proof of continuing coverage. Contractor shall update all expired policies prior to submission of any payment requests hereunder. Failure to update policies shall be reason for payment to be withheld until evidence for renewal is provided to the Owner. If the Contractor fails to obtain, maintain or renew any insurance required by this Agreement, the Owner may, among other remedies available hereunder or at law, obtain insurance coverage directly and recover the cost of that insurance from the Contractor or declare this Agreement void if the Contractor does not remedy the breach within ten (10) days after receipt of notice of breach from the Owner. All policies of insurance provided by the Contractor must comply with the requirements set forth herein, the Agreement and the laws of the State of Texas.

6.5.1 The Contractor shall provide and maintain, until the Work covered in the Agreement is completed and accepted by the Owner, the minimum insurance coverages in the minimum amounts as described below.

	Type of Coverage	Limits of Liability
.1	Worker's Compensation	Statutory

.2 Employer's Liability

Bodily Injury by Accident	$500,000 Ea. Accident
Bodily Injury by Disease	$500,000 Ea. Employee
Bodily Injury by Disease	$500,000 Policy Limit

.3 Commercial general liability including completed operations and contractual liability insurance for bodily injury, death, or property damages in the following amounts:

COVERAGE	PER OCCURRENCE
Commercial General Liability (including premises, completed operations and contractual)	$1,000,000
Aggregate policy limits:	$2,000,000

.4 Comprehensive automobile and auto liability insurance (covering owned, hired, leased and non-owned vehicles):

COVERAGE	PER PERSON	PER OCCURRENCE
Bodily injury (including death)	$1,000,000	$1,000,000
Property damage	$1,000,000	$1,000,000
Aggregate policy limits	No aggregate limit	

.5 Builder's Risk Insurance (all-risks)

An all-risk policy, in the amount equal at all times to 100% of the Contract Price or Contract Sum. The policy shall include coverage for loss or damage caused by certified acts of terrorism as defined in the Terrorism Risk Insurance Act. The policy shall be issued in the name of the Contractor and shall name its Subcontractors as additional insureds. The Owner shall be named as a loss payee on the policy. The builders risk policy shall have endorsements as follow:

a. This insurance shall be specific as to coverage and not considered as contributing insurance with any permanent insurance maintained on the present premises. If off-site storage is permitted, coverage shall include transit and storage in an amount sufficient to protect property being transported or stored.

b. For renovation projects and or portions of work contained within an existing structure, the Owner waives subrogation for damage by fire to existing building structure(s), if the Builder's Risk Policy has been endorsed to include coverage for existing building structure(s) in the amount described in the Special Conditions. However, Contractor shall not be required to obtain such an endorsement unless specifically required by the Special Conditions in the Contract Documents. The aforementioned waiver of subrogation shall not be effective unless such endorsement is obtained.

.6. Flood insurance when specified in Supplementary General Conditions or Special Conditions.

.7 Umbrella coverage in the amount of not less than $5,000,000.

6.5.2 Workers' Compensation Insurance Coverage:

1. Definitions:

(a) Certificate of coverage ("certificate") - A copy of a certificate of insurance, a certificate of authority to self-insure issued by the Texas Workers' Compensation Commission, or a coverage agreement (TWCC-81, TWCC-82, TWCC-83, or TWCC-84), showing statutory workers' compensation insurance coverage for the person's or entity's employees providing services on a project, for the duration of the Project.
(b) Duration of the Project - includes the time from the beginning of the work on the Project until the Contractor's/person's work on the Project has been completed and accepted by the Owner.
(c) Coverage – Workers' compensation insurance meeting the statutory requirements of the Texas Labor Code, §401.011(44).
(d) Persons providing services on the Project ("subcontractor") - includes all persons or entities performing all or part of the services the Contractor has undertaken to perform on the Project, regardless of whether that person contracted directly with the Contractor and regardless of whether that person has employees. This includes, without limitation, independent contractors, subcontractors, leasing companies, motor carriers, owner-operators, employees of any such entity, or employees of any entity which furnishes persons to provide services on the Project. "Services" include, without limitation, providing, hauling, or delivering equipment or materials, or providing labor, transportation, or other service related to a project. "Services" does not include activities unrelated to the Project, such as food/beverage vendors, office supply deliveries, and delivery of portable toilets.

2. The Contractor shall provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas Labor Code, §401.011(44) for all employees of the Contractor providing services on the Project, for the duration of the Project.

3. The Contractor must provide a certificate of coverage prior to execution of the Agreement/Contract, and in no event later than ten (10) days from Notice of Award. Failure to provide the insurance in a timely fashion may result in loss of Contractor's bid bond.
4. If the coverage period shown on the Contractor's current certificate of coverage ends during the duration of the Project, the Contractor must, prior to the end of the coverage period, file a new certificate of coverage with the Owner showing that coverage has been extended.
5. The Contractor shall obtain from each person providing services on a project, and provide to the Owner:

   (a.) a certificate of coverage, prior to that person beginning work on the Project, so the Owner will have on file certificates of coverage showing coverage for all persons providing services on the Project; and
   (b.) no later than seven days after receipt by the Contractor, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the Project.

6. The Contractor shall retain all required certificates of coverage for the duration of the Project and for one year thereafter.
7. The Contractor shall notify the Owner in writing by certified mail or personal delivery, within 10 days after the Contractor knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the Project.
8. The Contractor shall post on each project site a notice, in the text, form and manner prescribed by the Texas Workers' Compensation Commission, informing all persons providing services on the Project that they are required to be covered, and stating how a person may verify coverage and report lack of coverage.

9. The Contractor shall contractually require each person with who it contracts to provide services on a project, to:

   (a) provide coverage, based on proper reporting of classification codes and payroll amounts and filing of any coverage agreements, which meets the statutory requirements of Texas labor Code, Section 401.011(44) for all of its employees providing services on the Project, for the duration of the Project;
   (b) provide to the Contractor, prior to that person beginning work on the Project, a certificate of coverage showing that coverage is being provided for all employees of the person providing services on the Project, for the duration of the Project;
   (c) provide the Contractor, prior to the end of the coverage period, a new certificate of coverage showing extension of coverage, if the coverage period shown on the current certificate of coverage ends during the duration of the Project;
   (d) obtain from each other person with whom it contracts, and provide to the Contractor:

i. a certificate of coverage, prior to the other person beginning work on the Project; and

ii. a new certificate of coverage showing extension of coverage, prior to the end of the coverage period, if the coverage period shown on the current certificate of coverage ends during the duration of the Project;

(e) retain all required certificate of coverage on file for the duration of the Project and for one year thereafter;

(f) notify the Owner in writing by certified mail or personal delivery, within 10 days after the person knew or should have known, of any change that materially affects the provision of coverage of any person providing services on the Project; and

(g) contractually require each person with whom it contracts, to perform as required by paragraphs (a)-(g), with the certificates of coverage to be provided to the person for whom they are providing services.

10. By signing the Agreement/Contract or providing or causing to be provided a certificate of coverage, the Contractor is representing to the Owner that all employees of the Contractor who will provide services on the Project will be covered by workers' compensation coverage for the duration of the Project, that the coverage will be based on proper reporting of classification codes and payroll amounts, and that all coverage agreements will be filed with the appropriate insurance carrier or, in the case of a self-insured, with the Commission's Division of Self-Insurance Regulation. Providing false or misleading information may subject the Contractor to administrative penalties, criminal penalties, civil penalties, or other civil actions.

11. The Contractor's failure to comply with any of these provisions is a breach of contract by the Contractor which entitles the Owner to declare the Agreement/Contract void if the Contractor does not remedy the breach within ten days after receipt of notice of breach from the Owner.

6.5.3 If insurance policies are not written for the amounts specified herein, Contractor shall carry Umbrella or Excess Liability Insurance for any differences in amounts specified. If Excess Liability Insurance is provided, it shall follow the form of primary coverage.

6.5.4 Insurance coverage required hereunder shall be written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and rated A- or better by A.M. Best Company, or otherwise acceptable to Owner.

6.5.5 The Owner ("Williamson County, Texas"), its officials, employees and volunteers shall be named as an additional insured on all required policies. These insurance policies shall contain the appropriate additional insured endorsement signed by a person authorized by that insurer to bind coverage on its behalf.

6.5.6 The furnishing of the above listed insurance coverage, as may be modified by the Contract Documents, must be tendered prior to execution of the Agreement/Contract, and in no

event later than ten (10) days from Notice of Award. Failure to provide the insurance in a timely fashion may result in loss of Contractor's bid bond.

6.5.7 Owner reserves the right to review the insurance requirements set forth herein during the Agreement and to make reasonable adjustments to the insurance coverage and their limits when deemed necessary and prudent by the Owner based upon changes in statutory law, court decisions, or the claims history of the industry as well as the Contractor.

6.5.8 Owner shall be entitled, upon request, and without expense, to receive complete copies of the policies with all endorsements and may make any reasonable requests for deletion, or revision or modification of particular policy terms, conditions, limitations, or exclusions, except where policy provisions are established by law or regulation binding upon the Parties or the underwriter of any of such polices. Damages caused by the Contractor and not covered by insurance shall be paid by the Contractor.

6.5.9 Contractor shall be responsible for payment of premiums for all of the insurance coverages required hereunder. Contractor further agrees that for each claim, suit or action made against insurance provided hereunder, with respect to all matters for which the Contractor is responsible hereunder, Contractor shall be solely responsible for all deductibles and self-insured retentions. Any deductibles or self-insured retentions over $75,000 in the Contractor's insurance must be declared and approved in writing by Owner in advance.

6.5.10 Contractor shall contractually require each person or entity with whom it contracts to provide services in relation to the Work, to comply with every insurance requirement that Contractor must comply with hereunder. More specifically, each person or entity with whom Contractor contracts to provide services on the in relation to the Work must comply with each insurance requirement hereunder just as if such person or entity was the Contractor. Thus, every reference to Contractor under each insurance requirement hereunder shall mean and include each person or entity with whom Contractor contracts to provide services in relation to the Work. If any such person or entity with whom Contractor contracts to provide services in relation to the Work fails to obtain, maintain or renew any insurance required by this Agreement, Owner may, among other remedies available hereunder or at law, obtain insurance coverage directly and recover the cost of that insurance from the Contractor or declare this Agreement void if the Contractor does not remedy the breach within ten (10) days after receipt of notice of breach from the Owner.

ARTICLE 7 INDEMNITY:

7.1 INDEMNIFICATION - EMPLOYEE PERSONAL INJURY CLAIMS. TO THE FULLEST EXTENT PERMITTED BY LAW, Contractor SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF OWNER'S CHOOSING), AND HOLD HARMLESS OWNER, AND OWNER'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") AND SHALL ASSUME ENTIRE RESPONSIBILITY AND LIABILITY (OTHER THAN AS A RESULT OF INDEMNITEES' GROSS NEGLIGENCE) FOR ANY CLAIM OR ACTION BASED ON OR ARISING OUT OF THE PERSONAL INJURY, OR DEATH, OF ANY EMPLOYEE OF CONTRACTOR, OR OF ANY SUBCONTRACTOR, OR OF ANY OTHER ENTITY FOR WHOSE ACTS THEY MAY BE LIABLE, WHICH OCCURRED OR WAS ALLEGED TO HAVE OCCURRED ON THE PROJECT SITE

OR IN CONNECTION WITH THE PERFORMANCE OF THE WORK. CONTRACTOR HEREBY INDEMNIFIES THE INDEMNITEES EVEN TO THE EXTENT THAT SUCH PERSONAL INJURY WAS CAUSED OR ALLEGED TO HAVE BEEN CAUSED BY THE SOLE, COMPARATIVE OR CONCURRENT NEGLIGENCE OF THE STRICT LIABILITY OF ANY INDEMNIFIED PARTY. THIS INDEMNIFICATION SHALL NOT BE LIMITED TO DAMAGES, COMPENSATION, OR BENEFITS PAYABLE UNDER INSURANCE POLICIES, WORKERS COMPENSATION ACTS, DISABILITY BENEFITS ACTS, OR OTHER EMPLOYEES BENEFIT ACTS.

INDEMNIFICATION - OTHER THAN EMPLOYEE PERSONAL INJURY CLAIMS. TO THE FULLEST EXTENT PERMITTED BY LAW, CONTRACTOR SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF OWNER'S CHOOSING), AND HOLD HARMLESS OWNER, AND OWNER'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF OR ALLEGED TO BE RESULTING FROM THE PERFORMANCE OF THIS AGREEMENT OR THE WORK DESCRIBED HEREIN, TO THE EXTENT CAUSED BY THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS OF CONTRACTOR OR ITS SUBCONTRACTORS, ANYONE EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN WHOLE OR IN PART BY A PARTY INDEMNIFIED HEREUNDER.

7.2 Except for the obligation of Owner to pay Contractor the Contract Price pursuant to the terms of this Agreement, and to perform certain other obligations pursuant to the terms and conditions explicitly set forth herein, Owner shall have no liability to Contractor or to anyone claiming through or under Contractor by reason of the execution or performance of this Agreement. Notwithstanding any obligation or liability of Owner to Contractor, no present or future partner or affiliate of Owner or any agent, officer, director, or employee of Owner, Williamson County, or of the various departments comprising Williamson County, or anyone claiming under Owner has or shall have any personal liability to Contractor or to anyone claiming through or under Contractor by reason of the execution or performance of this Agreement.

ARTICLE 8 WARRANTY:

8.1 Contractor hereby warrants that the materials and equipment provided for the Work will be of good quality and new unless otherwise required or permitted by the Owner; that the construction will be free from faults and defects; and that the construction will conform with the requirements of the plans, specifications, drawings and the terms of this Agreement.

8.2 Contractor shall provide warranty services for the Work for **1 year** following Final Completion and final payment. Just before the warranty period expires, Contractor shall attend an on-site meeting with the Owner to ensure that all warranty issues have been identified and properly remedied.

ARTICLE 9 PREVAILING WAGE RATE:

9.1 Duty to Pay Prevailing Wage Rates. The Contractor shall pay not less than the wage scale of the various classes of labor as shown on the "Prevailing Wage Schedule", as defined below. The specified wage rates are minimum rates only, and are not representations that qualified labor adequate to perform the Work is available locally at the prevailing wage rates. The Owner is not bound to pay—and will not consider—any claims for additional compensation made by any

Contractor because the Contractor pays wages in excess of the applicable minimum rate contained in the Agreement. The "Prevailing Wage Schedule" is not a representation that quantities of qualified labor adequate to perform the Work may be found locally at the specified wage rates.

9.1.2 For classifications not shown, workers shall not be paid less than the wage indicated for Laborers. The Contractor shall notify each worker commencing work on the Project of the worker's job classification and the established minimum wage rate required to be paid, as well as the actual amount being paid. The notice must be delivered to and signed in acknowledgement of receipt by the employee and must list both the monetary wages and fringe benefits to be paid or furnished for each classification in which the worker is assigned duties. When requested by Owner, competent evidence of compliance with the Texas Prevailing Wage Law shall be furnished by Contractor.

9.1.3 A copy of each worker wage rate notification shall be submitted to the Owner with the Application for Payment for the period during which the worker began on-site activities.

9.2 Prevailing Wage Schedule. Pursuant to Texas Government Code Section 2258.022(2), the general prevailing rate of per diem wages for each craft or type of worker needed to execute the Contract and the prevailing rate for legal holiday and overtime work shall be the most recent prevailing wage rate for Williamson County, Texas for building construction as determined by the United States Department of Labor in accordance with the Davis-Bacon Act (40 U.S.C. Section 276a et seq.), and its subsequent amendments, which are published and can be obtained online at https://sam.gov/search/?index=dbra (the "Prevailing Wage Schedule"). Should the Contractor at any time become aware that a particular skill or trade not reflected on the Prevailing Wage Schedule will be or is being employed in the Work, whether by the Contractor or by a subcontractor, the Contractor shall promptly inform the Owner and shall specify a wage rate for that skill or trade, which shall bind the Contractor.

9.3 Penalty for Violation. The Contractor and any Subcontractor shall pay to the Owner a penalty of sixty dollars ($60.00) for each worker employed for each calendar day, or portion thereof, that the worker is paid less than the wage rates stipulated in the Prevailing Wage Schedule or any supplement or update thereto pursuant to previsions above. The Contractor and each Subcontractor shall keep, or cause to be kept, an accurate record showing the names and occupations of all workers employed in connection with the Work, and showing the actual per diem wages paid to each worker, which records shall be open at all reasonable hours for the inspection by the Owner.

9.4 Complaints of Violations of Prevailing Wage Rates. Within thirty-one (31) days of receipt of information concerning a violation of Texas Government Code, Chapter 2258, the Owner shall make an initial determination as to whether good cause exists to believe a violation occurred. The Owner's decision on the initial determination shall be reduced to writing and sent to the Contractor or Subcontractor against whom the violation was alleged, and to the affected worker. When a good cause finding is made, the Owner shall retain the full amounts claimed by the claimant or claimants as the difference between wages paid and wages due under the Prevailing

Wage Schedule and any supplements thereto, together with the applicable penalties, such amounts being subtracted from successive progress payments pending a final decision on the violation.

9.5 Arbitration Required if Violation not Resolved. After the Owner makes its initial determination, the affected Contractor or Subcontractor and worker have fourteen (14) days in which to resolve the issue of whether a violation occurred, including the amount that should be retained by Owner or paid to the affected worker. If the Contractor or Subcontractor and affected worker reach an agreement concerning the worker's claim, the Contractor shall promptly notify the Owner in a written document signed by the worker. If the Contractor or Subcontractor and affected worker do not agree before the fifteenth (15th) day after the Owner's determination, the Contractor or Subcontractor and affected worker must participate in binding arbitration in accordance with the Texas General Arbitration Act, Chapter 171, Tex. Civ. Prac. & Rem. Code. The parties to the arbitration have ten (10) days after the expiration of the fifteen (15) days referred to above, to agree on an arbitrator; if by the eleventh (11th) day there is no agreement to an arbitrator, a district court shall appoint an arbitrator on the petition of any of the parties to the arbitration.

9.6 Arbitration Award. If an arbitrator determines that a violation has occurred, the arbitrator shall assess and award against the Contractor or Subcontractor the amount of penalty as provided herein and the amount owed the worker. The Owner may use any amounts retained hereunder to pay the worker the amount as designated in the arbitration award. If the Owner has not retained enough from the Contractor or Subcontractor to pay the worker in accordance with the arbitration award, the worker has a right of action against the Contractor and Subcontractor as appropriate, and the surety of either to receive the amount owed, attorneys' fees and court costs. The Contractor shall promptly furnish a copy of the arbitration award to the Owner.

9.7 Prevailing Wage Retainage. Money retained pursuant to this section shall be used to pay the claimant or claimants the difference between the amount the worker received in wages for labor on the Project at the rate paid by the Contractor or Subcontractor and the amount the worker would have received at the general prevailing wage rate as provided by the agreement of the claimant and the Contractor or Subcontractor affected, or in the arbitrator's award. The full statutory penalty of sixty dollars ($60.00) per day of violation per worker shall be retained by the Owner to offset its administrative costs, pursuant to Texas Government Code, §2258.023. Any retained funds in excess of these amounts shall be paid to the Contractor on the earlier of the next progress payment or final payment. Provided, however, that the Owner shall have no duty to release any funds to either the claimant or the Contractor until it has received the notices of agreement or the arbitration award as provided in this section.

9.8 No Extension of Time. If the Owner determines that good cause exists to believe a violation has occurred, the Contractor shall not be entitled to an extension of time for any delay arising directly or indirectly from of the procedures set forth in this section.

ARTICLE 10 BONDS:

10.1 Performance Bond. Upon execution of this Agreement, Contractor shall provide a Performance Bond in the amount of 100% of the Contract Price. The surety for a Performance Bond shall meet the requirements of Texas law and the requirements set forth in the Agreement.

10.2 Payment Bond. Upon execution of this Agreement, Contractor shall provide a Payment Bond in the amount of 100% of the Contract Price, as security for the true and faithful payment in full of all subcontractors and persons performing labor, services, materials, machinery, and fixtures in connection with the Work. The surety for a Payment Bond shall meet the requirements of Texas law and the requirements set forth in the Agreement.

10.3 Warranty Bond. Upon Final Completion, Contractor shall provide a Warranty Bond in the amount of 20% of the Contract Price, as security for the true and faithful performance of all warranties set forth in the Agreement.

ARTICLE 11 MISCELLANEOUS PROVISIONS:

11.1 Interest and Late Payments. Owner's payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. Interest charges for any overdue payments shall be paid by Owner in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of Owner's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

In the event that an error appears in an invoice/application for payment submitted by Contractor, Owner shall notify Contractor of the error not later than the twenty first (21st) day after the date Owner receives the invoice/application for payment. If the error is resolved in favor of Contractor, Contractor shall be entitled to receive interest on the unpaid balance of the invoice/application for payment submitted by Contractor beginning on the date that the payment for the invoice/application for payment became overdue. If the error is resolved in favor of the Owner, Contractor shall submit a corrected invoice/application for payment that must be paid in accordance within the time set forth above. The unpaid balance accrues interest as provided by Chapter 2251 of the Texas Government Code if the corrected invoice/application for payment is not paid by the appropriate date.

11.2 Audits. Contractor agrees that Owner or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Agreement, have access to and the right to examine and photocopy any and all books, documents, papers and records of Contractor which are directly pertinent to the services to be performed under this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions. Contractor agrees that Owner shall have access during normal working hours to all necessary Contractor facilities and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the provisions of this section. Owner shall give Contractor reasonable advance notice of intended audits.

11.3 Assignment. This Agreement is a personal service contract for the services of Contractor, and Contractor's interest in this Agreement, duties hereunder and/or fees due hereunder may not be assigned or delegated to a third party.

11.4 Governing Law and Venue. This Agreement and all of the rights and obligations of the parties and all of the terms and conditions shall be construed, interpreted and applied in accordance with and governed by and enforced under the laws of the State of Texas without reference to its conflicts of law provisions. Williamson County where the Project is located shall be the sole place of venue for any legal action arising from or related to this Agreement or the Project in which the Owner is a party.

11.5 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties and their respective permitted assigns and successors.

11.6 Notices. All notices, consents, approvals, demands, requests or other communications relied on by the parties shall be in writing. Written notice shall be deemed to have been given when delivered in person to the designated representative of the Contractor or Owner for whom it is intended; or sent by U. S. Mail to the last known business address of the designated representative; or transmitted by fax machine to the last know business fax number of the designated representative. Mail notices are deemed effective upon receipt or on the third business day after the date of mailing, whichever is sooner. Fax notices are deemed effective the next business day after faxing.

11.7 Severability. Should any term or provision of this Agreement be held invalid or unenforceable in any respect, the remaining terms and provisions shall not be affected and this Agreement shall be construed as if the invalid or unenforceable term or provision had never been included.

11.8 Relationship of the Parties. Contractor shall be an independent contractor under this agreement and shall assume all of the rights, obligations, liabilities, applicable to it as such independent contractor hereunder and any provisions in this agreement which may appear to give Owner the right to direct Contractor as to details of doing the Work herein covered or to exercise a measure of control over the Work shall be deemed to mean that Contractor shall follow the desires of Owner in the results of the Work only. Owner shall not retain or have the right to control the Contractor's means, methods or details pertaining to the Contractor's performance of the Work described herein, nor shall Owner have the power to direct the order in which Contractor's Work is performed under this agreement. Owner and Contractor hereby agree and declare that Contractor is an Independent Contractor and as such meets the qualifications of an Independent Contractor under Texas Worker's Compensation Act, Texas Labor Code, Section 406.141, that the Contractor is not an employee of Owner for purposes of this Agreement, and that the Contractor and its employees, agents and sub-subcontractors shall not be entitled to worker's compensation coverage or any other type of insurance coverage held by Owner.

11.9 Force Majeure. If the party obligated to perform is prevented from performance by an act of war, order of legal authority, act of God, or other unavoidable cause not attributable to the fault or negligence of said party, the other party shall grant such party relief from the performance of this Agreement. The burden of proof for the need of such relief shall rest upon the party obligated

to perform. To obtain release based on force majeure, the party obligated to perform shall file a written request with the other party.

11.10 No Waiver of Sovereign Immunity. Nothing herein shall be construed as a waiver of sovereign immunity by Williamson County.

11.11 Current Revenues. Under Texas law, a contract with a governmental entity that contains a claim against future revenues is void; therefore, each party paying for the performance of governmental functions or services must make those payments from current revenues available to the paying party.

11.12 Compliance with Laws. Contractor shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any matter affecting the performance of this Agreement, including, without limitation, Worker's Compensation laws, minimum and maximum salary and wage statutes and regulations, licensing laws and regulations. When required, Contractor shall furnish the County with certification of compliance with said laws, statutes, ordinances, rules, regulations, orders, and decrees above specified.

11.13 Entire Agreement & Incorporated Documents; Conflicting Terms: This Agreement constitutes the entire agreement between the parties and may not be modified or amended other than by a written instrument executed by both parties.

Documents expressly incorporated into this Agreement include the following:

A. Exhibits referenced herein;
B. The Bid/Proposal documents defined in Williamson County RFP/IFB # 23RFP-73;
C. Insurance certificates evidencing coverages required herein above;
D. Addenda issued prior to the Effective Date of this Agreement; and
E. All Change Orders and any other Modifications issued after the Effective Date of this Agreement.

In the event a dispute arises between the terms and conditions of this Agreement and the terms of the documents referenced in this section and any other purchase order(s), contract(s), or any document relating to the services and goods subject of this Agreement, the terms and conditions of this Agreement shall control.

BY SIGNING BELOW, the Parties have executed and bound themselves to this Agreement to be effective as of the date of the last party's execution hereof.

OWNER:	**CONTRACTOR:**
WILLIAMSON COUNTY, TEXAS, a political subdivision of the state of Texas	BJI, INC. dba BJ ELECTRIC COMPANY
By: _____	By: _____
Printed Name: _____	Printed Name: JACK PAYNE
Title: _____	Title: PRESIDENT
Date: _____	Date: 7/11/2023

Exhibit “A”

Plans and Specifications

MUSCO LIGHTING SUBMITTAL FOR APPROVAL

PREPARED FOR:

Williamson County Park Retrofit

Lighting Project
Leander, TX
May 30, 2023

Project #220413

Submitted by:
Musco Sports Lighting, LLC

Attn: Denise Etzel
2107 Stewart Road
Muscatine, Iowa 52761

Toll Free: 800-756-1205
Fax: 800-374-6402

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A. BILL OF MATERIALS

Equipment Description	
48	Light-Structure System™ Retrofit Total Light Control™ TLC-LED-900 luminaires
120	Light-Structure System™ Retrofit Total Light Control™ TLC-LED-1200 luminaires
8	Light-Structure System™ Retrofit Total Light Control™ TLC-LED-1500 luminaires
20	Light-Structure System™ Retrofit Total Light Control™ TLC-BT-575 luminaires
✓	Factory wired and assembled pole top luminaire assemblies
✓	Factory wired electrical component enclosures
✓	Factory built wire harnesses with plug-in connections
Controls – 480v/3P	
3	24'' X 72" Control and monitoring cabinets
1	24" X 48" Control and monitoring cabinet
✓	High/medium/low dimming
44	30-amp contactors
7	On-Off-Auto (OOA) switches
Warranty	
✓	Musco's Constant 25™ product assurance and warranty program that eliminates 100% maintenance costs for 25 years, including labor, materials, monitoring and guaranteed light levels.

B. LIGHTING DESIGN

Williamson County Park Relight

Leander, TX

Lighting System

Pole / Fixture Summary

Pole ID	Pole Height	Mtg Height	Fixture Qty	Luminaire Type	Load	Circuit
1A1, 1A2	60'	60'	2	TLC-LED-1200	2.34 kW	E
		16'	1	TLC-BT-575	0.58 kW	E
1B1, 1B2	80'	80'	6	TLC-LED-1200	7.02 kW	E
		16'	1	TLC-BT-575	0.58 kW	E
1C1, 1C2	70'	70'	4	TLC-LED-900	3.52 kW	E
		16'	1	TLC-BT-575	0.58 kW	E
2A1, 2A2	60'	60'	2	TLC-LED-1200	2.34 kW	F
		16'	1	TLC-BT-575	0.58 kW	F
2B1, 2B2	80'	80'	6	TLC-LED-1200	7.02 kW	F
		16'	1	TLC-BT-575	0.58 kW	F
2C1, 2C2	70'	70'	4	TLC-LED-900	3.52 kW	F
		16'	1	TLC-BT-575	0.58 kW	F
6A, 6B, 6C, 6D	70'	70'	5	TLC-LED-1200	5.85 kW	A
		70'	2	TLC-LED-1500	2.82 kW	A
		16'	2	TLC-BT-575	1.15 kW	A
7A, 7B, 7C, 7D	70'	70'	5	TLC-LED-1200	5.85 kW	B
8A, 8C, 8D	70'	70'	5	TLC-LED-1200	5.85 kW	C
8B	70'	70'	5	TLC-LED-1200	5.85 kW	D
		70'	5	TLC-LED-1200	5.85 kW	C
9A, 9B	70'	70'	5	TLC-LED-1200	5.85 kW	D
9C	70'	70'	5	TLC-LED-1200	5.85 kW	D
		70'	3	TLC-LED-900	2.64 kW	G
BA	70'	70'	3	TLC-LED-900	2.64 kW	G
BB, BC	60'	60'	3	TLC-LED-900	2.64 kW	G
T1A, T1B, T1C, T1D	40'	40'	2	TLC-LED-900	1.76 kW	H
T1E, T1F, T1G, T1H	40'	40'	2	TLC-LED-900	1.76 kW	I
T2A, T2B, T2C, T2D	60'	60'	2	TLC-LED-1200	2.34 kW	J
		60'	1	TLC-LED-900	0.88 kW	J
42			***196***		***205.42 kW***	

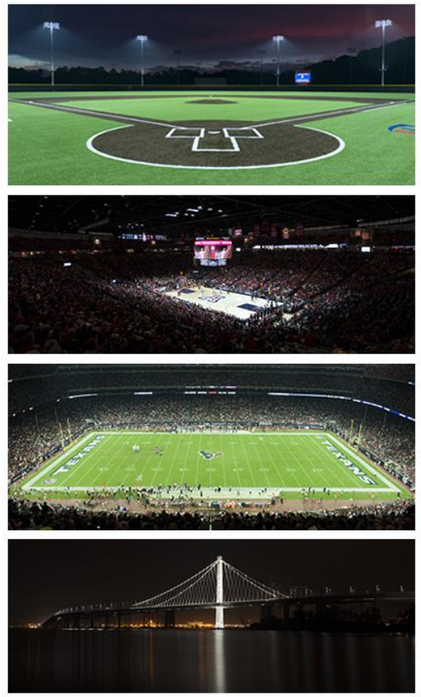
Circuit Summary

Circuit	Description	Load	Fixture Qty
A	Field 6	39.28 kW	36
B	Field 7	23.4 kW	20
C	Field 8	23.4 kW	20
D	Field 9	23.4 kW	20
E	Softball 1	29.21 kW	30
F	Softball 2	29.21 kW	30
G	Basketball	10.56 kW	12
H	Tennis 1-2	7.04 kW	8
I	Tennis 3-4	7.04 kW	8
J	Tennis 5-8	12.88 kW	12

Fixture Type Summary

Type	Source	Wattage	Lumens	L90	L80	L70	Quantity
TLC-LED-900	LED 5700K - 75 CRI	880W	104,000	>120,000	>120,000	>120,000	48
TLC-LED-1200	LED 5700K - 75 CRI	1170W	150,000	>120,000	>120,000	>120,000	120
TLC-BT-575	LED 5700K - 75 CRI	575W	52,000	>120,000	>120,000	>120,000	20
TLC-LED-1500	LED 5700K - 75 CRI	1410W	181,000	>120,000	>120,000	>120,000	8

From Hometown to Professional



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Williamson County Park Relight

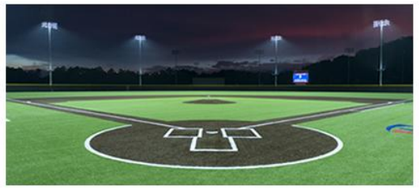
Leander, TX

Single Luminaire Amperage Draw Chart							
Driver (.90 min power factor)	**Max Line Amperage Per Luminaire**						
Single Phase Voltage	**208 (60)**	**220 (60)**	**240 (60)**	**277 (60)**	**347 (60)**	**380 (60)**	**480 (60)**
TLC-LED-900	5.2	4.9	4.5	3.9	3.1	2.9	2.3
TLC-LED-1200	6.9	6.5	6.0	5.2	4.2	3.8	3.0
TLC-BT-575	3.4	3.2	2.9	2.5	2.0	1.8	1.5
TLC-LED-1500	8.4	7.9	7.3	6.3	5.0	4.6	3.6

Light Level Summary

Calculation Grid Summary								
Grid Name	**Calculation Metric**	**Illumination**					**Circuits**	**Fixture Qty**
		Ave	**Min**	**Max**	**Max/Min**	**Ave/Min**		
150' Spill	Horizontal	0	0	0	0.00			0
150' Spill	Max Vertical Illuminance Metric	0	0	0	0.00			0
Basketball	Horizontal Illuminance	24.6	9	33	3.81	2.74	G	12
Field 6	Horizontal Illuminance	30.1	22	41	1.86	1.37	A	36
Field 7	Horizontal Illuminance	30.3	22	38	1.71	1.38	B	20
Field 8	Horizontal Illuminance	30.1	22	38	1.75	1.37	C	20
Field 9	Horizontal Illuminance	30.1	22	38	1.75	1.37	D	20
Softball 1 (Infield)	Horizontal Illuminance	51.9	38	63	1.63	1.36	E	30
Softball 1 (Outfield)	Horizontal Illuminance	31.9	21	49	2.38	1.52	E	30
Softball 2 (Infield)	Horizontal Illuminance	51.3	38	61	1.61	1.35	F	30
Softball 2 (Outfield)	Horizontal Illuminance	31.8	20	49	2.40	1.59	F	30
Tennis 1-2	Horizontal Illuminance	55.6	47	68	1.46	1.18	H	8
Tennis 3-4	Horizontal Illuminance	54.9	47	66	1.41	1.17	I	8
Tennis 5-8	Horizontal Illuminance	50.3	32	60	1.88	1.57	J	12
Track	Horizontal Illuminance	20.4	7	45	6.54	2.91	A	36

From Hometown to Professional



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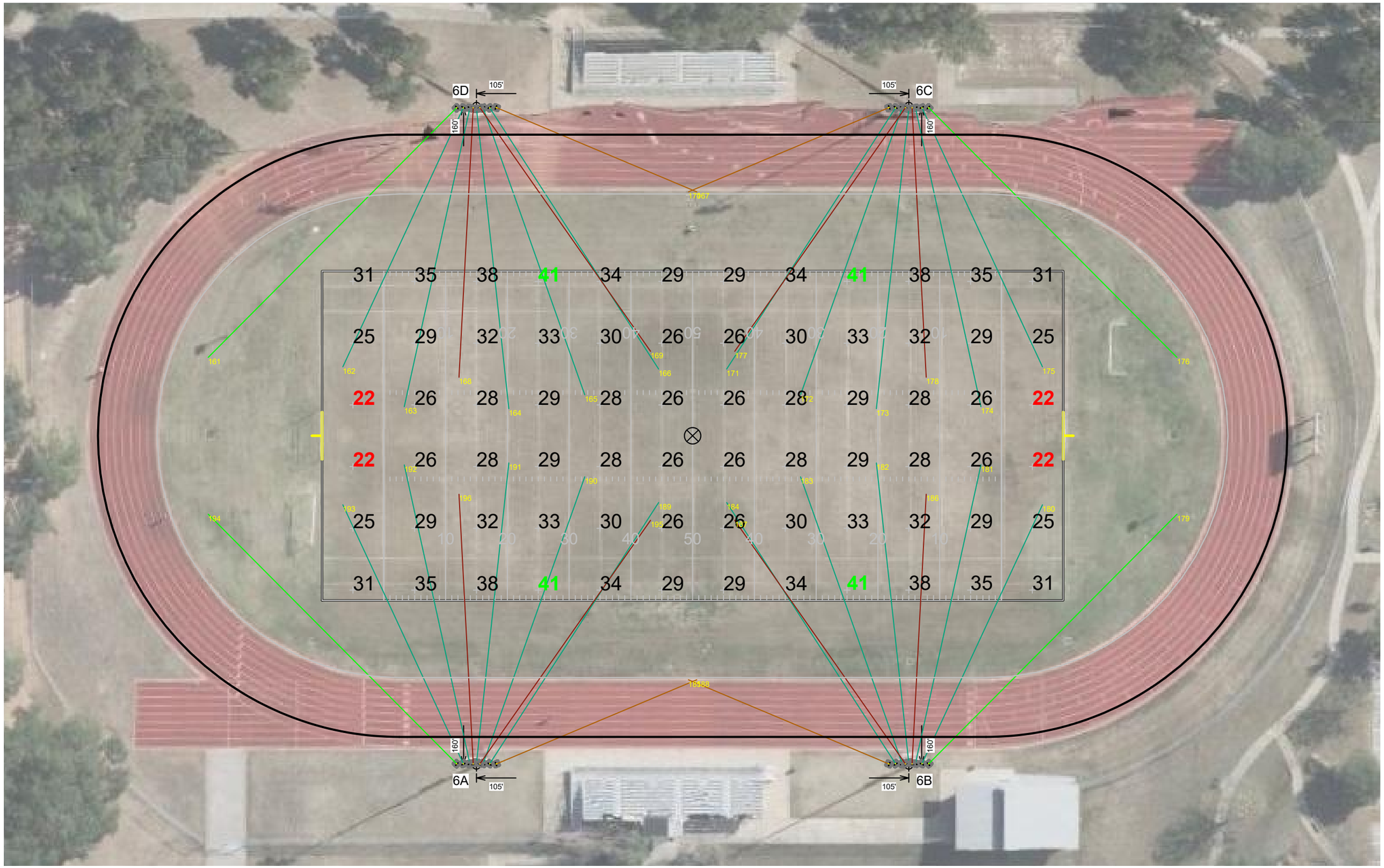
EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	6A, 6B, 6C	70'	-	15.5'	TLC-BT-575	2	2	0
	6D			70'	TLC-LED-1500	2	2	0
				70'	TLC-LED-1200	5	5	0
4	TOTALS					36	36	0



SCALE IN FEET 1 : 50

0' 50' 100'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Drew Jacobson · File #220413B · 30-May-23

Williamson County Park Relight

Leander, TX

GRID SUMMARY

Name:	**Field 6**
Size:	360' x 160'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	**30**
Scan Average:	30.13
Maximum:	41
Minimum:	22
Avg / Min:	1.37
Guaranteed Max / Min:	**2.5**
Max / Min:	1.86
UG (adjacent pts):	1.28
CU:	0.40
No. of Points:	72

LUMINAIRE INFORMATION

Applied Circuits:	A
No. of Luminaires:	**36**
Total Load:	39.28 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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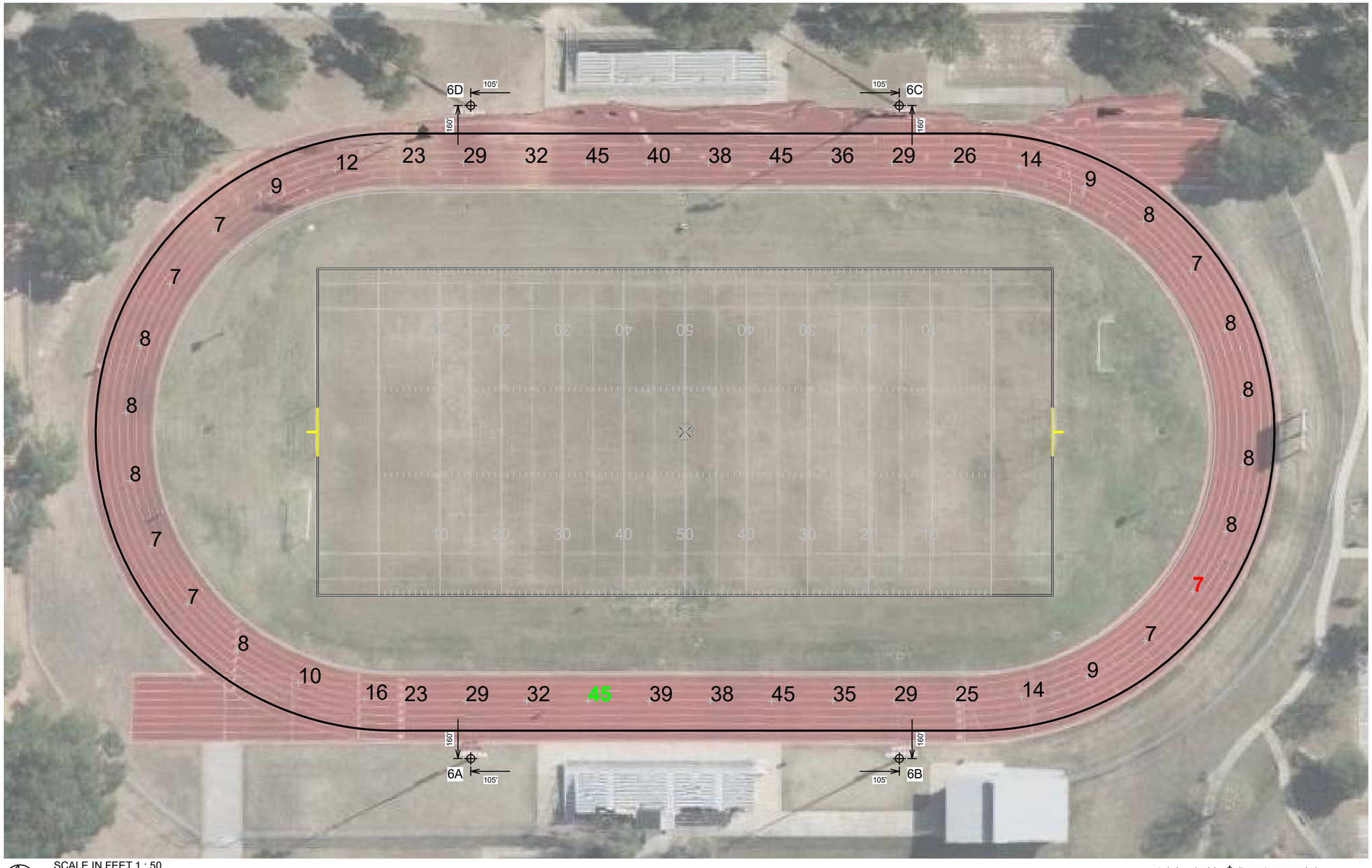
Williamson County Park Relight

Leander, TX

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	6A, 6B, 6C 6D	70'	.05'	15.55'	TLC-BT-575	2	2	0
				70.05'	TLC-LED-1500	2	2	0
				70.05'	TLC-LED-1200	5	5	0
4	TOTALS					36	36	0



SCALE IN FEET 1 : 50

0' 50' 100'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

GRID SUMMARY

Name:	**Track**
Size:	Irregular
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	**20**
Scan Average:	20.39
Maximum:	45
Minimum:	7
Avg / Min:	2.95
Max / Min:	**6.54**
UG (adjacent pts):	0.00
CU:	0.17
No. of Points:	44

LUMINAIRE INFORMATION

Applied Circuits:	A
No. of Luminaires:	**36**
Total Load:	39.28 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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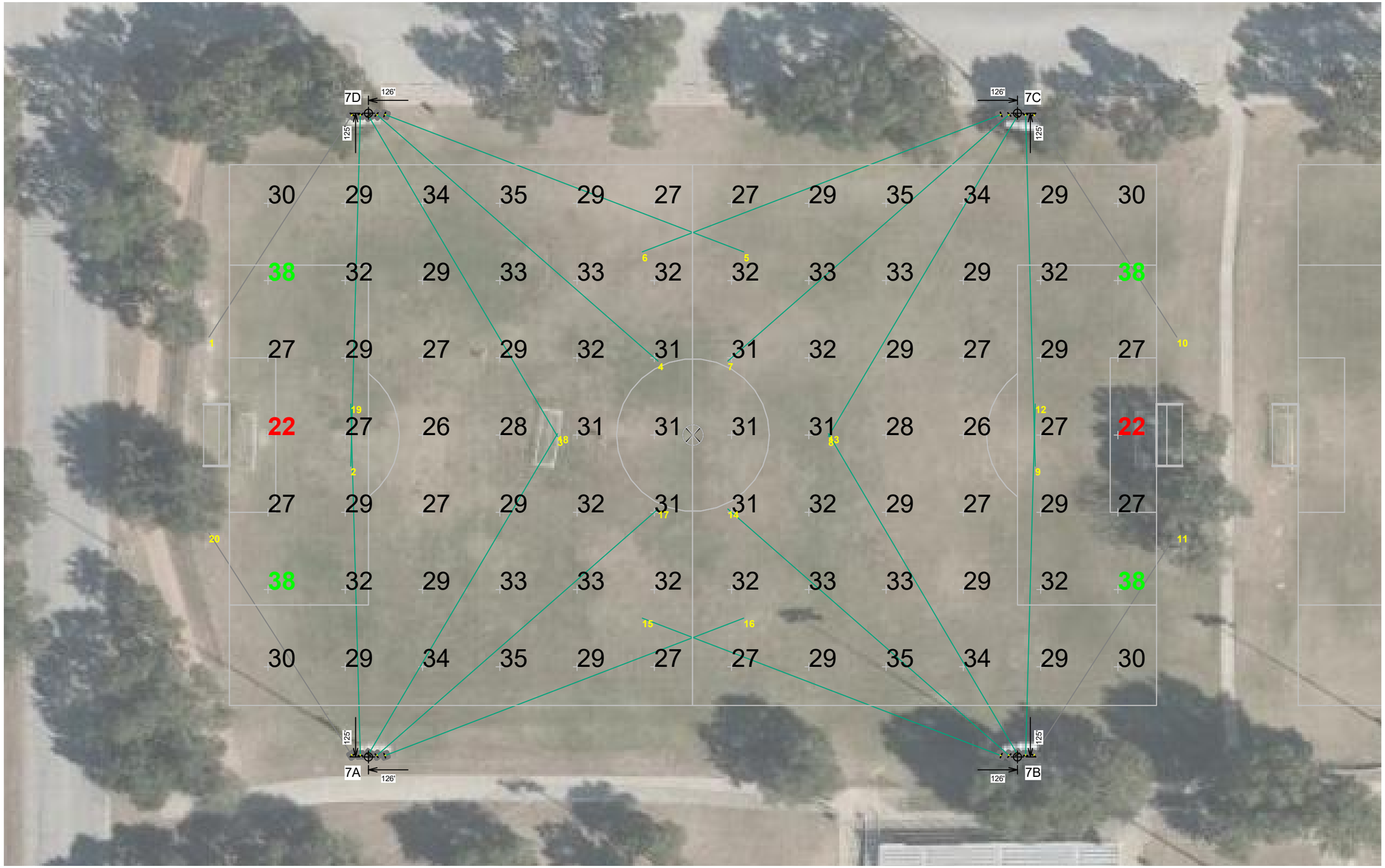
EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	7A, 7B, 7C 7D	70'	-	70'	TLC-LED-1200	5	5	0
4	TOTALS					20	20	0



SCALE IN FEET 1 : 40

0' 40' 80'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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Williamson County Park Relight

Leander, TX

GRID SUMMARY

Name:	**Field 7**
Size:	360' x 210'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	**30**
Scan Average:	30.33
Maximum:	38
Minimum:	22
Avg / Min:	1.38
Guaranteed Max / Min:	**2.5**
Max / Min:	1.71
UG (adjacent pts):	1.41
CU:	0.78
No. of Points:	84

LUMINAIRE INFORMATION

Applied Circuits:	B
No. of Luminaires:	**20**
Total Load:	23.4 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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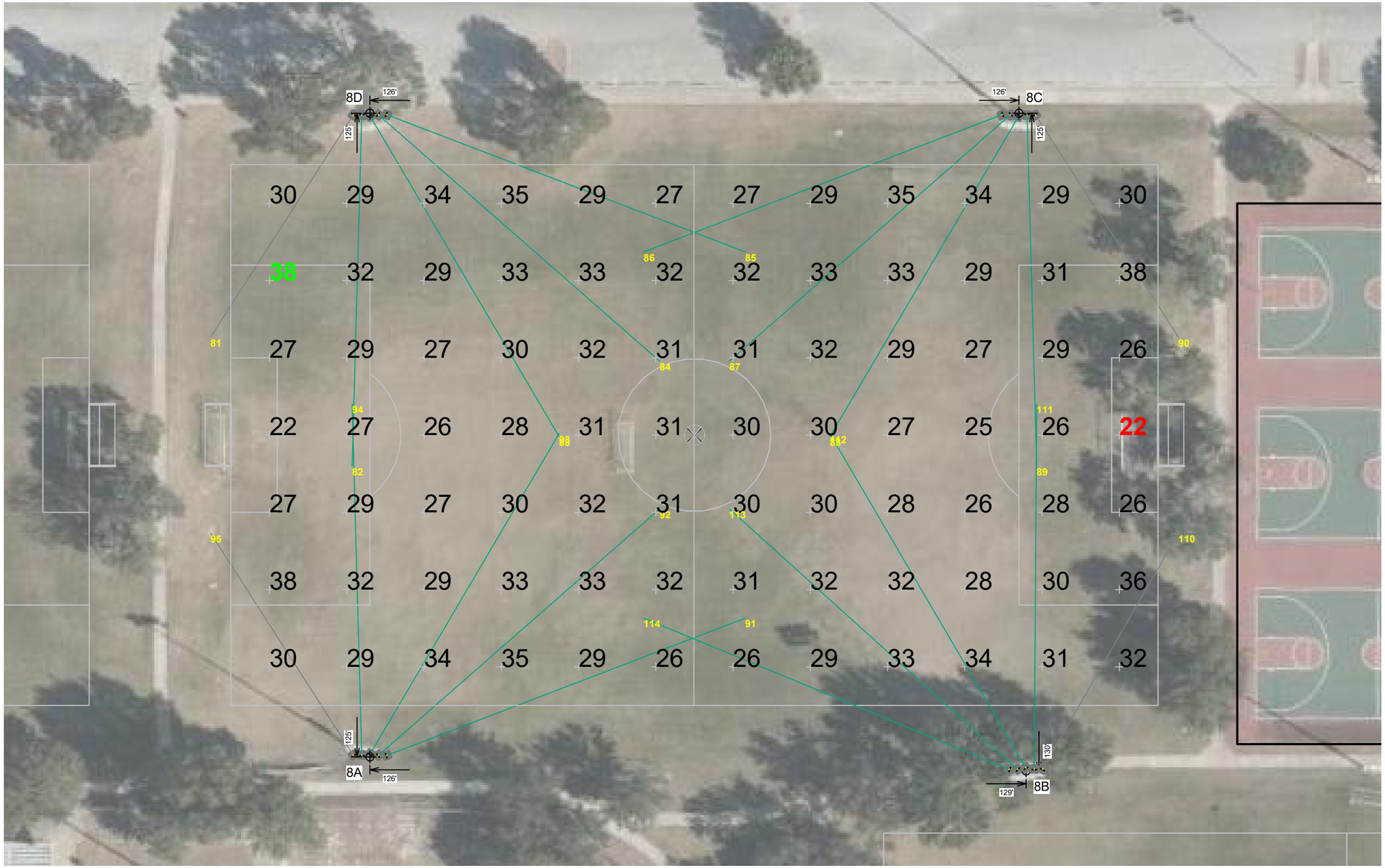
EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
3	8A, 8C, 8D	70'	-	70'	TLC-LED-1200	5	5	0
1	8B	70'	-	70'	TLC-LED-1200	5/5*	5	5
4	TOTALS					25	20	5

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 40

0' 40' 80'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Williamson County Park Relight

Leander, TX

GRID SUMMARY

Name:	**Field 8**
Size:	360' x 210'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	**30**
Scan Average:	30.10
Maximum:	38
Minimum:	22
Avg / Min:	1.40
Guaranteed Max / Min:	**2.5**
Max / Min:	1.75
UG (adjacent pts):	1.42
CU:	0.77
No. of Points:	84

LUMINAIRE INFORMATION

Applied Circuits:	C
No. of Luminaires:	**20**
Total Load:	23.4 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	2C1, 2C2	70'	-	15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-900	4	4	0
2	2A1, 2A2	60'	-	15.5'	TLC-BT-575	1	1	0
				60'	TLC-LED-1200	2	2	0
2	2B1, 2B2	80'	-	15.5'	TLC-BT-575	1	1	0
				80'	TLC-LED-1200	6	6	0
6	TOTALS					30	30	0

SCALE IN FEET 1 : 50

0' 50' 100'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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Williamson County Park Relight

Leander, TX

GRID SUMMARY

Name:	**Softball 2**
Size:	275'/275'/275' - basepath 60'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Infield	Outfield
Guaranteed Average:	**50**	**30**
Scan Average:	51.28	31.79
Maximum:	61	49
Minimum:	38	20
Avg / Min:	1.35	1.57
Guaranteed Max / Min:	**2**	**2.5**
Max / Min:	1.61	2.40
UG (adjacent pts):	1.52	1.50
CU:	0.69	
No. of Points:	25	150

LUMINAIRE INFORMATION

Applied Circuits:	F
No. of Luminaires:	**30**
Total Load:	29.21 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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Williamson County Park Relight

Leander, TX

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	T2A, T2B	60'	-	60'	TLC-LED-1200	2	2	0
	T2C, T2D			60'	TLC-LED-900	1	1	0
4	TOTALS					12	12	0

SCALE IN FEET 1 : 40

0' 40' 80'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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GRID SUMMARY

Name:	**Tennis 5-8**
Size:	4 Court - 24' Spacing
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	**50**
Scan Average:	50.25
Maximum:	60
Minimum:	32
Avg / Min:	1.57
Guaranteed Max / Min:	**2**
Max / Min:	1.88
UG (adjacent pts):	0.00
CU:	0.77
No. of Points:	60

LUMINAIRE INFORMATION

Applied Circuits:	J
No. of Luminaires:	**12**
Total Load:	12.88 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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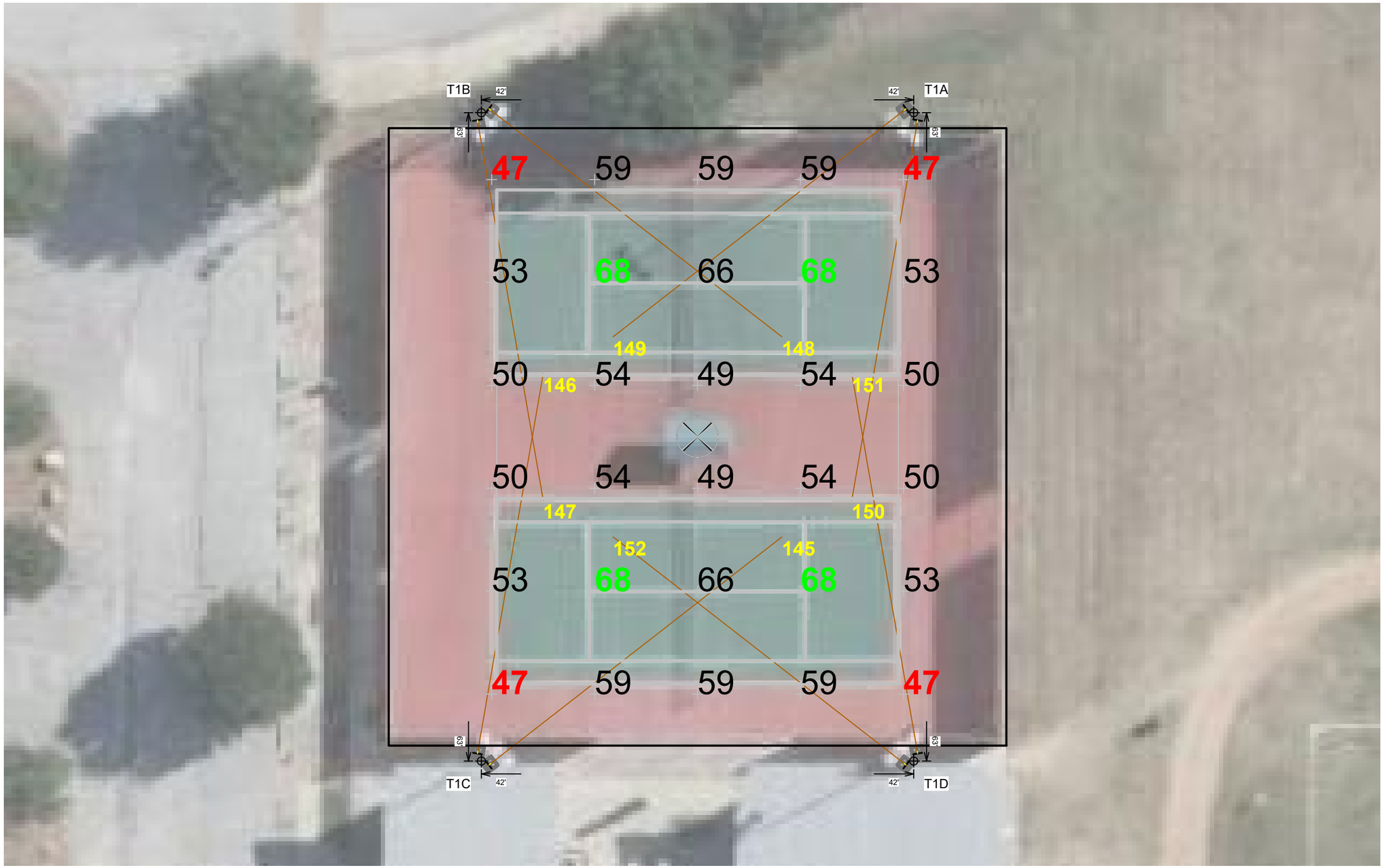
EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	T1A, T1B T1C, T1D	40'	-	40'	TLC-LED-900	2	2	0
4	TOTALS					8	8	0



SCALE IN FEET 1 : 20

0' 20' 40'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Drew Jacobson · File #220413B · 30-May-23

Williamson County Park Relight

Leander, TX

GRID SUMMARY

Name:	**Tennis 1-2**
Size:	2 Court - 24' Spacing
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	**50**
Scan Average:	55.59
Maximum:	68
Minimum:	47
Avg / Min:	1.19
Guaranteed Max / Min:	**2**
Max / Min:	1.46
UG (adjacent pts):	0.00
CU:	0.89
No. of Points:	30

LUMINAIRE INFORMATION

Applied Circuits:	H
No. of Luminaires:	**8**
Total Load:	7.04 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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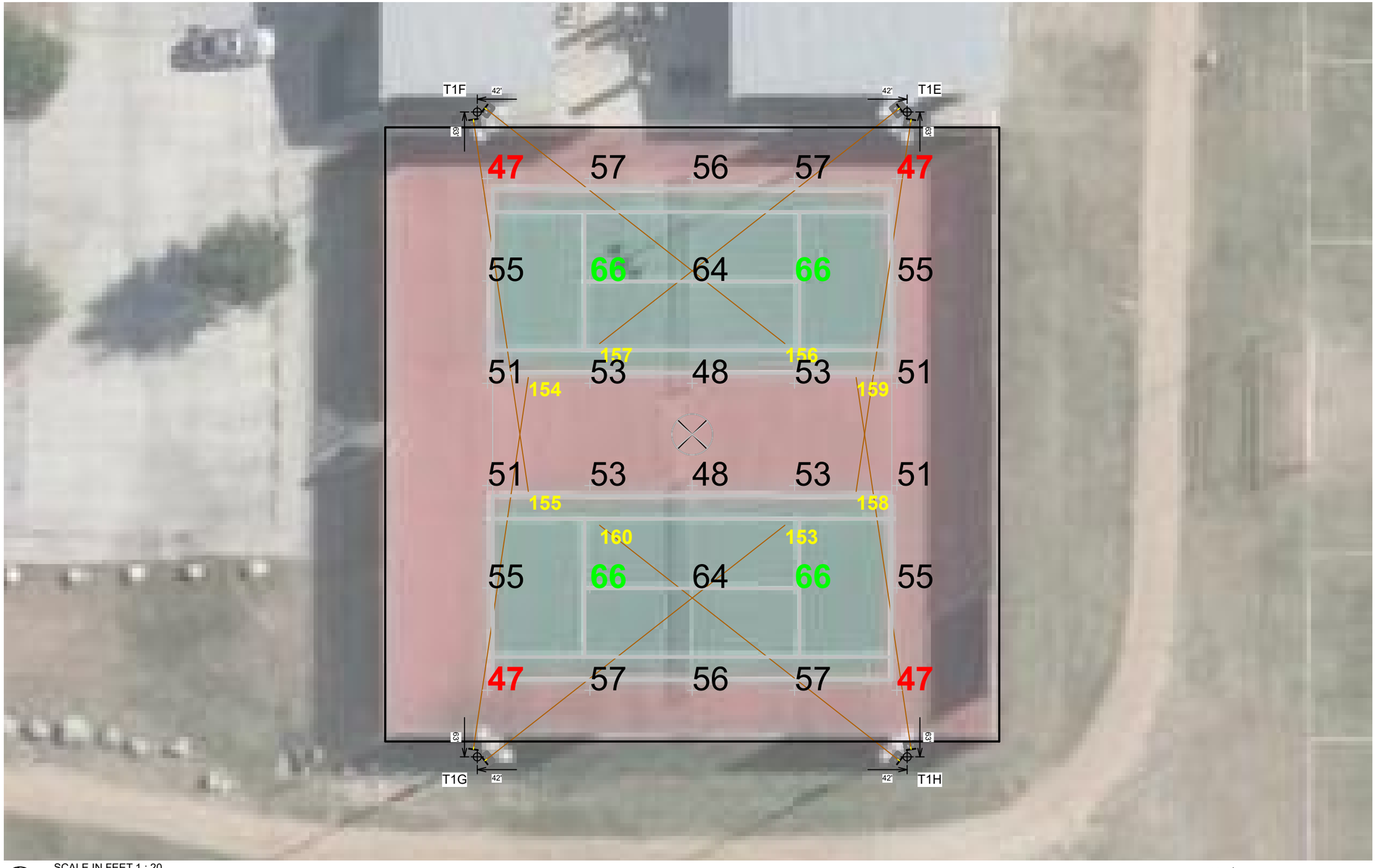
EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	T1E, T1F T1G, T1H	40'	-	40'	TLC-LED-900	2	2	0
4	TOTALS					8	8	0



SCALE IN FEET 1 : 20

0' 20' 40'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Drew Jacobson · File #220413B · 30-May-23

Williamson County Park Relight

Leander, TX

GRID SUMMARY

Name:	**Tennis 3-4**
Size:	2 Court - 24' Spacing
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	**50**
Scan Average:	54.93
Maximum:	66
Minimum:	47
Avg / Min:	1.18
Guaranteed Max / Min:	**2**
Max / Min:	1.41
UG (adjacent pts):	0.00
CU:	0.87
No. of Points:	30

LUMINAIRE INFORMATION

Applied Circuits:	I
No. of Luminaires:	**8**
Total Load:	7.04 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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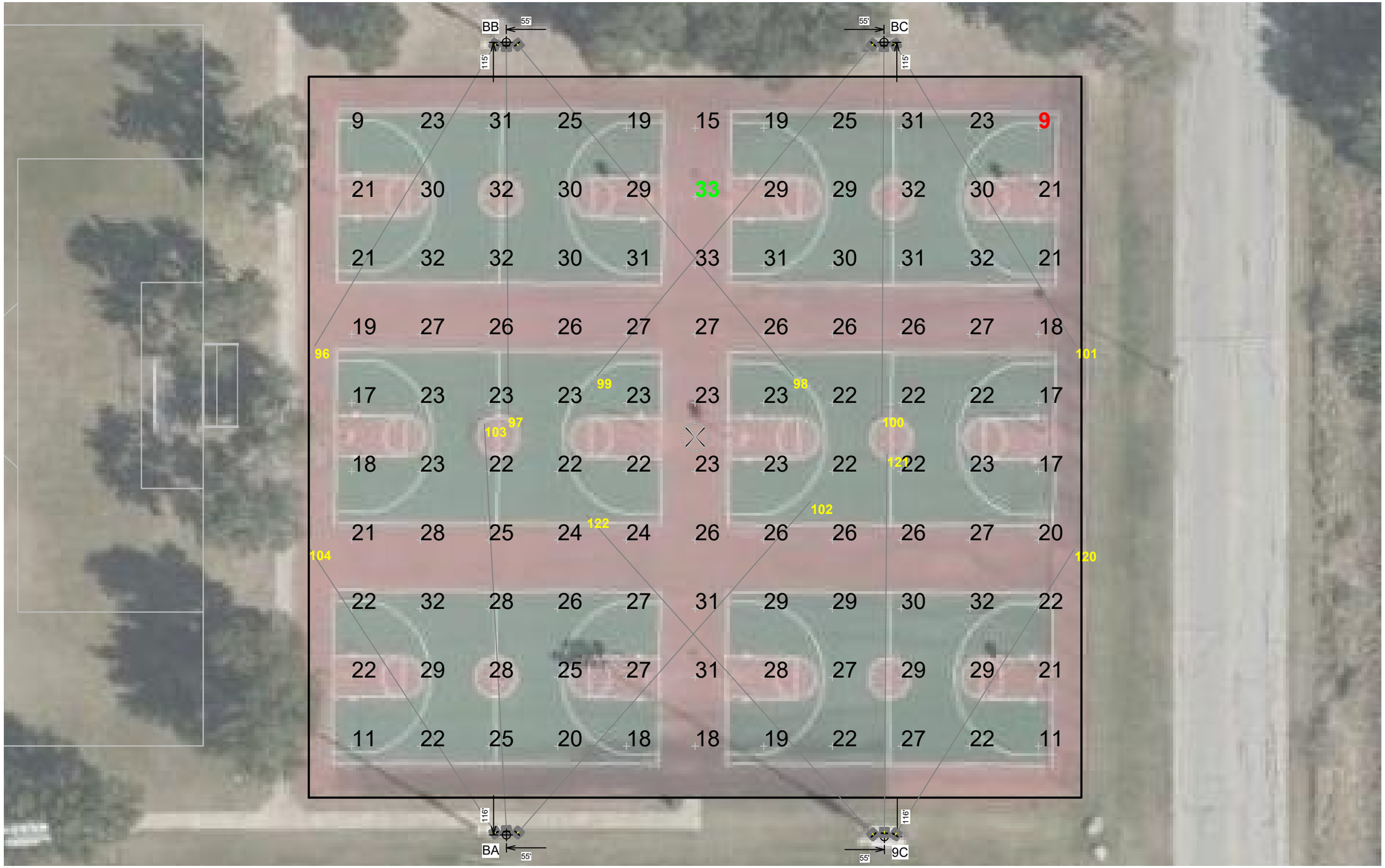
EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	9C	70'	-	70'	TLC-LED-900	3*	3	0
				70'	TLC-LED-1200	5	0	5
2	BB, BC	60'	-	60'	TLC-LED-900	3	3	0
1	BA	70'	-	70'	TLC-LED-900	3	3	0
4	TOTALS					17	12	5

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 30

0' 30' 60'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

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Williamson County Park Relight

Leander, TX

GRID SUMMARY

Name:	**Basketball**
Size:	225' x 210'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	**20**
Scan Average:	24.63
Maximum:	33
Minimum:	9
Avg / Min:	2.84
Max / Min:	**3.81**
UG (adjacent pts):	2.68
CU:	0.85
No. of Points:	110

LUMINAIRE INFORMATION

Applied Circuits:	G
No. of Luminaires:	**12**
Total Load:	10.56 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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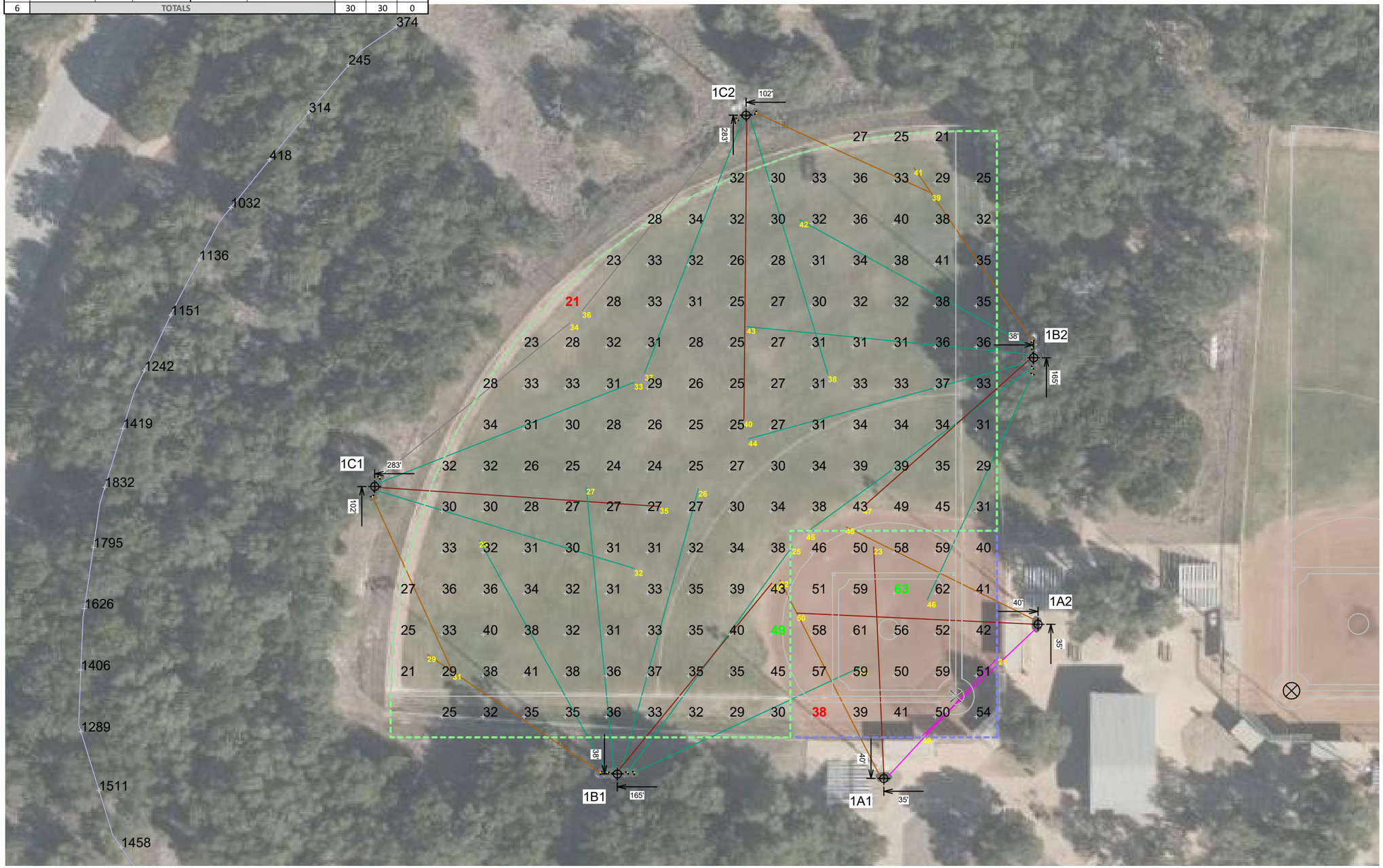
EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
2	1A1, 1A2	60'	-	15.5'	TLC-BT-575	1	1	0
				60'	TLC-LED-1200	2	2	0
2	1B1, 1B2	80'	-	15.5'	TLC-BT-575	1	1	0
				80'	TLC-LED-1200	6	6	0
2	1C1, 1C2	70'	-	15.5'	TLC-BT-575	1	1	0
				70'	TLC-LED-900	4	4	0
6	TOTALS					30	30	0



SCALE IN FEET 1 : 50

0' 50' 100'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Drew Jacobson · File #220413B · 30-May-23

Williamson County Park Relight

Leander, TX

GRID SUMMARY

Name:	**Softball 1**
Size:	275'/275'/275' - basepath 60'
Spacing:	20.0' x 20.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Infield	Outfield
Guaranteed Average:	**50**	**30**
Scan Average:	51.85	31.87
Maximum:	63	49
Minimum:	38	21
Avg / Min:	1.35	1.55
Guaranteed Max / Min:	**2**	**2.5**
Max / Min:	1.63	2.38
UG (adjacent pts):	1.50	1.49
CU:	0.71	
No. of Points:	25	154

LUMINAIRE INFORMATION

Applied Circuits:	E
No. of Luminaires:	**30**
Total Load:	29.21 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
1	8B	70'	-	70'	TLC-LED-1200	5/5*	5	5
1	9C	70'	-	70'	TLC-LED-900	3*	0	3
				70'	TLC-LED-1200	5	5	0
2	9A, 9B	70'	-	70'	TLC-LED-1200	5	5	0
4	TOTALS					28	20	8

* This structure utilizes a back-to-back mounting configuration

SCALE IN FEET 1 : 40

0' 40' 80'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Drew Jacobson · File #220413B · 30-May-23

Williamson County Park Relight

Leander, TX

GRID SUMMARY

Name:	**Field 9**
Size:	360' x 210'
Spacing:	30.0' x 30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAINTAINED HORIZONTAL FOOTCANDLES

	Entire Grid
Guaranteed Average:	**30**
Scan Average:	30.09
Maximum:	38
Minimum:	22
Avg / Min:	1.40
Guaranteed Max / Min:	**2.5**
Max / Min:	1.75
UG (adjacent pts):	1.42
CU:	0.77
No. of Points:	84

LUMINAIRE INFORMATION

Applied Circuits:	D
No. of Luminaires:	**20**
Total Load:	23.4 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document and includes a 0.95 dirt depreciation factor.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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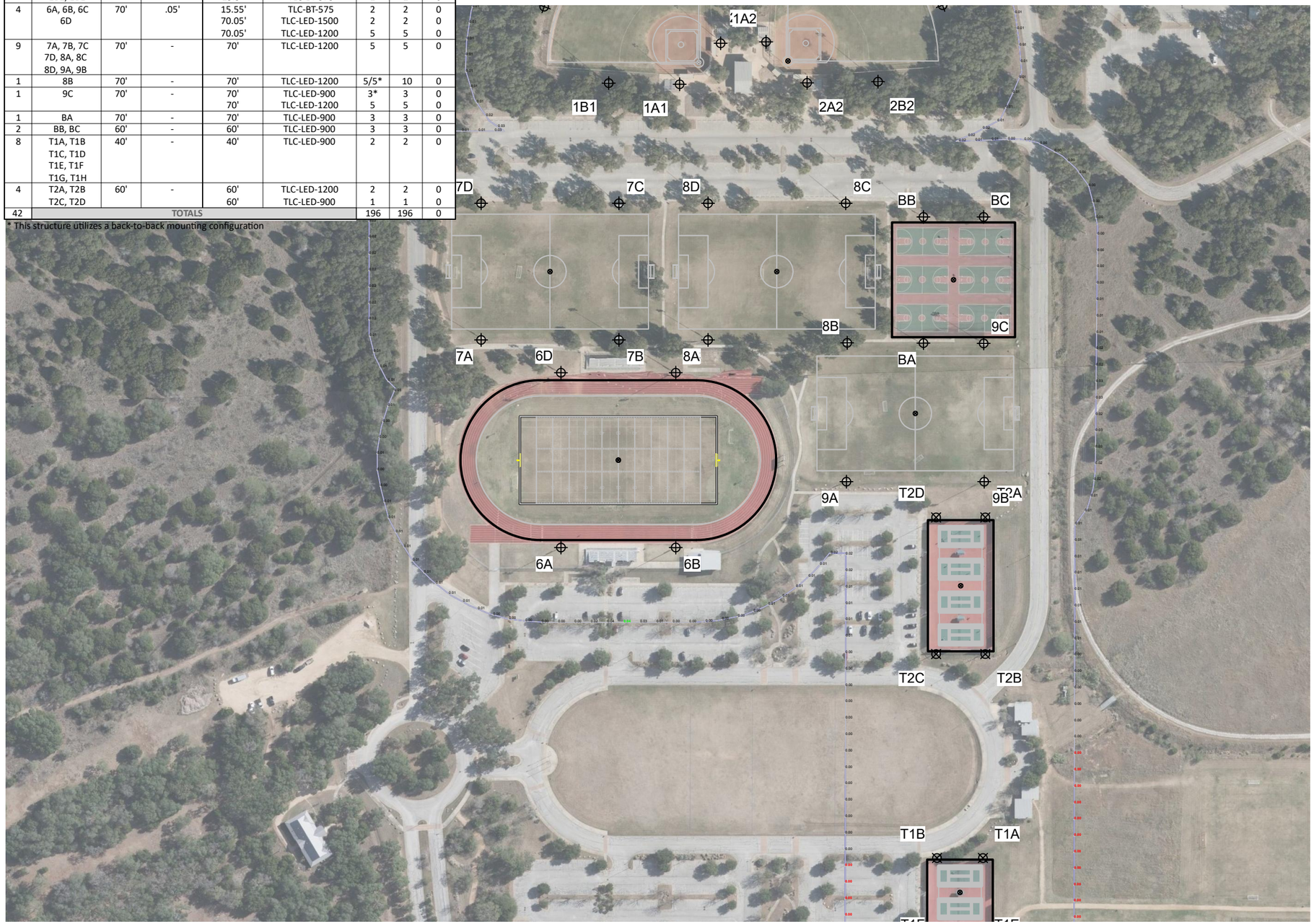
Williamson County Park Relight

Leander, TX

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	1C1, 1C2	70'	-	70'	TLC-LED-900	4	4	0
	2C1, 2C2			15.5'	TLC-BT-575	1	1	0
4	1A1, 1A2	60'	-	60'	TLC-LED-1200	2	2	0
	2A1, 2A2			15.5'	TLC-BT-575	1	1	0
4	1B1, 1B2	80'	-	80'	TLC-LED-1200	6	6	0
	2B1, 2B2			15.5'	TLC-BT-575	1	1	0
4	6A, 6B, 6C	70'	.05'	15.55'	TLC-BT-575	2	2	0
	6D			70.05'	TLC-LED-1500	2	2	0
				70.05'	TLC-LED-1200	5	5	0
9	7A, 7B, 7C	70'	-	70'	TLC-LED-1200	5	5	0
	7D, 8A, 8C							
	8D, 9A, 9B							
1	8B	70'	-	70'	TLC-LED-1200	5/5*	10	0
1	9C	70'	-	70'	TLC-LED-900	3*	3	0
				70'	TLC-LED-1200	5	5	0
1	BA	70'	-	70'	TLC-LED-900	3	3	0
2	BB, BC	60'	-	60'	TLC-LED-900	3	3	0
8	T1A, T1B	40'	-	40'	TLC-LED-900	2	2	0
	T1C, T1D							
	T1E, T1F							
	T1G, T1H							
4	T2A, T2B	60'	-	60'	TLC-LED-1200	2	2	0
	T2C, T2D			60'	TLC-LED-900	1	1	0
42	TOTALS					196	196	0

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 200

0' 200' 400'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Drew Jacobson · File #220413B · 30-May-23

GRID SUMMARY

Name:	**150' Spill**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

HORIZONTAL FOOTCANDLES	
	Entire Grid
Scan Average:	0.0068
Maximum:	0.04
Minimum:	0.00
No. of Points:	233
LUMINAIRE INFORMATION	
Applied Circuits:	A, B, C, D, E, F, G, H, I, J
No. of Luminaires:	**196**
Total Load:	205.42 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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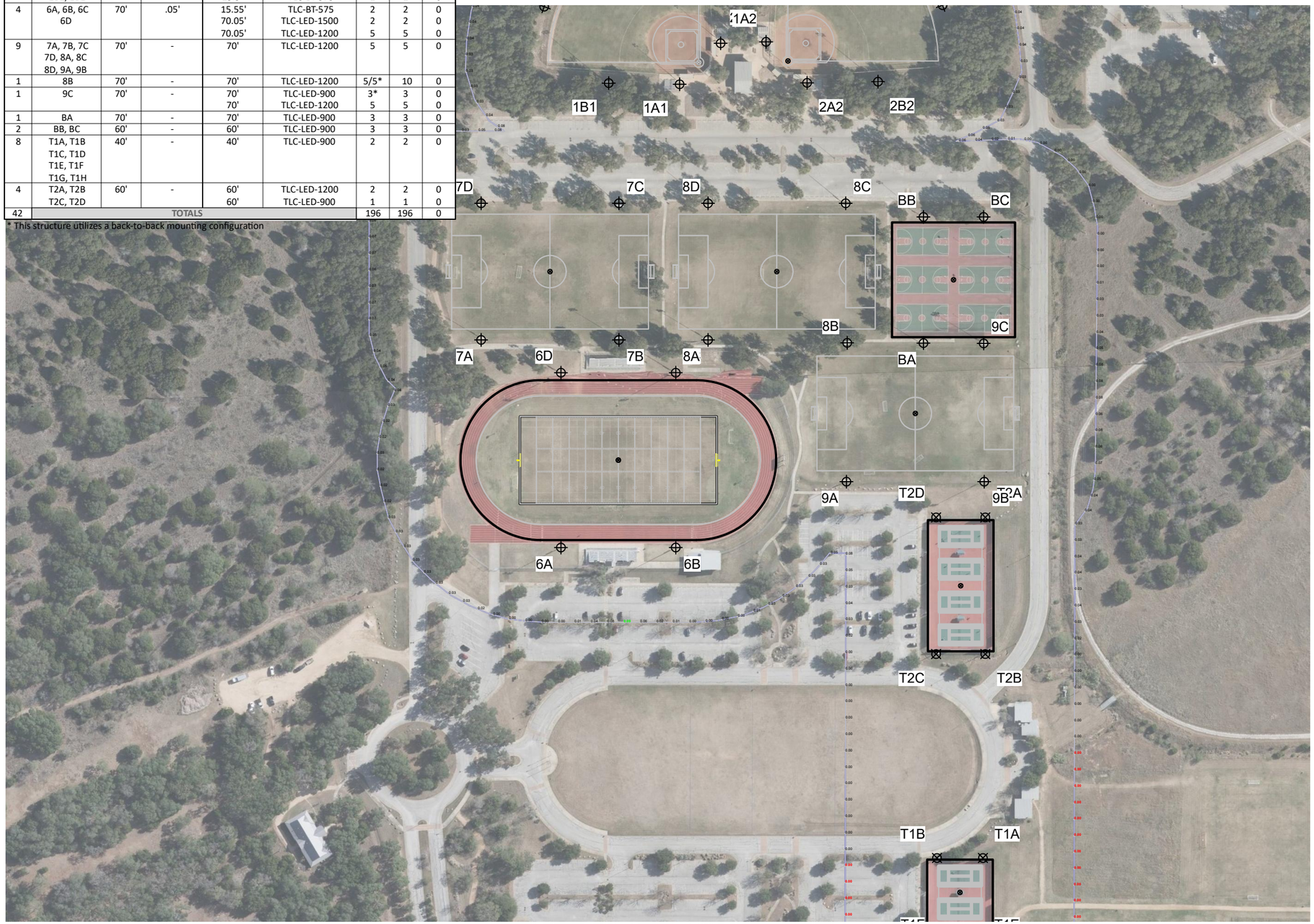
EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	1C1, 1C2 2C1, 2C2	70'	-	70' 15.5'	TLC-LED-900 TLC-BT-575	4 1	4 1	0 0
4	1A1, 1A2 2A1, 2A2	60'	-	60' 15.5'	TLC-LED-1200 TLC-BT-575	2 1	2 1	0 0
4	1B1, 1B2 2B1, 2B2	80'	-	80' 15.5'	TLC-LED-1200 TLC-BT-575	6 1	6 1	0 0
4	6A, 6B, 6C 6D	70'	.05'	15.55' 70.05' 70.05'	TLC-BT-575 TLC-LED-1500 TLC-LED-1200	2 2 5	2 2 5	0 0 0
9	7A, 7B, 7C 7D, 8A, 8C 8D, 9A, 9B	70'	-	70'	TLC-LED-1200	5	5	0
1	8B	70'	-	70'	TLC-LED-1200	5/5*	10	0
1	9C	70'	-	70' 70'	TLC-LED-900 TLC-LED-1200	3* 5	3 5	0 0
1	BA	70'	-	70'	TLC-LED-900	3	3	0
2	BB, BC	60'	-	60'	TLC-LED-900	3	3	0
8	T1A, T1B T1C, T1D T1E, T1F T1G, T1H	40'	-	40'	TLC-LED-900	2	2	0
4	T2A, T2B T2C, T2D	60'	-	60' 60'	TLC-LED-1200 TLC-LED-900	2 1	2 1	0 0
42	TOTALS					196	196	0

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 200

0' 200' 400'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Drew Jacobson · File #220413B · 30-May-23

Williamson County Park Relight

Leander, TX

GRID SUMMARY

Name:	**150' Spill**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

MAX VERTICAL FOOTCANDLES

	Entire Grid
Scan Average:	0.0226
Maximum:	0.09
Minimum:	0.00
No. of Points:	233

LUMINAIRE INFORMATION

Applied Circuits:	A, B, C, D, E, F, G, H, I, J
No. of Luminaires:	**196**
Total Load:	205.42 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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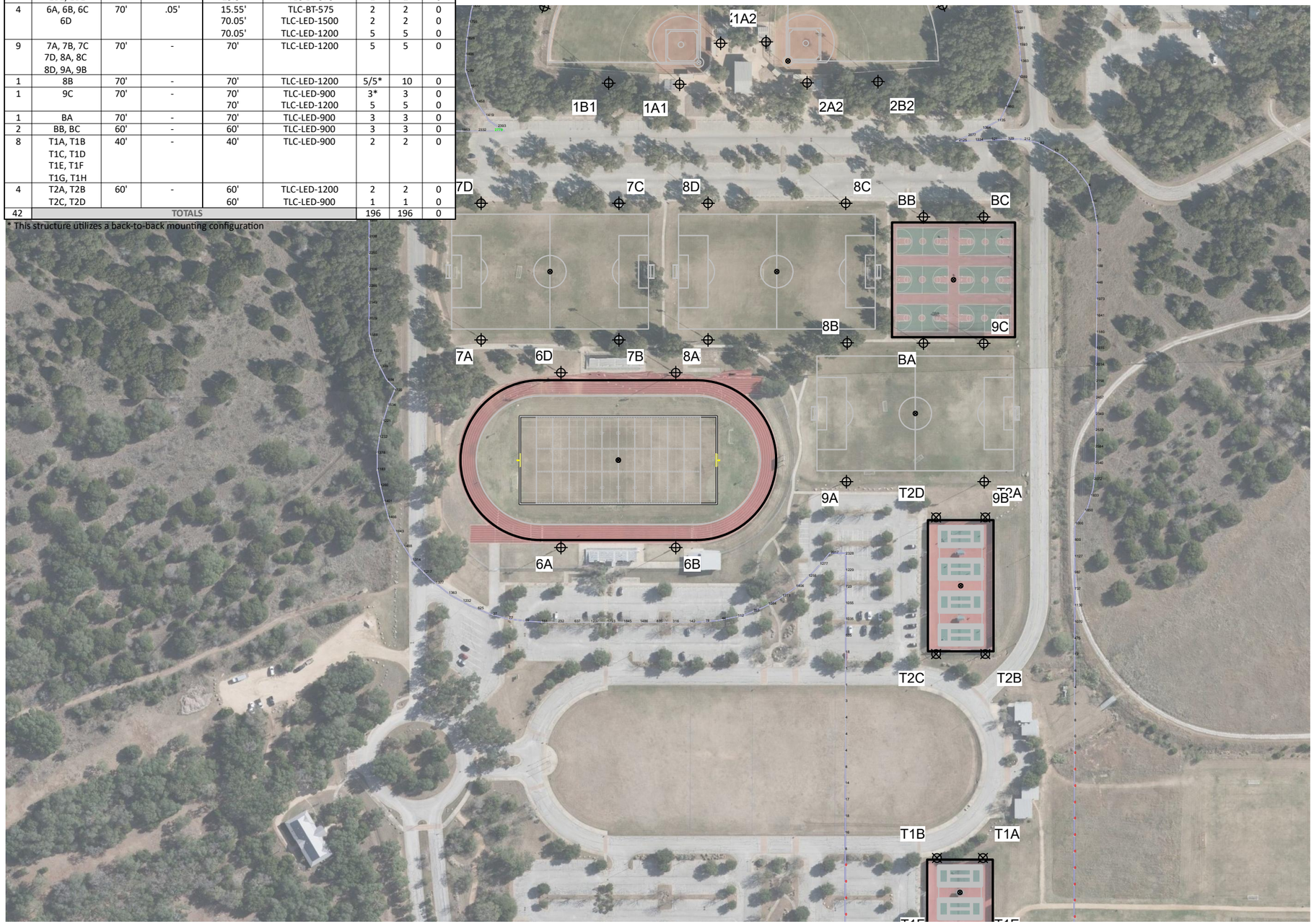
Williamson County Park Relight

Leander, TX

EQUIPMENT LIST FOR AREAS SHOWN

Pole				Luminaires				
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE	THIS GRID	OTHER GRIDS
4	1C1, 1C2 2C1, 2C2	70'	-	70' 15.5'	TLC-LED-900 TLC-BT-575	4 1	4 1	0 0
4	1A1, 1A2 2A1, 2A2	60'	-	60' 15.5'	TLC-LED-1200 TLC-BT-575	2 1	2 1	0 0
4	1B1, 1B2 2B1, 2B2	80'	-	80' 15.5'	TLC-LED-1200 TLC-BT-575	6 1	6 1	0 0
4	6A, 6B, 6C 6D	70'	.05'	15.55' 70.05' 70.05'	TLC-BT-575 TLC-LED-1500 TLC-LED-1200	2 2 5	2 2 5	0 0 0
9	7A, 7B, 7C 7D, 8A, 8C 8D, 9A, 9B	70'	-	70'	TLC-LED-1200	5	5	0
1	8B	70'	-	70'	TLC-LED-1200	5/5*	10	0
1	9C	70'	-	70' 70'	TLC-LED-900 TLC-LED-1200	3* 5	3 5	0 0
1	BA	70'	-	70'	TLC-LED-900	3	3	0
2	BB, BC	60'	-	60'	TLC-LED-900	3	3	0
8	T1A, T1B T1C, T1D T1E, T1F T1G, T1H	40'	-	40'	TLC-LED-900	2	2	0
4	T2A, T2B T2C, T2D	60'	-	60' 60'	TLC-LED-1200 TLC-LED-900	2 1	2 1	0 0
42	TOTALS					196	196	0

* This structure utilizes a back-to-back mounting configuration



SCALE IN FEET 1 : 200

0' 200' 400'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Drew Jacobson · File #220413B · 30-May-23

GRID SUMMARY

Name:	**150' Spill**
Spacing:	30.0'
Height:	3.0' above grade

ILLUMINATION SUMMARY

CANDELA (PER FIXTURE)

	Entire Grid
Scan Average:	885.6091
Maximum:	2777.74
Minimum:	0.00
No. of Points:	233

LUMINAIRE INFORMATION

Applied Circuits:	A, B, C, D, E, F, G, H, I, J
No. of Luminaires:	**196**
Total Load:	205.42 kW

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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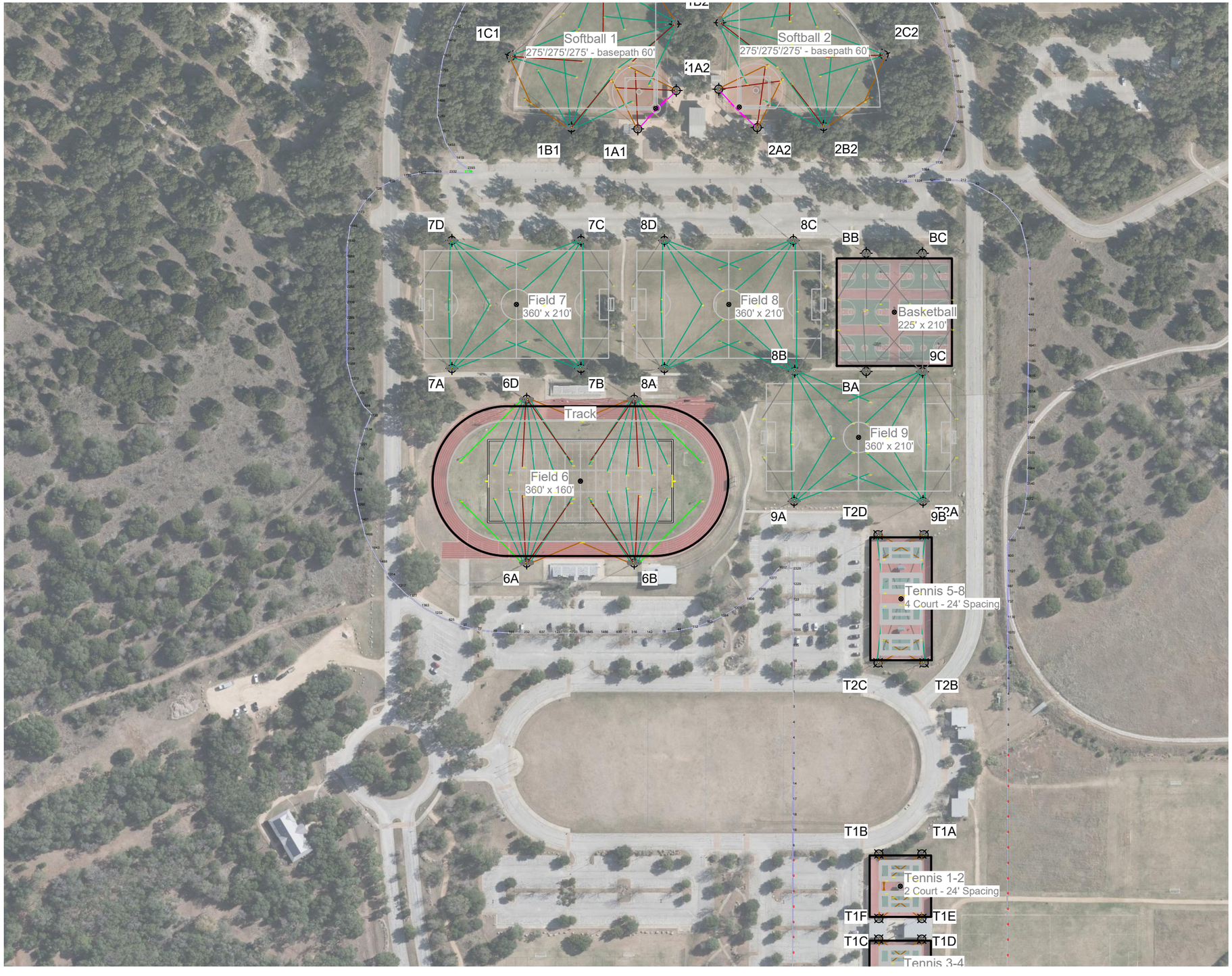

SCALE IN FEET 1 : 200

0' 200' 400'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: Drew Jacobson · File #220413B · 30-May-23

Williamson County Park Relight

Leander, TX

EQUIPMENT LAYOUT

INCLUDES:

- Basketball
- Field 6
- Field 7
- Field 8
- Field 9
- Softball 1
- Softball 2
- Tennis 1-2
- Tennis 3-4
- Tennis 5-8
- Track

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

EQUIPMENT LIST FOR AREAS SHOWN

	Pole			Luminaires		
QTY	LOCATION	SIZE	GRADE ELEVATION	MOUNTING HEIGHT	LUMINAIRE TYPE	QTY / POLE
4	1C1, 1C2 2C1, 2C2	70'	-	70' 15.5'	TLC-LED-900 TLC-BT-575	4 1
4	1A1, 1A2 2A1, 2A2	60'	-	60' 15.5'	TLC-LED-1200 TLC-BT-575	2 1
4	1B1, 1B2 2B1, 2B2	80'	-	80' 15.5'	TLC-LED-1200 TLC-BT-575	6 1
4	6A, 6B 6C, 6D	70'	-	15.5' 70' 70'	TLC-BT-575 TLC-LED-1500 TLC-LED-1200	2 2 5
9	7A, 7B 7C, 7D 8A, 8C 8D, 9A 9B	70'	-	70'	TLC-LED-1200	5
1	8B	70'	-	70'	TLC-LED-1200	5/5*
1	9C	70'	-	70' 70'	TLC-LED-900 TLC-LED-1200	3* 5
1	BA	70'	-	70'	TLC-LED-900	3
2	BB, BC	60'	-	60'	TLC-LED-900	3
8	T1A, T1B T1C, T1D T1E, T1F T1G, T1H	40'	-	40'	TLC-LED-900	2
4	T2A, T2B T2C, T2D	60'	-	60' 60'	TLC-LED-1200 TLC-LED-900	2 1
42	TOTALS					196

* This structure utilizes a back-to-back mounting configuration

SINGLE LUMINAIRE AMPERAGE DRAW CHART

Driver (.90 min power factor)	Line Amperage Per Luminaire (max draw)						
Single Phase Voltage	208 (60)	220 (60)	240 (60)	277 (60)	347 (60)	380 (60)	480 (60)
TLC-LED-900	5.2	4.9	4.5	3.9	3.1	2.9	2.3
TLC-LED-1200	6.9	6.5	6.0	5.2	4.2	3.8	3.0
TLC-BT-575	3.4	3.2	2.9	2.5	2.0	1.8	1.5
TLC-LED-1500	8.4	7.9	7.3	6.3	5.0	4.6	3.6

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C. CONTROLS AND MONITORING

Sales Representative: Brent Thornton | Project Engineer: DJacobson | Scan: SS0A13B | Document ID: SS0A1PE1V1020150525

Preliminary Plans: Confirm all details before ordering

Distribution Panel Location\ID: Service 1
Control System ID: 1 of 2
Project Name: Williamson County Park Retrofit | Project #: SS0A13

Project Information

Control System

Control System ID:	1 of 2
Control System Type:	Control-Link ® Control and Monitoring System
Communication Type:	PowerLine-2T

Power Requirements

Control cabinet(s):	
Control voltage (phase to neutral)	120\60\1
AV loading - inrush	1.8A\0.8
AV loading - sealed	908.0
Lighting Circuits:	
Voltage\Hertz\Phase	480\60\3

Important Notes:

1. Please confirm that the lighting circuit voltage listed above is accurate for this facility. This is the voltage\phase being connected and utilized at each lighting pole's electrical components enclosure disconnect. Inaccurate voltage\phase can result in additional costs and delays. Contact your Musco sales representative to confirm this item.
2. In a 3 phase design, all 3 phases are to be run to each pole location. Musco's single phase luminaires come pre-wired to utilize all 3 phases across the entire facility.
3. One contactor is required for each circuit at each pole location. Contactors are 3 pole and 100% rated for the duplisphed continuous load.
4. If the lighting system will be fed from more than one distribution location, additional equipment may be required. Contact your Musco sales representative.
5. Size overcurrent devices using the full load amps column of the Circuit Summary by Switch Chart (Minimum power factor is 0.9). Size conduit per code unless otherwise specified as larger to allow for thinner connectors.
6. Avoid use of in-ground junction\pull boxes when possible. If used, all wire connectors must be UL listed for Wet Locations to prevent leakage current.
7. Control power wiring must be in separate conduit from line or load power wiring. Communication cables must be in separate conduit from any power wiring.
8. Refer to installation instructions for more details on equipment information and the installation requirements.

Equipment Listing

Description	Qty	Size (in)
Control and monitoring cabinet - secondary	1	24 X 24 X 8
Control and monitoring cabinet - secondary	1	24 X 24 X 12
Control and monitoring cabinet - primary	1	24 X 24 X 12

Project Notes:

Equipment Layout and Connection Details

Equipment	
ID	Description
1	Control and monitoring cabinet - primary
2	Control and monitoring cabinet - secondary

Connection Details	
ID	Description
1a	Line power to contactor, and equipment grounding conductor. Requires one circuit per contactor, size wiring per load and voltage drop.
1b	Load power from contactor, and equipment grounding conductor. Requires one circuit per contactor, size wiring per load and voltage drop.
2a	Control power with equipment ground to control cabinet. Requires dedicated 20 A circuit. Provide transformer if control voltage not present.
3a	Control harnesses - secondary cabinet to primary cabinet. Harness is provided by Musco in 8-foot length. Use minimum 2 inch diameter conduit for harness connector.

Circuit Summary

Switching Schedule	
Field\Switch Description	Switches
Track	1
Field 9	4
Field 8	3
Field 7	2
Field 6	1
Baseball	7
Softball 1	6
Softball 2	5

Control Module ID: 1

Lighting Circuit Voltage: 480\60\3

Circuit Summary by Switch							
Switch	Zone Description	Pole ID	# of Fixtures	Full load amperes	Contactor Size (Amps)	Cabinet #	Contactor ID
1	Field 6	6A	6	12.34	30	1	C1
	Field 6	6B	6	12.34	30	1	C2
	Field 6	6C	6	12.34	30	1	C3
	Field 6	6D	6	12.34	30	1	C4
2	Field 7	7A	5	10.96	30	1	C5
	Field 7	7B	5	10.96	30	1	C6
	Field 7	7C	5	10.96	30	1	C7
	Field 7	7D	5	10.96	30	1	C8
3	Field 8	8A	5	10.96	30	1	C9
	Field 8	8B	5	10.96	30	1	C10
	Field 8	8C	5	10.96	30	1	C11
	Field 8	8D	5	10.96	30	1	C12
4	Field 9	9B	5	10.96	30	2	C13
	Field 9	9A	5	10.96	30	2	C14
	Field 9	9B	5	10.96	30	2	C15
	Field 9	9C	5	10.96	30	2	C16
5	Softball 1	1A1	3	5.5	30	2	C17
	Softball 1	1A2	3	5.5	30	2	C18
	Softball 1	1B1	7	11.62	30	2	C19
	Softball 1	1B2	7	11.62	30	2	C20
	Softball 1	1C1	5	7.13	30	2	C21
	Softball 1	1C2	5	7.13	30	2	C22

Circuit Summary - Cont'd

Lighting Circuit Voltage: 480\277

Control Module ID: 1

Circuit Summary by Switch

Switch	Zone Description	Pole ID	# of Fixtures	Full load amperes	Contactor Size (Amps)	Cabinet #	Contactor ID
0	Softball 2	2A1	3	2.2	30	2	C23
	Softball 2	2A2	3	2.2	30	2	C24
	Softball 2	2B1	7	11.62	30	2	C25
	Softball 2	2B2	7	11.62	30	2	C26
	Softball 2	2C1	2	2.13	30	3	C27
	Softball 2	2C2	2	2.13	30	3	C28
7	Basketball	BA	3	3.61	30	3	C29
	Basketball	BB	3	3.61	30	3	C30
	Basketball	BC	3	3.61	30	3	C31
	Basketball	9C	3	3.61	30	3	C32

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Sales Representative: Brant Troutman | Project Engineer: DJacobson | Scan: 220413B | Document ID: 220413P1V2-053010265 1

8. Refer to Installation Instructions for more details on equipment information and the installation requirements.
conduit from any power wiring.
7. Control power wiring must be in separate conduit from line or load power wiring. Communication cables must be in separate prevent leakage current.
6. Avoid use of in-ground junction/pull boxes when possible. If used, all wire connectors must be UL listed for Wet Locations to 0.9). Size conduit per code unless otherwise specified as larger to allow for harness connectors.
5. Size overcurrent devices using the full load amps column of the Circuit Summary by Switch chart (Minimum power factor is your Musco sales representative.
4. If the lighting system will be fed from more than one distribution location, additional equipment may be required. Contact continuous load.
3. One contactor is required for each circuit at each pole location. Contactors are 3 pole and 100% rated for the published all 3 phases across the entire facility.
2. In a 3 phase design, all 3 phases are to be run to each pole location. Musco's single phase luminaires come pre-wired to utilize result in additional costs and delays. Contact your Musco sales representative to confirm this item.
connected and utilized at each lighting pole's electrical components enclosure disconnect. Inaccurate voltage/phase can
1. Please confirm that the lighting circuit voltage listed above is accurate for this facility. This is the voltage/phase being

Important Notes:

Voltage/Hertz/Phase 480/60/3

Lighting Circuits:

VA loading - Sealed 388.0

VA loading - Inrush 3513.0

Control voltage (phase to neutral) 120/60

Control cabinet(s):

Power Requirements

Communication Type: PowerLine-ST System

Control System Type: Control-Link ® Control and Monitoring

Control System ID: 2 of 2

Control System

Project Information

Distribution Panel Location/ID: Tennis Service

Control System ID: 2 of 2

Project Name: Williamson County Park Retrofit | Project #: 220413

Project Notes:

primary

Control and monitoring cabinet - 1 24 X 72

Description	Qty	Size (in)
Equipment Listing		

Confirm all details - See Note 1

Preliminary Plans:

System Requirements: Control System Summary

Equipment Layout and Connection Details

Equipment	
ID	Description
1	Control and monitoring cabinet - primary

Connection Details	
ID	Description
1a	Line power to contactor, and equipment grounding conductor. Requires one circuit per contactor, size wiring per load and voltage drop.
1b	Load power from contactor, and equipment grounding conductor. Requires one circuit per contactor, size wiring per load and voltage drop.
2a	Control power with equipment ground to control cabinet. Requires dedicated 20 A circuit. Provide transformer if control voltage not present.

Circuit Summary

Switching Schedule	
Field\Switch Description	Switches
Tennis 1-5	1
Tennis 2-8	3
Tennis 3-4	2

Control Module ID: 2 **Lighting Circuit Voltage: 480\60\3**

Circuit Summary by Switch							
Switch	Zone Description	Pole ID	# of Fixtures	Full load amperes	Contactor Size (Amps)	Cabinet #	Contactor ID
1	Tennis 1-5	T1A	5	3.6	30	4	C1
	Tennis 1-5	T1B	5	3.6	30	4	C2
	Tennis 1-5	T1C	5	3.6	30	4	C3
	Tennis 1-5	T1D	5	3.6	30	4	C4
2	Tennis 3-4	T1E	5	3.6	30	4	C5
	Tennis 3-4	T1F	5	3.6	30	4	C6
	Tennis 3-4	T1G	5	3.6	30	4	C7
	Tennis 3-4	T1H	5	3.6	30	4	C8
3	Tennis 2-8	T2A	3	2.5	30	4	C9
	Tennis 2-8	T2B	3	2.5	30	4	C10
	Tennis 2-8	T2C	3	2.5	30	4	C11
	Tennis 2-8	T2D	3	2.5	30	4	C12

D. WARRANTY

Musco Constant 25™

25-Year Product Assurance & Warranty Program

Project name: Williamson County Park Retrofit **Project number:** 220413

Owner: Williamson County **City:** Leander **State:** TX

Covered product(s): Light-Structure System™ with TLC for LED™ technology

Date issued: Date of Shipment **Expiration:** Date of Shipment + 25 years

Musco Sports Lighting, LLC will provide all materials and labor to maintain operation of your lighting system to original design criteria for 25 years. Musco products and services are guaranteed to perform on your project as detailed in this document.

Light Performance

Specified illumination levels will be maintained and are marked as guaranteed in the Musco Illumination Summary.

Individual luminaire outages that occur during the warranty and maintenance period are repaired when the usage of any field is materially impacted.

Spill Light Control

If specified, spill light levels at identified locations are guaranteed to be controlled to the maximum values provided in the Musco Illumination Summary.

Energy Consumption

Total average kW consumption for your lighting system is guaranteed to be not more than the total load shown in the Musco Illumination Summary.

Monitoring, Maintenance, and Control Services

Musco shall monitor the performance of your lighting system, including on/off status, hours of usage, and luminaire outages. If outages that affect playability are detected, Musco will contact you and proactively dispatch technicians.

On-off control of your lighting system is provided via an easy-to-use web site scheduling system, smartphone app, phone, email, or fax. Our trained Control-Link Central™ service center staff is available toll-free 24/7. Regular usage reports are always available on Control-Link Central's web site.

Structural Integrity

Your project has been designed to IBC 2021, 110 mph, Exposure C .
Structural integrity of equipment manufactured by Musco is guaranteed.

Musco has a team of people to ensure fulfillment of our product and services warranty and maintains financial reserves dedicated to support our fulfillment of this warranty. Please keep this document as your signed contract guaranteeing comprehensive service for the 25 year period.

©2005, 2019 Musco Sports Lighting, LLC

Musco Constant 25™

25-Year Product Assurance & Warranty Program

Terms and Conditions

Service under this Contract is provided by Musco Sports Lighting, LLC ("Musco") or an authorized servicer approved by Musco. Services performed under this Contract shall consist of furnishing labor and parts necessary to restore the operation of the Covered Product(s) to original design criteria provided such service is necessitated by failure of the Covered Product(s) during normal usage. This Contract covers Product(s) consisting of Musco's Total Light Control – TLC for LED® with Control-Link® and any additional Musco manufactured product as listed on page 1.

"We", "us," and "our" mean Musco. "You" and "your" mean the purchaser of the Covered Product(s). No one has the authority to change this Contract without the prior written approval of Musco. Musco shall not assume responsibility for their agents or assignees other than as described below. If there is a conflict between the terms of this Contract and information communicated either orally or in writing by one or more of our employees or agents, this Contract shall control.

Additional Provisions

1. **Availability of Service:** Control-Link Central™ operators shall be available 24/7 via web site, phone, fax, or email. Maintenance service specialists shall be available 8AM to 5PM Central Time, and services shall be rendered during these same hours in your local time zone, Monday through Friday (with the exception of national holidays). Hours of operation are subject to change without notice to you. Musco will exercise all reasonable efforts to perform service under this Contract, but will not be responsible for delays or failure in performing such services caused by adverse weather conditions, acts of any government, failure of transportation, accidents, riots, war, labor actions or strikes or other causes beyond its control.

2. **Determination of Repairs:** Musco will utilize the field monitoring system and any information provided by the customer to determine when the usage of the field is materially impacted. From this information, Musco will determine needed repair and/or replacement of Covered Product(s) and parts. Repair will be with Product(s) of like kind and quality.

3. **Your Requirements Under this Contract:** You must meet all electrical and installation requirements as specified by the manufacturer. In addition, you promise and assure: full cooperation with Musco, Musco's technicians and authorized servicers during telephone diagnosis and repair of the Covered Product(s); reasonable accessibility of the Covered Product(s); a nonthreatening and safe environment for service.

   You agree to check fuses and to replace fuses as needed. Musco provides spare fuses in the lowest alpha-numeric numbered enclosure. Musco will replenish spare fuses used.

   You agree to keep your control system online. This means keeping the required control voltage to the control system at all times. Any deviation from this practice must be discussed with Musco's Warranty Department.

4. **Service Limitations — This Contract does not cover:** Maintenance, repair, or replacement necessitated by loss or damage resulting from any external causes such as, but not limited to, theft, environmental conditions, negligence, misuse, abuse, improper electrical/power supply, unauthorized repairs by third parties, attachments, damage to cabinetry, equipment modifications, vandalism, animal or insect infestation, physical damage to Covered Product(s) parts or components, failure of existing structures, supporting electrical systems or any non-Musco equipment, or acts of God/nature (including, but not limited to: earthquake, flood, tornadoes, typhoons, hurricanes, or lightning).

5. **Contract Limitations:**

   a. EXCLUSIONS FROM COVERAGE: IN NO EVENT WILL MUSCO BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES WHICH INCLUDE, BUT ARE NOT LIMITED TO, ANY DELAY IN RENDERING SERVICE OR LOSS OF USE DURING THE REPAIR PERIOD OF THE COVERED PRODUCT(S) OR WHILE OTHERWISE AWAITING PARTS.

   b. Limitation of Liability: To the extent permitted by applicable law, the liability of Musco, if any, for any allegedly defective Covered Product(s) or components shall be limited to repair or replacement of the Covered Product(s) or components at Musco's option. THIS CONTRACT IS YOUR SOLE EXPRESS WARRANTY WITH RESPECT TO THE COVERED PRODUCT(S). ALL IMPLIED WARRANTIES WITH RESPECT TO THE COVERED PRODUCT(S) INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY EXPRESSLY EXCLUDED.

   c. For the purposes of and by your acceptance of this Contract you acknowledge and agree that if a surety bond ("Bond") is provided the warranty and/or maintenance guarantee provided for in this Contract and any corresponding liability on behalf of the issuing surety under the Bond is limited to the first twelve (12) months of said warranty and/or maintenance guarantee coverage period. Any warranty and/or guarantee coverage period in excess of said initial 12 month period does not fall within the scope of the Bond and shall be the sole responsibility of Musco.

   d. Musco requires reasonable access for a crane or man lift equipment to service the lighting system. Musco will not be responsible for damage from operating the vehicle on the property when the equipment is operated in the prescribed manner over the designated access route.

   e. Obsolescence or Environmental Restrictions: If during any maintenance or other work performed under this Warranty, any of the parts of the Covered Product(s) are found to be either obsolete, no longer available, or prohibited by any state of federal agency, Musco shall replace said parts with comparable parts and materials with equal operating characteristics solely at Musco's discretion. The cost of replacement of any obsolete cellular related technology shall be borne by you. Prior to completing any such work, Musco shall notify you of the cost (if any) you will incur in the replacement of such parts under this section.

6. **Transfer and Assignment:** Except to owners, you shall not have the right to assign or otherwise transfer your rights and obligations under this Contract except with the prior written consent of Musco; however, a successor in interest by merger, operation of law, assignment or purchase or otherwise of your entire business shall acquire all of your interests under this Contract.

7. **Governing Law:** Unless otherwise governed by applicable state law, the Contract shall be interpreted and enforced according to the laws of the State of Iowa.

8. **Subrogation:** In the event Musco repairs or replaces any Covered Product(s), parts or components due to any defect for which the manufacturer or its agents or suppliers may be legally responsible, you agree to assign your rights of recovery to Musco. You will be reimbursed for any reasonable costs and expenses you may incur in connection with the assignment of your rights. You will be made whole before Musco retains any amounts it may recover.

Signature: _____

Vice President of Sales

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E. PRODUCT INFORMATION

TLC for LED®

5 Easy Pieces™

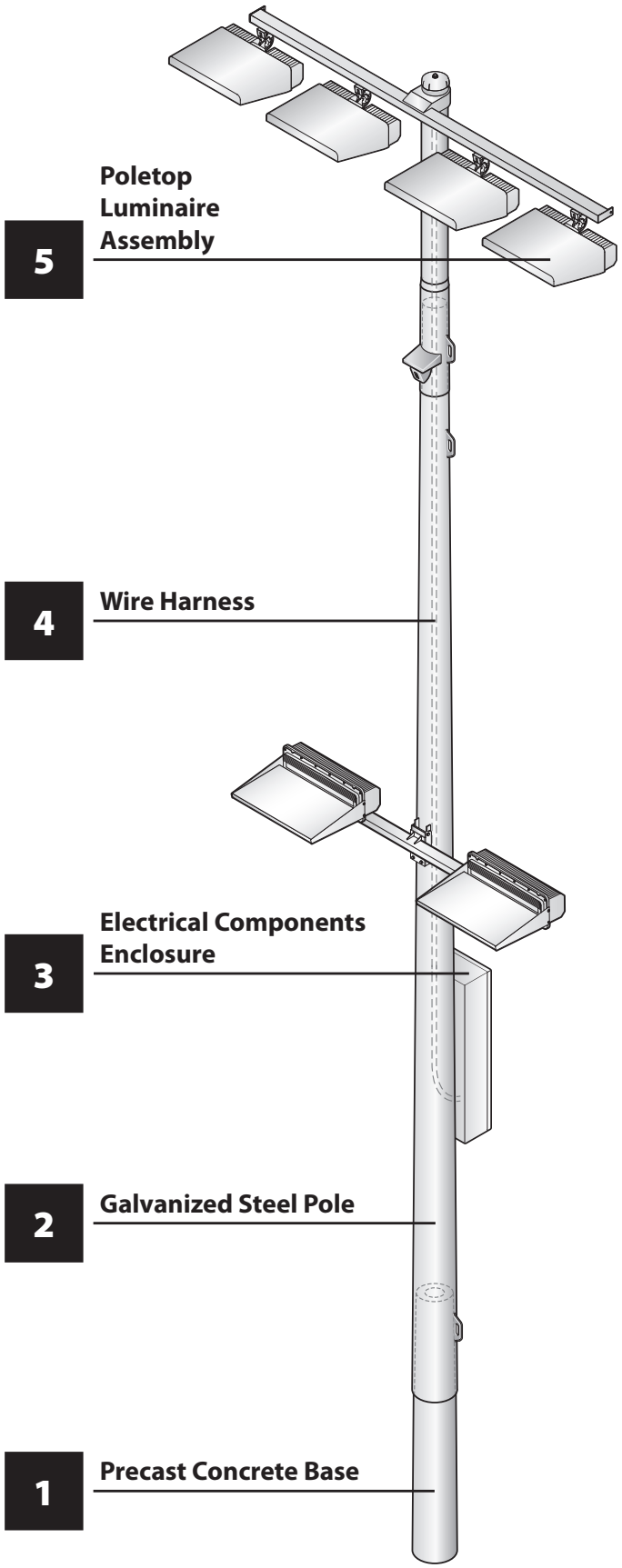
Complete System from Foundation to Poletop

Factory wired, aimed, and tested

Fast, trouble-free installation

Comprehensive corrosion package

Integrated lightning ground



TLC for LED is a trademark of Musco Sports Lighting, LLC and is registered in the United States.
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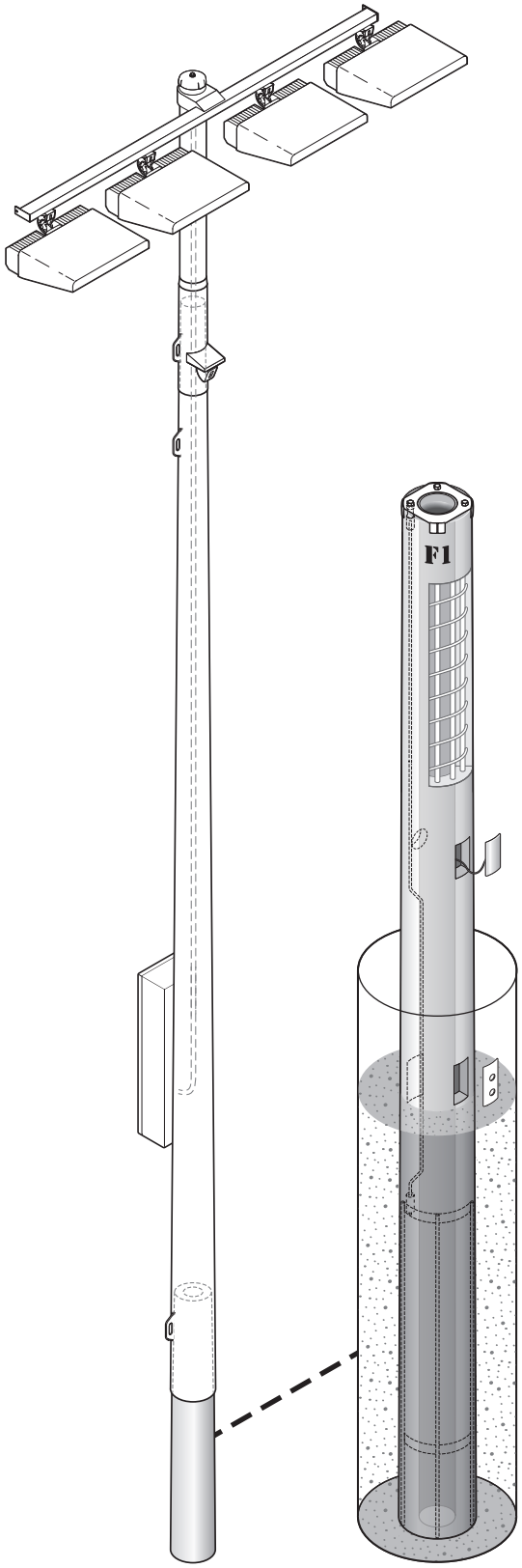
TLC for LED® – Precast Concrete Base



Overview

The precast concrete base is set directly into the ground and backfilled with concrete. The base includes an integrated lightning ground system.

Features

Base

- Set pole on base in 24 hours
- Tapered upper section for slip-fit steel pole
- Access holes for wire entry
- Epoxy-coated ends prevent water intrusion
- Lifting hole accepts load-rated steel rod provided by Musco

Integrated Lightning Ground System

- Complies with NFPA 780, UL 96A, and EN 62305 standards when installed per Musco installation instructions
- UL Listed, Class II Lightning Protection, file number E337467
- Tested up to 100 kA by independent laboratory
- Steel pole interfaces with integrated grounding system by means of the pole grounding connector
- 2/0 AWG (crossectional area of 67.4 mm^2) grounding electrode conductor
- Concrete-encased grounding electrode, 20 feet (6.1 m) total length, ½ inch (12.7 mm) diameter

Technical Specifications

Base dimensions vary. For measurements refer to project-specific *Foundation and Pole Assembly* drawing.

Construction

- Spun concrete construction
- Prestressed steel vertical strands and coil spiral for strength throughout base
- Minimum design strength is 9500 lb/in^2 (65.5 MPa) at 28 days
- Meets ASTM C1804 design requirements

Quality Assurance Tests

- 28-day compressive strength
- Bending moment capacity
- Grounding system continuity

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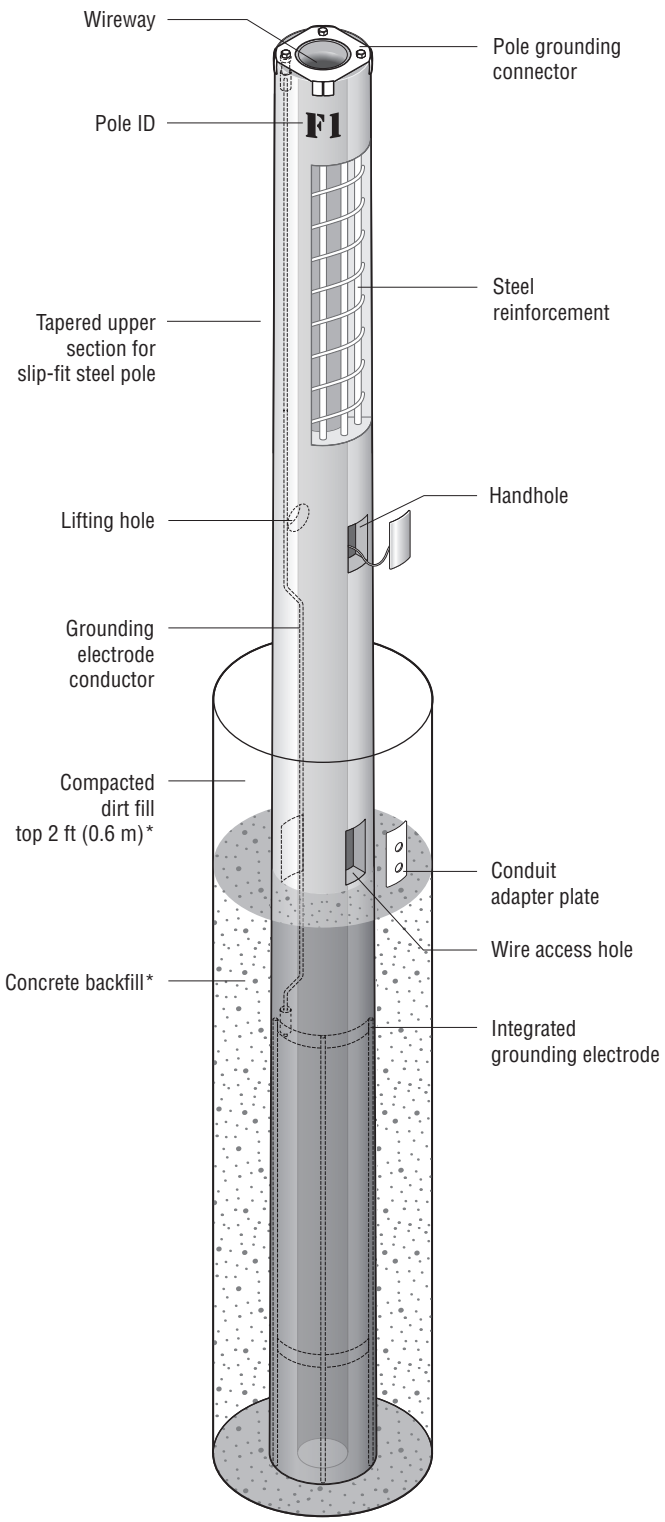
TLC for LED® – Precast Concrete Base



*Standard pier foundation shown. Foundation and/or backfill may vary per alternate foundation design.

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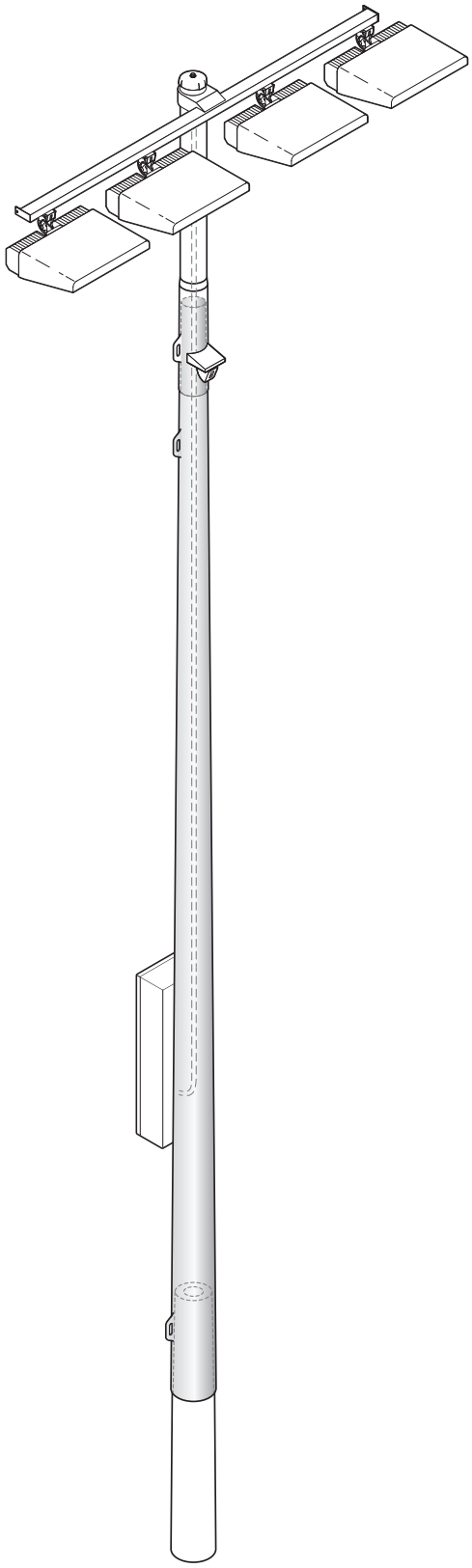
TLC for LED® – Galvanized Steel Pole



Overview

The galvanized steel pole is designed to slip-fit together with the precast concrete base and the poletop luminaire assembly.

Features

- Slip-fit connection allows pole assembly with come-alongs
- Built-in hardware for attaching electrical components enclosure
- Wire access from inside the pole (no exposed wiring or conduit)
- Shipped in sections for easier handling
- Labeled with pole identification for location on field

Technical Specifications

Pole dimensions vary. For measurements refer to project specific pole configuration drawing.

Construction

- Pole designs comply with all major building codes
- High strength, low alloy, tapered, round steel pole
- Hot-dip galvanizing inside and outside after fabrication meets ASTM-A123 and EN 1461 standards
- Conforms to AASHTO stress standards and BS EN 40-3-1
- Grounding lug—rated for aluminum (AL) or copper (CU) wiring
- Pole shipped in sections
- Stainless steel fasteners passivated and coated
- Material certifications are available

Quality Assurance Tests

- Bending stress
- Minimum galvanizing thickness
- Straightness measurement

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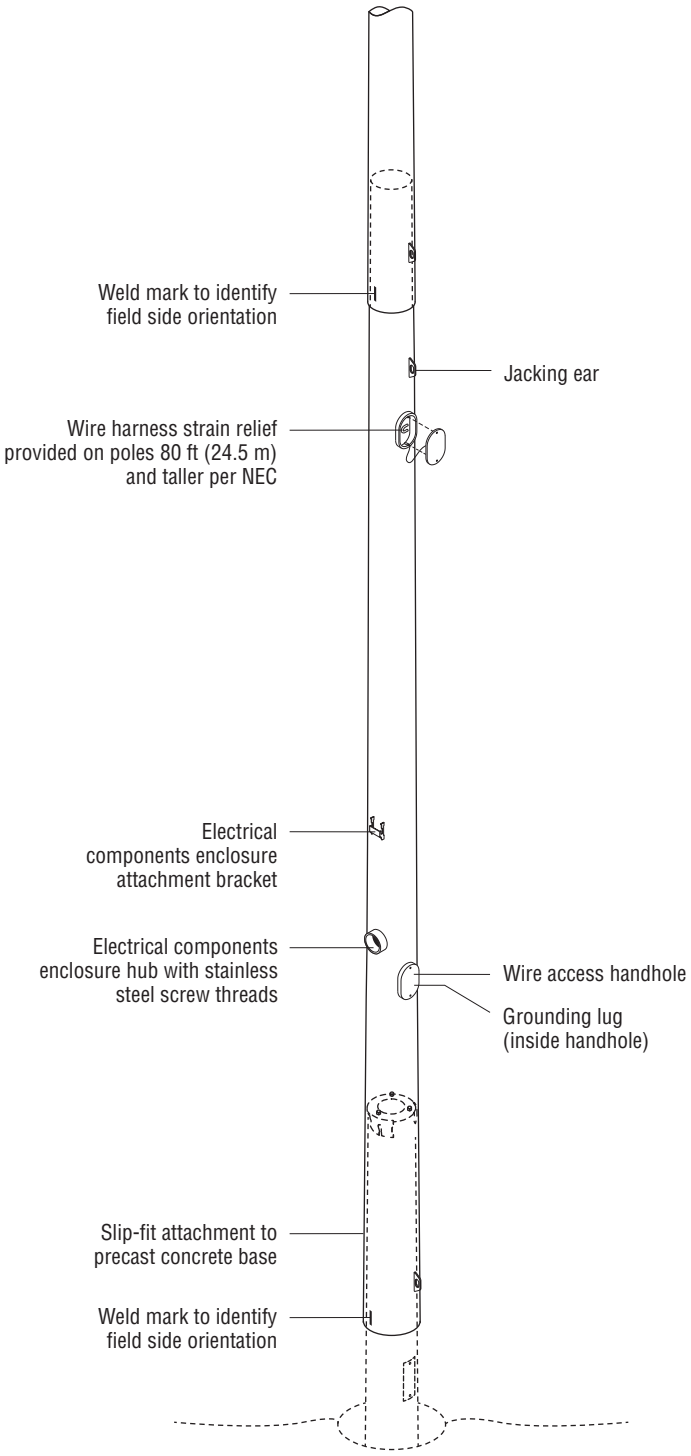
TLC for LED® – Galvanized Steel Pole



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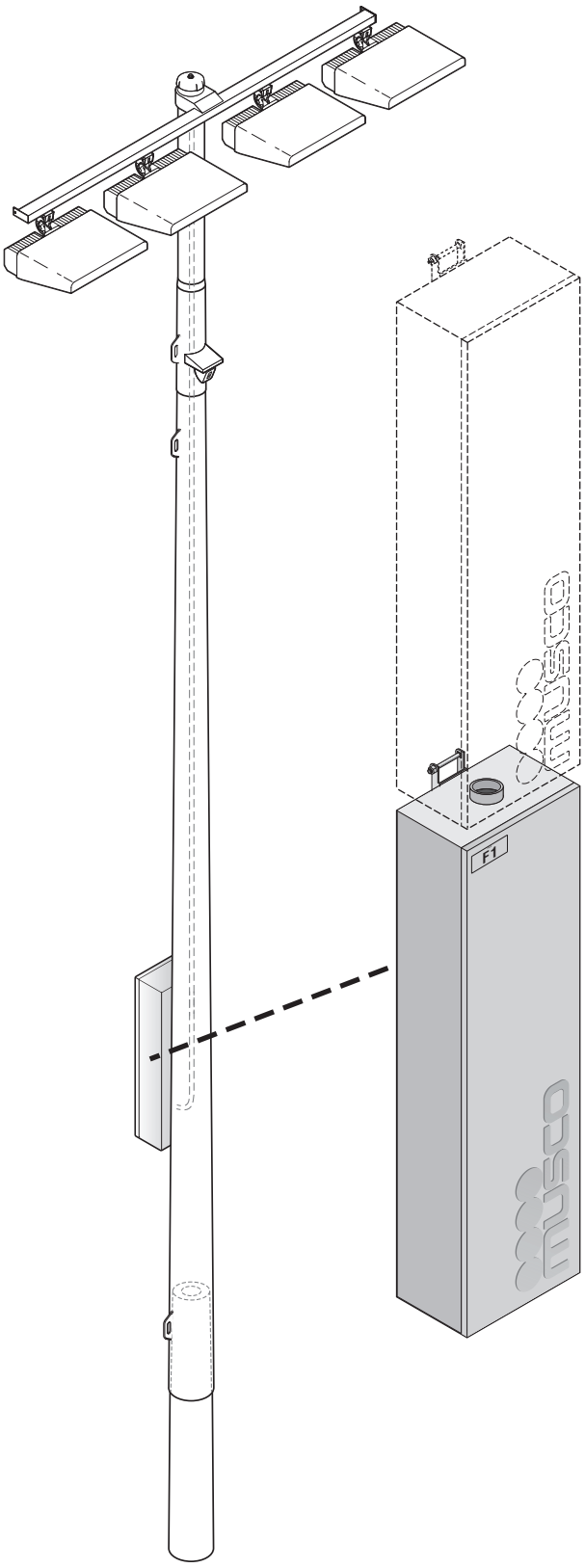
TLC for LED® – Electrical Components Enclosure



Overview

The electrical components enclosure contains all necessary equipment to operate luminaires. Built-in mounting hardware allows for easy attachment to the galvanized steel pole. Quick connect plugs fasten to the wire harness.

Features

- Factory-built and tested as a unit
- Quick connect plug for easy field wiring
- Mounted 10 ft (3 m) above grade for servicing with ladder
- Labeled with pole identification and electrical information
- Drivers individually fused and spare fuses supplied
- Wire access from inside the pole (no exposed wiring or conduit)
- Disconnect per circuit

Technical Specifications

For amperage draws and circuitry refer to project specific document.

Construction

- 0.08 inch (2 mm) thick, powder-coated aluminum
- Enclosure ratings: NEMA 3R, IP54
- Designed to operate in up to 50˚ C (122˚ F) ambient temperature
- Full length stainless steel hinge
- All stainless steel fasteners passivated and coated
- Meets touchsafe standards
- Up to four drivers per enclosure
- Approximate weight 65 lb (29 kg)
- Lower enclosure size 14.25 in (362 mm) wide x 8 in (203 mm) deep x 52.5 in (1334 mm) high
- Upper enclosure size 14.25 in (362 mm) wide x 8 in (203 mm) deep x 40.5 in (1029 mm) high

Quality Assurance Tests

- Grounding continuity
- High potential dielectric withstand
- Full functionality test

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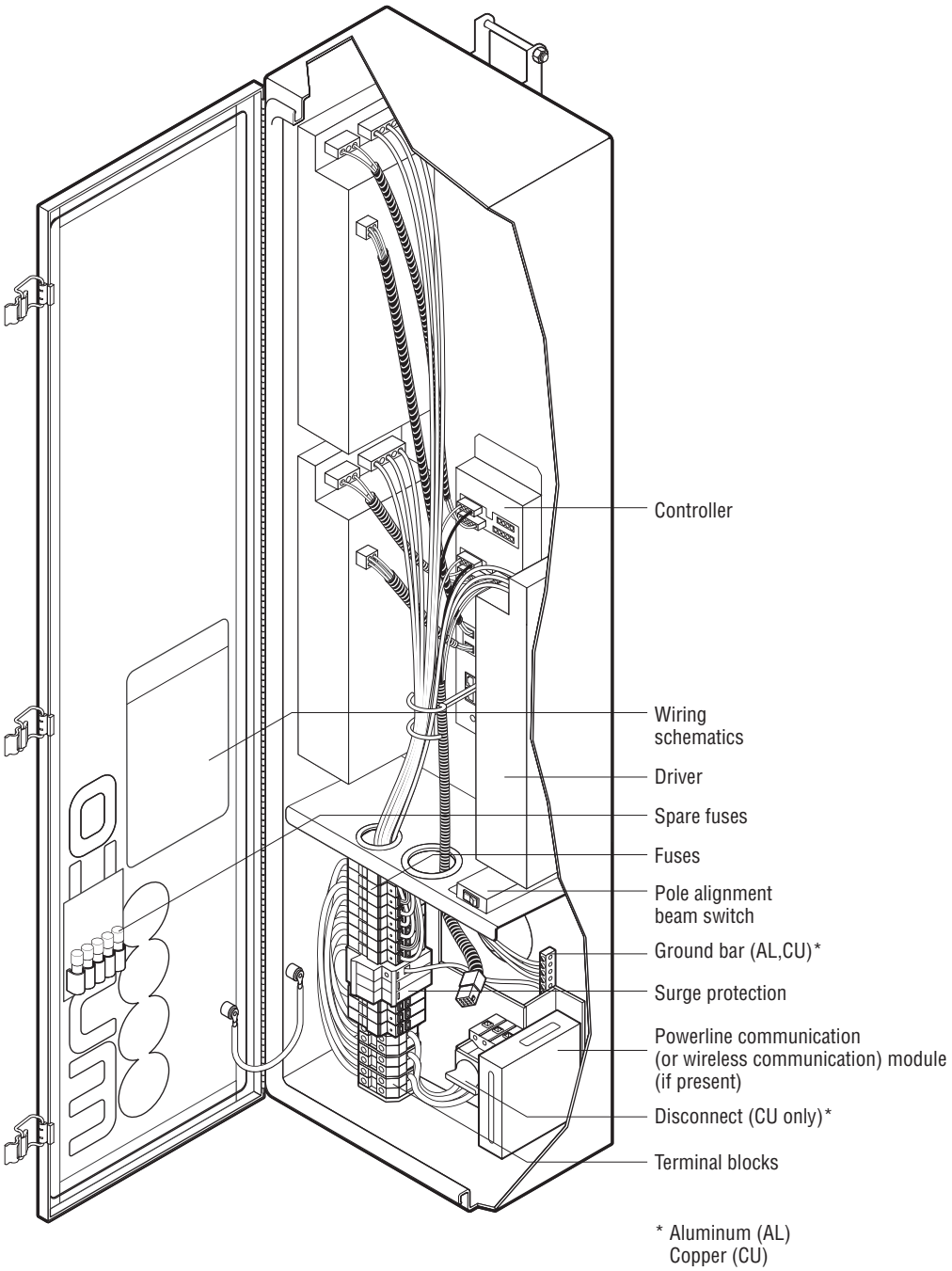
TLC for LED® – Electrical Components Enclosure



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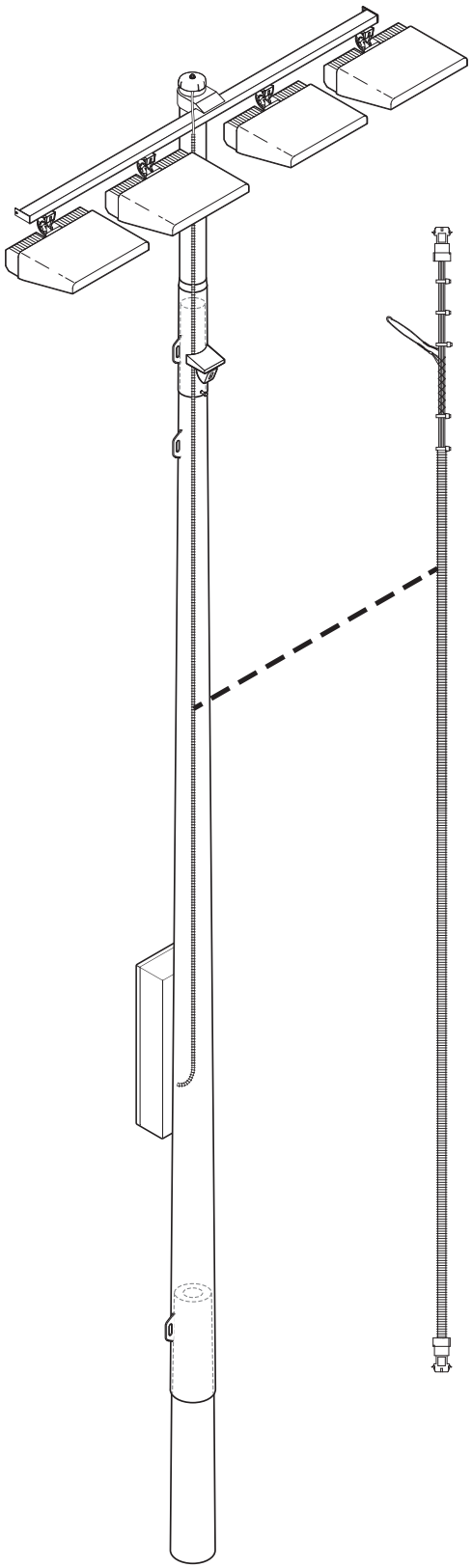
TLC for LED® – Wire Harness



Overview

The factory-built wire harness connects the electrical components enclosure to the poletop luminaire assembly.

Features

- Quick connect plugs for easy field wiring
- Factory-assembled support grip alleviates strain on connections
- Spiral wound cable eliminates slippage
- Protective sleeve prevents wire damage
- All internal wiring, no exposed wires
- Labels identify pole and luminaires

Technical Specifications

Construction

- Spiral wound, wrapped cable, 14 AWG (cross-sectional area of 2.08 mm^2) copper wire
- Integral cable support grip
- Two wires per driver
- Each harness supports up to four drivers
- Multiple top connectors may be present if required for number of luminaires

Quality Assurance Tests

- Connector/load resistance
- High potential dielectric withstand
- Grounding continuity
- Termination crimp

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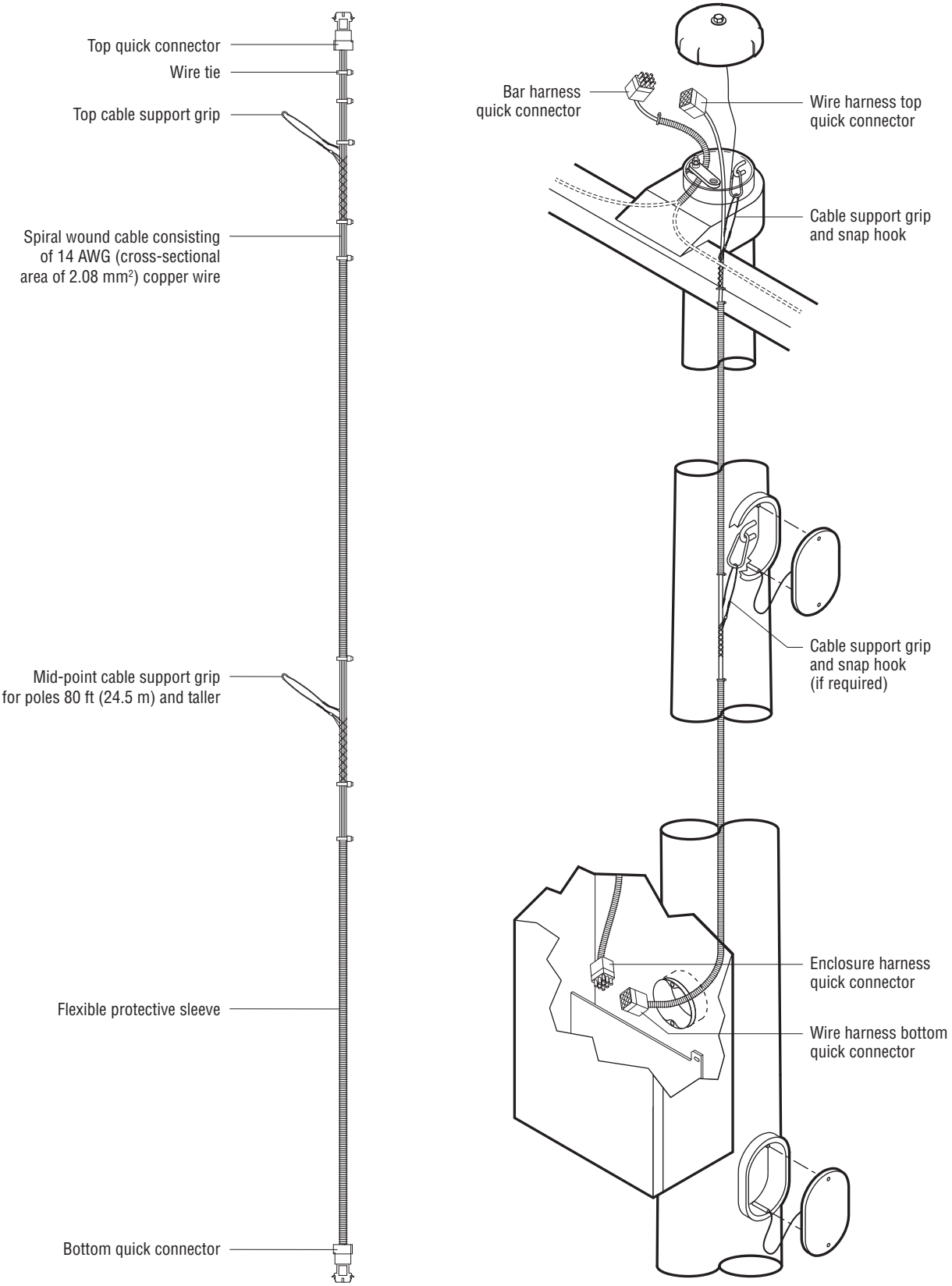
TLC for LED® – Wire Harness



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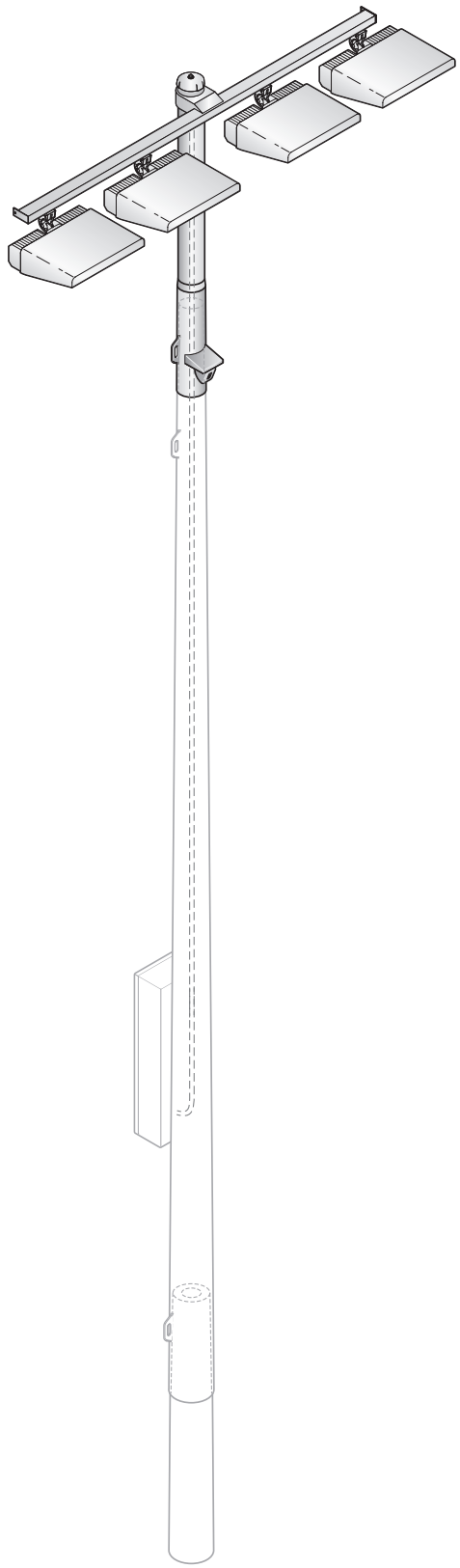
TLC for LED® – Poletop Luminaire Assembly, Weld On



Overview

The factory-aimed poletop luminaire assembly is the upper section of the pole and slip-fits together with the galvanized steel pole.

Features

- Each luminaire is factory-built, tested, and ships as a unit
- Luminaires are factory-aimed to two-tenths degree of accuracy
- Luminaire mounts and connects in a single step
- Slip-fit connection allows assembly with come-alongs
- All luminaires are factory-wired to a quick connect harness for easy installation
- Labels identify pole and luminaire location
- No exposed wiring or conduit
- Factory-set pole alignment beam allows easy field alignment

Technical Specifications

Construction

- Crossarms and pole shaft hot-dip galvanizing inside and outside after fabrication meets ASTM-A123 and EN 1461 standards
- All aluminum components are powder-coated or anodized to mil-A-8625F and BS 5599
- Luminaire and knuckle are powder-coated die-cast aluminum
- All stainless steel fasteners are passivated and coated
- Crossarms are constructed of rectangular steel tubing
- Polecap is attached with stainless steel lanyard and securing bolt

Quality Assurance Tests

- Galvanizing thickness
- High potential dielectric withstand
- Electrical continuity

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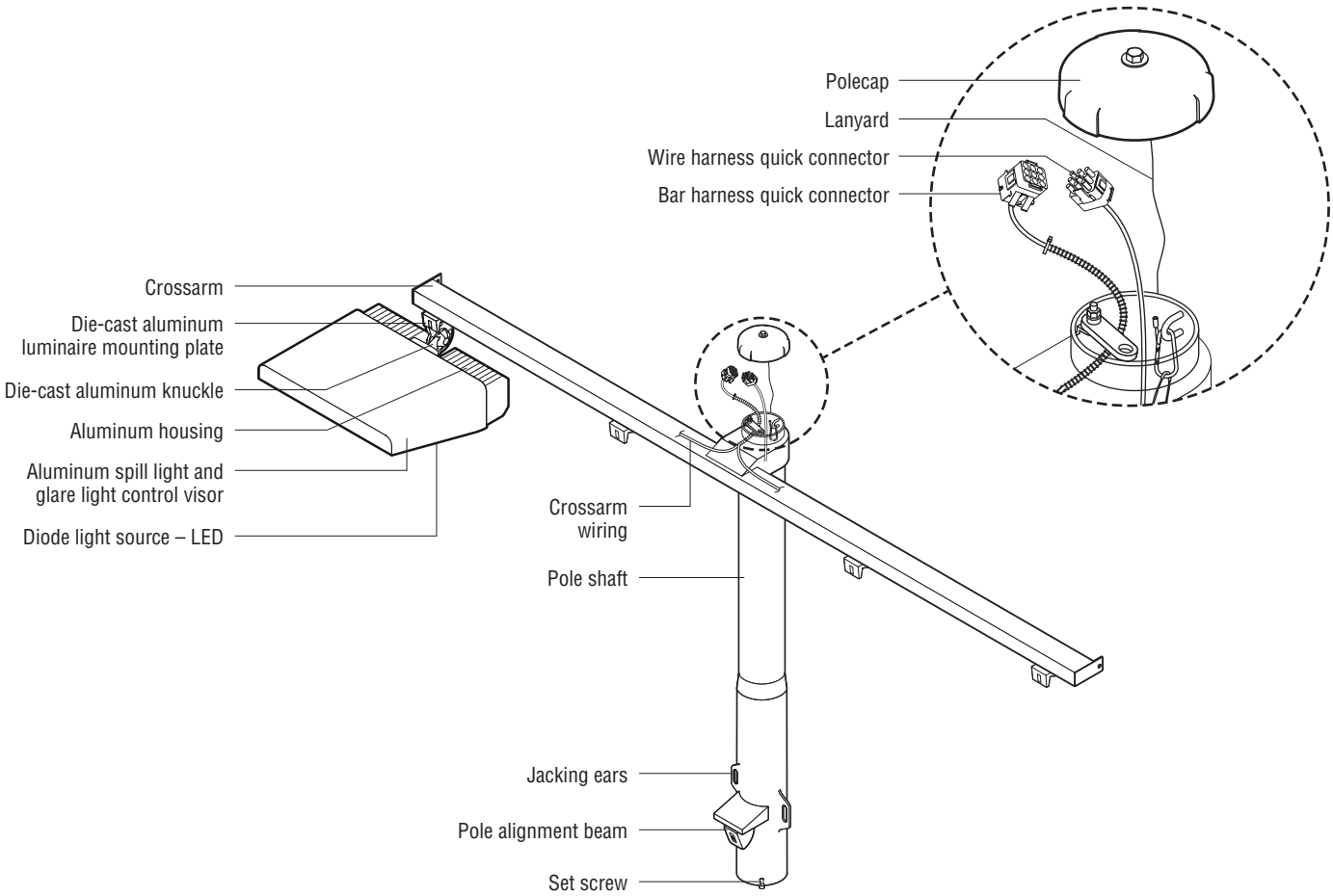
TLC for LED® – Poletop Luminaire Assembly, Weld On



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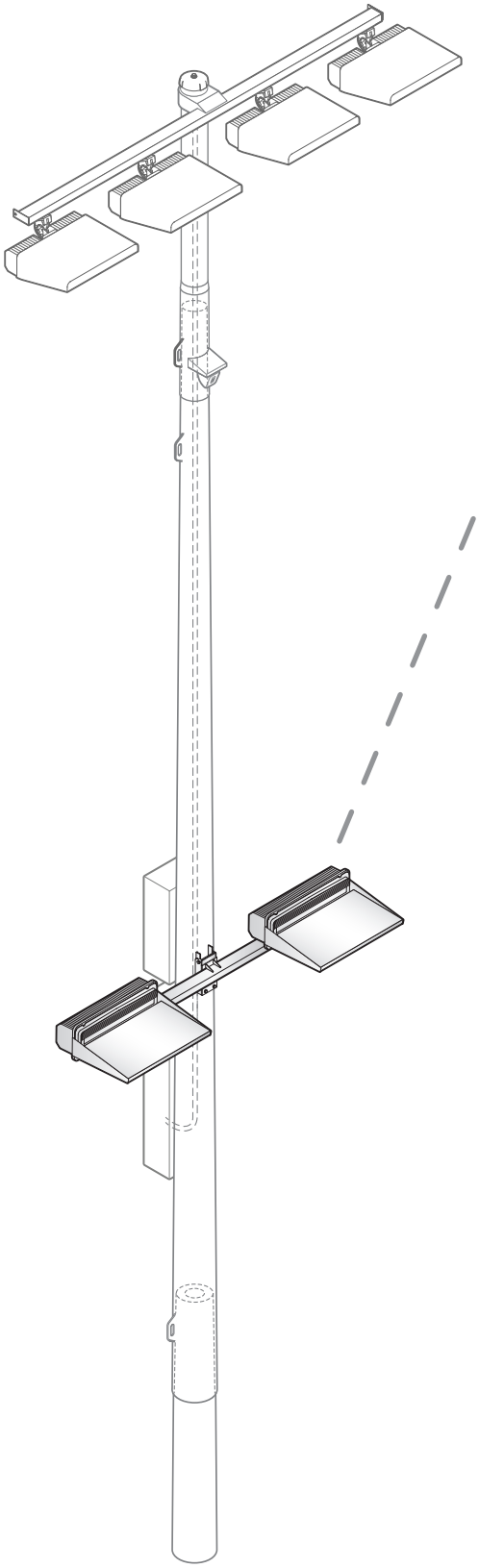
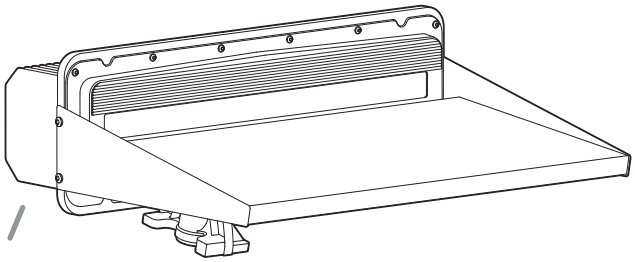
Luminaire and Driver – TLC-BT-575





Luminaire Data

Weight (luminaire)	34 lb (15 kg)
UL listing number	E338094
UL listed for USA/Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection (luminaire)	IP65
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating (luminaire)	50°C (122°F)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11	
L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens[1]	52,000
CIE correlated color temperature	5700 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	7-step MacAdam Ellipse

Footnotes:

1) Incorporates appropriate dirt depreciation factor for life of luminaire.

All components from foundation to poletop are designed to work together in Light-Structure System™ to ensure reliable, trouble-free operation.

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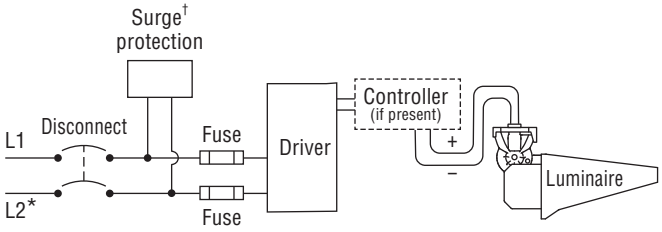
Luminaire and Driver – TLC-BT-575

Driver Data

Electrical Data

Rated wattage[1]	
Per driver	575 W
Per luminaire	575 W
Number of luminaires per driver	1
Starting (inrush) current	<40 A, 256 µs
Fuse rating	15 A
UL, IEC ambient temperature rating, electrical components enclosure	50°C (122°F)
Ingress protection, electrical components enclosure	IP54
Efficiency	95%
Total harmonic distortion (THD) at full output	<20%

Typical Wiring



* If L2 is neutral then not switched or fused.
† Not present if indoor installation.

	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire[2]	3.48 A	3.35 A	3.16 A	3.03 A	2.90 A	2.51 A	2.01 A	1.83 A	1.74 A	1.68 A	1.45 A

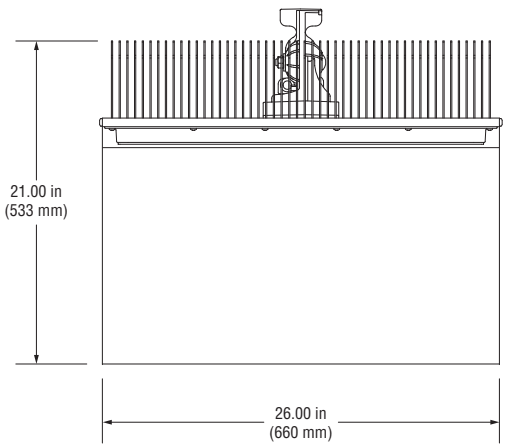
Footnotes:

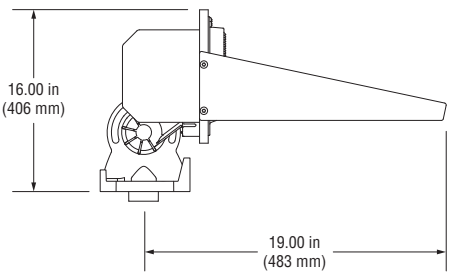
1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.

2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

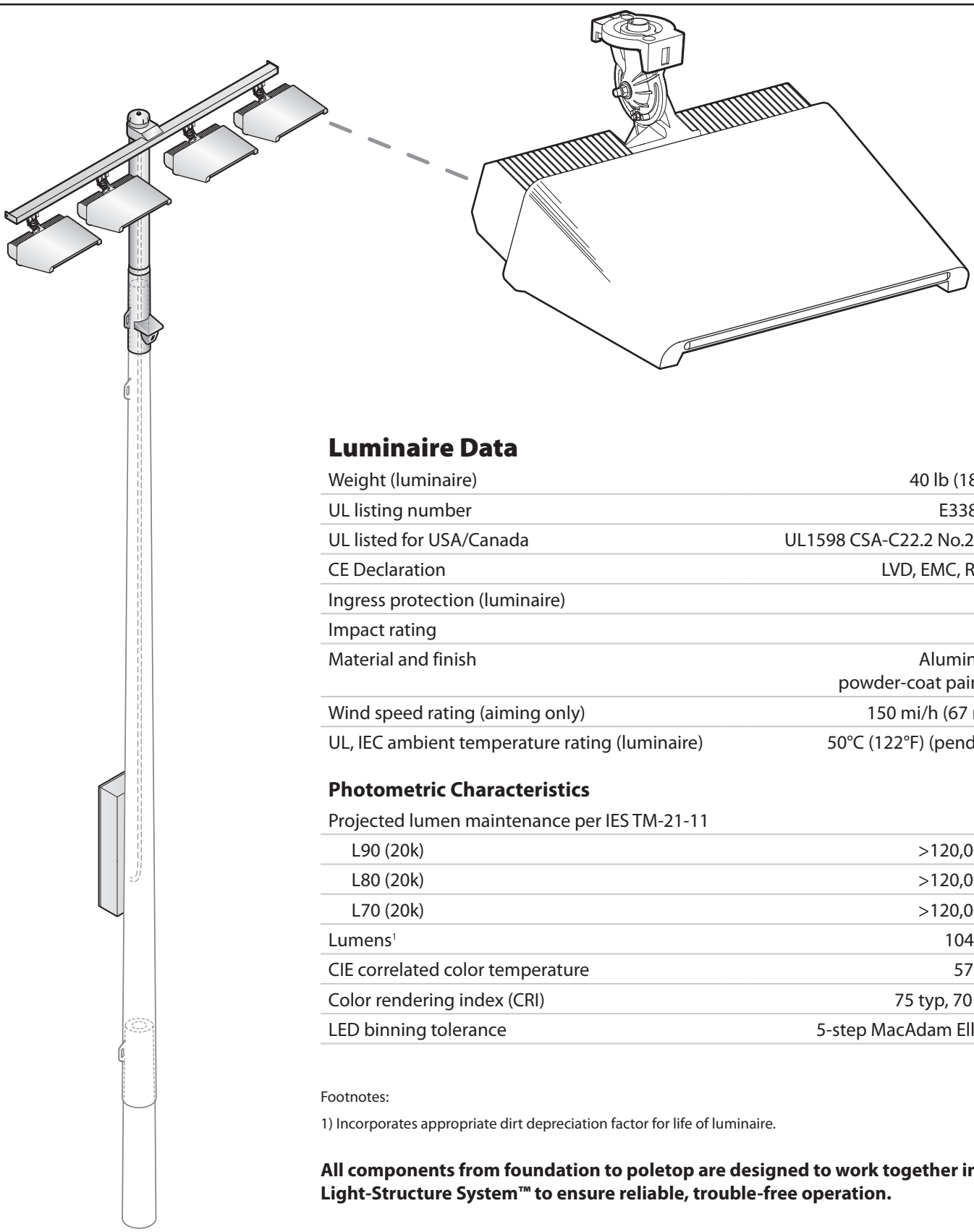
Notes

1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.





Luminaire and Driver – TLC-LED-900



Luminaire Data

Weight (luminaire)	40 lb (18 kg)
UL listing number	E338094
UL listed for USA/Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection (luminaire)	IP65
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating (luminaire)	50°C (122°F) (pending)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11	
L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens[1]	104,000
CIE correlated color temperature	5700 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	5-step MacAdam Ellipse

Footnotes:

1) Incorporates appropriate dirt depreciation factor for life of luminaire.

All components from foundation to poletop are designed to work together in Light-Structure System™ to ensure reliable, trouble-free operation.

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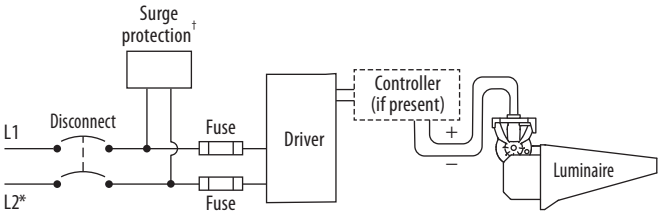
Luminaire and Driver – TLC-LED-900

Driver Data

Electrical Data

Rated wattage[1]	
Per driver	880 W
Per luminaire	880 W
Number of luminaires per driver	1
Starting (inrush) current	<40 A, 256 µs
Fuse rating	15 A
UL, IEC ambient temperature rating (electrical components enclosure)	50°C (122°F) (pending)
Ingress protection (electrical components enclosure)	IP54
Efficiency	95%
Dimming mode	optional
Range, energy consumption	21 – 100%
Range, light output	26 – 100%
Flicker	<2%
Total harmonic distortion (THD) at full output	<20%

Typical Wiring



* If L2 is neutral then not switched or fused.
† Not present if indoor installation.

	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire[2]	5.43 A	5.22 A	4.93 A	4.72 A	4.52 A	3.92 A	3.13 A	2.86 A	2.72 A	2.62 A	2.26 A

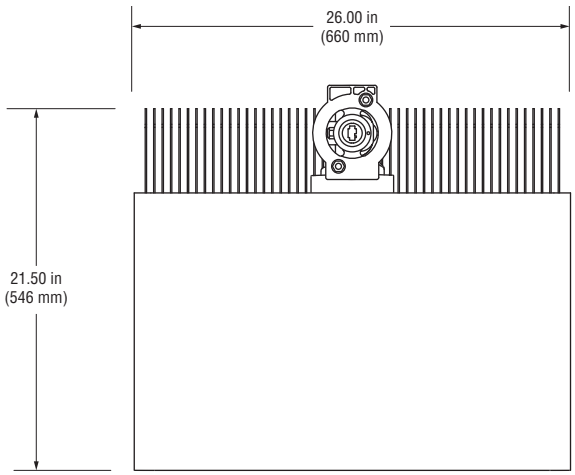
Footnotes:

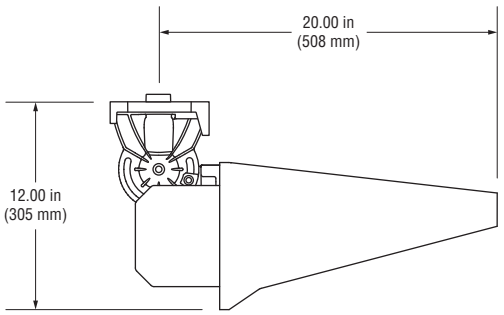
1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.

2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.





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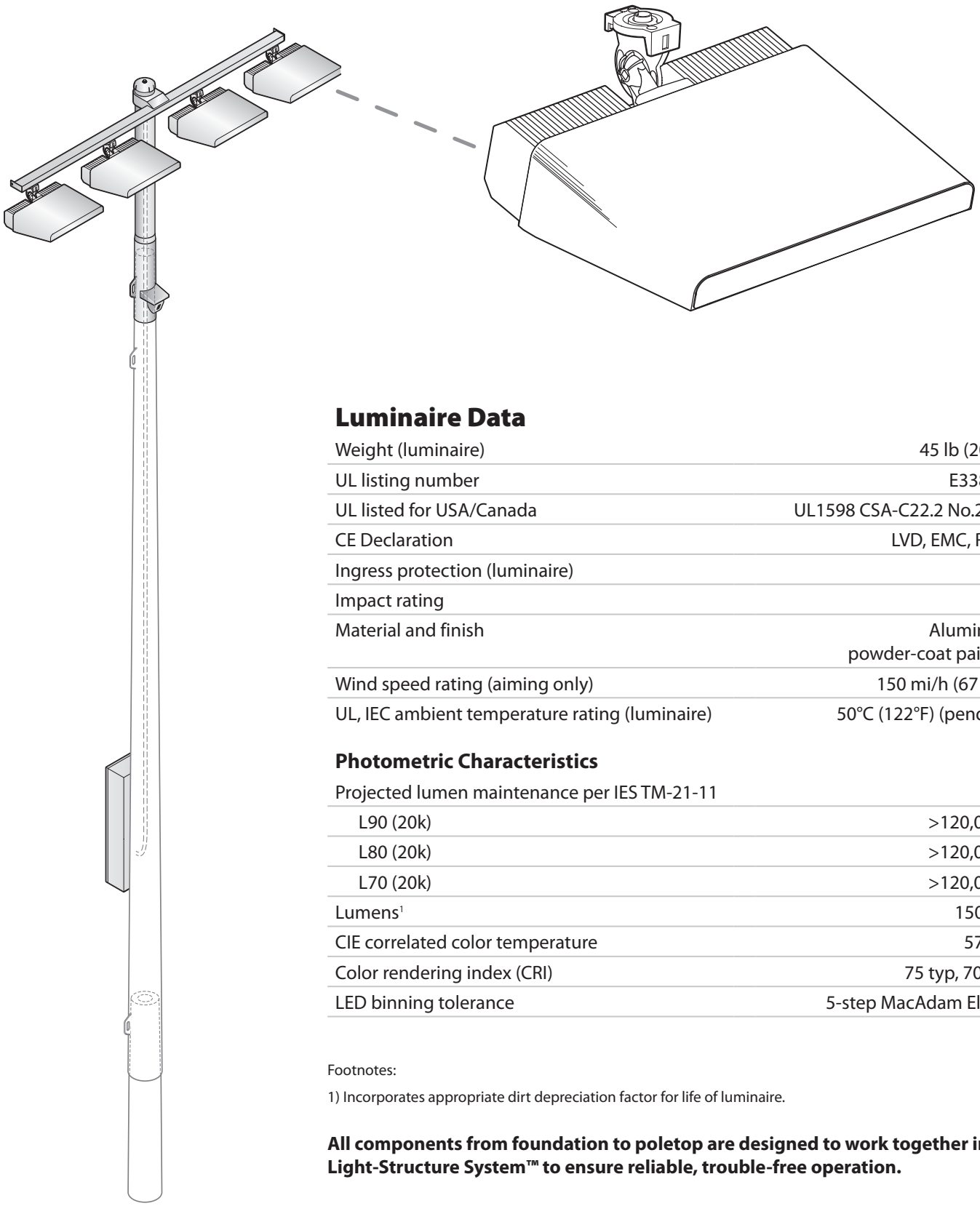
Luminaire and Driver – TLC-LED-1200



Luminaire Data

Weight (luminaire)	45 lb (20 kg)
UL listing number	E338094
UL listed for USA/Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection (luminaire)	IP65
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating (luminaire)	50°C (122°F) (pending)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11	
L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens[1]	150,000
CIE correlated color temperature	5700 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	5-step MacAdam Ellipse

Footnotes:

1) Incorporates appropriate dirt depreciation factor for life of luminaire.

All components from foundation to poletop are designed to work together in Light-Structure System™ to ensure reliable, trouble-free operation.

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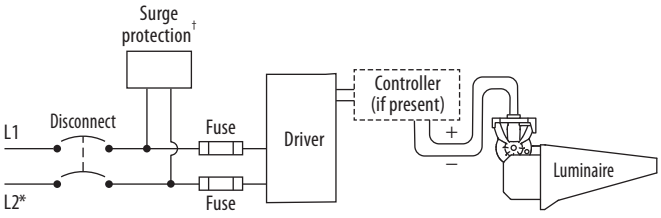
Luminaire and Driver – TLC-LED-1200

Driver Data

Electrical Data

Rated wattage[1]	
Per driver	1170 W
Per luminaire	1170 W
Number of luminaires per driver	1
Starting (inrush) current	<40 A, 256 µs
Fuse rating	15 A
UL, IEC ambient temperature rating (electrical components enclosure)	50°C (122°F) (pending)
Ingress protection (electrical components enclosure)	IP54
Efficiency	95%
Dimming mode	optional
Range, energy consumption	13 – 100%
Range, light output	18 – 100%
Flicker	<2%
Total harmonic distortion (THD) at full output	<20%

Typical Wiring



* If L2 is neutral then not switched or fused.
† Not present if indoor installation.

	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire[2]	7.20 A	6.92 A	6.54 A	6.26 A	6.00 A	5.20 A	4.15 A	3.79 A	3.60 A	3.47 A	3.00 A

Footnotes:

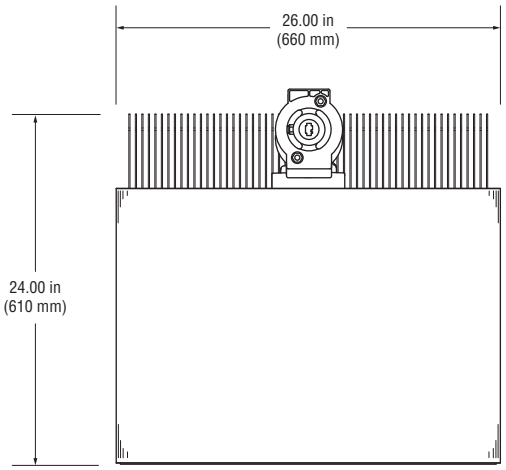
1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.

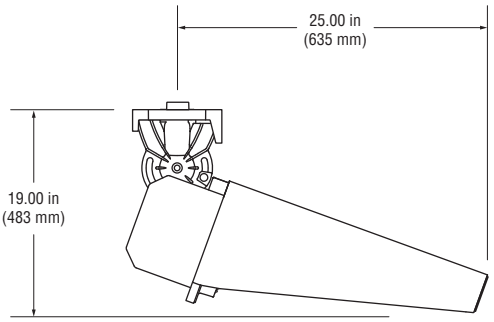
2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

1. Use thermal magnetic HID-rated or D-curve circuit breakers.

2. See *Musco Control System Summary* for circuit information.





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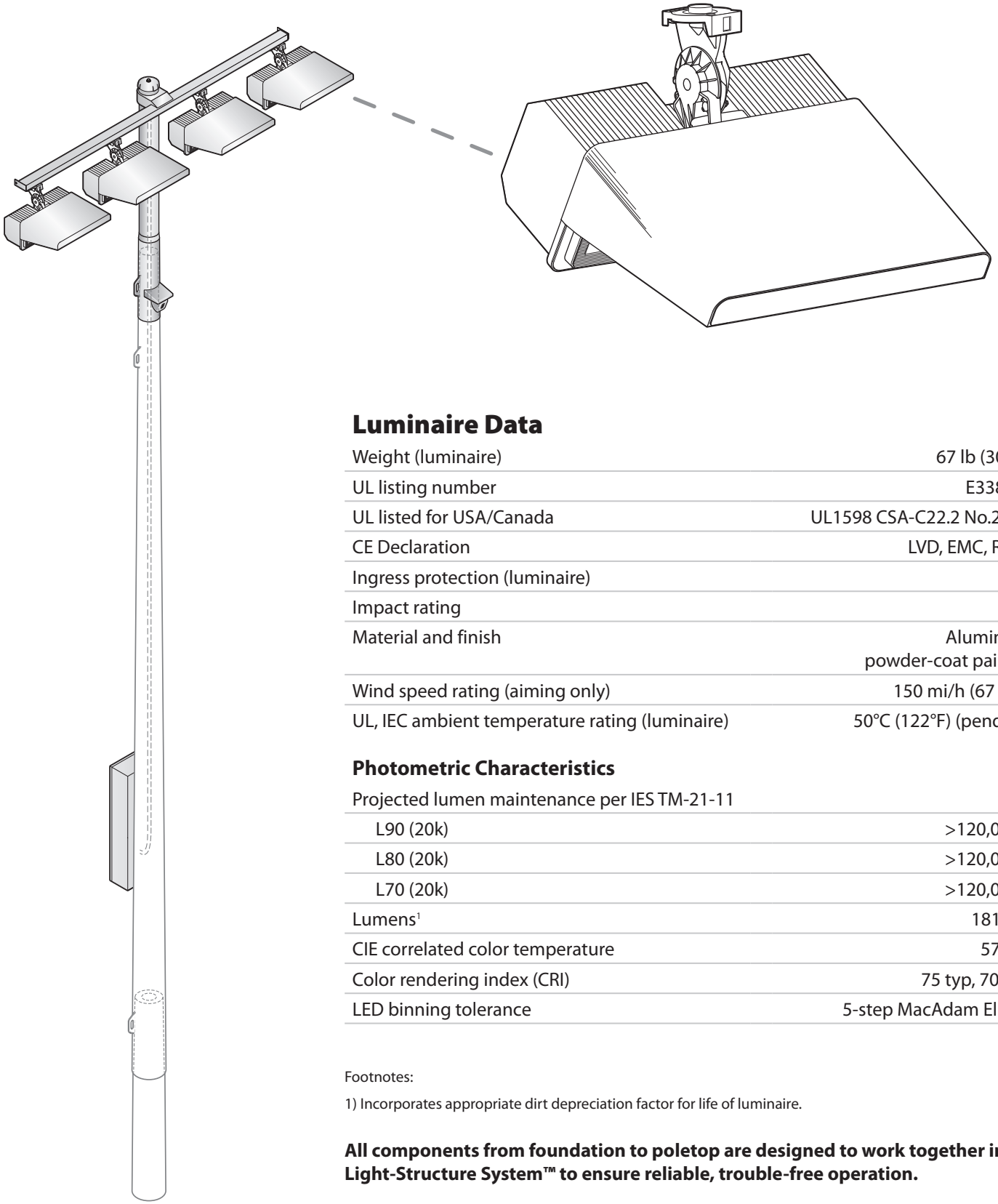
Luminaire and Driver – TLC-LED-1500



Luminaire Data

Weight (luminaire)	67 lb (30 kg)
UL listing number	E338094
UL listed for USA/Canada	UL1598 CSA-C22.2 No.250.0
CE Declaration	LVD, EMC, RoHS
Ingress protection (luminaire)	IP65
Impact rating	IK07
Material and finish	Aluminum, powder-coat painted
Wind speed rating (aiming only)	150 mi/h (67 m/s)
UL, IEC ambient temperature rating (luminaire)	50°C (122°F) (pending)

Photometric Characteristics

Projected lumen maintenance per IES TM-21-11	
L90 (20k)	>120,000 h
L80 (20k)	>120,000 h
L70 (20k)	>120,000 h
Lumens[1]	181,000
CIE correlated color temperature	5700 K
Color rendering index (CRI)	75 typ, 70 min
LED binning tolerance	5-step MacAdam Ellipse

Footnotes:

1) Incorporates appropriate dirt depreciation factor for life of luminaire.

All components from foundation to poletop are designed to work together in Light-Structure System™ to ensure reliable, trouble-free operation.

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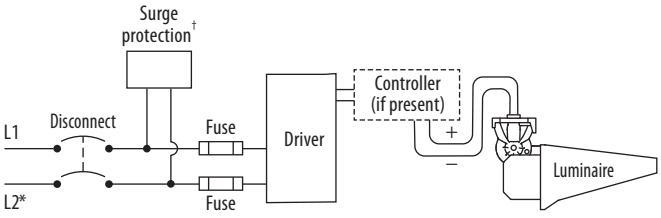
Luminaire and Driver – TLC-LED-1500

Driver Data

Electrical Data

Rated wattage[1]	
Per driver	1410 W
Per luminaire	1410 W
Number of luminaires per driver	1
Starting (inrush) current	<40 A, 256 µs
Fuse rating	15 A
UL, IEC ambient temperature rating (electrical components enclosure)	50°C (122°F) (pending)
Ingress protection (electrical components enclosure)	IP54
Efficiency	95%
Dimming mode	optional
Range, energy consumption	10 – 100%
Range, light output	15 – 100%
Flicker	<2%
Total harmonic distortion (THD) at full output	<20%

Typical Wiring



* If L2 is neutral then not switched or fused.
† Not present if indoor installation.

	200 Vac 50/60 Hz	208 Vac 60 Hz	220 Vac 50/60 Hz	230 Vac 50 Hz	240 Vac 50/60 Hz	277 Vac 60 Hz	347 Vac 60 Hz	380 Vac 50/60 Hz	400 Vac 50 Hz	415 Vac 50 Hz	480 Vac 60 Hz
Max operating current per luminaire[2]	8.71 A	8.37 A	7.92 A	7.57 A	7.26 A	6.29 A	5.02 A	4.59 A	4.36 A	4.20 A	3.63 A

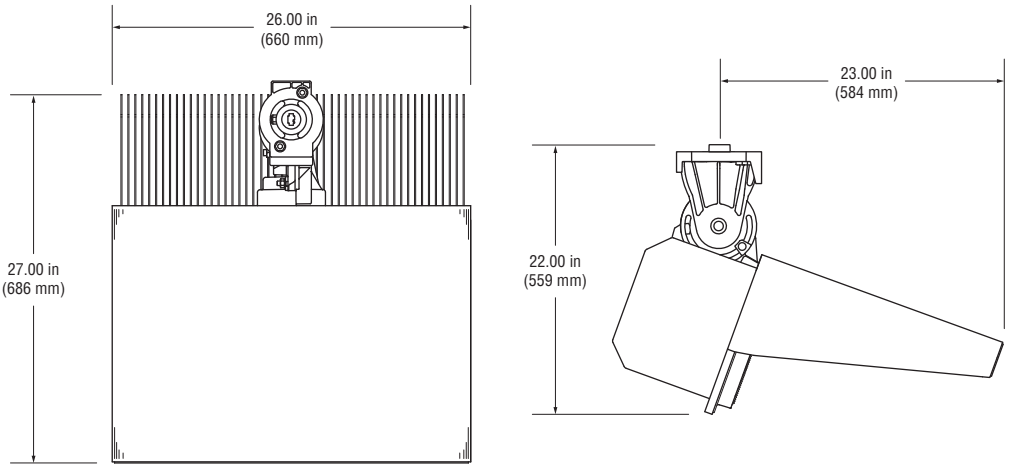
Footnotes:

1) Rated wattage is the power consumption, including driver efficiency losses, at stabilized operation in 25°C ambient temperature environment.

2) Operating current includes allowance for 0.90 minimum power factor, operating temperature, and LED light source manufacturing tolerances.

Notes

1. Use thermal magnetic HID-rated or D-curve circuit breakers.
2. See *Musco Control System Summary* for circuit information.



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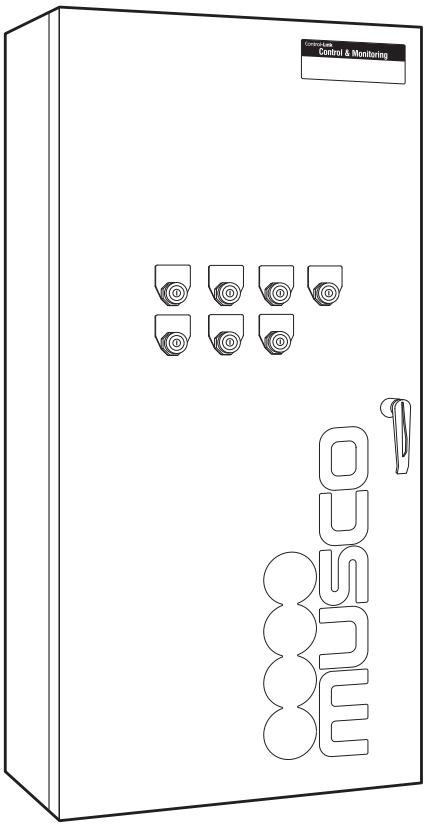
Datasheet: **Control-Link® Control and Monitoring System**



Overview

Control-Link® Control and Monitoring System provides remote on/off control, dimming, system monitoring, and management of your lighting system.

Features

Control

- Lighting system and auxiliary equipment
- Control with: Control-Link website, smartphone app, phone call, email, or fax up to 10 years in advance
- Seven controllable lighting zones
- Three customizable dimming levels (factory set at 100%, 50%, 20%)
- Multi-level user security settings
- Door-mounted or remote-mounted on/off/auto switches allow for manual override of automated control

Monitoring

- Detects luminaire outages and other issues that affect light quality

Management and Support

- Control-Link Central™ service center provides support 24 hours a day, 7 days a week for scheduling, monitoring, and reporting
- Luminaire outage notification within the next business day
- Customized usage reports through website

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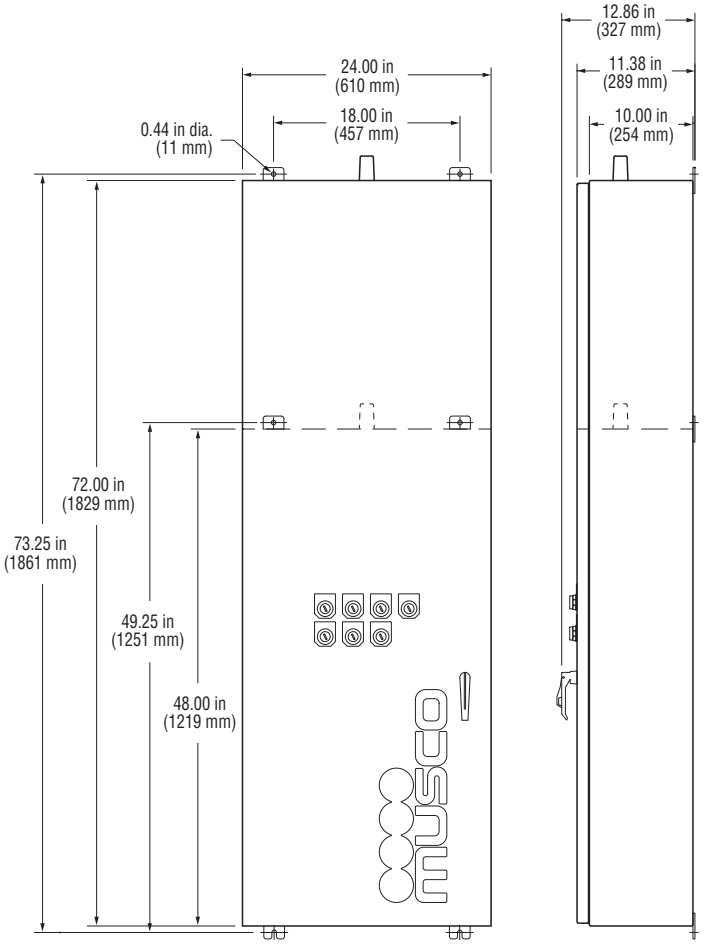
Technical Specifications

Control and Monitoring Cabinet Ratings

UL 508A Listed E204954
CE declaration . . . . . LVD, EMC, RoHS
IEC 60439-1 compliant . . . . . UL test report 05NK26317
IEC Emissions/Immunity. . . . . Class A compliant
Operating temperature . . . . . -4˚F to 140˚F (-20˚C to 60˚C)
FCC Part 15 . . . . . Class A compliant
Weight for 72 inch (1829 mm) cabinet . . . . . 180 lb (82 kg)
Weight for 48 inch (1219 mm) cabinet . . . . . 140 lb (64 kg)
Short Circuit Current Rating (SCCR)
with 30 A contactors* . . . . . 18 kA
with 60 or 100 A contactors* . . . . . 25 kA

*Minimum circuit breaker interrupt rating must be greater than or equal to SCCR rating listed above.



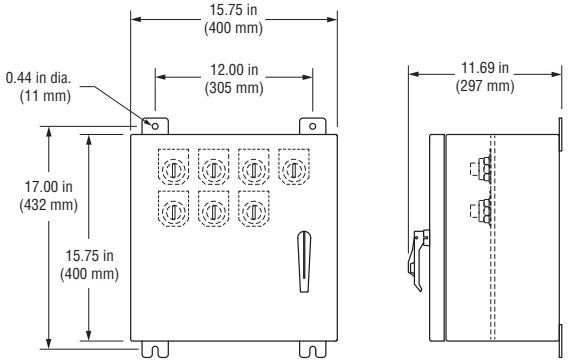
Construction

Control and Monitoring Cabinet

- NEMA type 4 (IP65) cabinet
- Powder-coated aluminum 5052 H32 cabinet and panel
- Lockable, 3-point latch
- Supports lighting system voltage up to 480 V
- Requires 120 V or 230 V phase-to-neutral control voltage
- Protective cover isolates high voltage

On/Off/Auto Manual Switches Cabinet (optional)

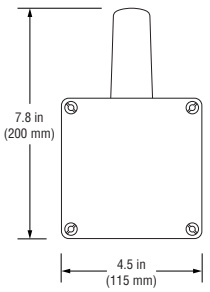
- NEMA type 4 (IP65) cabinet
- Powder-coated aluminum 5052 H32 cabinet and panel
- Lockable door
- Hinged interior panel for switch mounting



Manual switches cabinet

Remote Wireless Antenna Cabinet (for wireless communication)

- Cast aluminum with texture gray paint finish
- Omnidirectional antenna
- Operating temperature: -40˚C (-40˚F) to 85˚C to (185˚F)
- Frequency: 900 MHz or 2.4 GHz



Remote wireless antenna cabinet

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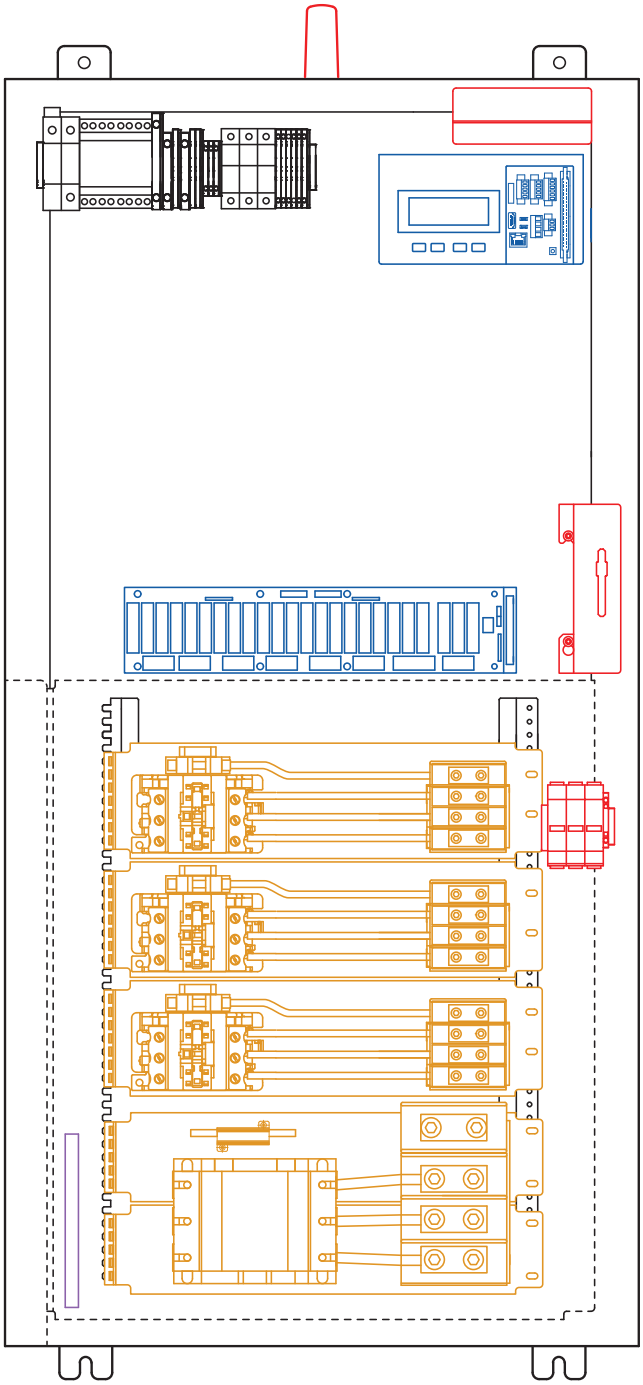
Internal Details

- Factory wired, programmed, and tested
- Internally fused
- Control power terminal blocks provided
- One control circuit operates entire cabinet
- Plug-in wire harnesses provided to connect multiple cabinets



Control Module

Receives and stores schedules from Control-Link Central™ service center, operates your equipment, and verifies schedules were carried out.

- Executes scheduled on/off or dimming events.
- Stores schedules for up to 7 days
- Reboots automatically and executes current schedule when power is restored, in case of power interruption
- Monitors Musco lighting system and reports issues to keep facilities operating and to help plan routine maintenance. Alerts Control-Link Central service center to schedule appropriate action or maintenance.

Communication Modules

Communication with Control-Link Central is done via an integrated, high speed, cellular connection with no additional monthly charges during the warranty period.

Communication with light poles is done via powerline communication or wireless communication.

- Powerline communication requires a dedicated 20A circuit (lighting circuit distribution panel)
- Wireless communication requires a dedicated antenna to be mounted at least 3 ft above the cellular antenna, and 7 ft total distance away, and line of sight to lighting poles.

Contactor Modules

Operates equipment based on control module schedules.

- Compliant with IEC 60947-4-1 for continuous operation at 100% of rated current
- Contactors rated for 30, 60, or 100 amps

Ground Bar

Provides integral ground bar for lighting equipment grounding.

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Safety: **UL Product Certification**

UL Product Certification for:

Musco Sports Lighting, LLC
100 1st Ave W
PO Box 808
Oskaloosa, IA 52577
USA

UL Category	Covers	UL Number
High-Intensity Discharge Surface-Mounted Luminaires	• Green Generation™ luminaires and remote ballast assemblies • SportsCluster® and SportsCluster-2® luminaires and remote ballast assemblies • Light-Structure 2™ and Light-Structure System™ luminaires and remote ballast assemblies • 1000 W Light-Pak™ and Light-Pak indoor luminaires with Multi-Watt™ control system • 1000 W Show-Light™ and Show-Light Green™ luminaires with hooded light actuator system and remote ballast assemblies • 2000 W Mirtran™ luminaire • Stadium 2K Fixture™ 2000 W luminaire and Hot Restrike Green™ 2000 W hot restrike luminaire	E33316
Management Equipment, Energy	Lighting control systems for: • Control-Link® control and monitoring system • Control-Link retrofit control system	E139944
Industrial Control Panels	Control panels and enclosures for: • Control-Link® control and monitoring system • Control-Link retrofit control system • Lighting contactor cabinets • Multi-Watt™ control systems	E204954
Emergency Lighting and Power Equipment	• Auxiliary Lighting Interface Cabinet (ALIC)	E311491
Luminaire Fittings	Galvanized steel poles 12 ft (3.7 m) or less for: • Poles for Mirtran™ luminaire mounting • Rooftop poles • Special applications	E132445
Luminaire Pole in Excess of 12 ft (3.7 m)	Galvanized steel poles greater than 12 ft (3.7 m) for: • Light-Structure System™ luminaire mounting • Sportspole™ structure or mounting system and special applications	E325078

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Safety: **UL Product Certification**

UL Category	Covers	UL Number
Devices, Scaffolding	Service platforms for: • Light-Structure System™ luminaires and remote ballast assemblies • SportsCluster® System luminaires and remote ballast assemblies	SA7004
Lightning Conductors, Air Terminals, and Fittings	• Light-Structure System™ pole structure concrete base	E337467
Light-Emitting-Diode Surface-Mounted Luminaires	• LED luminaires and driver assemblies • LED auxiliary luminaires	E338094

A copy of the UL Certificate of Compliance is available upon your request.

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Manufacturer's Certification of Corrosion Protection for Light-Structure System™ and SportsCluster® Lighting Systems

The following standard corrosion protection is provided on your equipment:

- All exposed components are constructed of corrosion-resistant material and/or coated to protect against corrosion.
- All exposed carbon steel is hot-dip galvanized, meeting ASTM A123 and ISO/EN 1461.
- All exposed aluminum is powder-coated with high-performance polyester or anodized. All exterior reflective inserts are anodized, coated with a clear, high-gloss, durable fluorocarbon, and protected from direct environmental exposure to prevent reflective degradation or corrosion.
- All exposed hardware and fasteners are stainless steel, passivated, and coated with an aluminum based thermosetting epoxy resin for protection against corrosion and stress corrosion cracking. Alternately, for hardware in non-stressed applications, an electroless nickel coating meeting ASTM B733 may be used. Pole strapping used to mount certain equipment to light poles is annealed grade 304 stainless steel and passivated.
- Certain structural fasteners are carbon steel, galvanized meeting ASTM A153 and ISO/EN 1461 (for hot-dip galvanizing), or ASTM B695 (for mechanical galvanizing).

This corrosion protection package only applies to equipment manufactured by Musco.

Musco Sports Lighting, LLC

Greg Kubbe
Director of Product Performance

2005, 2020 Musco Sports Lighting, LLC · M-1502-en04-6

Meeting Date: 07/18/2023

Award of RFP #23RFP64 Standby Generator and Automatic Transfer Switch Preventative Maintenance, Repair & Rental Services for Facilities Management

Submitted By: Kerstin Hancock, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on awarding RFP #23RFP64 Standby Generator and Automatic Transfer Switch Preventative Maintenance, Repair and Rental Service to the only submitting proposer Austin Generator Services.

Background

Williamson County sent out 1,434 solicitation invitations with 41 document takers and received one (1) proposal. The proposal has been reviewed, analyzed and deemed competitive by the evaluation committee. The committee has recommended award to the sole proposer Austin Generator Services, for an initial term of two (2) years, commencing on or after October 1, 2023, and ending on September 30, 2025, and with four (4) annual extension options thereafter. In addition to meeting all proposal specifications, Austin Generator Service has held previous contracts with Williamson County. The RFP and the vendor's response will serve as the contract document, there will not be an additional ensuing agreement necessary per Legal. Funding sources are as follows: 01.0100.0509.004500 - $100,000.00; 01.0507.0507.004510 - $20,000.000 for a total of $120,000.00. Department points of contacts: Shantil Moore and Christi Stromberg.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

recommendation letter

Evaluation Score Sheet

RFP Price sheet

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	07/12/2023 09:32 AM
County Judge Exec Asst.	Becky Pruitt	07/12/2023 10:27 AM
Form Started By: Kerstin Hancock		Started On: 07/10/2023 11:59 AM
Final Approval Date: 07/12/2023		

Williamson County Facilities
3101 SE Inner Loop
Georgetown, Texas 78626
512-943-1599
512-930-3313 Fax
facilities@wilco.org

June 1, 2023

Williamson County Purchasing Department
Attn: Joy Simonton, Director/Purchasing Agent
100 Wilco Way, Suite P101
Georgetown, TX 78626

Re: 23RFP64 – Electrical Services Solicitation Recommendations

The recommendation from the RFP Evaluation Committee is to award the Standby Generator and Automatic Transfer Switch Preventative Maintenance, Repair and Rental Services for Williamson County contract to Austin Generator Services. The bid tabulations for the referenced projects are included. Proposal pricing is within the budget for both Wireless Communication and Facilities Management Departments for these services.

Austin Generator is a locally owned and operated company and has been providing services for approximately 40 years. Presently, Austin Generator is working with Williamson County Facilities Management and Wireless Communication staff to provide similar contract services to Williamson County. Austin Generator has extensive experience providing generator service to include but not limited to commercial and industrial industries, correctional and detention facilities, emergency equipment, communication/radio tower, and events. Additionally, they have proven experience installing, providing turnkey service, repairing, and maintaining a wide variety of generators.

The Facilities Department recommends that the Williamson County Commissioners Court award the contract to Austin Generator Services based on the committee's evaluation.

Sincerely,

Dale Butler
Senior Director
Williamson County Facilities Management

Williamson County 23RFP64 - Standby Generator & Automatic Transfer Switch Preventative Maintenance, Repair & Rental Services

Evaluation Date: 05/30/2023 @ 10:00 am

Evaluation Criteria	Max Points	Austin Generator Services
Company Information	5	5
Relevant Experience & Qualifications	30	30
Proposed Methodology	20	20
Compensation and Fees	40	40
References	5	5
Subcontractors	N/A	N/A
Litigation History	P/F	P
Total	100	100

STANDYBY GENERATOR AND AUTOMATIC TRANSFER SWITCH PREVENTATIVE MAINTENANCE REPAIR AND RENTAL SERVICES
FOR WILLIAMSON COUNTY, TEXAS

Attachment B - Facilities Equipment List Price Sheet

Respondent Name: Austin Generator Service

Quarterly, annual and triennial inspections; generator locations; and Unit Price Bidding Sheet:
Williamson County has the option to add/remove facilities/generators to this Contract that are similar in scope, at the contract rates.
The facilities are listed as follows:

#	Facility Name & Address	Make/Model/Serial #, KW, Fuel Type	Quarterly Inspection Cost*	Quarterly & Annual Inspection Cost**	Quarterly & Annual Inspection & Triennial Cost***	Annual Fuel Testing	Generator Site Visit @ Bid Yes/No	Bldg Code
1	Round Rock Annex Bldg A 211 Commerce Cove, Round Rock	Baldor Model #IDLC80-J2S, Serial #P0508290007, 180 kW Diesel	$ 195.00	$ 1,202.00	$ 3,522.00	$ 230.00	No	1005
2	Central Maintenance Facility 3151 SE Inner Loop, Georgetown	Onan Model #GGFB-3388565, Serial #B000062477, 35 kW Natural Gas	$ 175.00	$ 772.00	$ 2,548.00		No	1026
3	Juvenile Justice Center 200 Wilco Way, Georgetown	Generac Model #2254270400, Serial #2066635, 200 kW Diesel	$ 210.00	$ 1,259.00	$ 3,916.00	$ 230.00	No	1045
4	Emergency Services Operations Center 911 Tracy Chambers Lane, Georgetown	Cummins Model #DQFAD-1206664, Serial #F120358177, 1000 kW Diesel	$ 300.00	$ 3,944.00	$ 13,119.00	$ 230.00	No	1071
5	South Jail 508 Rock St, Georgetown	Generac Model #SD0400KG22125D18HPYY3, Serial #9159996400 kW Diesel	$ 220.00	$ 1,833.00	$ 5,355.00	$ 230.00	No	1008
6	North Jail 508 Rock St, Georgetown	Cummins Model #DFLE-5583568, Serial #K020442322 1500 kW Diesel	$ 325.00	$ 4,879.00	$ 15,419.00	$ 230.00	No	1008
7	Georgetown Health Dept 102 W. 3rd St, Georgetown	Sentry Pro Model #SPL-1000-325, Serial #AH 2-200 109 kW Diesel	$ 185.00	$ 957.00	$ 3,115.00	$ 230.00	No	1002
8	Taylor Health Dept. 115 W. 6th St., Taylor	Baldor Model #IDLC-150-JD, Serial # P071015001 150 kW Diesel	**$ 185.00**	**$ 1,128.00**	**$ 3,488.00**	**$ 230.00**	**No**	1003

#	Facility Name & Address	Make/Model/Serial #, KW, Fuel Type	Quarterly Inspection Cost*	Quarterly & Annual Inspection Cost**	Quarterly & Annual Inspection & Triennial Cost***	Annual Fuel Testing	Generator Site Visit @ Bid Yes/No	Bldg Cod
9	Cedar Park Annex 350 Discovery Blvd, Cedar Park	Shindaiwa Model # DGK45C, Serial #71041-0000471 36 kW Diesel	$ 175.00	$ 772.00	$ 2,604.00	$ 230.00	No	1032
10	WCCHD 355 Texas Ave, Round Rock	Cummins/Onan Model #C35 D6, Serial # K170274292 35 kW Diesel	$ 175.00	$ 788.00	$ 2,553.00	$ 230.00	No	1073
11	Impound/Inspections 3181 SE Inner Loop, Georgetown	Kohler Model #15REOZK, Serial #SGM32JKH7 15 kW Diesel	$ 175.00	$ 788.00	$ 2,531.00	$ 230.00	No	1079
12	EMS Training 3189 SE Inner Loop, Georgetown	Kohler Model #80REOZJK, Serial #SGM32JKJW 80 kW Diesel	$ 185.00	$ 936.00	$ 3,111.00	$ 230.00	No	1078
13	Fuel Station 3161 SE Inner Loop, Georgetown	Kohler Model #80REOZJK, Serial #SGM32MRNK 80 kW Diesel	$ 185.00	$ 936.00	$ 3,111.00	$ 230.00	No	1076
14	Justice Center 405 MLK, Georgetown	Kohler Model #80REOZJ, Serial #3366GMJL007 128KW Diesel	$ 185.00	$ 1,098.00	$ 3,493.00	$ 230.00	No	1009
15	Medic 41 2604 Northlawn, Taylor	Generac Model #SG0035AG264, Serial # 3012897941 35kW, Natural Gas	$ 175.00	$ 780.00	$ 2,556.00		No	1034
16	Medic 42 1427 North Main Street, Taylor	Generac Model #SD0030AG222.2D18HBYY3, Serial #3012783521 30kW, Diesel	$ 175.00	$ 780.00	$ 2,590.00	$ 230.00	No	1015
17	Public Safety / Medic 11 1781 East Old Settlers' Blvd, Round Rock	Generac Model #SD300, Serial #3013148193 30kW, Diesel	$ 210.00	$ 1,755.00	$ 5,079.00	$ 230.00	No	1082
18	Central Texas Treatment Center 601 North Alligator Road, Granger	CAT Model #D500 GC , Serial # TBD once installed 625kW, Diesel	$ 275.00	$ 2,223.00	$ 8,048.00	$ 230.00	No	1042
19	Inner Loop Annex 301 Southeast Inner Loop, Georgetown	Generac Model # SD250, Serial # Serial # TBD once installed 250kW, Diesel	$ 220.00	$ 1,755.00	$ 4,939.00	$ 230.00	No	1043
20	Lott 107 South Holly Street, Georgetown	Make: Kohler Model #150RE0ZJF , Serial # TBD once installed 150kW, Diesel	$ 195.00	$ 1,078.00	$ 3,241.00	$ 230.00	No	1011

GENERATOR RENTAL RATES - As Needed***

#	Generator Size	Daily	Weekly	Monthly
1	35 KW	$ 835.00	$ 1,175.00	$ 1,995.00
2	200 KW	$ 1,890.00	$ 2,630.00	$ 4,975.00
3	400 KW	$ 2,350.00	$ 3,600.00	$ 7,220.00
4	1000 KW	$ 3,675.00	$ 6,075.00	$ 15,500.00
5	1500 KW	$ 4,400.00	$ 8,200.00	$ 21,500.00

#	Cables	Daily	Weekly	Monthly
1	4/0 Cable, 50' Length	$ 40.00	$ 60.00	$ 120.00
2	4/0 Female Pigtails	$ 10.00	$ 20.00	$ 40.00
3	4/0 Male Pigtails	$ 10.00	$ 20.00	$ 40.00

* Performed three (3) times per year in 1st, 3rd, & 4th quarters
** Performed once per fiscal year and includes quarterly inspection completed in the 2nd quarter
*** Performed once during the 2nd quarter every third year with first service in 2024 or FY24
**** Indicate Yes (Y) or No (N) in dedicated column for each listed generator. If site visit occurred prior to bid submission
***** Pricing includes mobilization, delivery, hook-up, disconnect, and pick-up fees.

ADDITIONAL SERVICES - Labor and Material for Remedial Repairs*

Labor Rate for Service	Hourly Rate
Normal Work Hours - Remediate Repairs	$ 165.00
Overtime Hours - Outside of normal working hours	$ 247.50

Materials - Remedial Repairs

Materials not covered under quarterly, annual or triennial inspections:

* Contractor shall invoice at MSRP/List* price less ___0___%

Materials purchased at local retail suppliers by Contractor field staff

* Contractor shall invoice at cost (sales receipt/invoiced price)

** MSRP/List - Williamson County reserves the right to request from Contractor any published or printed catalog that reflects MSRP/List price for verification purposes.

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Commissioners Court - Regular Session **48.**

Meeting Date: 07/18/2023

Approval of Amendment to Services Contract for Asbestos Abatement for the Old DPS Building

Submitted For: Joy Simonton **Submitted By:** Gretchen Glenn, Purchasing

Department: Purchasing

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on authorizing an amendment to Services Contract #2023238 for Asbestos Abatement for the Old DPS Building between Building Abatement Demolition Company, Inc. and Williamson County to include the Game Warden Office, thus increasing the not-to-exceed amount to Eighteen Thousand Five Hundred Sixty-Two Dollars and Two Cents ($18,562.02) pursuant to TIPS Contract #211001 .

Background

This is an amendment to the original contract #2023238 for asbestos abatement project at the Old DPS Building to include the Game Warden Office which is on the same site. Funding Source is 445P/Old DPS/445A/12 Construction. The point of contact is Christy Matoska.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Original Agreement

Amended Agreement

Form Review

Inbox	Reviewed By	Date
Purchasing (Originator)	Joy Simonton	07/13/2023 10:00 AM
County Judge Exec Asst.	Becky Pruitt	07/13/2023 10:04 AM
Form Started By: Gretchen Glenn		Started On: 07/11/2023 04:01 PM
Final Approval Date: 07/13/2023		

WILLIAMSON COUNTY
SERVICES CONTRACT
(Building Abatement Demolition Company, Inc.)

Important Notice: County Purchase Orders and Contracts constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to the Texas Constitution, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.

THIS SERVICES CONTRACT (hereinafter "Contract") is made and entered into by and between **Williamson County, Texas** ("County"), a political subdivision of the State of Texas, acting herein by and through its governing body, and **Building Abatement Demolition Company, Inc.** (hereinafter "Service Provider"), both of which are referred to herein as the parties. The County agrees to engage Service Provider as an independent contractor, to provide certain services described herein pursuant to the following terms, conditions, and restrictions:

I.

Services: Service Provider shall provide services *as an independent contractor* pursuant to terms and policies of the Williamson County Commissioners Court. Service Provider expressly acknowledges that he, she, or it is not an employee of the County. The services include but are not limited to the services and work described in the attached Proposal being marked as **Exhibit "A,"** which is incorporated herein to the extent the Proposal meets or exceeds the requirements of County's solicitation, if applicable.

Service Provider represents that Service Provider (including Service Provider's agents, employees, volunteers, and subcontractors, as applicable) possess all certifications, licenses, inspections, and permits required by law to carry out the services and work described in **Exhibit "A."** The Service Provider shall, upon written (including electronic) request, provide proof of valid licensure.

II.

Effective Date and Term: This Contract shall be in full force and effect as of the date of the last party's execution below and shall continue until the Project Completion Date set out on the signature page hereinbelow or when terminated pursuant to this Contract, whichever event occurs first.

III.

Consideration and Compensation: Service Provider will be compensated based on a fixed sum as set out in **Exhibit "A"**. The not-to-exceed amount shall be Fifteen Thousand Two Hundred and Twenty-Eight Dollars and Thirty Cents ($15,228.30).

Payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date the County receives the goods under the contract; (2) the date the performance of the service under the contract is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by the County in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of the County's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

IV.

Insurance: Service Provider shall provide and maintain, until the services covered in this Contract is completed and accepted by the County, the minimum insurance coverage in the minimum amounts as described below. Coverage shall be written on an occurrence basis by companies authorized and admitted to do business in the State of Texas and rated A- or better by A.M. Best Company or otherwise acceptable to the County and name the County as an additional insured.

Type of Coverage	**Limits of Liability**
a. Worker's Compensation	Statutory
b. Employer's Liability	
Bodily Injury by Accident	$500,000 Ea. Accident
Bodily Injury by Disease	$500,000 Ea. Employee
Bodily Injury by Disease	$500,000 Policy Limit

c. Comprehensive general liability including completed operations and contractual liability insurance for bodily injury, death, or property damages in the following amounts:

COVERAGE	PER PERSON	PER OCCURRENCE
Comprehensive General Liability (*including premises, completed operations and contractual*)	$1,000,000	$1,000,000
Aggregate policy limits:		$2,000,000

d. Comprehensive automobile and auto liability insurance (covering owned, hired, leased and non-owned vehicles):

COVERAGE	PER PERSON	PER OCCURRENCE
Bodily injury (including death)	$1,000,000	$1,000,000
Property damage	$1,000,000	$1,000,000
Aggregate policy limits		No aggregate limit

Service Provider, as an independent contractor, meets the qualifications of an "Independent Contractor" under Texas Worker's Compensation Act, Texas Labor Code, Section 406.141, and must provide its employees, agents, and sub-subcontractors worker's compensation coverage. Contactor shall not be entitled to worker's compensation coverage or any other type of insurance coverage held by the County.

Upon execution of this Contract, Service Provider shall provide the County with insurance certificates evidencing compliance with the insurance requirements of this Contract.

V.

No Agency Relationship & Indemnification: It is understood and agreed that Service Provider shall not in any sense be considered a partner or joint venturer with the County, nor shall Service Provider hold itself out as an agent or official representative of the County. Service Provider shall be considered an independent contractor for the purpose of this Contract and shall in no manner incur any expense or liability on behalf of the County other than what may be expressly allowed under this Contract. The County will not be liable for any loss, cost, expense, or damage, whether indirect, incidental, punitive, exemplary, consequential of any kind whatsoever for any acts by Service Provider or failure to act relating to the services being provided.

VI.

INDEMNIFICATION - EMPLOYEE PERSONAL INJURY CLAIMS: TO THE FULLEST EXTENT PERMITTED BY LAW, THE SERVICE PROVIDER SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF THE COUNTY'S CHOOSING), AND HOLD HARMLESS THE COUNTY, AND THE COUNTY'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") AND SHALL ASSUME ENTIRE RESPONSIBILITY AND LIABILITY (OTHER THAN AS A RESULT OF INDEMNITEES' GROSS NEGLIGENCE) FOR ANY CLAIM OR ACTION BASED ON OR ARISING OUT OF THE PERSONAL INJURY, OR DEATH, OF ANY EMPLOYEE OF THE SERVICE PROVIDER, OR OF ANY SUBCONTRACTOR, OR OF ANY OTHER ENTITY FOR WHOSE ACTS THEY MAY BE LIABLE, WHICH OCCURRED OR WAS ALLEGED TO HAVE OCCURRED ON THE WORK SITE OR IN CONNECTION WITH THE PERFORMANCE OF THE WORK. SERVICE PROVIDER HEREBY INDEMNIFIES THE INDEMNITEES EVEN TO THE EXTENT THAT SUCH PERSONAL INJURY WAS CAUSED OR ALLEGED TO HAVE BEEN CAUSED BY THE SOLE, COMPARATIVE OR CONCURRENT NEGLIGENCE OF THE STRICT LIABILITY OF ANY INDEMNIFIED PARTY. THIS INDEMNIFICATION SHALL NOT BE LIMITED TO DAMAGES, COMPENSATION, OR BENEFITS

PAYABLE UNDER INSURANCE POLICIES, WORKERS COMPENSATION ACTS, DISABILITY BENEFITS ACTS, OR OTHER EMPLOYEES BENEFIT ACTS.

INDEMNIFICATION - OTHER THAN EMPLOYEE PERSONAL INJURY CLAIMS: TO THE FULLEST EXTENT PERMITTED BY LAW, SERVICE PROVIDER SHALL INDEMNIFY, DEFEND (WITH COUNSEL OF THE COUNTY'S CHOOSING), AND HOLD HARMLESS THE COUNTY, AND THE COUNTY'S EMPLOYEES, AGENTS, REPRESENTATIVES, PARTNERS, OFFICERS, AND DIRECTORS (COLLECTIVELY, THE "INDEMNITEES") FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF OR ALLEGED TO BE RESULTING FROM THE PERFORMANCE OF THIS AGREEMENT OR THE WORK DESCRIBED HEREIN, TO THE EXTENT CAUSED BY THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS OF SERVICE PROVIDER OR ITS SUBCONTRACTORS, ANYONE EMPLOYED BY THEM OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH CLAIM, DAMAGE, LOSS OR EXPENSE IS CAUSED IN WHOLE OR IN PART BY A PARTY INDEMNIFIED HEREUNDER.

VII.

No Waiver of Sovereign Immunity or Powers: Nothing in this Contract will be deemed to constitute a waiver of sovereign immunity or powers of the County, the Williamson County Commissioners Court, or the Williamson County Judge.

VIII.

Compliance With All Laws: Service Provider agrees and will comply with all local, state, or federal requirements with respect to the services rendered. Any alterations, additions, or deletions to the terms of the Contract that are required by changes in federal, state, or local law or regulations are automatically incorporated into the Contract without written amendment hereto and shall become effective on the date designed by such law or by regulation.

IX.

Termination: This Contract may be terminated at any time at the option of either party, without future or prospective liability for performance, upon giving thirty (30) days written notice thereof.

X.

Venue and Applicable Law: Venue of this Contract shall be Williamson County, Texas, and the laws of the State of Texas shall govern all terms and conditions.

XI.

Severability: In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision in this Contract and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

XII.

Right to Audit: Service Provider agrees that the County or its duly authorized representatives shall, until the expiration of three (3) years after final payment under this Contract, have access to and the right to examine and photocopy any and all books, documents, papers and records of Service Provider which are directly pertinent to the services to be performed under this Contract for the purposes of making audits, examinations, excerpts, and transcriptions. Service Provider agrees that the County shall have access during normal working hours to all necessary Service Provider facilities and shall be provided adequate and appropriate workspace in order to conduct audits in compliance with the provisions of this section. The County shall give Service Provider reasonable advance notice of intended audits.

XIII.

Good Faith Clause: Service Provider agrees to act in good faith in the performance of this Contract.

XIV.

No Assignment: Service Provider may not assign this Contract.

XV.

Confidentiality: Service Provider expressly agrees that he or she will not use any incidental confidential information that may be obtained while working in a governmental setting for his or her own benefit, and agrees that he or she will not enter any unauthorized areas or access confidential information and he or she will not disclose any information to unauthorized third parties, and will take care to guard the security of the information at all times.

XVI.

Foreign Terrorist Organizations: Service Provider represents and warrants that it is not engaged in business with Iran, Sudan, or a foreign terrorist organization, as prohibited by Section 2252.152 of the Texas Government Code.

XVII.

Public Information: Service Provider understands that County will comply with the Texas Public information Act as interpreted by judicial ruling and opinions of the Attorney General of the State of Texas. Information, documentation, and other material in connection with this Purchase Order or any resulting contract may be subject to public disclosure pursuant to the Texas Public Information Act.

XVIII.

Damage to County Property: Service Provider shall be liable for all damage to county-owned, leased, or occupied property and equipment caused by Service Provider and its employees, agents, subcontractors, and suppliers, including any delivery or transporting company, in connection with any performance pursuant to this Contract. Service Provider shall notify County in writing of any such damage within one (1) calendar day.

XIX.

Media Releases: Service Provider shall not use County's name, logo, or other likeness in any press release, marketing materials, or other announcement without the County's prior written approval.

XX.

Authorized Expenses: In the event County authorizes, in advance and in writing, reimbursement of non-labor expenses related to the services subject of this Contract, County will pay such actual non-labor expenses in strict accordance with the Williamson County Vendor Reimbursement Policy (as amended), which is incorporated into and made a part of this Contract by reference. The Williamson County Vendor Reimbursement Policy can be found at: WilliamsonCountyVendorReimbursementPolicyMarch2023.pdf (wilco.org). Invoices requesting reimbursement for authorized non-labor expenses must be accompanied by copies of the provider's invoice and clearly set forth the actual cost of the expenses, without markup.

XXI.

Entire Contract & Incorporated Documents; Conflicting Terms: This Contract constitutes the entire Contract between the parties and may not be modified or amended other than by a written instrument executed by both parties. Documents expressly incorporated into this Contract include the following:

A. As described in the attached Proposal, and being marked **Exhibit "A,"** which is incorporated to the extent the Proposal meets or exceeds the requirements of County's solicitation, if applicable; and
B. Insurance certificates evidencing coverages required herein above.

The County reserves the right and sole discretion to determine the controlling provisions where there is any conflict between the terms of this Contract and the terms of any other purchase order(s), contract(s) or any document attached hereto as exhibits relating to the services and goods subject of this Contract.

XXII.

County Judge or Presiding Officer Authorized to Sign Contract: The presiding officer of the County's governing body who is authorized to execute this instrument by order duly recorded may execute this Contract on behalf of the County.

[SIGNATURE PAGE TO FOLLOW]

WITNESS that this Contract shall be effective as of the date of the last party's execution below.

WILLIAMSON COUNTY:

_____
Authorized Signature

Judge Bill Gravell, Jr.,
County Judge

Date: _____ ____, 20____

SERVICE PROVIDER:

Building Abatement Demolition Company, Inc.
Name of Service Provider

Chris Moreau
Authorized Signature

Chris Moreau
Printed Name

Date: June 13th, 2023

BUILDING ABATEMENT DEMOLITION COMPANY, INC.

JUNE 01, 2023

Reference: (TIPS Contract #230104) Bid for the Asbestos Abatement at the Old DPS Building Georgetown, Texas.

In accordance with your request Building Abatement Demolition Company, Inc. is pleased to submit the pricing to furnish labor, equipment and materials needed for the asbestos abatement at the above-mentioned property.

SCOPE OF WORK:

- Removal and proper disposal of **Approx (1,600 SF)** of floor tile and mastic from the structure
- Removal and proper disposal of **Approx (10 SF)** of mirror mastic from the structure

Lump Sum Bid: **$ 15,228.30**

EXCLUSIONS ARE AS FOLLOWS:

- **Permits/Fees**
- **Cutting/Capping of Utilities or Make Safe**
- **Any concealed conditions**
- **Asbestos Consultant**

BID NOTES AND CLARIFICATIONS:

- This proposal is based on a fifty- (50) hour workweek, Monday through Friday.
- This proposal is good for sixty- (60) days from the date of this proposal.
- Lump sum price includes all labor, supervision, material, equipment, waste hauling and disposal, overhead, profit, payroll taxes, General liability insurance and Workers compensation.
- Removal and clean up will be in accordance with all federal, state and local regulations that are specifically applicable to this job and are in effect at the time of this proposal.
- It will be the owner's responsibility to remove all non-stationary items such as tools, supplies, furniture and equipment to be salvaged or reused prior to any abatement and demolition activities.

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- Provide transportation and disposal of all debris to an approved landfill by an insured and licensed hauler.
- Owner will supply all water and electricity needed throughout the abatement and demolition portions of the project.
- All notifications, waste manifests, employee certifications, physician's written opinions, contractor licenses, daily logs and other pertinent data will be supplied to the customer within thirty (30) working days of job completion.
- The notification fee is **not** included in this bid price. Those fees will be billed direct to the owner from the state.
- Building Abatement Demolition Company, Inc. does not hereby assume responsibility nor indemnify the general contractor and / or owner for their sole negligence. In the event of concurrent negligence, Building Abatement Demolition Company, Inc. indemnity will apply to the extent of Building Abatement Demolition Company, Inc. negligence.

TERMS:

The terms of payment of the material, equipment and labor based on the original scope of work described herein will be due: Net 30 Days

Final Retainage Payment will be due thirty (30) days after work completion and indebtedness accrual as defined in Chapter 53 of the Texas Property Code

We sincerely appreciate the opportunity to submit this proposal and look forward to being of other service on this project.

Sincerely;

Building Abatement Demolition Company, Inc.

Chris Moreau

VP OPERATIONS

ACCEPTED BY:

SIGNATURE DATE

AUSTIN OFFICE 1621 CR 269 LEANDER, TX. 78641 OFFICE 512-778-6069
CHRIS@BADCOMPANY-INC.COM

AMENDMENT TO
WILLIAMSON COUNTY
SERVICES CONTRACT

(Building Abatement Demolition Company, Inc.)

Important Notice: County Purchase Orders and Contracts constitute expenditures of public funds, and all vendors are hereby placed on notice that any quotes, invoices or any other forms that seek to unilaterally impose contractual or quasicontractual terms are subject to the extent authorized by Texas law, including but not limited to the Texas Constitution, the Texas Government Code, the Texas Local Government Code, the Texas Transportation Code, the Texas Health & Safety Code, and Opinions of the Texas Attorney General relevant to local governmental entities.

THIS AMENDMENT TO THE SERVICES CONTRACT (hereinafter "Amendment") is made and entered into by and between **Williamson County, Texas** ("County"), a political subdivision of the State of Texas, acting herein by and through its governing body, and **Building Abatement Demolition Company, Inc.** (hereinafter "Service Provider"), both of which are referred to herein as the Parties.

RECITALS

WHEREAS, the Parties executed a service contract for asbestos abatement for the Old DPS Building, located at 516 Pine Street, Georgetown, Texas ("Service Contract"), which became effective as of June 27, 2023;

WHEREAS, the County wishes to engage Service Provider for additional asbestos abatement at the Old Game Warden Office;

NOW, THEREFORE, the Parties agree that the Service Contract is amended as follows:

AGREEMENTS

I. Section I. Services of the Agreement shall be amended as follows:

Services: Service Provider shall provide services *as an independent contractor* pursuant to terms and policies of the Williamson County Commissioners Court. Service Provider expressly acknowledges that he, she, or it is not an employee of the County. The services include but are not limited to the services and work described in the attached Proposal being marked as **Exhibit "A" and Exhibit "A.1"** which is incorporated herein to the extent the Proposal meets or exceeds the requirements of County's solicitation, if applicable.

Service Provider represents that Service Provider (including Service Provider's agents, employees, volunteers, and subcontractors, as applicable) possess all

certifications, licenses, inspections, and permits required by law to carry out the services and work described in **Exhibit "A" and Exhibit "A.1,"** The Service Provider shall, upon written (including electronic) request, provide proof of valid licensure.

II. Section II. Effective Date and Term of the Agreement shall be amended as follows:

Effective Date and Term: This Contract shall be in full force and effect as of the date of the last party's execution below and shall continue until September 30, 2023 or when terminated pursuant to this Contract, whichever event occurs first.

III. Section III. Consideration and Compensation of the Agreement shall be amended as follows:

Consideration and Compensation: Service Provider will be compensated based on a fixed sum as set out in **Exhibit "A"**. The not-to-exceed amount shall be Eighteen Thousand Five Hundred Sixty-Two Dollars and Two Cents ($18,562.02).

Payment for goods and services shall be governed by Chapter 2251 of the Texas Government Code. An invoice shall be deemed overdue the 31st day after the later of (1) the date the County receives the goods under the contract; (2) the date the performance of the service under the contract is completed; or (3) the date the Williamson County Auditor receives an invoice for the goods or services. Interest charges for any overdue payments shall be paid by the County in accordance with Texas Government Code Section 2251.025. More specifically, the rate of interest that shall accrue on a late payment is the rate in effect on September 1 of the County's fiscal year in which the payment becomes due. The said rate in effect on September 1 shall be equal to the sum of one percent (1%); and (2) the prime rate published in the Wall Street Journal on the first day of July of the preceding fiscal year that does not fall on a Saturday or Sunday.

IV. Section XXI. Entire Contract & Incorporated Documents: Conflicting Terms of the Agreement shall be amended as follows:

Entire Contract & Incorporated Documents; Conflicting Terms: This Contract constitutes the entire Contract between the parties and may not be modified or amended other than by a written instrument executed by both parties. Documents expressly incorporated into this Contract include the following:

A. As described in the attached Proposal, and being marked **Exhibit "A" and Exhibit "A.1,"** which is incorporated to the extent the Proposal meets or exceeds the requirements of County's solicitation, if applicable; and
B. Insurance certificates evidencing coverages required herein above.

The County reserves the right and sole discretion to determine the controlling provisions where there is any conflict between the terms of this Contract and the terms of any other purchase order(s), contract(s) or any document attached hereto as exhibits relating to the services and goods subject of this Contract.

V. Each party represents and warrants that it has due power and lawful authority to execute and deliver this Amendment and to perform its obligations under the Agreement; and, furthermore, the Agreement and this Amendment are the valid, binding, and enforceable obligations of such party.

VI. All other terms of the Agreement and any prior amendments thereto which have not been specifically amended herein shall remain the same and shall continue in full force and effect.

IN WITNESS WHEREOF, the Parties have caused this Amendment to be signed by their duly authorized representatives on behalf of such party, to be effective as of the date of the last party's execution hereof.

WILLIAMSON COUNTY:

_____
Authorized Signature

Judge Bill Gravell, Jr.,
County Judge

Date: _____ ____, 20____

SERVICE PROVIDER:

Building Abatement Demolition Company, Inc.
Name of Service Provider

Dana Mitchell
Authorized Signature

Dana Mitchell
Printed Name

Date: July 12th ____, 2023

Exhibit "A.1"

BUILDING ABATEMENT DEMOLITION COMPANY, INC.

JUNE 27, 2023

Reference: (TIPS Contract #230104) ROC# 1 Bid for the Asbestos Abatement at the Old Game Warden Office Georgetown, Texas.

In accordance with your request Building Abatement Demolition Company, Inc. is pleased to submit the pricing to furnish labor, equipment and materials needed for the asbestos abatement at the above-mentioned property.

SCOPE OF WORK:

- Removal and proper disposal of **Approx (350 SF)** of mastic from the structure

Lump Sum Bid: **$ 3,333.72**

EXCLUSIONS ARE AS FOLLOWS:

- **Permits/Fees**
- **Cutting/Capping of Utilities or Make Safe**
- **Any concealed conditions**
- **Asbestos Consultant**

BID NOTES AND CLARIFICATIONS:

- This proposal is based on a fifty- (50) hour workweek, Monday through Friday.
- This proposal is good for sixty- (60) days from the date of this proposal.
- Lump sum price includes all labor, supervision, material, equipment, waste hauling and disposal, overhead, profit, payroll taxes, General liability insurance and Workers compensation.
- Removal and clean up will be in accordance with all federal, state and local regulations that are specifically applicable to this job and are in effect at the time of this proposal.
- It will be the owner's responsibility to remove all non-stationary items such as tools, supplies, furniture and equipment to be salvaged or reused prior to any abatement and demolition activities.
- Provide transportation and disposal of all debris to an approved landfill by an insured and licensed hauler.

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- Owner will supply all water and electricity needed throughout the abatement and demolition portions of the project.
- All notifications, waste manifests, employee certifications, physician's written opinions, contractor licenses, daily logs and other pertinent data will be supplied to the customer within thirty (30) working days of job completion.
- The notification fee is **not** included in this bid price. Those fees will be billed direct to the owner from the state.
- Building Abatement Demolition Company, Inc. does not hereby assume responsibility nor indemnify the general contractor and / or owner for their sole negligence. In the event of concurrent negligence, Building Abatement Demolition Company, Inc. indemnity will apply to the extent of Building Abatement Demolition Company, Inc. negligence.

TERMS:

The terms of payment of the material, equipment and labor based on the original scope of work described herein will be due: Net 30 Days

Final Retainage Payment will be due thirty (30) days after work completion and indebtedness accrual as defined in Chapter 53 of the Texas Property Code

We sincerely appreciate the opportunity to submit this proposal and look forward to being of other service on this project.

Sincerely;

Building Abatement Demolition Company, Inc.

Chris Moreau

VP OPERATIONS

ACCEPTED BY:

SIGNATURE DATE

AUSTIN OFFICE 1621 CR 269 LEANDER, TX. 78641 OFFICE 512-778-6069

CHRIS@BADCOMPANY-INC.COM

Commissioners Court - Regular Session **49.**

Meeting Date: 07/18/2023

Receive the July 2023 Construction Summary Report and PowerPoint Presentation

Submitted By: Marie Walters, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Receive the July 2023 Construction Summary Report and PowerPoint Presentation

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

July 2023 PowerPoint Presentation

July 2023 Construction Summary Report

Form Review

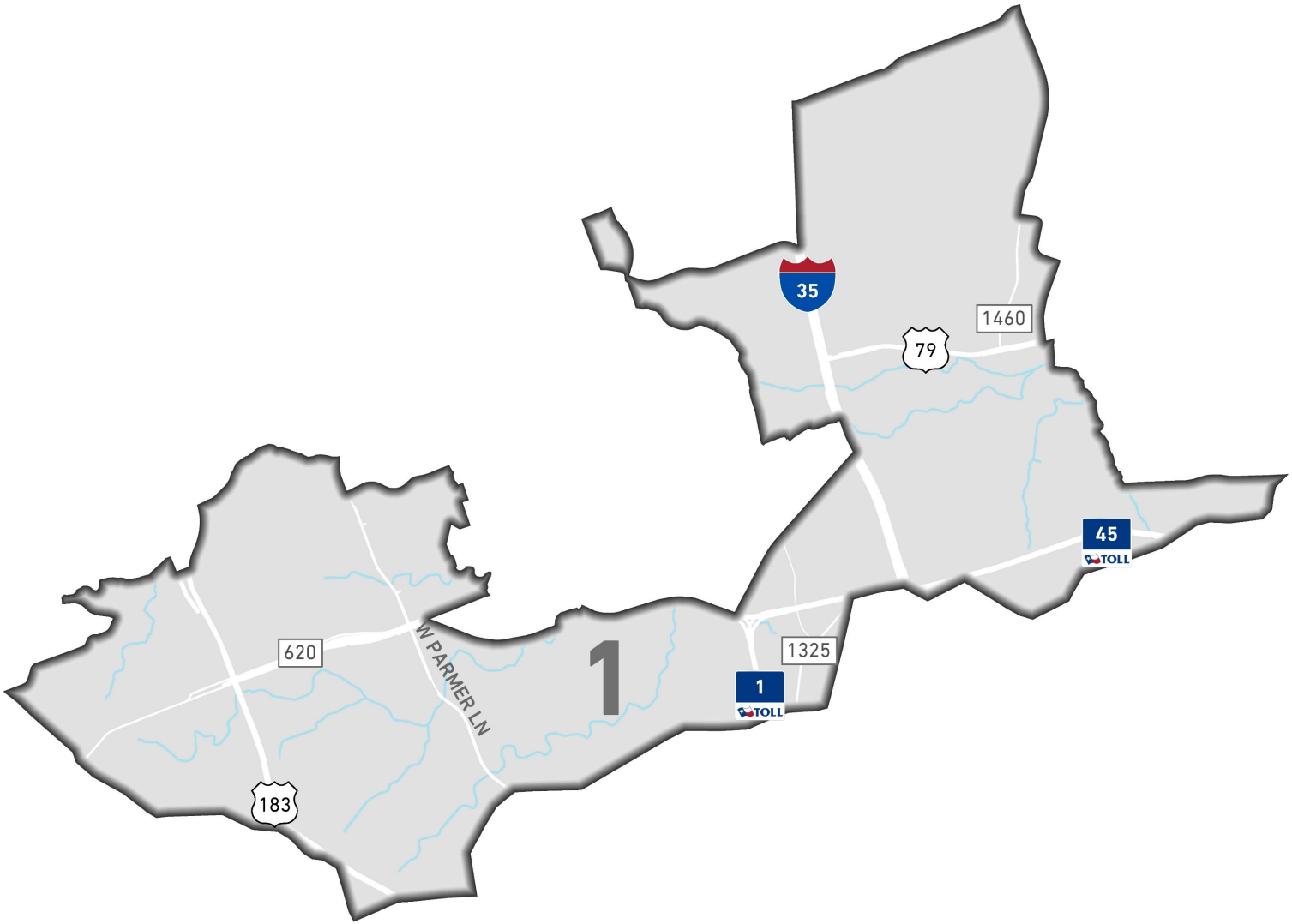
Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 11:54 AM
Form Started By: Marie Walters		Started On: 07/13/2023 09:29 AM
Final Approval Date: 07/13/2023		

Williamson County Commissioners Court

Road Bond Program

July 18, 2023

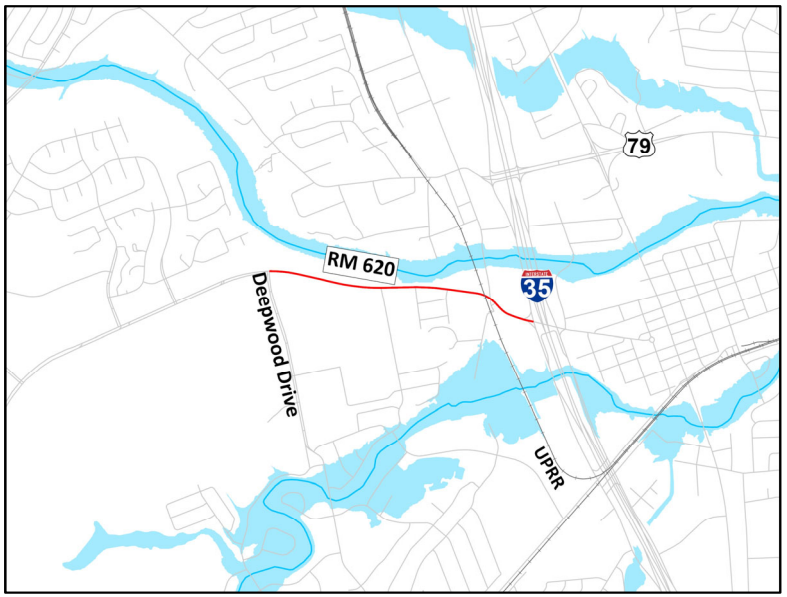
Precinct 1



RM 620 at Railroad / Chisholm Trail (IH 35 Frontage Road to Deep Wood Drive)

Anticipated Completion

Fall 2023



Partnership with TxDOT and the City of Round Rock

Original Contract Amount = $27,468,703.67

Construction is managed by TxDOT

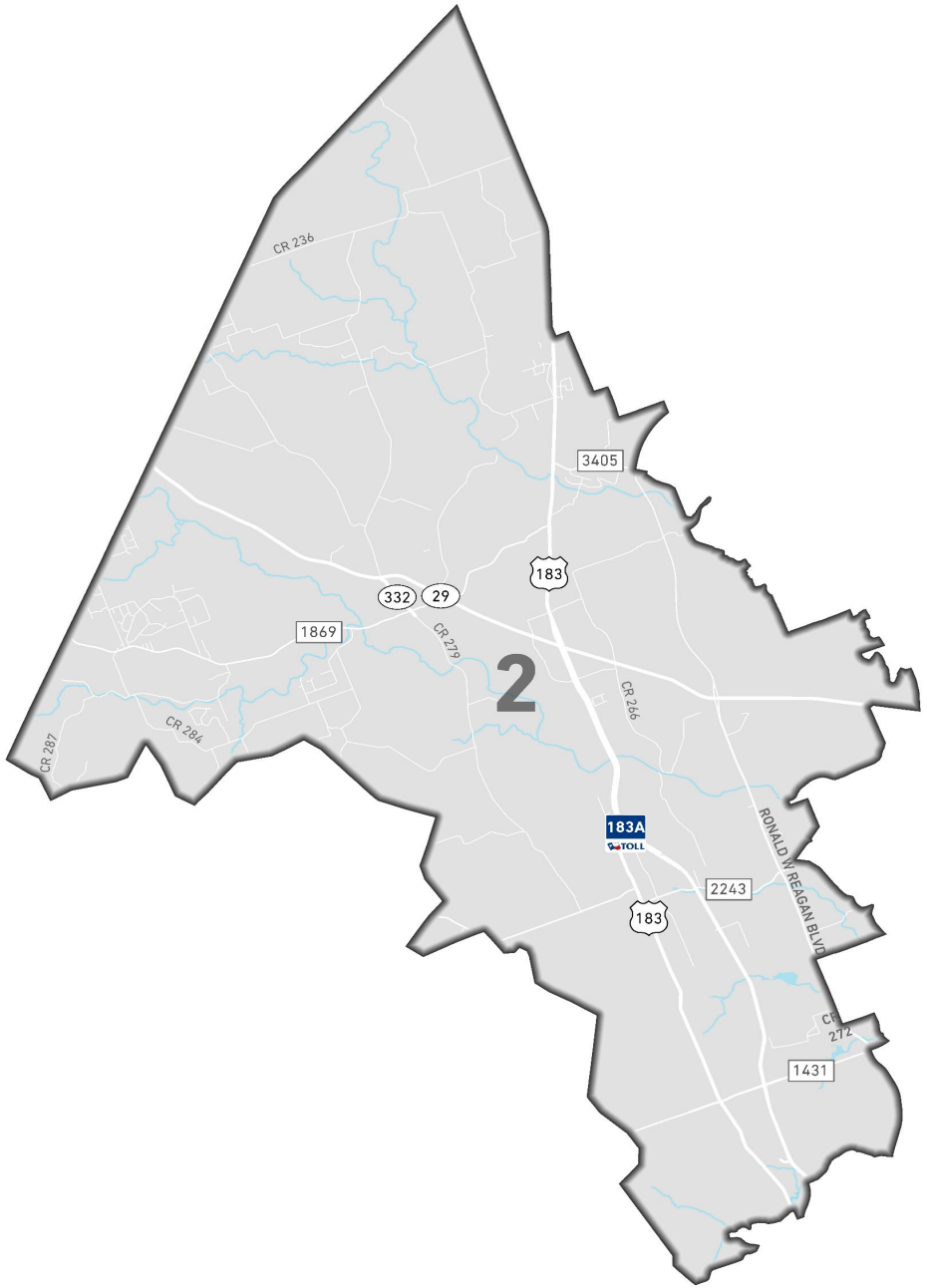
RM 620 at Railroad / Chisholm Trail (IH 35 Frontage Road to Deep Wood Drive)

RM 620 at Railroad / Chisholm Trail (IH 35 Frontage Road to Deep Wood Drive)

RM 620 at Railroad / Chisholm Trail (IH 35 Frontage Road to Deep Wood Drive)

WILLIAMSON COUNTY
1848

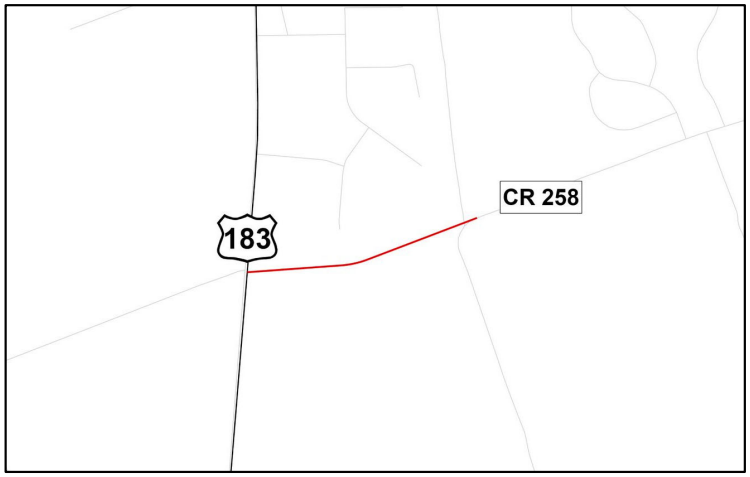
Precinct 2



CR 258 Extension

Anticipated Completion

Early 2024



Original Contract Price = $5,836,754.36

Total Change Orders to Date = $422,565.69

Adjusted Contract Price = $6,259,320.05

Expenditures to Date = $2,064,359.81 (33%)

CR 258 Extension

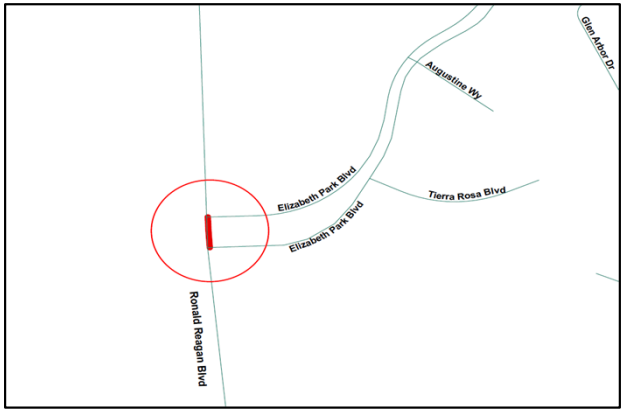
CR 258 Extension

CR 258 Extension

Ronald Reagan at Elizabeth Park
Temporary Signals

Anticipated Completion

Fall 2023



Original Contract Price = $215,902.22

Total Change Orders to Date = $28,245.75

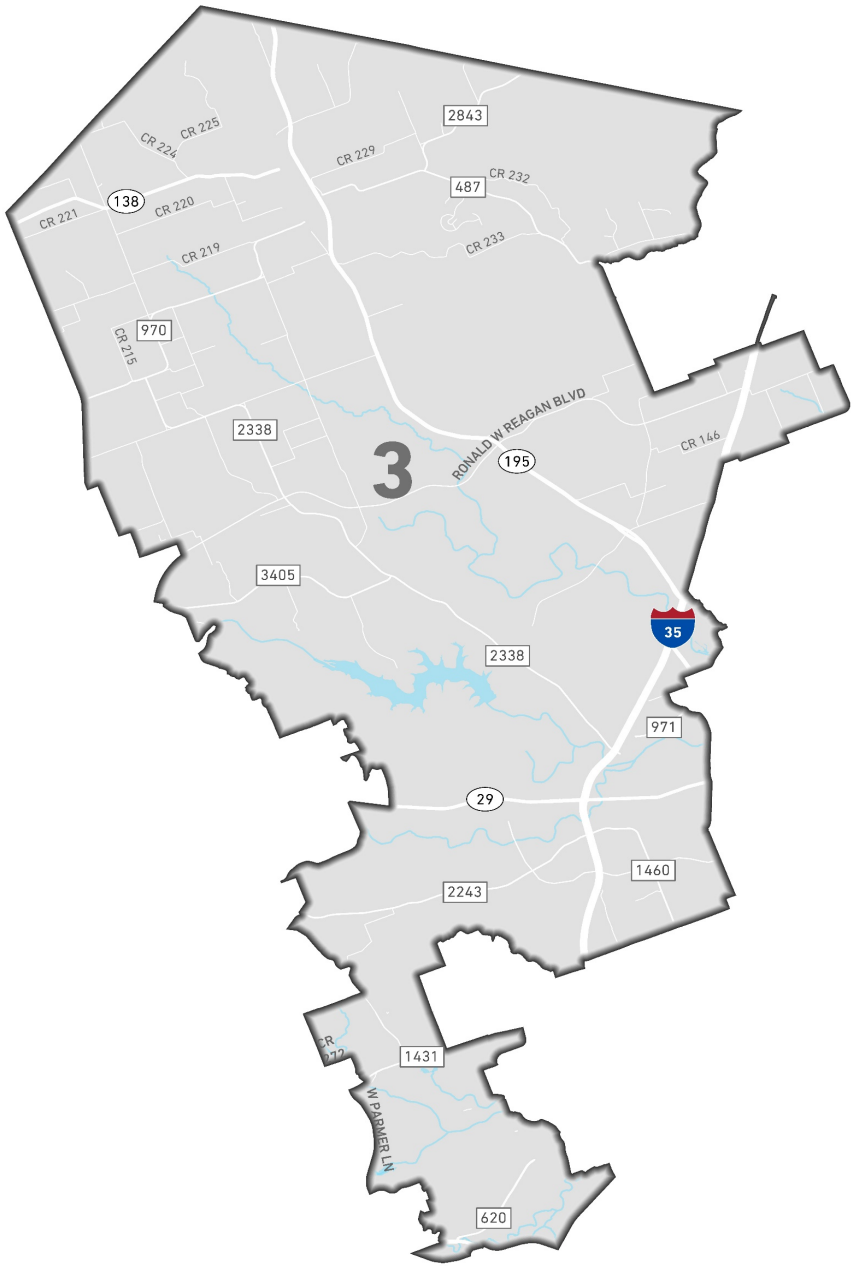
Adjusted Contract Price = $ 244,147.97

Expenditures to Date = $105,566.20 (43%)

Ronald Reagan at Elizabeth Park
Temporary Signals

Ronald Reagan at Elizabeth Park
Temporary Signals

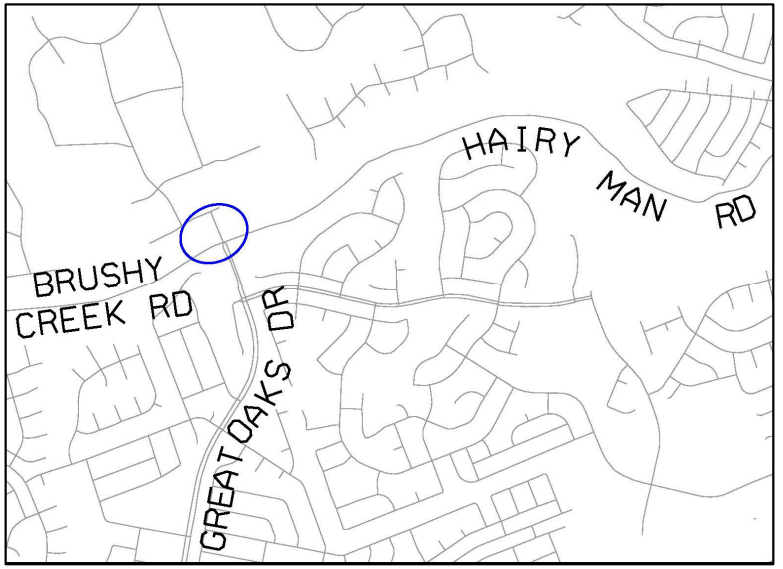
Precinct 3


3
2843
CR 225
CR 224
CR 229
CR 232
487
138
CR 221
CR 220
CR 233
CR 219
970
CR 215
2338
RONALD W REAGAN BLVD
195
CR 146
3405
35
2338
971
29
1460
2243
1431
W PARMER LN
620

Great Oaks Bridge at Brushy Creek

Completed

Summer 2023



Original Contract Price = $10,580,634.11

Total Change Orders to Date = $172,301.30

Adjusted Contract Price = $10,752,935.41

Expenditures to Date = $8,706,010.67 (81%)

Great Oaks Bridge at Brushy Creek

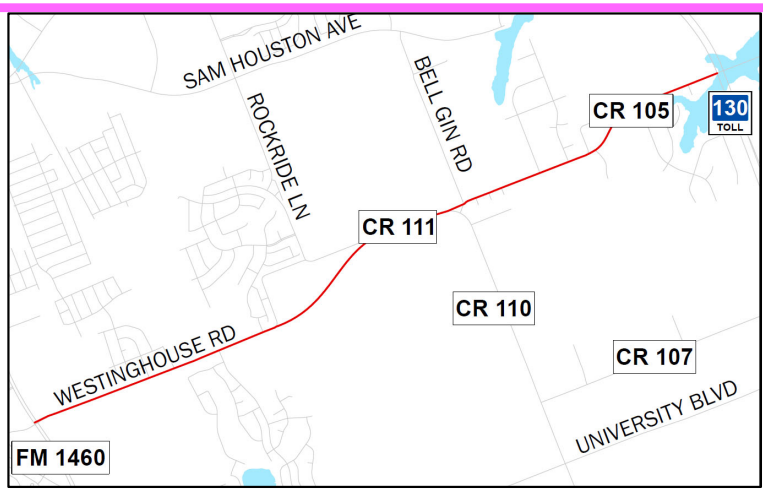
Great Oaks Bridge at Brushy Creek

Great Oaks Bridge at Brushy Creek

CR 111 Westinghouse Road

Anticipated Completion

Spring 2024



Original Contract Price = $21,024,332.88

Total Change Orders to Date = $1,099,708.30

Adjusted Contract Price = $22,124,041.18

Expenditures to Date = $14,419,961.23 (65%)

CR 111 Westinghouse Road

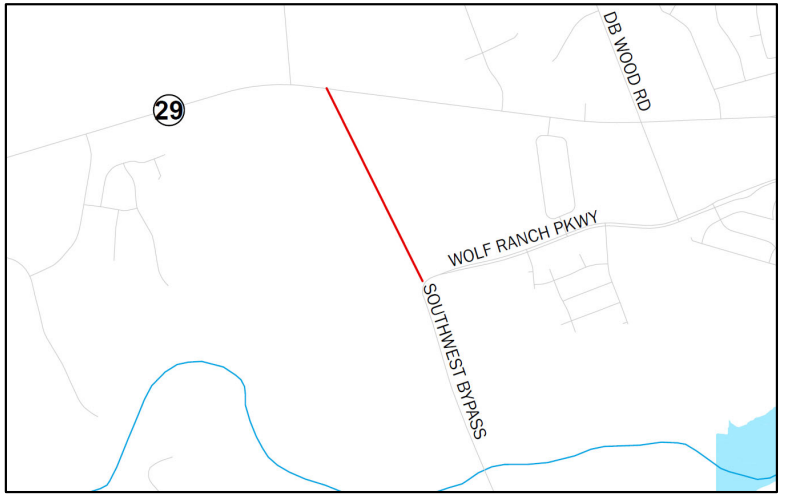
CR 111 Westinghouse Road

CR 111 Westinghouse Road

Southwest Bypass Extension

Completed

Summer 2023



Original Contract Price = $4,288,543.00

Total Change Orders to Date = $0.00

Adjusted Contract Price = $4,288,543.00

Expenditures to Date = $3,252,999.45 (76%)

Southwest Bypass Extension

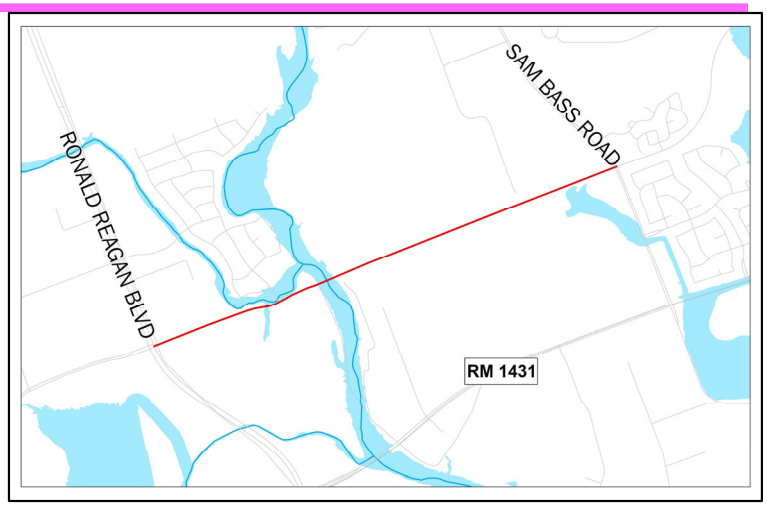
Southwest Bypass Extension

Southwest Bypass Extension

New Hope Drive Phase 2A

Anticipated Completion

Spring 2024



Partnership with the City of Cedar Park

Original Contract Amount = $22,619,961.16

Construction is managed by the City of Cedar Park

New Hope Drive Phase 2A

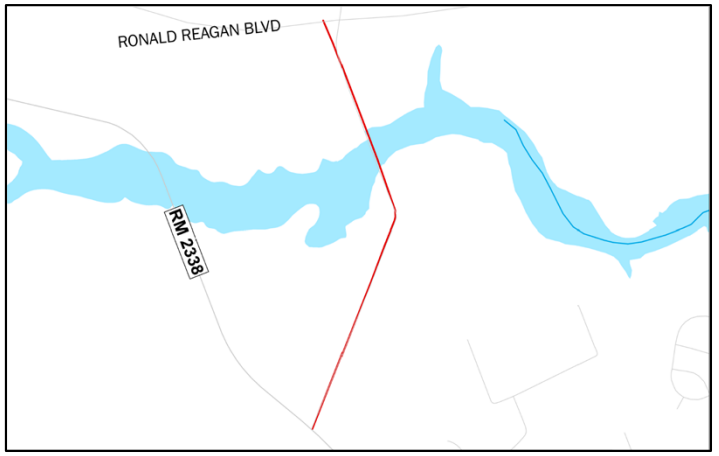
New Hope Drive Phase 2A

New Hope Drive Phase 2A

CR 245 Reconstruction

Anticipated Completion

Spring 2024



Original Contract Price = $6,969,195.21

Total Change Orders to Date = $0.00

Adjusted Contract Price = $ 6,969,195.21

Expenditures to Date = $975,061.78 (14%)

CR 245 Reconstruction

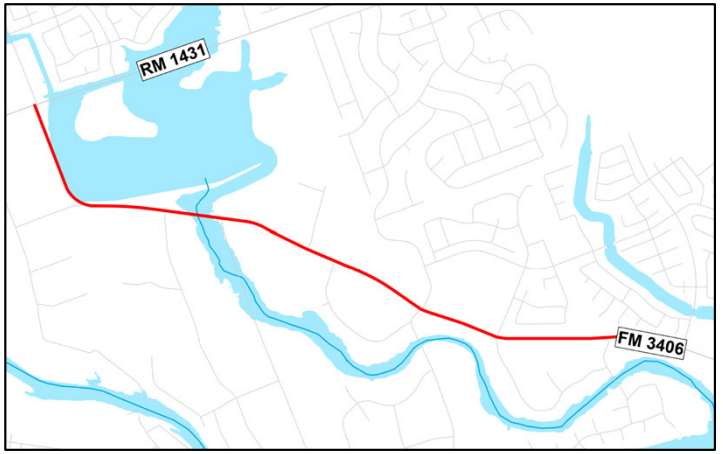
CR 245 Reconstruction

CR 245 Reconstruction

Corridor H/Sam Bass (RM 1431 to Wyoming Springs Drive)

Anticipated Completion

Fall 2025



Original Contract Price = $36,145,959.00

Total Change Orders to Date = $0.00

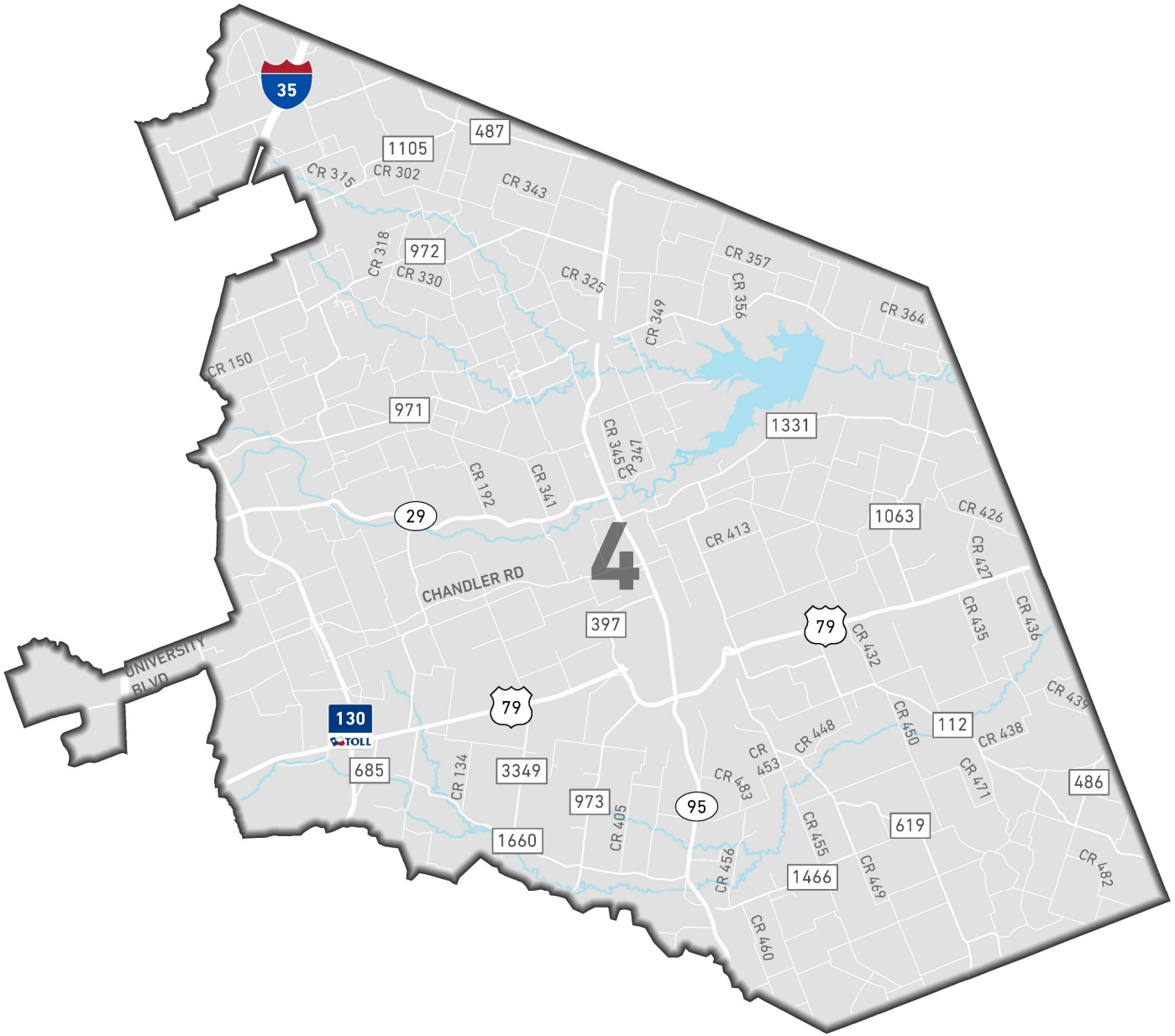
Adjusted Contract Price = $36,145,959.00

Expenditures to Date = $23,439.50 (0%)

Corridor H/Sam Bass
(RM 1431 to Wyoming Springs Drive)

Corridor H/Sam Bass
(RM 1431 to Wyoming Springs Drive)

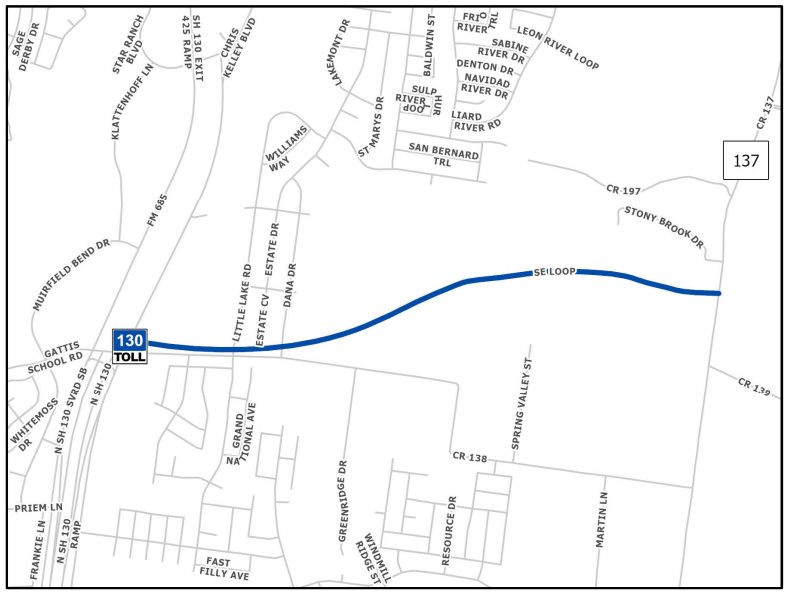
Precinct 4


35
487
1105
CR 315
CR 302
CR 343
CR 318
972
CR 330
CR 325
CR 357
CR 356
CR 364
CR 349
CR 150
971
1331
CR 345
CR 347
CR 192
CR 341
29
4
CR 413
1063
CR 426
CR 427
CHANDLER RD
397
79
CR 432
CR 435
CR 436
CR 431
UNIVERSITY BLVD
130
TOLL
79
CR 450
112
CR 438
CR 448
CR 453
CR 483
CR 471
685
CR 134
3349
973
CR 405
95
486
619
1660
CR 455
CR 456
1466
CR 469
CR 482
CR 460

East Wilco Highway (Southeast Loop Segment 1) (Corridor E1) (CR 138 to CR 137)

Anticipated Completion

Summer 2023



Original Contract Amount = $11,526,789.09

Total Change Orders = $555,757.32

Adjusted Contract Price = $12,082,546.41

Expenditures to Date = $10,687,329.95 (89%)

East Wilco Highway (Southeast Loop Segment 1) (Corridor E1) (CR 138 to CR 137)

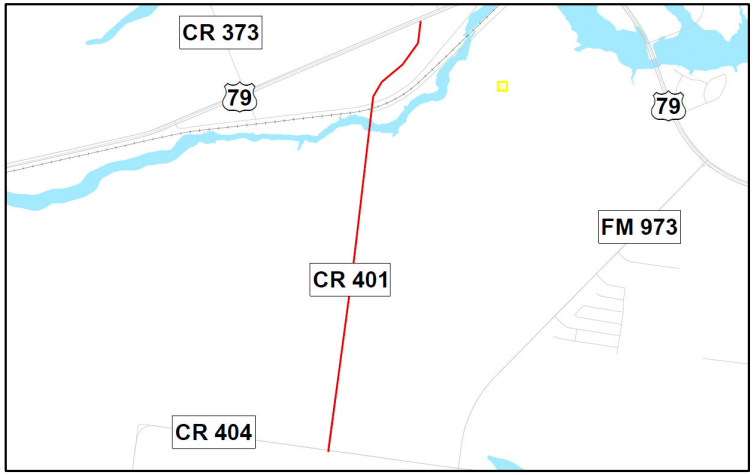
East Wilco Highway (Southeast Loop Segment 1) (Corridor E1) (CR 138 to CR 137)

East Wilco Highway (Southeast Loop Segment 1) (Corridor E1) (CR 138 to CR 137)

CR 401 Reconstruction

Anticipated Completion

Summer 2023



Original Contract Amount = $12,673,200.94

Total Change Orders = $830,893.84

Adjusted Contract Price = $ 13,504,094.78

Expenditures to Date = $10,338,944.61 (77%)

CR 401 Reconstruction

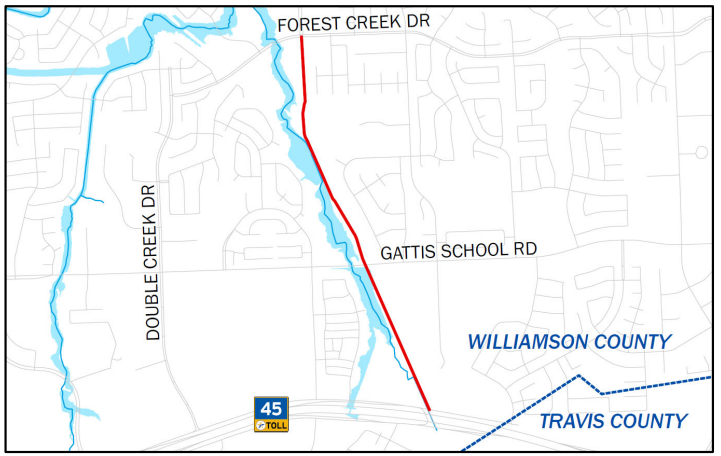
CR 401 Reconstruction

CR 401 Reconstruction

Kenney Fort Boulevard – Seg. 2 and 3 (Forest Creek Drive to SH 45)

Anticipated Completion

Late 2023



Partnership with the City of Round Rock

Original Contract Amount = $23,409,120.97

Construction is managed by the City of Round Rock

Kenney Fort Boulevard – Seg. 2 and 3 (Forest Creek Drive to SH 45)

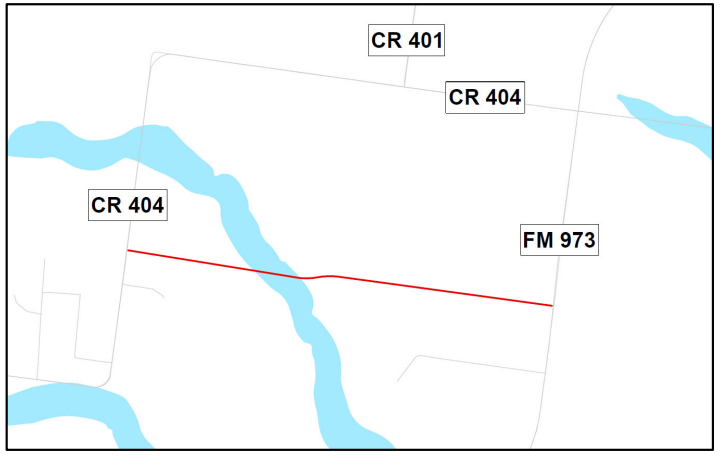
Kenney Fort Boulevard – Seg. 2 and 3 (Forest Creek Drive to SH 45)

Kenney Fort Boulevard – Seg. 2 and 3 (Forest Creek Drive to SH 45)

Samsung Highway (Future County Road) (CR 404 to FM 973)

Anticipated Completion

Fall 2023



Original Contract Amount = $11,289,929.00

Total Change Orders = $41,260.00

Adjusted Contract Price = $11,331,189.00

Expenditures to Date = $8,359,530.85 (74%)

Samsung Highway (Future County Road) (CR 404 to FM 973)

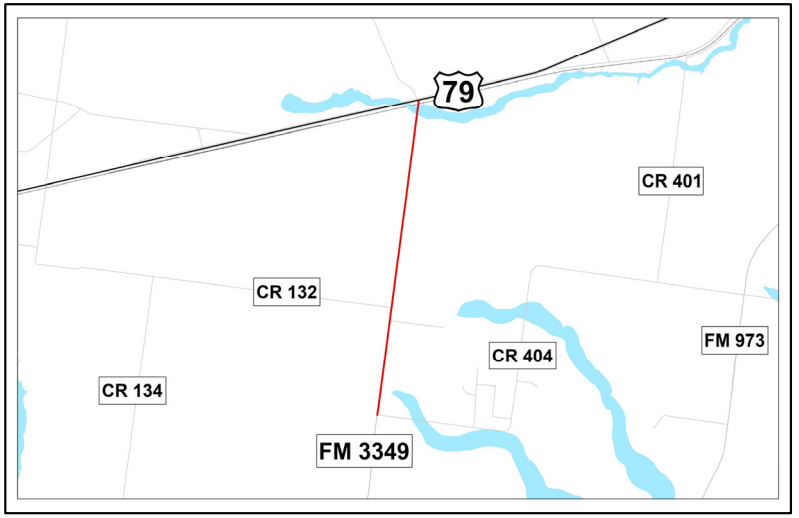
Samsung Highway (Future County Road) (CR 404 to FM 973)

Samsung Highway (Future County Road) (CR 404 to FM 973)

East Wilco Highway FM 3349 / US 79 Interchange (US 79 to CR 404)

Anticipated Completion

Summer 2025 (Roadwork)



Original Contract Amount = $81,941,038.13

Total Change Orders = $1,007,354.41

Adjusted Contract Price = $ 82,948,392.54

Expenditures to Date = $14,654,225.24 (18%)

East Wilco Highway (FM 3349 / US 79) Interchange (US 79 to CR 404)

East Wilco Highway (FM 3349 / US 79) Interchange (US 79 to CR 404)

East Wilco Highway (FM 3349 / US 79) Interchange (US 79 to CR 404)

CR 366 Reconstruction (Chandler Road to Carlos G. Parker Blvd.)

Anticipated Completion

Summer 2024

Original Contract Amount = $17,694,262.46

Total Change Orders = $0.00

Adjusted Contract Price = $17,694,262.46

Expenditures to Date = $2,379,761.59 (13%)

CR 366 Reconstruction
(Chandler Road to Carlos G. Parker Blvd.)

CR 366 Reconstruction
(Chandler Road to Carlos G. Parker Blvd.)

CR 366 Reconstruction
(Chandler Road to Carlos G. Parker Blvd.)

CR 404 and FM 973 Improvements

Anticipated Completion

Summer 2023

Original Contract Amount = $4,622,143.93

Total Change Orders = $0.00

Adjusted Contract Price = $ 4,622,143.93

Expenditures to Date = $1,809,782.06 (39%)

CR 404 and FM 973 Improvements

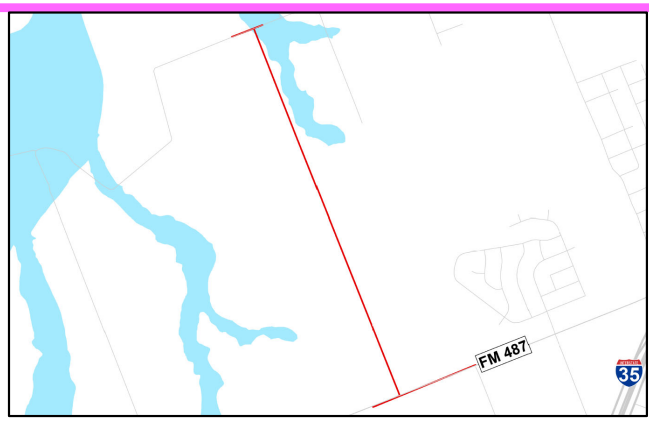
CR 404 and FM 973 Improvements

CR 404 and FM 973 Improvements

Bud Stockton Extension (CR 305 to FM 487)

Anticipated Completion

Fall 2023



Original Contract Amount = $5,917,275.00

Total Change Orders = $35,830.59

Adjusted Contract Price = $ 5,953,105.59

Expenditures to Date = $1,422,269.00 (24%)

Bud Stockton Extension
(CR 305 to FM 487)

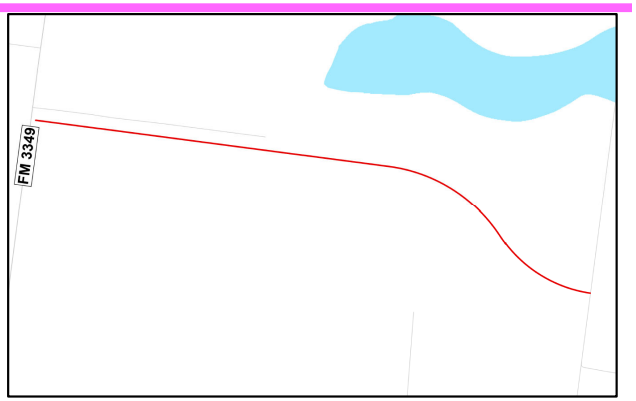
Bud Stockton Extension
(CR 305 to FM 487)

Bud Stockton Extension
(CR 305 to FM 487)

Samsung Highway (CR 404 Realignment) (FM 3349 to CR 404)

Anticipated Completion

Early 2024



Original Contract Amount = $5,139,487.45

Total Change Orders = $0.00

Adjusted Contract Price = $5,139,487.45

Expenditures to Date = $0.00 (0%)

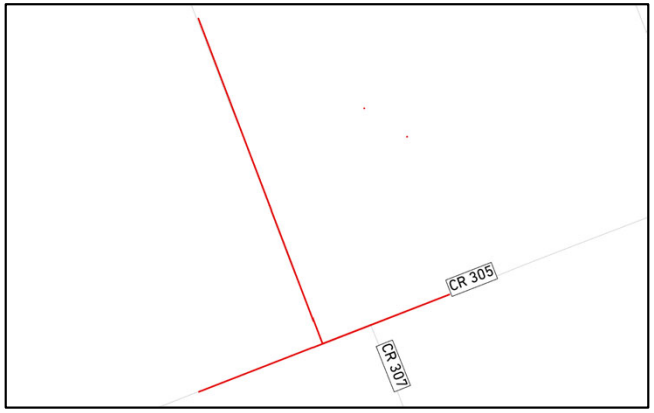
Samsung Highway (CR 404 Realignment) (FM 3349 to CR 404)

Samsung Highway (CR 404 Realignment) (FM 3349 to CR 404)

CR 307 Reconstruction (CR 307 North of CR 305)

Anticipated Completion

Summer 2023



Original Contract Amount = $2,796,832.80

Total Change Orders = $0.00

Adjusted Contract Price = $2,796,832.80

Expenditures to Date = $117,081.00 (4%)

CR 307 Reconstruction
(CR 307 North of CR 305)

CR 307 Reconstruction
(CR 307 North of CR 305)

CR 307 Reconstruction
(CR 307 North of CR 305)

ROAD BOND PROGRAM

Construction Summary Report

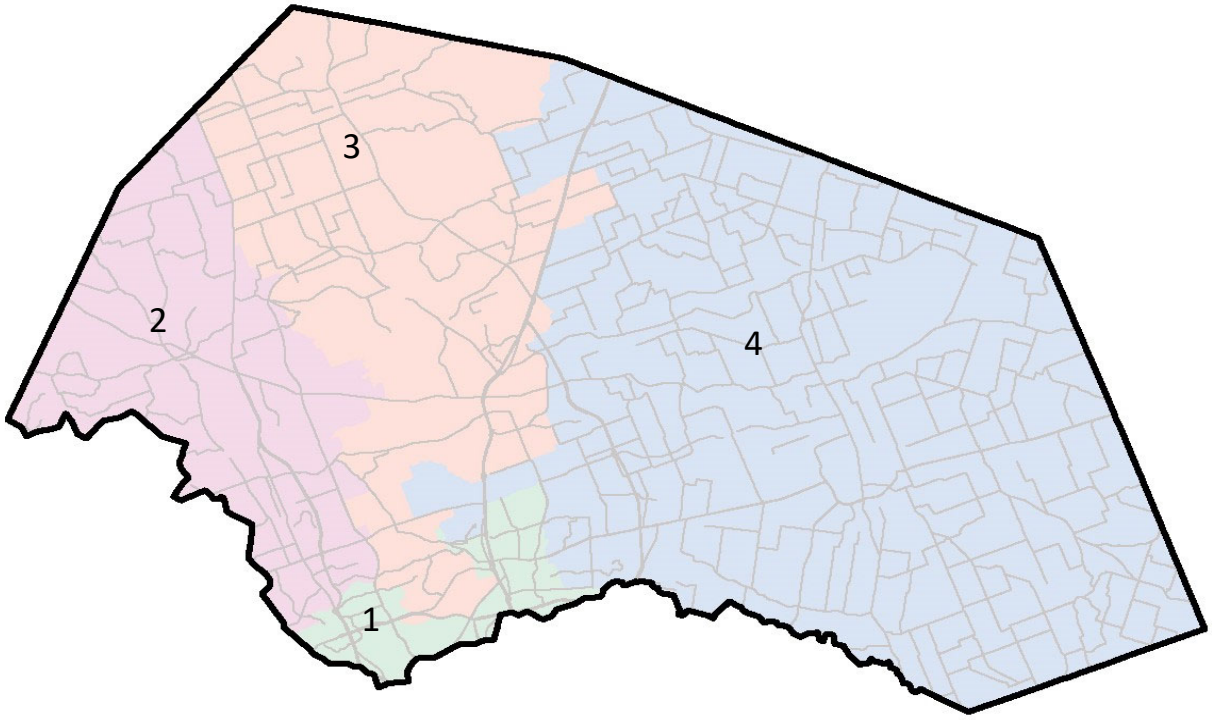
County Judge
Bill Gravell, Jr.

Commissioners
Terry Cook
Cynthia Long
Valerie Covey
Russ Boles

July 2023

WWW.ROADBOND.ORG

Volume XXIII - Issue No.7



Presented By: HNTB

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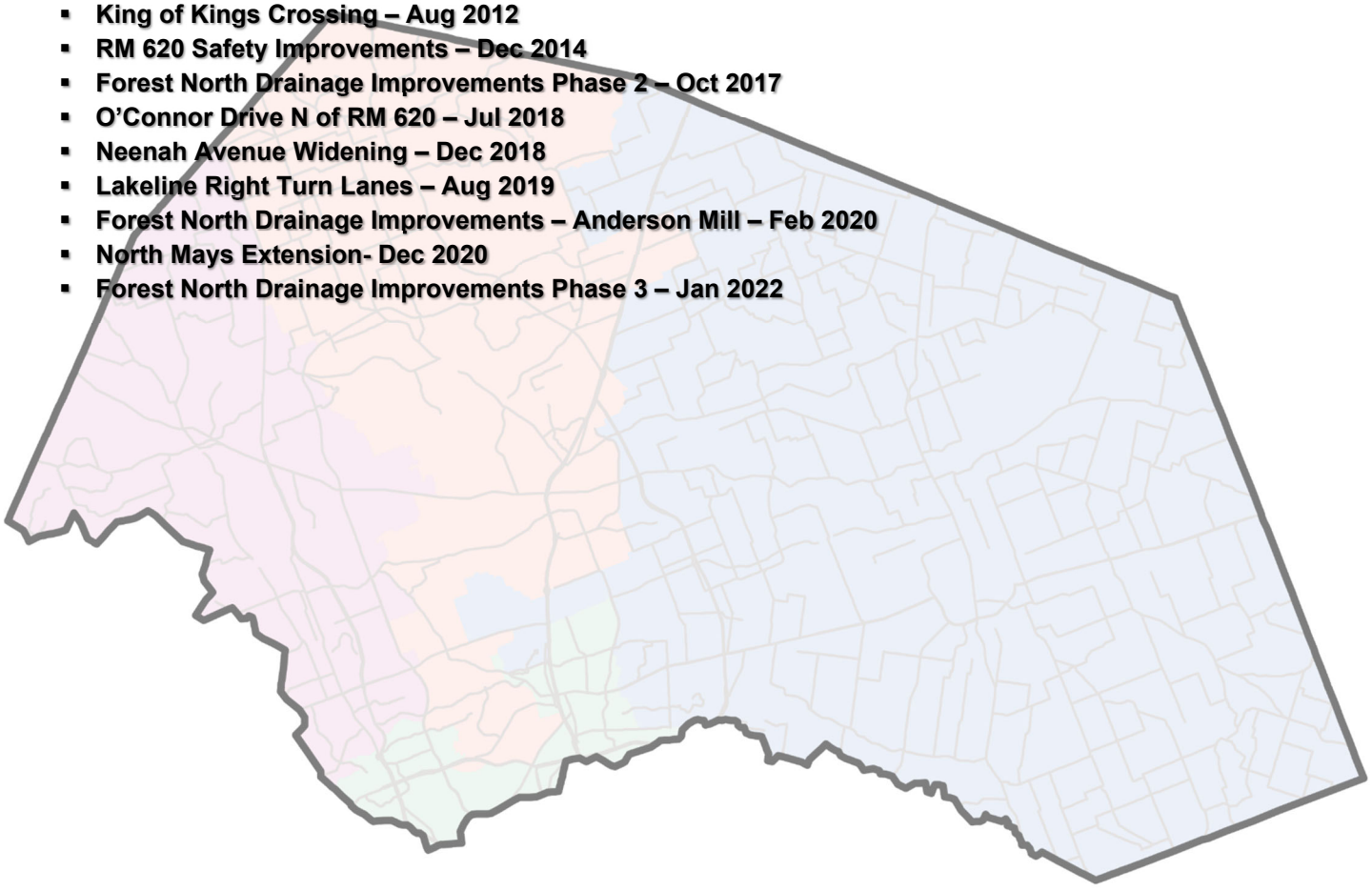
WILLIAMSON COUNTY
ROAD BOND PROGRAM

COMPLETED PROJECTS

CONSTRUCTION SUBSTANTIALLY COMPLETE/OPEN TO TRAFFIC - AS OF JUNE 2023

Precinct 1

- **Pond Springs Road (signal) – Apr 2002**
- **McNeil Road, Phase 1 – Jan 2005**
- **McNeil Road, Phase 2 – Feb 2007**
- **RM 620, Phase 1 – Jan 2009**
- **Pond Springs Road – Sep 2010**
- **County Road 174 at Brushy Creek – Jun 2011**
- **O'Connor Drive Extension – Apr 2012**
- **King of Kings Crossing – Aug 2012**
- **RM 620 Safety Improvements – Dec 2014**
- **Forest North Drainage Improvements Phase 2 – Oct 2017**
- **O'Connor Drive N of RM 620 – Jul 2018**
- **Neenah Avenue Widening – Dec 2018**
- **Lakeline Right Turn Lanes – Aug 2019**
- **Forest North Drainage Improvements – Anderson Mill – Feb 2020**
- **North Mays Extension- Dec 2020**
- **Forest North Drainage Improvements Phase 3 – Jan 2022**



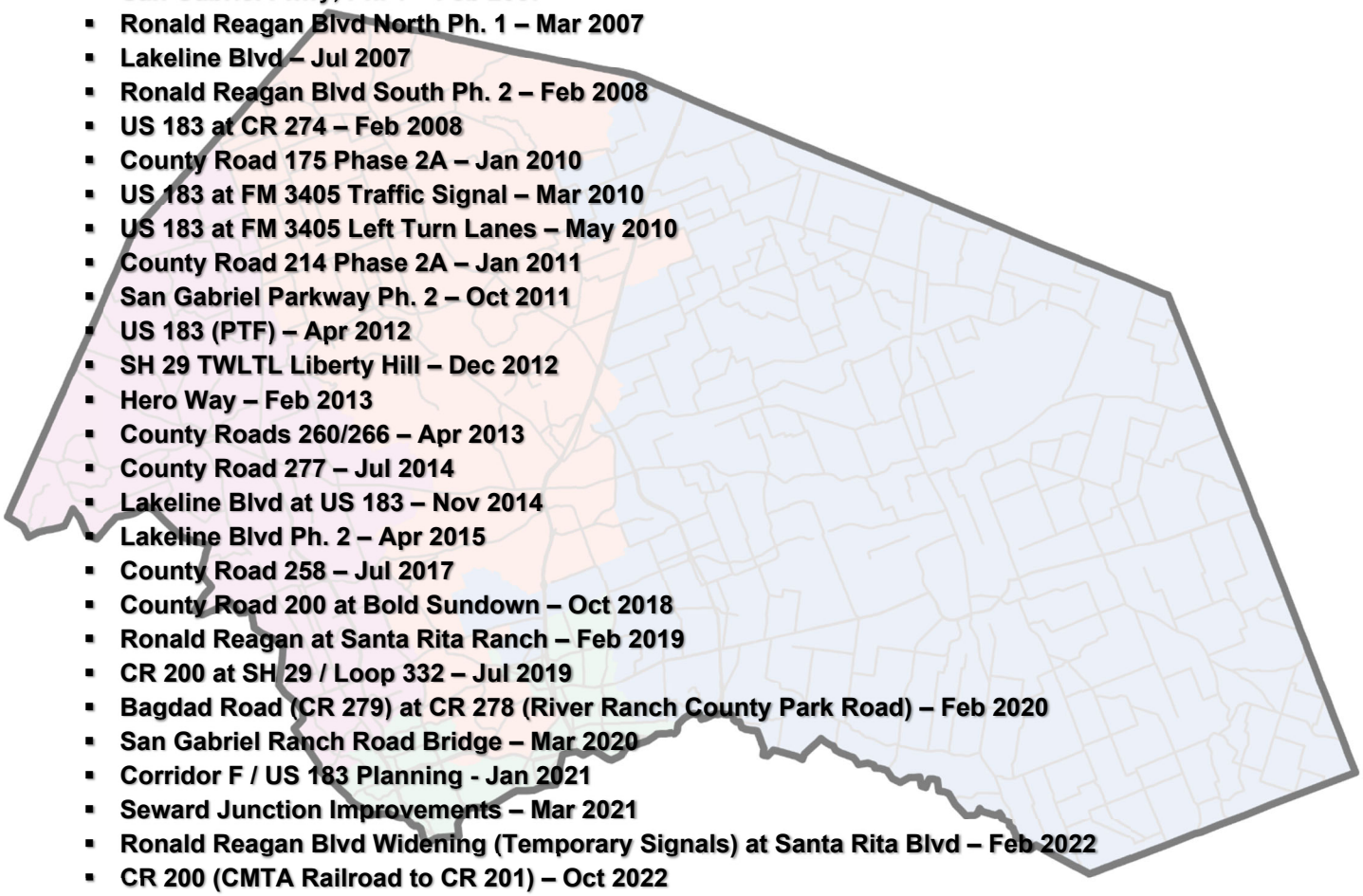
WILLIAMSON COUNTY
ROAD BOND PROGRAM

COMPLETED PROJECTS

CONSTRUCTION SUBSTANTIALLY COMPLETE/OPEN TO TRAFFIC - AS OF JUNE 2023

Precinct 2

- **RM 1869 at SH 29 (signal) – Aug 2002**
- **River Bend Oaks – Feb 2003**
- **County Road 175 – Jun 2003**
- **County Road 200 – Sep 2003**
- **Ronald Reagan Blvd, South Ph. 1 – Dec 2004**
- **County Road 214 – Feb 2005**
- **County Road 258 – Sep 2006**
- **San Gabriel Pkwy, Ph. 1 – Feb 2007**
- **Ronald Reagan Blvd North Ph. 1 – Mar 2007**
- **Lakeline Blvd – Jul 2007**
- **Ronald Reagan Blvd South Ph. 2 – Feb 2008**
- **US 183 at CR 274 – Feb 2008**
- **County Road 175 Phase 2A – Jan 2010**
- **US 183 at FM 3405 Traffic Signal – Mar 2010**
- **US 183 at FM 3405 Left Turn Lanes – May 2010**
- **County Road 214 Phase 2A – Jan 2011**
- **San Gabriel Parkway Ph. 2 – Oct 2011**
- **US 183 (PTF) – Apr 2012**
- **SH 29 TWLTL Liberty Hill – Dec 2012**
- **Hero Way – Feb 2013**
- **County Roads 260/266 – Apr 2013**
- **County Road 277 – Jul 2014**
- **Lakeline Blvd at US 183 – Nov 2014**
- **Lakeline Blvd Ph. 2 – Apr 2015**
- **County Road 258 – Jul 2017**
- **County Road 200 at Bold Sundown – Oct 2018**
- **Ronald Reagan at Santa Rita Ranch – Feb 2019**
- **CR 200 at SH 29 / Loop 332 – Jul 2019**
- **Bagdad Road (CR 279) at CR 278 (River Ranch County Park Road) – Feb 2020**
- **San Gabriel Ranch Road Bridge – Mar 2020**
- **Corridor F / US 183 Planning - Jan 2021**
- **Seward Junction Improvements – Mar 2021**
- **Ronald Reagan Blvd Widening (Temporary Signals) at Santa Rita Blvd – Feb 2022**
- **CR 200 (CMTA Railroad to CR 201) – Oct 2022**



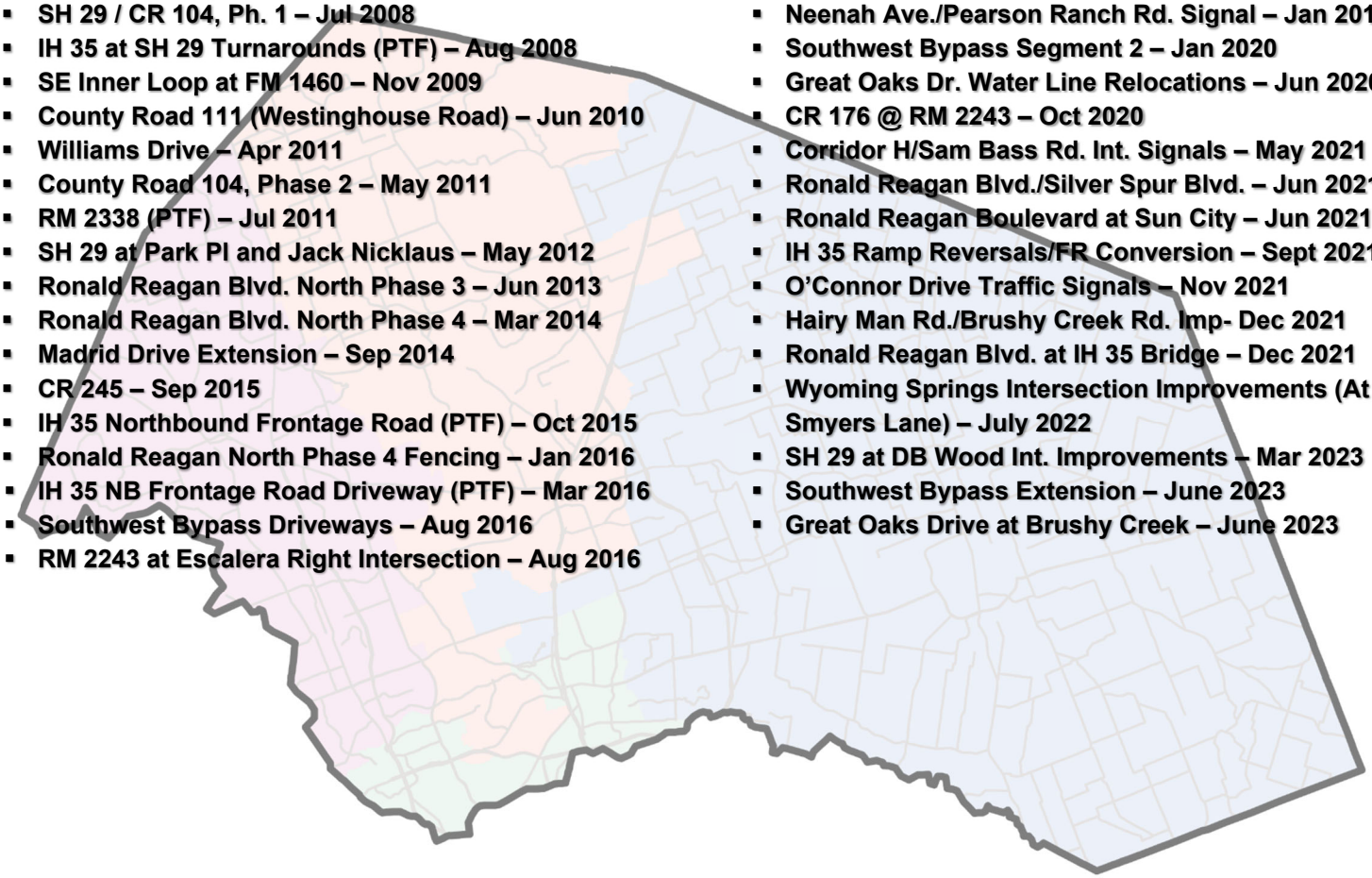
WILLIAMSON COUNTY
ROAD BOND PROGRAM

COMPLETED PROJECTS

CONSTRUCTION SUBSTANTIALLY COMPLETE/OPEN TO TRAFFIC - AS OF JUNE 2023

Precinct 3

- Cedar Hollow at SH 29 (signal) – Aug 2002
- Georgetown Inner Loop Project 2 – Aug 2003
- Georgetown Inner Loop Project 1 – Jun 2004
- Georgetown Inner Loop East Extension – Sep 2004
- County Road 152 Bridge Replacement – Sep 2004
- Inner Loop East (CR 151 to Bus 35) – Oct 2005
- Ronald Reagan Blvd North, Ph. 2 – May 2008
- 12" Water Main Relo. for SH 29 Widening – Jun 2008
- SH 29 / CR 104, Ph. 1 – Jul 2008
- IH 35 at SH 29 Turnarounds (PTF) – Aug 2008
- SE Inner Loop at FM 1460 – Nov 2009
- County Road 111 (Westinghouse Road) – Jun 2010
- Williams Drive – Apr 2011
- County Road 104, Phase 2 – May 2011
- RM 2338 (PTF) – Jul 2011
- SH 29 at Park Pl and Jack Nicklaus – May 2012
- Ronald Reagan Blvd. North Phase 3 – Jun 2013
- Ronald Reagan Blvd. North Phase 4 – Mar 2014
- Madrid Drive Extension – Sep 2014
- CR 245 – Sep 2015
- IH 35 Northbound Frontage Road (PTF) – Oct 2015
- Ronald Reagan North Phase 4 Fencing – Jan 2016
- IH 35 NB Frontage Road Driveway (PTF) – Mar 2016
- Southwest Bypass Driveways – Aug 2016
- RM 2243 at Escalera Right Intersection – Aug 2016
- SH 29 at Cedar Hollow Right Int. Imp. – Aug 2016
- Southwest Bypass Access Route – Jul 2017
- Pearson Ranch Road – Oct 2017
- Arterial H Extension Phase I– Feb 2018
- Relo. of Williamson County Regional WL – Apr 2018
- RM 620 Phase 2 – Jul 2018
- Southwest Bypass Segment 1 – Sept 2018
- Inner Loop Improvements – Dec 2018
- Neenah Ave./Pearson Ranch Rd. Signal – Jan 2019
- Southwest Bypass Segment 2 – Jan 2020
- Great Oaks Dr. Water Line Relocations – Jun 2020
- CR 176 @ RM 2243 – Oct 2020
- Corridor H/Sam Bass Rd. Int. Signals – May 2021
- Ronald Reagan Blvd./Silver Spur Blvd. – Jun 2021
- Ronald Reagan Boulevard at Sun City – Jun 2021
- IH 35 Ramp Reversals/FR Conversion – Sept 2021
- O'Connor Drive Traffic Signals – Nov 2021
- Hairy Man Rd./Brushy Creek Rd. Imp- Dec 2021
- Ronald Reagan Blvd. at IH 35 Bridge – Dec 2021
- Wyoming Springs Intersection Improvements (At Smyers Lane) – July 2022
- SH 29 at DB Wood Int. Improvements – Mar 2023
- Southwest Bypass Extension – June 2023
- Great Oaks Drive at Brushy Creek – June 2023



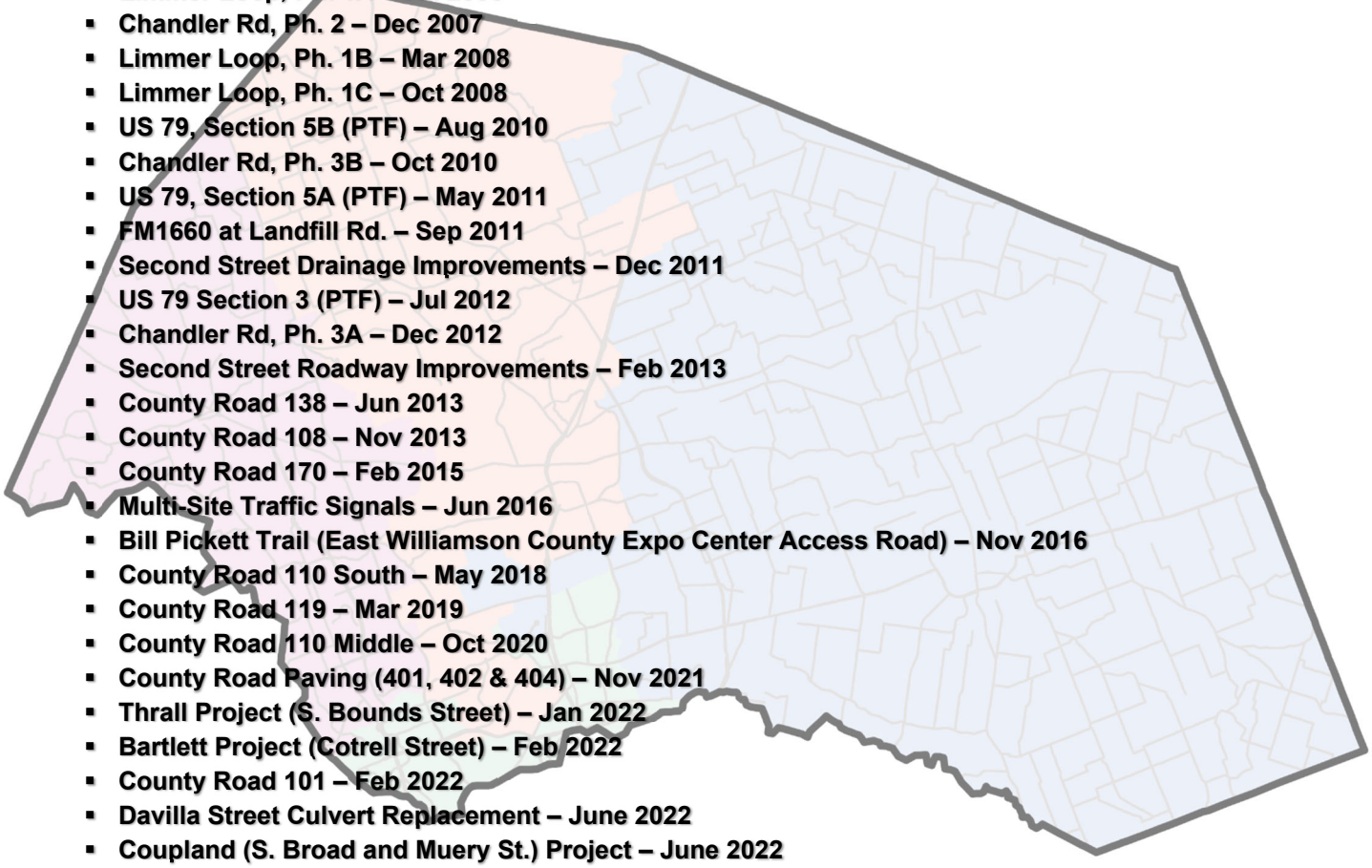
WILLIAMSON COUNTY
ROAD BOND PROGRAM

COMPLETED PROJECTS

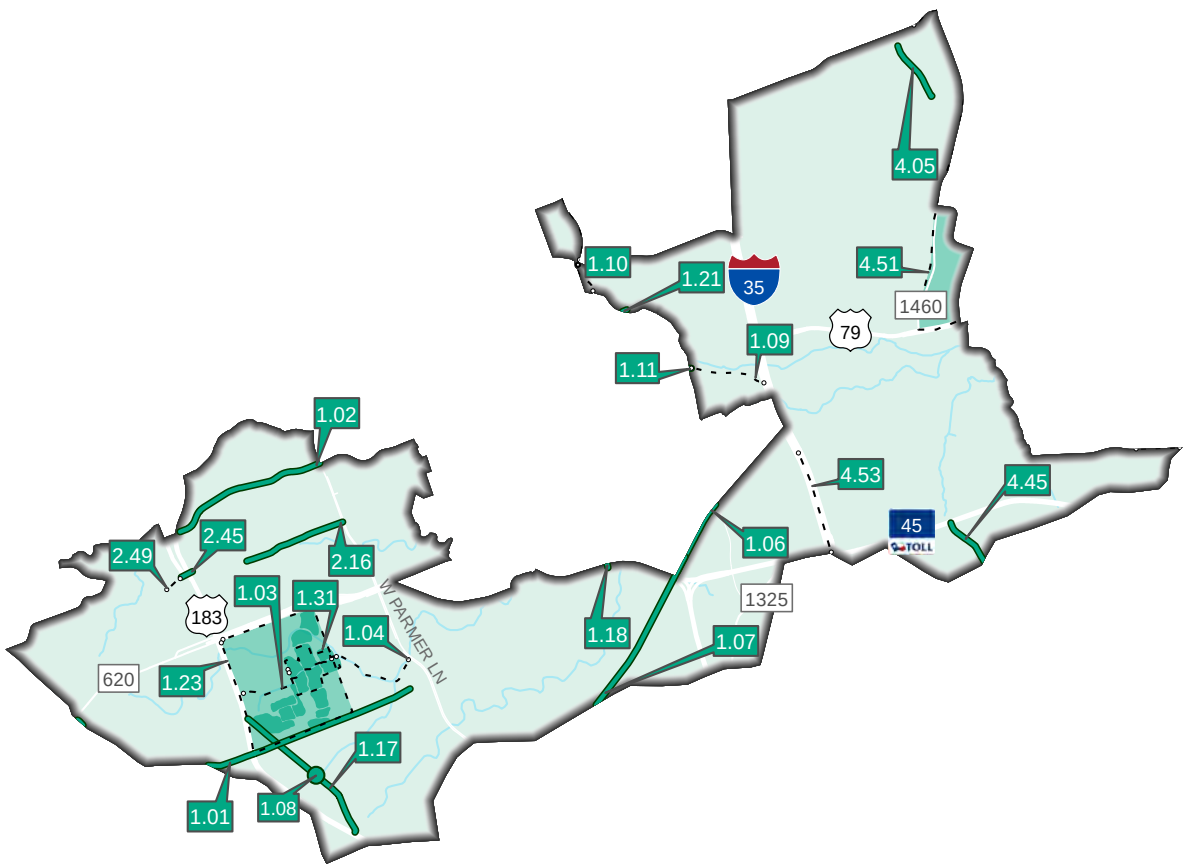
CONSTRUCTION SUBSTANTIALLY COMPLETE/OPEN TO TRAFFIC - AS OF JUNE 2023

Precinct 4

- **Bridge Replacements (CR 390, 406 & 427) – Nov 2002**
- **County Road 368 and 369 – Nov 2002**
- **County Road 412 – Aug 2003**
- **County Road 300 and 301 – Dec 2003**
- **County Road 424 Bridge Replacement – Jan 2004**
- **Chandler Rd. Extension, Ph. 1 – Mar 2005**
- **County Road 112, Ph. 1 – Aug 2005**
- **County Road 137 – Oct 2005**
- **Limmer Loop, Ph. 1A – Jul 2006**
- **Chandler Rd, Ph. 2 – Dec 2007**
- **Limmer Loop, Ph. 1B – Mar 2008**
- **Limmer Loop, Ph. 1C – Oct 2008**
- **US 79, Section 5B (PTF) – Aug 2010**
- **Chandler Rd, Ph. 3B – Oct 2010**
- **US 79, Section 5A (PTF) – May 2011**
- **FM1660 at Landfill Rd. – Sep 2011**
- **Second Street Drainage Improvements – Dec 2011**
- **US 79 Section 3 (PTF) – Jul 2012**
- **Chandler Rd, Ph. 3A – Dec 2012**
- **Second Street Roadway Improvements – Feb 2013**
- **County Road 138 – Jun 2013**
- **County Road 108 – Nov 2013**
- **County Road 170 – Feb 2015**
- **Multi-Site Traffic Signals – Jun 2016**
- **Bill Pickett Trail (East Williamson County Expo Center Access Road) – Nov 2016**
- **County Road 110 South – May 2018**
- **County Road 119 – Mar 2019**
- **County Road 110 Middle – Oct 2020**
- **County Road Paving (401, 402 & 404) – Nov 2021**
- **Thrall Project (S. Bounds Street) – Jan 2022**
- **Bartlett Project (Cotrell Street) – Feb 2022**
- **County Road 101 – Feb 2022**
- **Davilla Street Culvert Replacement – June 2022**
- **Coupland (S. Broad and Muery St.) Project – June 2022**
- **CR 404 Hutto Water Line Realignment – Sept 2022**
- **University Boulevard Widening – Apr 2023**



2000/2006 Road Bond Program Projects
Precinct 1 - Commissioner Cook



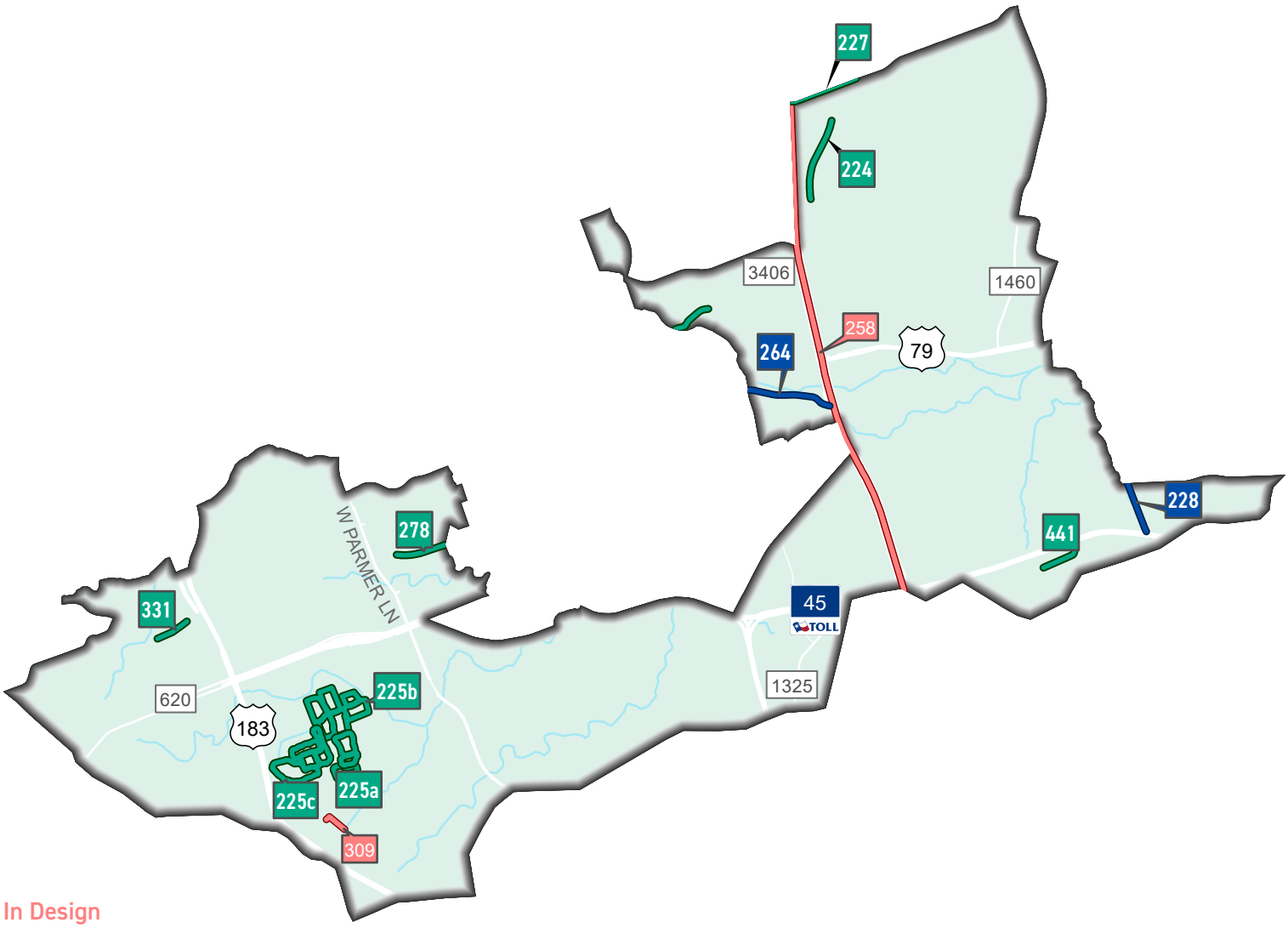
Completed/Open to Traffc

1.01 Anderson Mill Rd.
1.02 Avery Ranch Blvd. (183 to Parmer Lane)
1.03 Lake Creek Drainage - Phase 1 ----
1.04 Lake Creek Drainage - Phase 2 ----
1.06 McNeil Road - Phase 1
1.07 McNeil Road - Phase 2
1.08 Pond Springs at Turtle Rock Signal
1.09 RM 620 Feasibility ----
1.10 Wyoming Springs North ----
1.11 RM 620 Interim Improvements - Phase 1
1.17 Pond Springs Road
1.18 O'Connor Overpass at SH 45
1.21 CR 174 (Hairy Man Rd.) Bridge Rail Rehab
1.23 Forest North Drainage Improvements - Phase 1
1.31 Forest North Drainage Improvements - Phase 2
1.31 Forest North Drainage Improvements - Phase 3
2.16 Lakeline Blvd. (Lyndhurst to Parmer Lane)
2.45 Lakeline Blvd. at US 183
2.49 Lakeline Blvd. Right Turn Lanes ----
4.05 CR 112 - Phase 1
4.45 CR 170
4.53 IH 35 Operational Analysis ----

---- Study

2013 ROAD BOND PROGRAM PROJECTS

Precinct 1 - Commissioner Cook



In Design

258 IH 35 Corridor Operational Analysis (SH 45 to RM 1431)
309 Pond Springs Road Area Drainage Improvements (Pond Springs Road to US 183)

Under Construction/Bidding

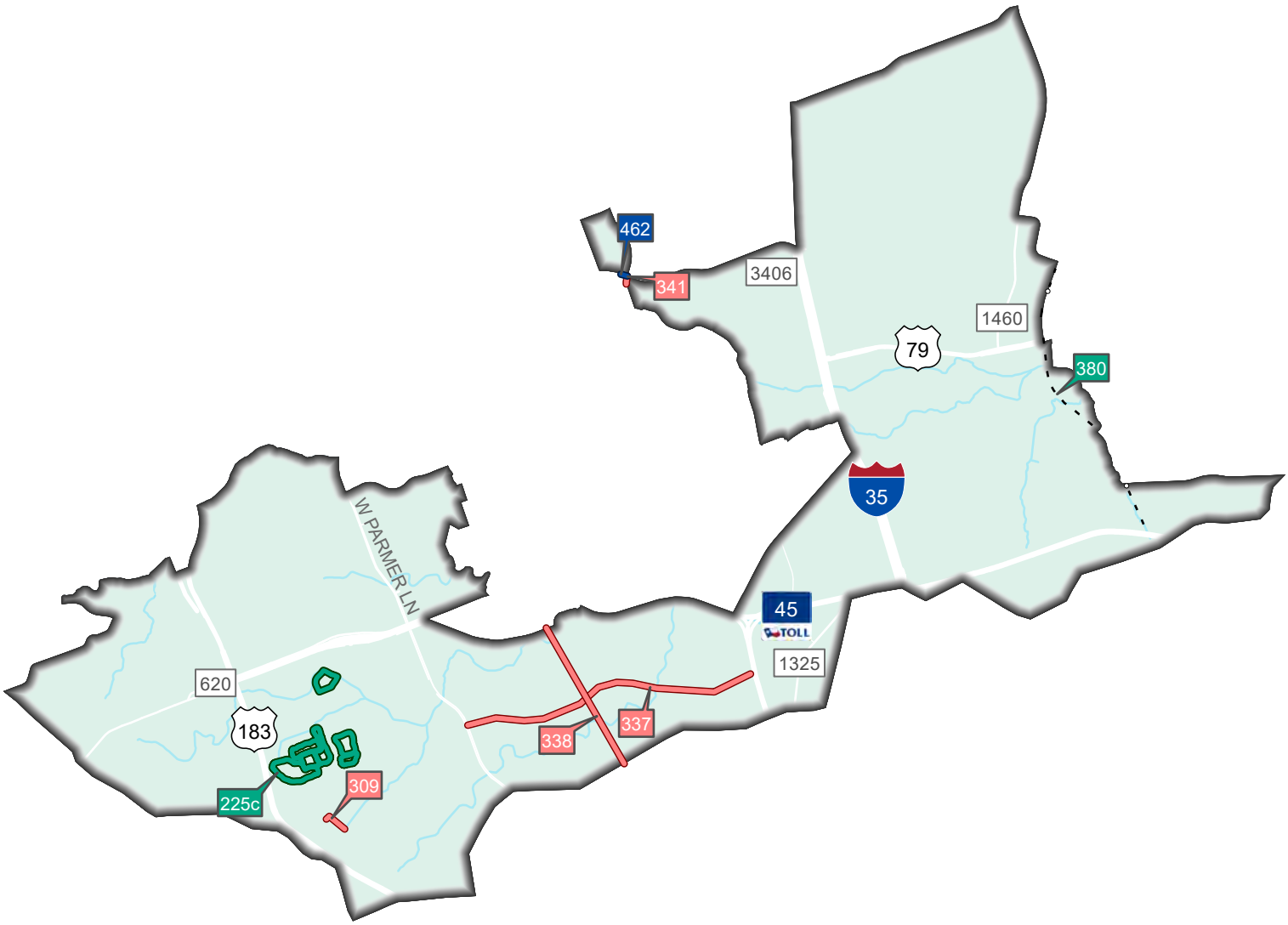
228 Kenney Fort Blvd Segments 2 and 3 (Forest Creek Boulevard to SH 45)
264 RM 620 at Railroad / Chisholm Trail (IH 35 Frontage Road to Deep Wood Drive)

Completed/Open to Traffic

224 North Mays Street Extension (Paloma Drive to Oakmont Drive)
225a Forest North Drainage Improvements Anderson Mill Zone
225b Forest North Drainage Improvements Phase 2
225c Forest North Drainage Improvements Phase 3 (Design)
227 University Boulevard Widening (IH 35 to Sunrise Road)
278 Neenah Avenue Widening (Olive Hill Drive to 0.5 miles east of Olive Hill Drive)
284 Hairy Man Road/Brushy Creek Road Safety Improvements (Brushy Bend to Sam Bass Road)
331 Lakeline Boulevard Right Turn Lanes
441 Roundville Lane (A.W. Grimes Boulevard to EBFR of SH 45)

Study

2019 ROAD BOND PROGRAM PROJECTS
Precinct 1 - Commissioner Cook



In Design

309 Pond Springs Road Area Drainage Improvements
337 Anderson Mill Road (FM734-Loop1)
338 RM 620/SH 45 intersection to McNeil Road
341 Wyoming Springs Extension (Brightwater Boulevard/Creek Bend to Sam Bass Road)

Under Construction/Bidding

462 Corridor H/Sam Bass Road (RM 1431 to Wyoming Springs Drive)

Completed/Open to Traffic

225c Forest North Drainage Improvements Phase 3
380 MoKan (University Boulevard to SH 45)

Study

North Mays Street Extension Phase 1 (Paloma Drive to Oakmont Drive)
Project No. 1810-265 Original Contract Price = $10,775,835.75

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
11/14/2018	12/4/2018	1/18/2019	1/28/2019	12/16/2020			410	279	689

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	1/28/2019	1/31/2019	4	$523,139.40	$523,139.40	$58,126.60	$58,126.60	5	1
2	2/1/2019	2/28/2019	28	$2,584.80	$525,724.20	$287.20	$58,413.80	5	5
3	3/1/2019	4/30/2019	61	$102,281.40	$628,005.60	$11,364.60	$69,778.40	6	13
4	5/1/2019	5/31/2019	31	$593,318.74	$1,221,324.34	$65,924.30	$135,702.70	12	18
5	6/1/2019	6/30/2019	30	$188,661.93	$1,409,986.27	$20,962.44	$156,665.14	13	22
6	7/1/2019	7/31/2019	31	$590,007.31	$1,999,993.58	$65,556.37	$222,221.51	19	27
7	8/1/2019	8/31/2019	31	$628,396.35	$2,628,389.93	$69,821.82	$292,043.33	25	31
8	9/1/2019	9/30/2019	30	$2,393,911.61	$5,022,301.54	$265,990.17	$558,033.50	47	36
9	10/1/2019	10/31/2019	31	$724,961.48	$5,747,263.02	$80,551.28	$638,584.78	54	40
10	11/1/2019	11/30/2019	30	$378,890.89	$6,126,153.91	$42,098.99	$680,683.77	58	45
11	12/1/2019	12/31/2019	31	$341,316.16	$6,467,470.07	$37,924.02	$718,607.79	61	49
12	1/1/2020	1/31/2020	31	$258,548.22	$6,726,018.29	$28,727.58	$747,335.37	64	54
13	2/1/2020	2/29/2020	29	$191,886.33	$6,917,904.62	$21,320.70	$768,656.07	65	58
14	3/1/2020	3/31/2020	31	$176,371.44	$7,094,276.06	$19,596.83	$788,252.90	67	62
15	4/1/2020	4/30/2020	30	$395,476.16	$7,489,752.22	$43,941.79	$832,194.69	71	67
16	5/1/2020	5/31/2020	31	$277,797.27	$7,767,549.49	$30,866.36	$863,061.05	73	71
17	6/1/2020	6/30/2020	30	$385,340.38	$8,152,889.87	$42,815.60	$905,876.65	77	75
18	7/1/2020	7/31/2020	31	$418,604.43	$8,571,494.30	$46,511.61	$952,388.26	81	80
19	8/1/2020	8/31/2020	31	$202,731.51	$8,774,225.81	$22,525.72	$974,913.98	83	84
20	9/1/2020	9/30/2020	30	$117,670.32	$8,891,896.13	$13,074.48	$987,988.46	84	89
21	10/1/2020	10/31/2020	31	$305,827.52	$9,197,723.65	$33,980.83	$1,021,969.29	87	93
22	11/1/2020	11/30/2020	30	$190,635.28	$9,388,358.93	$21,181.70	$1,043,150.99	89	98
23	12/1/2020	12/31/2020	16	$338,985.41	$9,727,344.34	$37,665.05	$1,080,816.04	92	100
24	1/1/2021	2/28/2021	0	$165,603.43	$9,892,947.77	$18,400.38	$1,099,216.42	94	100
25	3/1/2021	5/31/2021	0	$1,535,933.64	$11,428,881.41	-$1,099,216.42	$0.00	97	100
26	6/1/2021	12/31/2021	0	$18,800.00	$11,447,681.41	$0.00	$0.00	97	100
27	1/1/2022	5/31/2022	0	$264,978.20	$11,712,659.61	$0.00	$0.00	99.67	100
28	6/1/2022	12/31/2022	0	$37,397.98	$11,750,057.59	$0.00	$0.00	99.99	100

6/30/2023 Comments - ATS ordered electrical parts needed to solve electrical issues.

Change Order Number	Approved	Cost This CO	Total COs
01	5/5/2020	$0.00	$0.00

4B: Third Party Accommodation. Third party requested work. This Change Order modifies the contract to require that Chandler Creek, LP, a Delaware limited partnership (collectively referred to as "Seller") be an additional insured to Capital Excavation's (Contractor) commercial general liability (CGL) insurance policy and to their commercial auto liability (Auto Liability) insurance policy. Adding the Seller to the Contractor's insurance was in the terms and conditions of the Real Estate Contract between the Chandler Creek, LP and Williamson County. The Real Estate Contract was finalized after the plans were completed.

Change Order Number	Approved	Cost This CO	Total COs
02	5/5/2020	$24,898.11	$ 24,898.11

3F: County Convenience. Additional work desired by the County. This Change Order compensates the Contractor for modifications to Driveway #1 that include raising the elevation of the driveway to match the current driveway, improving the driveway by adding 6" of flex base to the pavement section, and using higher strength concrete. The driveway elevation was maintained to minimize the impact of flooding on the driveway access. The improvements were necessary due to the high volume of heavy truck and trailer traffic that uses the driveway.

Change Order Number	Approved	Cost This CO	Total COs
03	10/6/2020	$67,872.45	$ 92,770.56

3F: County Convenience. Additional work desired by the County. This Change Order compensates the Contractor for adding electronic portable changeable message boards to provide advance notification of the closure of North Mays, from Jeffery Way to Paloma Drive. The Change Order also adds compensation for the removal of the City of Round Rock Public Safety Training Center sign. Electrical ground boxes and installation of illumination on the Chandler Branch bridge will be added at the request of Oncor.

Change Order Number	Approved	Cost This CO	Total COs
04	10/6/2020	$21,002.40	$ 113,772.96

1A: Design Error or Omission. Incorrect PS&E. This Change Order adds a 24” encasement to the relocation of the new City of Round Rock 12” Water Line A that crosses the roadway at the north end of the project. The installation of the water line was included in the plans, but the encasement was not. The encasement is required to protect the water line under the roadway.

Change Order Number	Approved	Cost This CO	Total COs
05	2/23/2021	$194,528.81	$ 308,301.77

2G: Unadjusted utility (unforeseeable). This Change Order adds various changes to the project, including the additional cost of hauling embankment material due to delays in the relocation of existing utilities. 3F: Additional work desired by the County. Pay items were added for electronic changeable message boards that have been used during road closures at the south end of the project, a driveway on North Mays Street north of the City of Round Rock Public Safety Training Center, and traffic control devices that were added at the northbound lane drop transition at the north end of the project. 2E: Differing Site Conditions (unforeseeable). This Change Order also includes adjustment of existing water valve risers, a manhole in the North Mays Street and Paloma Drive intersection, and a wall along the sidewalk in front of the City of Round Rock Public Safety Training Center.

Change Order Number	Approved	Cost This CO	Total COs
6	3/23/2021	$364,733.96	$ 673,035.73

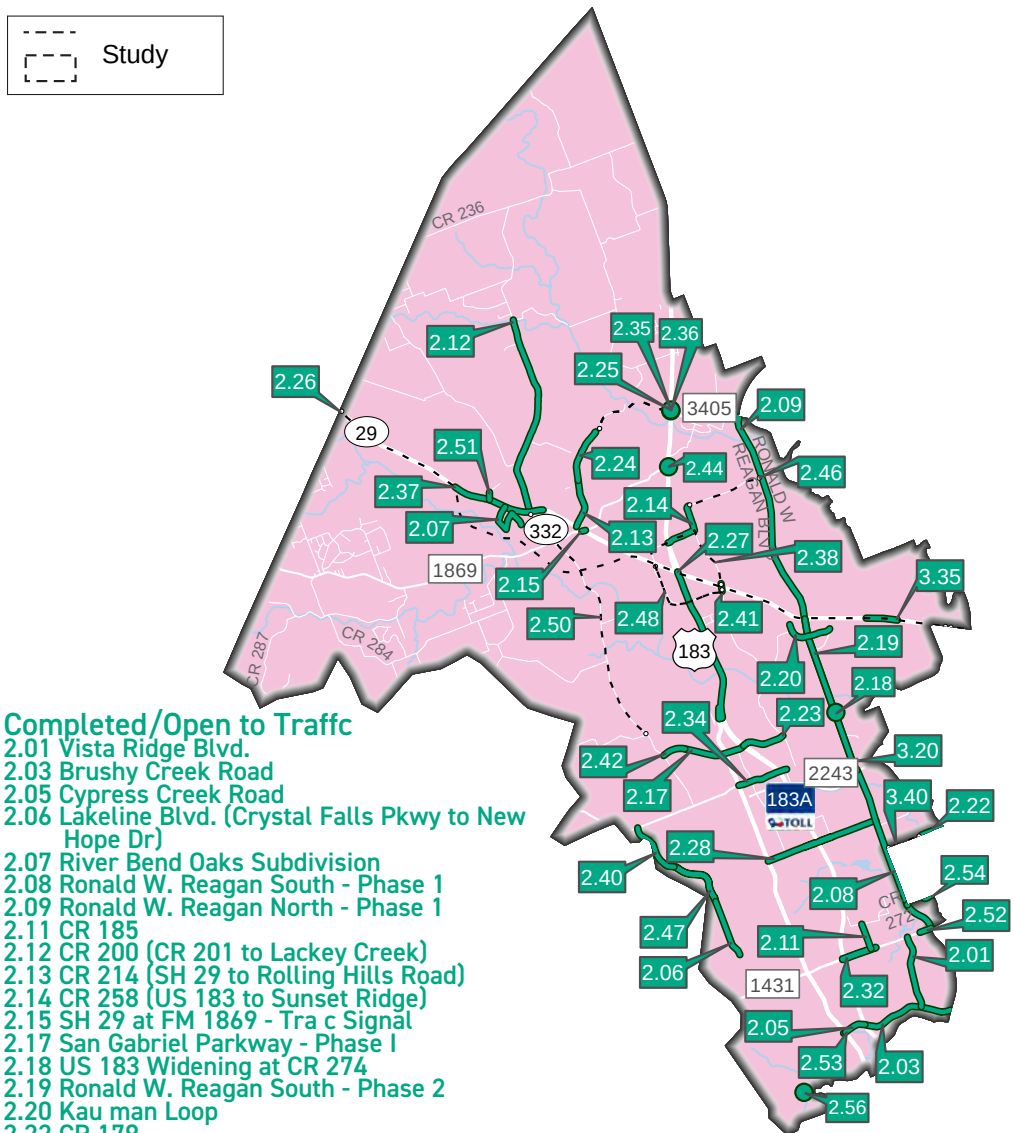
6C: Untimely ROW/Utilities. Utilities not clear. This Change Order adds a pay item to compensate the Contractor for extended project overhead costs caused by delays to the utility relocation.

Change Order Number	Approved	Cost This CO	Total COs
7	4/12/2022	$302,109.20	$ 975,144.93

2E: Differing Site Conditions (unforeseeable). Miscellaneous difference in site conditions (unforeseeable). This Change Order provides the interim final balancing for the overrun/underrun of Contract quantities on the project as a result of addressing field conditions not accounted for in the original plans. This Change Order adds items to compensate the contractor for various work including installation of soil stabilization measures under the bridge. 4B: Third Party Accommodation. Third party requested work. This Change Order also adds a Force Account item to pay for the installation of Oncor illumination poles, wire and conduit south of the bridge.

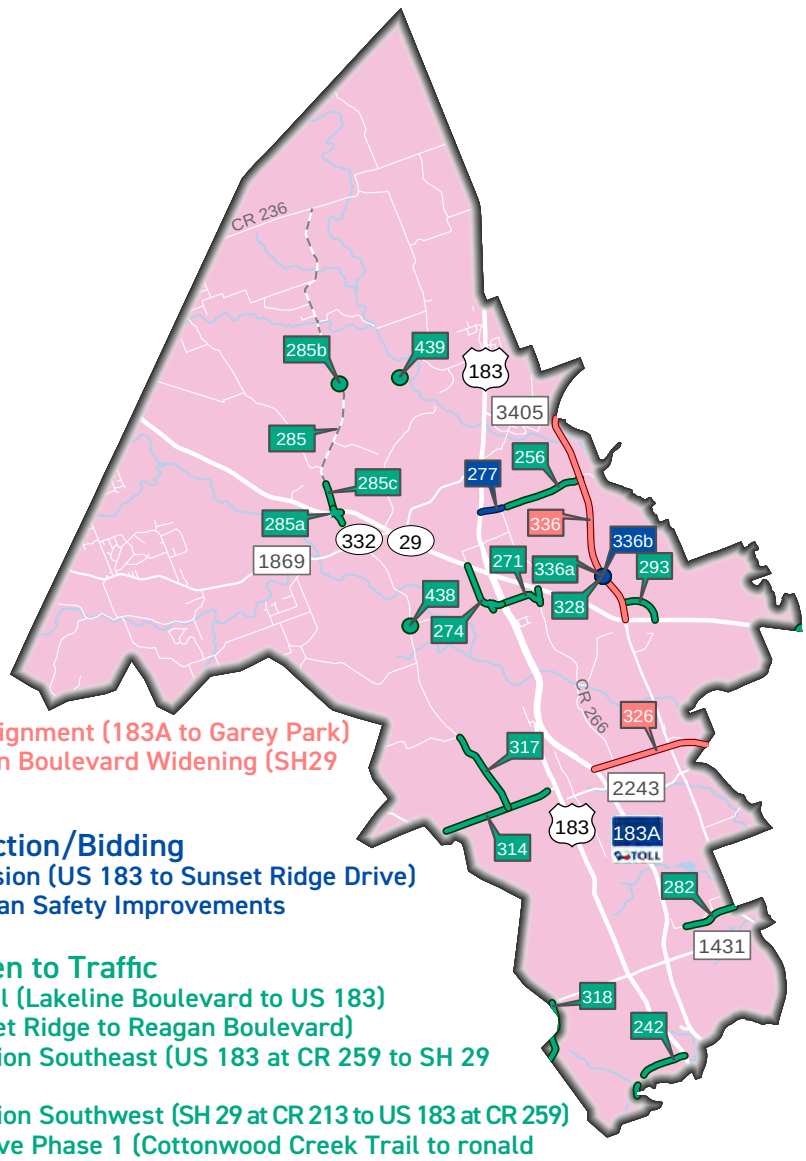
Adjusted Price = $11,750,980.68

2000/2006 Road Bond Program Projects
Precinct 2 - Commissioner Long



Completed/Open to Traffc
2.01 Vista Ridge Blvd.
2.03 Brushy Creek Road
2.05 Cypress Creek Road
2.06 Lakeline Blvd. (Crystal Falls Pkwy to New Hope Dr)
2.07 River Bend Oaks Subdivision
2.08 Ronald W. Reagan South - Phase 1
2.09 Ronald W. Reagan North - Phase 1
2.11 CR 185
2.12 CR 200 (CR 201 to Lackey Creek)
2.13 CR 214 (SH 29 to Rolling Hills Road)
2.14 CR 258 (US 183 to Sunset Ridge)
2.15 SH 29 at FM 1869 - Tra c Signal
2.17 San Gabriel Parkway - Phase I
2.18 US 183 Widening at CR 274
2.19 Ronald W. Reagan South - Phase 2
2.20 Kau man Loop
2.22 CR 179
2.23 San Gabriel Parkway - Phase 2
2.24 CR 214 - Phase 2A
2.25 CR 214 - Phase 2B Schematic ----
2.26 SH 29 Improvements and Schematic ----
2.27 US 183 (PTF)
2.28 CR 272 Overlay (1st)
2.32 RM 1431
2.34 Hero Way
2.35 US 183 at FM 3405 Tra c Signal
2.36 US 183 at FM 3405 Left Turn Lanes
2.37 SH 29 TWLTL in Liberty Hill
2.38 CR 260 / CR 266 at SH 29
2.40 Lakeline Blvd. Phase 2 (Old Quarry Rd. to Old 2243)
2.41 Seward Junction Improvements ----
2.42 San Gabriel Parkway West
2.44 US 183 at RM 1869
2.46 CR 258 (Sunset Ridge to Reagan Blvd) (Design) ----
2.47 Lakeline Blvd. Phase 3 (Crystal Falls Pkwy. to Old Quarry Rd.)
2.48 Seward Junction Schematic (SE and SW) ----
2.50 Bagdad Rd. North Phase 2 Schematic (CR 280 to SH 29) ----
2.51 CR 277
2.52 RM 1431 at Parmer / Reagan CFI
2.53 Cypress Creek Road at US 183
2.54 CR 272 Overlay
2.56 Cypress Creek Road at Lakeline
2.57 Brushy Creek Road at Parmer Lane
3.20 Ronald W. Reagan South - Phase 2
3.35 SH 29 at Park Place Dr. & Jack Nicklaus Blvd.

2013 ROAD BOND PROGRAM PROJECTS
Precinct 2 - Commissioner Long



In Design
326 RM 2243 Realignment (183A to Garey Park)
336 Ronald Reagan Boulevard Widening (SH29 to FM 3405)

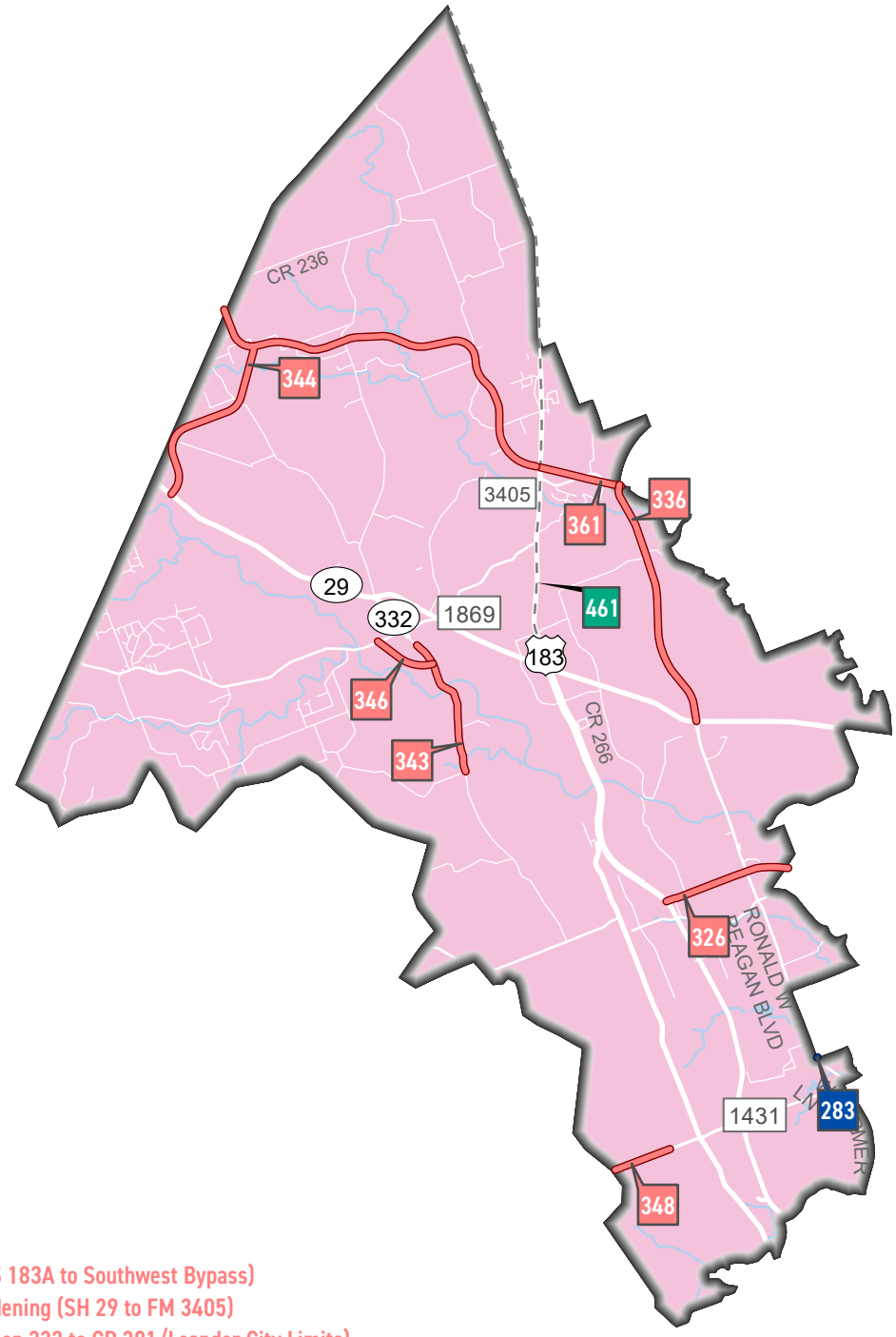
Under Construction/Bidding
277 CR 258 Extension (US 183 to Sunset Ridge Drive)
336b Ronald Reagan Safety Improvements

Completed/Open to Traffic
242 Little Elm Trail (Lakeline Boulevard to US 183)
256 CR 258 (Sunset Ridge to Reagan Boulevard)
271 Seward Junction Southeast (US 183 at CR 259 to SH 29 at CR 266)
274 Seward Junction Southwest (SH 29 at CR 213 to US 183 at CR 259)
282 New Hope Drive Phase 1 (Cottonwood Creek Trail to ronald Reagan Boulevard)
285 CR 200 Study and Schematic (SH29 to CR 236)
285a SH 29 Intersection at CR 200/Loop 332
285b CR 200 at Bold Sundown Left Turn Lane
285c CR 200 (CMTA Railroad to CR 201)
293 Kauffman Loop Phase 1 - Two Lanes (northeast quandrant of Reagan at SH 29)
314 Old 2243/Hero Way West (Lakeline Boulevard to west of US 183)
317 Bagdad Road North (Collaborative Way to RM 2243)
318 Anderson Mill Road (Gaspar Bend to RM 1431)
328 Ronald Reagan at Santa Rita
336a Ronald Reagan Boulevard Widening & Temp Signals at Santa Rita Boulevard
438 Bagdad Road (CR 279) at CR 278 (River Ranch County Park Road)
439 San Gabriel Ranch Road Bridge at Lackey Creek

Study

2019 ROAD BOND PROGRAM PROJECTS

Precinct 2 - Commissioner Long



In Design

326 RM 2243 (Hero Way) (US 183A to Southwest Bypass)
336 Ronald Reagan Blvd. Widening (SH 29 to FM 3405)
343 Bagdad Road/CR 279 (Loop 332 to CR 281/Leander City Limits)
344 Corridor I2 (Burnet County Line to US 183)
346 Liberty Hill (SH 29) Bypass (RM 1869 to CR 279)
348 Whitestone Boulevard Widening (Bagdad Road to Anderson Mill Road)
361 Corridor I1 (FM 3405) (Ronald Reagan Boulevard to US 183)

Under Construction/Bidding

283 New Hope Drive Extension Phase 2A (Ronald Reagan Boulevard to Sam Bass Road)

Completed/Open to Traffic

461 Corridor F / US 183 (Williamson / Burnet County Line to SH 29)

Study

CR 200 Reconstruction
Project No. T5023

Original Contract Price = $4,975,515.09

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
9/8/2021	9/30/2021	11/15/2021	11/25/2021	10/7/2022			308	0	308

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	11/15/2021	12/3/2021	19	$322,884.45	$322,884.45	$35,876.05	$35,876.05	8	6
2	12/4/2021	12/31/2021	28	$243,429.75	$566,314.20	$27,047.75	$62,923.80	14	15
3	1/1/2022	1/28/2022	28	$322,421.76	$888,735.96	$35,824.64	$98,748.44	21	24
4	1/29/2022	2/28/2022	31	$522,074.39	$1,410,810.35	$58,008.27	$156,756.71	34	34
5	3/1/2022	3/28/2022	28	$360,789.80	$1,771,600.15	$40,087.75	$196,844.46	42	44
6	3/29/2022	4/29/2022	32	$353,052.72	$2,124,652.87	$39,228.08	$236,072.54	51	54
7	4/30/2022	5/27/2022	28	$352,739.26	$2,477,392.13	$39,193.25	$275,265.79	59	63
8	5/28/2022	7/1/2022	35	$185,880.12	$2,663,272.25	$20,653.35	$295,919.14	64	74
9	7/2/2022	8/1/2022	31	$258,962.10	$2,922,234.35	$28,773.57	$324,692.71	70	84
10	8/2/2022	9/2/2022	32	$660,525.72	$3,582,760.07	$73,391.74	$398,084.45	86	95
11	9/3/2022	9/30/2022	28	$865,676.01	$4,448,436.08	-$307,300.04	$90,784.41	98	104
12	10/1/2022	10/31/2022	6	$95,705.92	$4,544,142.00	$1,953.18	$92,737.59	100	100
13	11/1/2022	3/31/2023	0	$61,767.99	$4,605,909.99	-$46,213.25	$46,524.34	100	100

6/30/2023 Comments - Engineer of Record sent letter to TCEQ, final documentation received from the Contractor, final payment is being processed.

Change Order Number	Approved	Cost This CO	Total COs
01	9/14/2022	$ 26,798.12	$ 26,798.12

1. Design Error and Omission: 1B.Other: This Change Order provides payment for additional drainage pipes needed to maintain positive drainage during the PH 1 construction of the detours. It also provides payment for the roadway signage called out in the plans, but not accounted for in the bid tabs and stripe elimination needed for the different phases of construction. 2. Differing Site Conditions (unforeseeable) 2G:Unadjusted Utility (Unforeseeable) This Change Order also provides payment to the contractor for lowering an AT&T line in-place so that Culvert 1 could be installed.

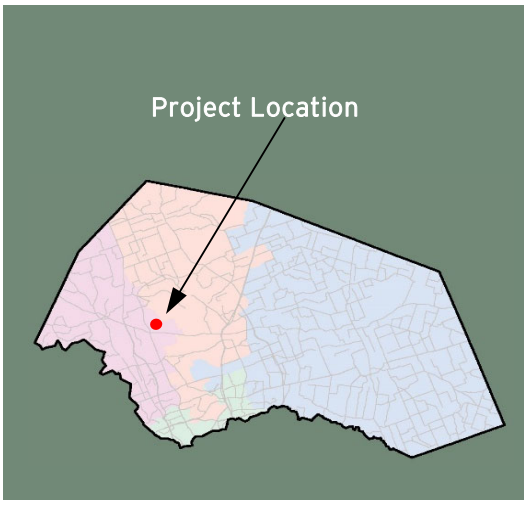
Change Order Number	Approved	Cost This CO	Total COs
02	9/14/2022	$ 4,058.92	$ 30,857.04

4B. Third Party Accommodation. Third party requested work. This Change Order provides payment to the contractor for replacing the existing concrete driveways at the entrances to the City of Liberty Hill's Park and revising the asphalt driveway quantity. With the existing driveways being concrete, it was requested by the City to go back in concrete.

Change Order Number	Approved	Cost This CO	Total COs
03	3/22/2023	-353,937.79	-323,080.75

2. Differing Site Conditions. 2E. Miscellaneous difference in site conditions (unforeseeable) This Change Order provides the final balancing for the overrun/underrun of Contract quantities on the project as a result of addressing field conditions not accounted for in the original plans.

Adjusted Price = $4,652,434.34



CR 258 Extension
(US 183 to Sunset Ridge Drive)

Project Length: 0.526 Miles
Roadway Classification: Major Collector

Project Schedule: October 2022 - Early 2024
Estimated Construction Cost: $6.3 Million

JUNE 2023 IN REVIEW

6/2/2023: Joe Bland Construction (JBC) poured ribbon curb on both sides of Questa Trail. JBC installed rock berms in various locations.

6/9/2023: Joe Bland Construction (JBC) continued excavation, embankment, and spreading topsoil throughout the project. Subcontractor Lone Star Paving placed prime for CR 258 and Questa Trail.

6/16/2023: Joe Bland Construction (JBC) continued spreading topsoil throughout the project. Subcontractor LoneStar Paving seal coated and paved asphalt for CR 258 , Questa Trail and Driveway 3.

6/23/2023: On 6/19/23, JBC set up a detour and closed CR 258 to through traffic on 6/19/23. JBC began installing storm sewer crossings under the roadway.

6/30/2023: Joe Bland Construction (JBC) continued pouring concrete riprap in various locations. Subcontractor BMP installed metal beam guard fence along both sides of the new CR 258.

Design Engineer: American Structurepoint
Contractor: Joe Bland Construction
Construction Observation: Bruce Thurin, HNTB

Williamson County Road Bond Program

CR 258 Extension
Project No. 22IFB141

Original Contract Price = $5,836,754.36

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
9/14/2022	9/27/2022	11/28/2022	12/8/2022				395		395

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	11/1/2022	11/30/2022	0	$47,590.20	$47,590.20	$5,287.80	$5,287.80	1	0
2	12/1/2022	1/31/2023	55	$536,565.20	$584,155.40	$59,618.36	$64,906.16	10	14
3	2/1/2023	2/28/2023	28	$463,314.38	$1,047,469.78	$51,479.37	$116,385.53	19	21
4	3/1/2023	3/31/2023	31	$354,614.85	$1,402,084.63	$39,401.65	$155,787.18	25	29
5	4/1/2023	4/30/2023	30	$455,839.20	$1,857,923.83	$50,648.80	$206,435.98	33	36
6	5/1/2023	5/31/2023	31	$1,166,374.04	$3,024,297.87	$129,597.12	$336,033.10	55	44

6/30/2023 Comments- Contractor continued roadway excavation and embankment, poured concrete headwalls, riprap and ribbon curb in various locations.

Change Order Number	Approved	Cost This CO	Total COs
01	11/11/2022	$ -	$ -

4B: Third Party Accommodation. Third party requested work. This Change Order modifies the Contract to require that City of Georgetown, (collectively referred to as the "City") be an additional insured to Joe Bland Construction's, L.P. (Contractor) commercial general liability (CGL) insurance policy and to their commercial auto liability (Auto Liability) insurance policy. Adding the City to the Contractor's insurance was in the terms and conditions of the Interlocal Agreement between the City and Williamson County.

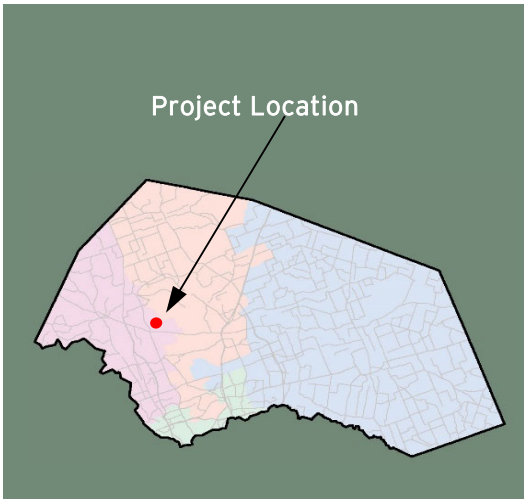
Change Order Number	Approved	Cost This CO	Total COs
02	11/22/2022	$ 422,565.69	$ 422,565.69

3. County Convenience 3F: Additional Work Desired By The County: This Change Order adds items to the Contract for safety improvements needed at Ronald Reagan and Elizabeth Parkway. Ronald Reagan will be widened along the west side of the roadway to allow for a left turn lane into Elizabeth Parkway.

Change Order Number	Approved	Cost This CO	Total COs
03	6/6/2023	22,263.50	444,829.19

4D. Third Party Accommodation. Other. This Change Order compensates the Contractor for additional work to install sleeves for future utilities across CR 258 and Questa Trail. The payment will be split between the Developer and Williamson County. This method of payment was agreed on between the Developer and Williamson County.

Adjusted Price = $6,281,583.55



Ronald Reagan Blvd. at Elizabeth Park Blvd. Temporary Signals

Project Length: 0.526 Miles
Roadway Classification: Signals

Project Schedule: April 2023 - Fall 2023
Estimated Construction Cost: $.2 Million

JUNE 2023 IN REVIEW

6/2/2023: Levy Construction installed electrical service box, guy wire anchors, strand wires and signal wires crossing at Ronald Reagan Blvd.

6/9/2023: Levy Construction installed all the signal heads on the strand wires, installed wire from controller to signal heads, and installed the illumination and cameras.

6/16/2023: Levy Construction worked on miscellaneous wiring. Pedernales Electric Cooperative energized the electric meter to the signals.

6/23/2023: Levy Construction began flashing the signals on 6/23/23.

6/30/2023: Levy Construction continued flashing the signals. The traffic signals are anticipated to be fully activated on 7/6/23.

Design Engineer: CP&Y
Contractor: Levy Construction
Construction Observation:
Bruce Thurin, HNTB

Williamson County
Road Bond Program

Ronald Reagan at Elizabeth Park Temporary Signals
Project No. 23IFB21

Original Contract Price = $216,902.22

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
2/7/2023	2/28/2023	4/7/2023	4/17/2023				135		135

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	4/1/2023	4/30/2023	14	$30,069.40	$30,069.40	$3,341.04	$3,341.04	14	10
2	5/1/2023	5/31/2023	31	$64,940.18	$95,009.58	$7,215.58	$10,556.62	43	33
3	6/1/2023	6/30/2023	30	$100,190.44	$195,200.02	-$282.93	$10,273.69	84	56

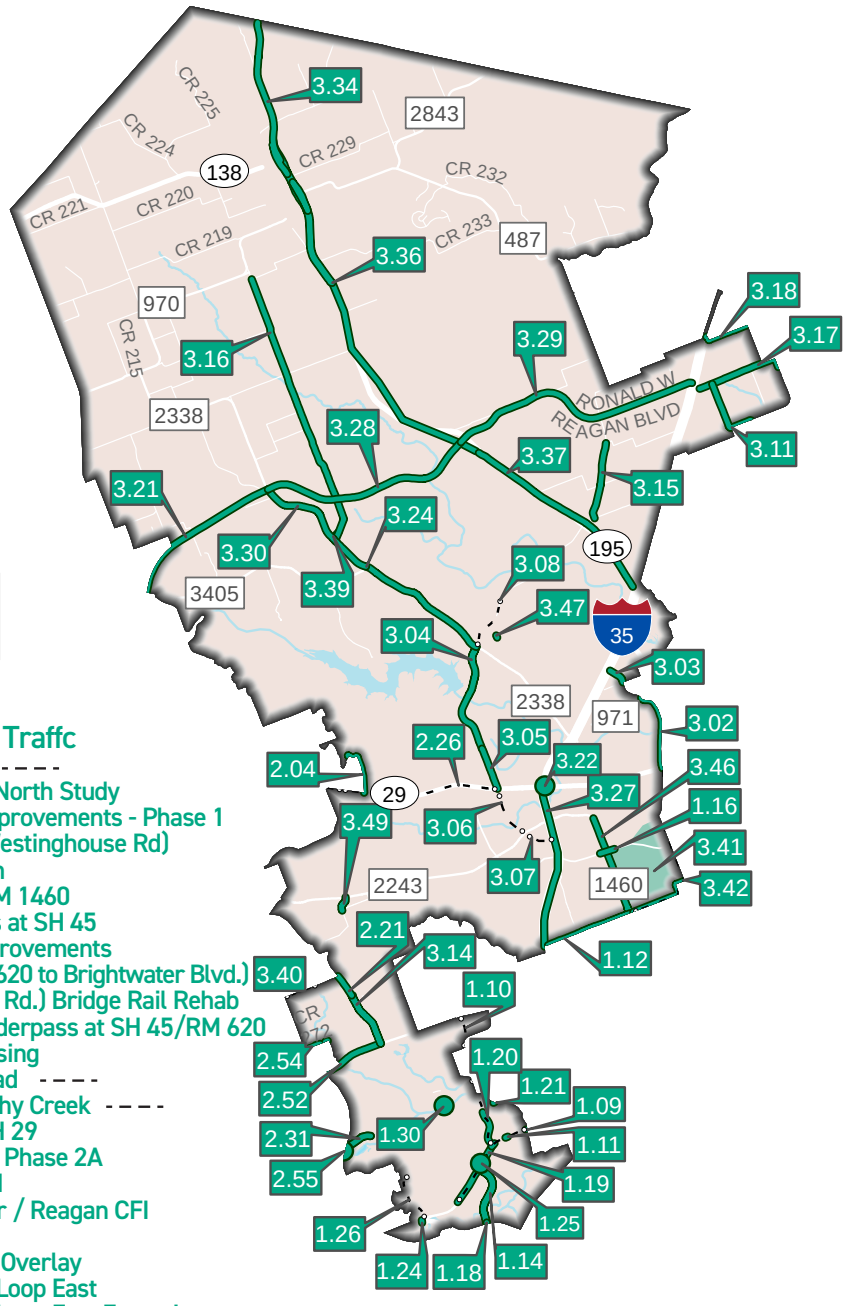
6/30/2023 Comments - Levy Construction continued flashing the signals. The traffic signals are scheduled to be fully activated on 7/6/2023.

Change Order Number	Approved	Cost This CO	Total COs
01	5/24/2023	$28,245.75	$ 28,245.75

2. Unadjusted utility (unforeseeable). 2G. Other: This Change Order will add and remove items from the project due to unforeseen changes in field conditions. The project conditions have been altered since the initial design and this Change Order will correct these issues. This Change order will also compensate the contractor for installing a temporary controller so that the signal can be activated immediately rather than waiting on the permanent controller which has a long lead-time for delivery.

Adjusted Price = $245,147.97

2000/2006 Road Bond Program Projects
Precinct 3 - Commissioner Covey



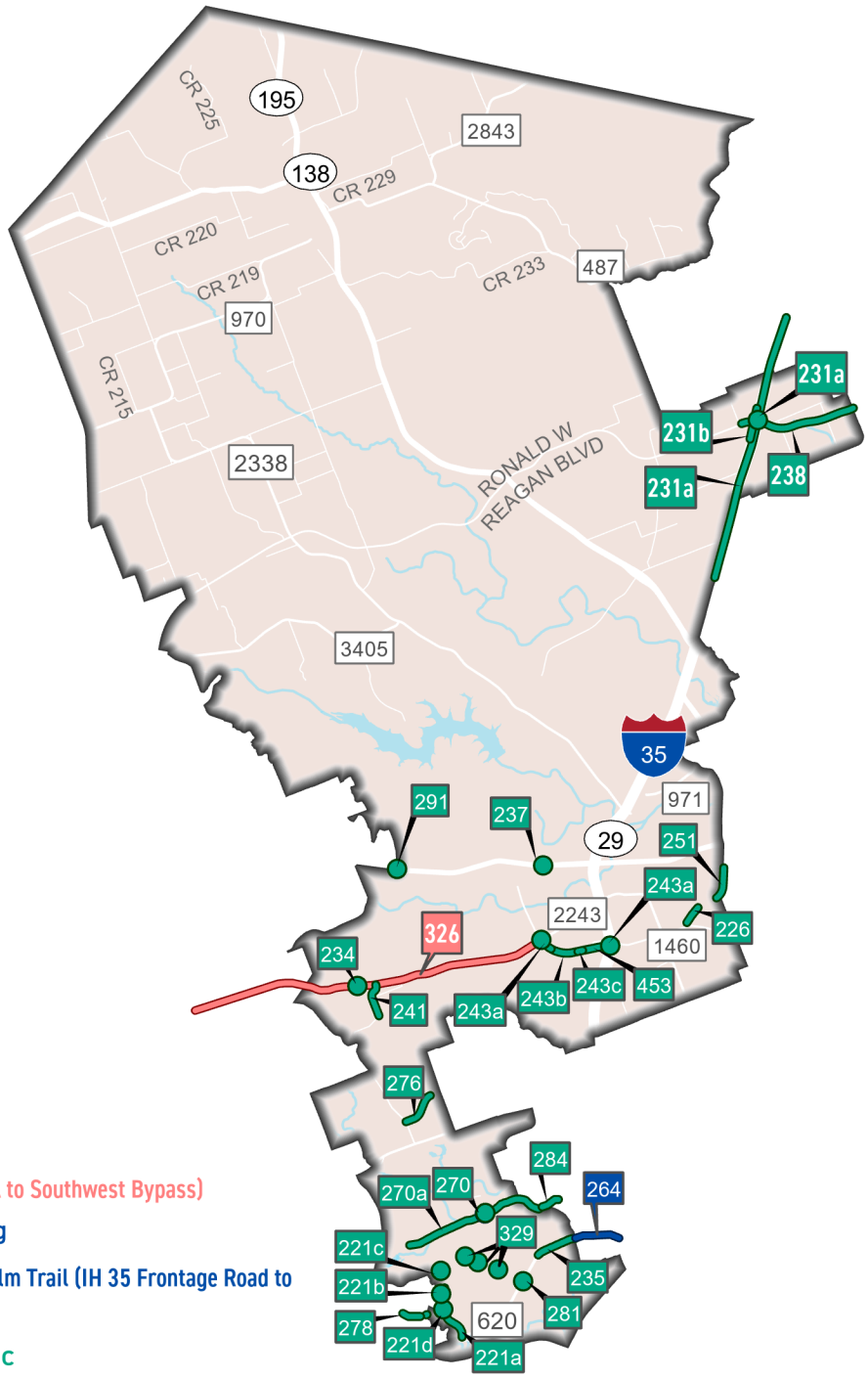
Study

Completed/Open to Traffc

1.09 RM 620 Feasibility - - - -
1.10 Wyoming Springs North Study
1.11 RM 620 Interim Improvements - Phase 1
1.12 CR 111/CR 105 (Westinghouse Rd)
1.14 O'Connor Extension
1.16 SE Inner Loop at FM 1460
1.18 O'Connor Overpass at SH 45
1.19 RM 620 Safety Improvements
1.20 Wyoming Springs (620 to Brightwater Blvd.)
1.21 CR 174 (Hairy Man Rd.) Bridge Rail Rehab
1.24 Pearson Ranch Underpass at SH 45/RM 620
1.25 King of Kings Crossing
1.26 Pearson Ranch Road - - - -
1.30 Great Oaks at Brushy Creek - - - -
2.04 Cedar Hollow at SH 29
2.21 CR 175 Extension - Phase 2A
2.31 Brushy Creek Road
2.52 RM 1431 at Parmer / Reagan CFI
2.54 CR 272 Overlay
2.55 Brushy Creek East Overlay
3.02 Georgetown Inner Loop East
3.03 Georgetown Inner Loop East Extension
3.04 Georgetown Inner Loop - Project 1
3.05 Georgetown Inner Loop - Project 2
3.06 Georgetown Inner Loop - Project 3 - - - -
3.07 Georgetown Inner Loop - Project 4 - - - -
3.08 Georgetown Inner Loop - Project 5 - - - -
3.11 CR 145
3.14 CR 175
3.15 CR 234
3.16 CR 245
3.17 CR 311
3.18 CR 314
3.21 Ronald W. Reagan North - Phase 2
3.22 IH 35 at SH 29 Turnarounds (PTF)
3.24 Williams Drive (RM 2338)
3.27 IH 35 Northbound Frontage Rd. and Ramps
3.28 Ronald W. Reagan North - Phase 3
3.29 Ronald W. Reagan North - Phase 4
3.30 RM 2338 (PTF)
3.34 SH 195 Project 1
3.36 SH 195 Project 2
3.37 SH 195 Project 3
3.39 CR 245 Realignment
3.40 CR 179 - - - -
3.41 CR 110 / Arterial A Study (design)
3.42 CR 111 / CR 105 Westinghouse Rd. (FM 1460 to SH 130) (Design)
3.46 FM 1460 North
3.47 Madrid Drive Extension
3.49 CR 176 At RM 2243 - Intersection/Safety Improvements

2013 ROAD BOND PROGRAM PROJECTS

Precinct 3 - Commissioner Covey



In Design

326 RM 2243 Realignment (183A to Southwest Bypass)

Under Construction/Bidding

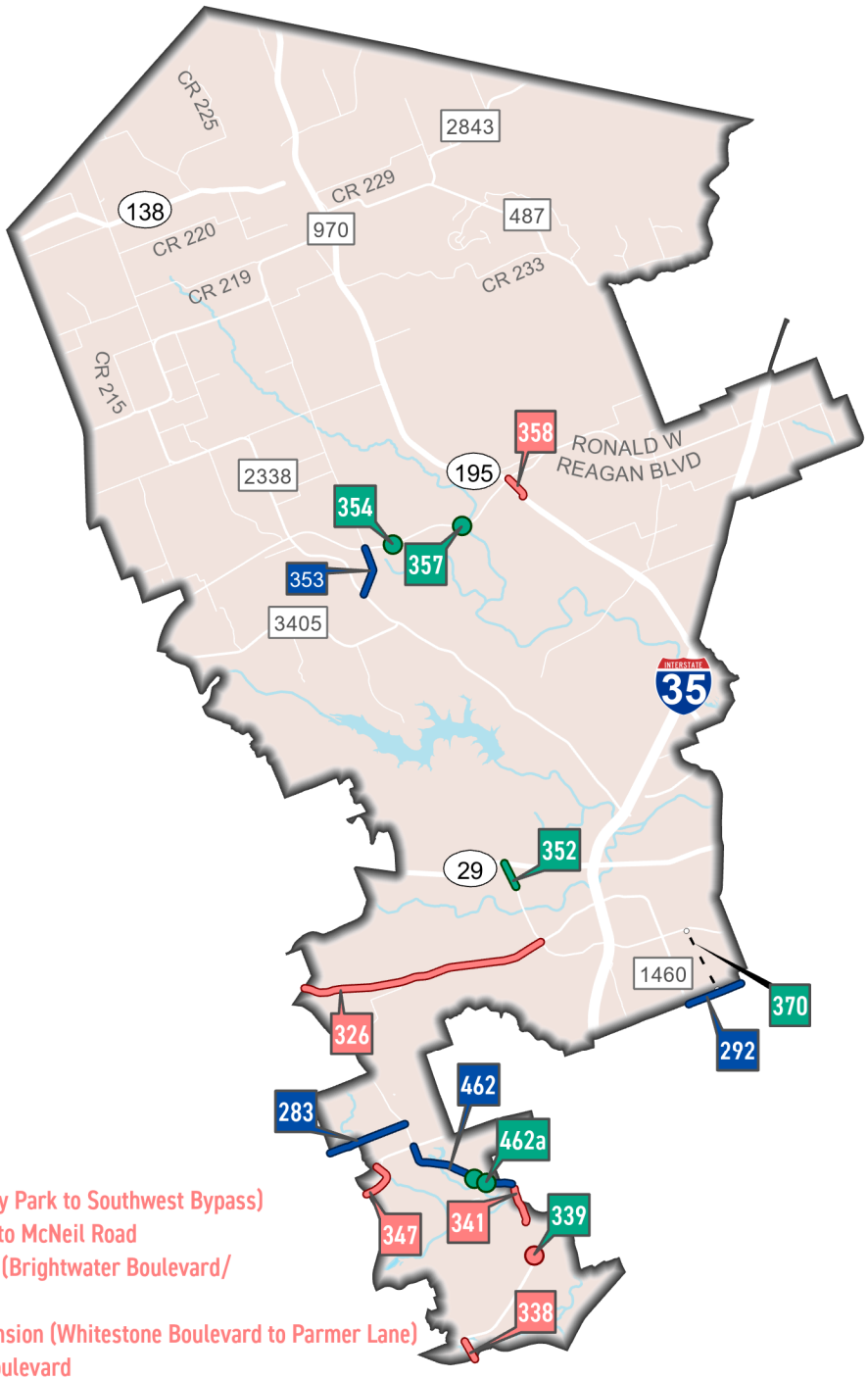
264 RM 620 at Railroad / Chisholm Trail (IH 35 Frontage Road to Deep Wood Drive)

Completed/Open to Traffic

221a Pearson Ranch Road (South of Avery Ranch Boulevard to SH 45 ROW)
221b Pearson Ranch Road and Iveans Way Pedestrian Crossing
221c Pearson Ranch Road at Avery Ranch Boulevard Traffic Signal
221d Neenah Avenue and Pearson Ranch Road Traffic Signal
226 Inner Loop Safety Improvements (LTL at Wilco Way)
231a IH 35 Ramp Reversal and Frontage Road Conversion (FM 972 to CR 312)
231b Relocation of 48" Williamson County Regional Raw Waterline - Line B
231c Ronald Reagan Boulevard at IH 35 Bridge Replacement
234 RM 2243 at Escalera Parkway (Intersection Improvements)
235 RM 620 Phase 2 (Wyoming Springs to Deep Wood Drive)
237 SH 29 at DB Wood (Intersection Improvements)
238 Ronald Reagan Boulevard Extension Planning (IH 35 to SH 95)
241 CR 176 at RM 2243 Intersection (Safety Improvements)
243a Southwest Bypass Driveways
243b Southwest Bypass Access Route
243c Southwest Bypass Segment 2 (Southbound IH 35 to RM 2243)
251 Inner Loop Safety Improvements (LTL at Central Maintenance Facility)
270 Great Oaks Drive Bridge at Brushy Creek
270a Great Oaks Drive Waterline Relocations
276 Arterial H Extension Phase 1 (CR 175 to Massey Way)
278 Neenah Avenue Widening (Olive Hill Drive to 0.5 miles east of Olive Hill Drive)
281 O'Connor Drive North of RM 620 Traffic Study and Safety Improvements
284 Hairy Man Road/Brushy Creek Road Safety Improvements (Brushy Bend to Sam Bass Road)
291 SH 29 at Cedar Hollow (Intersection Improvements)
292 Westinghouse Road/CR 111/CR 105 (FM 1460 to SH 130)
329 O'Connor Drive Traffic Signals (Morgan Hill, Great Oaks and Liberty Walk Intersections)
453 Southwest Bypass Segment 1 (Southbound IH 35 to 0.5 miles west)

2019 ROAD BOND PROGRAM PROJECTS

Precinct 3 - Commissioner Covey



In Design

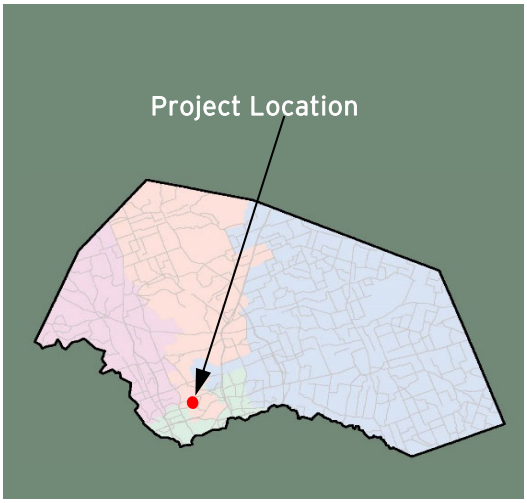
326 RM 2243 Realignment (Garey Park to Southwest Bypass)
338 RM 620/SH 45 intersection to McNeil Road
341 Wyoming Springs Extension (Brightwater Boulevard/ Creek Bend to Sam Bass Road)
347 Toro Grande Boulevard Extension (Whitestone Boulevard to Parmer Lane)
358 SH 195 at Ronald Reagan Boulevard

Under Construction/Bidding

283 New Hope Drive Extension Phase 2A (Ronald Reagan Boulevard to Sam Bass Road)
292 CR 111/CR 105 Westinghouse (FM 1460 to SH 130)
353 CR 245 (North of RM 2338 to Ronald Reagan Boulevard)
462 Corridor H/Sam Bass Road (RM 1431 to Wyoming Springs Drive)

Completed/Open to Traffic

339 Wyoming Springs Intersection Improvements (At Smyers Lane)
352 Southwest Bypass Extension (SH 29 to Wolf Ranch Parkway)
354 Ronald Reagan at Silver Spur Boulevard
357 Ronald Reagan at Sun City Boulevard
370 MoKan (Georgetown Inner Loop to University Boulevard)
462a Corridor H/Sam Bass Road Interim Traffic Signals (Walsh Ranch and Great Oaks Drive Intersections)



Great Oaks Drive Bridge at Brushy Creek
(Along Great Oaks Drive from Brightwater Blvd to Oak Ridge Drive)

Project Length: 0.191 Miles
Roadway Classification: Major Collector

Project Schedule: September 2021 - Summer 2023
Estimated Construction Cost: $10.7 Million

JUNE 2023 IN REVIEW

6/2/2023: DeNucci Constructors backfilled the last panel of Wall 1A and the south bank of Brushy Creek. DeNucci began running wire for the traffic signal.

6/9/2023: DeNucci set the last traffic signal pole and continued running wire for the traffic signal. Subcontractor Penhall installed the beam protection carbon fiber above the parking lot driveway.

6/16/2023: DeNucci poured the concrete dissipaters downstream of Culvert A and the center median just south of the bridge. Subcontractor GK Construction tied the reinforcing steel for the parking lot north of Brushy Creek Road.

6/23/2023: DeNucci opened the southbound lanes of Great Oaks Dr. to traffic. DeNucci activated the traffic signal to flashing red four-way. Subcontractor DIJ striped Great Oaks Dr. and Brushy Creek Road.

6/30/2023: DeNucci Constructors activated the traffic signal to full operation and installed the pedestrian signal heads. DeNucci began sealing the remaining concrete parking lot joints. The Ribbon Cutting ceremony was held on 6/27/23.

Design Engineer: P.E. Structural
Contractor: DeNucci Constructors
Construction Observation:
Tracy Cooper, HNTB

Great Oaks Drive Improvements at Brushy Creek
Project No. T4327

Original Contract Price = $10,580,634.11

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
6/30/2021	8/3/2021	9/3/2021	9/13/2021				585		585

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	9/13/2021	9/30/2021	18	$299,881.08	$299,881.08	$33,320.12	$33,320.12	3	3
2	10/1/2021	10/31/2021	31	$305,937.90	$605,818.98	$33,993.10	$67,313.22	6	8
3	11/1/2021	11/30/2021	30	$353,916.66	$959,735.64	$39,324.07	$106,637.29	10	14
4	12/1/2021	12/31/2021	31	$323,378.73	$1,283,114.37	$35,930.97	$142,568.26	13	19
5	1/1/2022	1/31/2022	31	$388,799.66	$1,671,914.03	$43,199.97	$185,768.23	17	24
6	2/1/2022	2/28/2022	28	$496,378.98	$2,168,293.01	$55,153.22	$240,921.45	22	29
7	3/1/2022	3/31/2022	31	$243,581.01	$2,411,874.02	$27,064.55	$267,986.00	25	34
8	4/1/2022	4/30/2022	30	$232,084.08	$2,643,958.10	$25,787.13	$293,773.13	27	39
9	5/1/2022	5/31/2022	31	$754,642.60	$3,398,600.70	$83,849.18	$377,622.31	35	45
10	6/1/2022	6/30/2022	30	$340,143.43	$3,738,744.13	$37,793.71	$415,416.02	39	50
11	7/1/2022	7/31/2022	31	$475,914.67	$4,214,658.80	$52,879.41	$468,295.43	44	55
12	8/1/2022	8/31/2022	31	$373,966.90	$4,588,625.70	$41,551.87	$509,847.30	47	60
13	9/1/2022	9/30/2022	30	$334,474.19	$4,923,099.89	$37,163.80	$547,011.10	51	65
14	10/1/2022	10/31/2022	31	$596,227.60	$5,519,327.49	$66,247.51	$613,258.61	57	71
15	11/1/2022	11/30/2022	30	$150,522.30	$5,669,849.79	$16,724.70	$629,983.31	59	76
16	12/1/2022	12/31/2022	31	$210,284.10	$5,880,133.89	$23,364.90	$653,348.21	61	81
17	1/1/2023	1/31/2023	31	$487,668.38	$6,367,802.27	$54,185.38	$707,533.59	66	86
18	2/1/2023	2/28/2023	28	$319,021.56	$6,686,823.83	$35,446.84	$742,980.43	69	91
19	3/1/2023	3/31/2023	31	$481,061.68	$7,167,885.51	$53,451.29	$796,431.72	74	97
20	4/1/2023	4/30/2023	30	$1,102,824.63	$8,270,710.14	-$361,131.19	$435,300.53	81	102
21	5/1/2023	5/31/2023	31	$398,266.76	$8,668,976.90	$20,961.41	$456,261.94	85	107

6/30/2023 Comments - Contractor activated the traffic signal to full operation and installed the pedestrian signal heads. Contractor completed the fence installation along southbound Great Oaks and over the box culvert headwalls near the park. A Ribbon Cutting ceremony was held on 6/27/23.

Change Order Number	Approved	Cost This CO	Total COs
01	3/29/2022	$ 29,487.96	$ 29,487.96

4B: Third Party Accommodation. Third Party Requested Work, 2E: Differing Site Condition. Miscellaneous difference in site conditions (unforeseeable), 6C: Untimely ROW/Utilities. Utilities not clear. This Change Order adds items to pay the Contractor to pour a concrete cap over an existing City of Round Rock (CORR) wastewater manhole at Bent, excavate to find an existing CORR wastewater line trench, and for standby costs due to a conflict with existing ATT line at Culvert C.

Change Order Number	Approved	Cost This CO	Total COs
02	9/14/2022	$ 100,234.16	$ 129,722.12

6C. Untimely ROW/Utilities. Utilities not clear. This Change Order adds an item to pay the Contractor for emergency repairs to the existing City of Round Rock wastewater line that was damaged while drilling for a drill shaft for the Hairy Man bridge abutment. Cost sharing (one third) was agreed to by the County with the contractor, DeNucci Constructors.

Change Order Number	Approved	Cost This CO	Total COs
03	3/2/2023	27,926.96	157,649.08

1A: Incorrect PS&E. This Change Order adds items to pay for traffic rail Junction Boxes, a 36' tall traffic signal pole, an Electric Service TY A, a Guardrail End Treatment, and Removable Work Zone Pavement Markings. These items of work were not properly addressed in the project plan set.

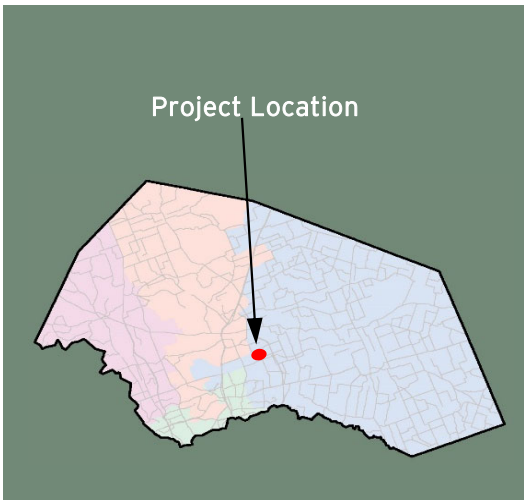
Change Order Number	Approved	Cost This CO	Total COs
04	3/2/2023	11,820.42	169,469.50

3L. County Convenience. Revising safety work/measures desired by the County. This Change Order adds a pay item for additional pavement widening to improve the turning radius at the south end of the existing Great Oaks bridge over Brushy Creek.

Change Order Number	Approved	Cost This CO	Total COs
05	3/22/2023	2,831.80	172,301.30

2. Differing Site Conditions. 2E. Miscellaneous difference in site conditions (unforeseeable)(Item 9). This Change Order adds an item to pay for additional signs needed at the Oak Ridge Drive and Great Oaks Drive intersection during Phase 3 construction. This Change Order also adds an item to pay for water valves to be adjusted on the southwest corner of the existing Great Oaks Drive and Brushy Creek Road intersection.

Adjusted Price = $10,752,935.41



CR 111 Westinghouse Road
(FM 1460 to SH 130 and CR 110 North to CR 111)

Project Length: 4.633 Miles
Roadway Classification: Rural Collector

Project Schedule: January 2022 - Spring 2024
Estimated Construction Cost: $22.1 Million

JUNE 2023 IN REVIEW

6/2/2023: Capital Excavation began the connections for the new water lines throughout project east of Higgs Road. Subcontractor Texas Materials placed under seal and 4-inches of asphalt at FM 1460 through the Valero driveway

6/9/2023: Capital began the connections for the new water lines east of Higgs Road. Capital placed curb and gutter at various locations.

6/16/2023: Capital excavated subgrade at the CR 105 Spur and continued installing culverts. Subcontractor ESSI placed seed, fertilizer, and soil retention blankets throughout the project.

6/23/2023: Capital closed Higgs Road, excavated to subgrade, and placed flexible base. The contractor excavated for the Gaelic Drive extension and placed flexible base.

6/30/2023: Capital prepared flexible base to place prime from CR 105 Spur to Bell Meadows Road and also at Maple, Higgs, and Gaelic Streets. Capital began forming and placing concrete for the headwall at Culvert 9.

Design Engineer: Steger Bizzell
Contractor: Capital Excavation
Construction Observation:
Chuck Evans, HNTB

Williamson County
Road Bond Program

CR 111 Westinghouse Road
Project No. 22IFB39

Original Contract Price = $21,024,332.88

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
12/15/2021	1/11/2022	1/20/2022	1/30/2022				700		700

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	2/1/2022	2/28/2022	28	$142,149.86	$142,149.86	$15,794.43	$15,794.43	1	4
2	3/1/2022	3/31/2022	31	$1,624,724.26	$1,766,874.12	$180,524.92	$196,319.35	9	8
3	4/1/2022	4/30/2022	30	$1,286,121.32	$3,052,995.44	$142,902.37	$339,221.72	15	13
4	5/1/2022	5/31/2022	31	$1,110,146.62	$4,163,142.06	$123,349.64	$462,571.36	21	17
5	6/1/2022	6/30/2022	30	$482,208.08	$4,645,350.14	$53,578.66	$516,150.02	23	21
6	7/1/2022	7/31/2022	31	$787,719.86	$5,433,070.00	$87,524.44	$603,674.46	27	26
7	8/1/2022	8/31/2022	31	$822,906.88	$6,255,976.88	$91,434.10	$695,108.56	31	30
8	9/1/2022	9/30/2022	30	$1,707,686.45	$7,963,663.33	$189,742.92	$884,851.48	40	35
9	10/1/2022	10/31/2022	31	$1,107,286.40	$9,070,949.73	$123,031.82	$1,007,883.30	45	39
10	11/1/2022	11/30/2022	30	$518,917.48	$9,589,867.21	$57,657.50	$1,065,540.80	48	43
11	12/1/2022	12/31/2022	31	$1,285,779.15	$10,875,646.36	-$493,138.36	$572,402.44	52	48
12	1/1/2023	1/31/2023	31	$620,120.59	$11,495,766.95	$32,637.93	$605,040.37	55	52
13	2/1/2023	2/28/2023	28	$846,149.01	$12,341,915.96	$44,534.15	$649,574.52	59	56
14	3/1/2023	3/31/2023	31	$639,962.65	$12,981,878.61	$33,682.25	$683,256.77	62	61
15	4/1/2023	4/30/2023	30	$717,084.56	$13,698,963.17	$37,741.29	$720,998.06	65	65
16	5/1/2023	5/31/2023	31	$661,601.87	$14,360,565.04	$34,821.15	$755,819.21	68	69

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6/30/2023 Comments - Contractor prepared flexible base, excavated to subgrade, and placed HMA pavement at several locations; they continued forming and placing concrete for the headwalls throughout the project.

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Change Order Number	Approved	Cost This CO	Total COs
01	5/3/2022	$233,364.00	$ 233,364.00

2 Differing in site conditions. (Unforeseeable) 2E. Miscellaneous difference in site conditions (unforeseeable) (item 9): This change order compensates the Contractor for over-excavating unsuitable material and importing embankment material from offsite that meets the requirements in the specifications. With the limited areas on the project to find suitable material it was agreed to import the required material. A Force Account item has been created to cover half of the cost of the imported material and half of the trucking. This amount is to cover this area and any other areas that may be encountered on site.

Change Order Number	Approved	Cost This CO	Total COs
02	5/3/2022	$7,553.84	$ 240,917.84

1B. Design Error or Omission. Other: This change order compensates the Contractor for upsize changes in 6 inlet and 1 junction box to accommodate pipe size design. The revisions affected estimate page 15, summary page 18, storm drainage pages; 149 for Inlet C-5 and C-6, page 150 for Inlets E-4 and E-5, page 151 for Inlet F-6, page 153 for Inlet I-6 and page 154 for Junction Box K.

Change Order Number	Approved	Cost This CO	Total COs
03	7/142022	$20,307.20	$ 261,225.04

1.Design Error or Omission. 1A: incorrect PS&E. This Change Order is in response to RFI 22 that updated the quantity for pay item 106-6002 OBLITERATING ABANDONED ROADWAY. The item has been recalculated and the difference is included in this Change Order to cover the actual quantity.

Change Order Number	Approved	Cost This CO	Total COs
04	7/13/2022	$454,267.40	$ 715,492.44

1. Design Error or omission. 1B. Other: This Change Order updates the bid item quantities that were revised in the plan set summary sheet, but not reflected in the Bid Form. The Change Order also includes pay items for 2 new items that were identified in the plans, but inadvertently left off the Bid Form.

Change Order Number	Approved	Cost This CO	Total COs
05	11/22/2022	$41,134.66	$ 756,627.10

1. Design Error or Omission. 1B. Other. The existing section of the roadway in front of Gateway School was constructed prior to the project letting. This portion of the roadway was to remain in place and the proposed roadway was to tie into it. The contractor constructed around this portion of the roadway so that the tie-ins would work with the current plan design. 1B. Other. This Change Order also adds items for flowable fill and concrete dissipaters at the culvert outfalls.

Change Order Number	Approved	Cost This CO	Total COs
06	11/22/2022	$24,159.20	$ 780,786.30

2. Differing Site Conditions: (Unforeseeable) 2J. Other: While clearing the ROW, 4 water wells were encountered. This Change Order provides payment to the Contractor for having the plugging and abandoning four (4) wells, by a licensed water well company. Upon completion of the well abandonment, plugging reports will be filed.

Change Order Number	Approved	Cost This CO	Total COs
07	12/14/2022	$28,440.00	$ 809,226.30

1B. Design Error or Omission. 1B. Other: This Change Order provides additional items to the Contract for adjusting an existing headwall, wingwalls and adding concrete rail along an existing culvert that is to remain in place. Due to the height of the existing culvert, the proposed roadway can not be built to the proposed width. Raising the headwall and constructing the rail will allow for the roadway portion to be constructed to the proposed width. This rail will mirror the existing rail along the upstream portion of the existing culvert.

Change Order Number	Approved	Cost This CO	Total COs
08	12/14/2022	$276,200.00	$ 1,085,426.30

4B. Third Party Accommodation. Third party requested work: MBC Development has requested additional sleeves to be installed across CR 111 for their future development on both sides of the roadway. The Developer Agreement has been amended to reflect the change and the Developer has funded Williamson County for this additional work.

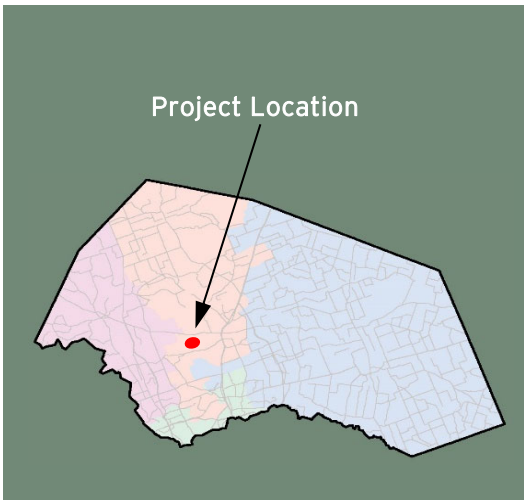
Change Order Number	Approved	Cost This CO	Total COs
09	4/25/2023	$14,282.00	$ 1,099,708.30

1. Design Error or Omission. 1B Other: This Change Order compensates the contractor for relocating the existing service line to tie into the new meter location. The meter was relocated outside of the new ROW per the plans, but the plans did not show a service line connection for the residence back in at this location. Per the ILA, the County must, at its own expense, pay all cost related to the relocation of Jonah's water lines.

Change Order Number	Approved	Cost This CO	Total COs
10	6/6/2023	$39,507.50	$ 1,139,215.80

2E. Differing in Site Conditions. Miscellaneous difference in site conditions (unforeseeable)(Item 9). This Change Order compensates the contractor for removing and replacing the existing concrete driveway at the Valero gas station as well as removing the sidewalk that is in conflict with the proposed roadway widening.

Adjusted Price = $22,163,548.68



Southwest Bypass Extension
(SH 29 to Wolf Ranch Parkway)

Project Length: .905 Miles
Roadway Classification: Minor Arterial

Project Schedule: August 2022 - Summer 2023
Estimated Construction Cost: $4.3 Million

JUNE 2023 IN REVIEW

6/2/2023: Subcontractor TRP installed small signs on Southwest Bypass and Wolff Ranch. PEC removed poles from the turn lane on SH 29.

6/9/2023: Subcontractor TRP installed small signs on SH 29. Subcontractor Lone Star Paving milled and paved the SH 29 turn lane.

6/16/2023: Joe Bland Construction (JBC) removed the construction detour from Southwest Bypass to Wolf Ranch Parkway. Subcontractor TRP installed small signs on SH 29. Subcontractor Austin Traffic Signals activated the traffic signals on SH 29 to begin flashing.

6/23/2023: Subcontractor Austin Traffic Signal activated traffic signals at SH 29 and Southwest Bypass. A ribbon cutting ceremony was held on 6/23/23.

6/30/2023: JBC continued removing the construction detour from Southwest Bypass to Wolf Ranch Parkway and began placing topsoil on side slopes. JBC placed stone riprap in the ditch, south of Wolf Ranch, along the east side of Southwest Bypass.

Design Engineer: LJA
Contractor: Joe Bland Construction
Construction Observation:
Dave Thomas, HNTB

Williamson County
Road Bond Program

Project Name: Southwest Bypass Extension
Project No. 22IFB110

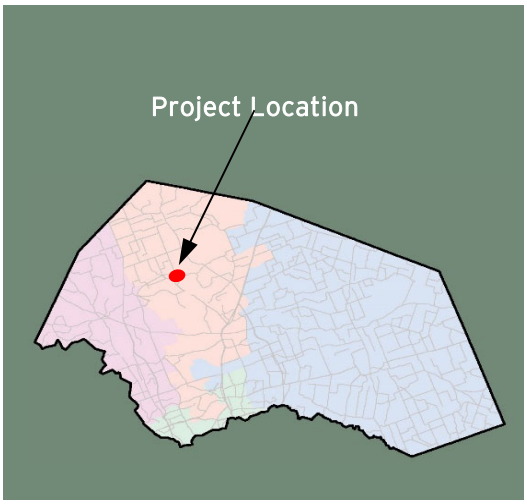
Original Contract Price = $4,288,543.00

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
6/23/2022	7/12/2022	8/18/2022	8/29/2022				239		239

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	8/29/2022	8/31/2022	3	$77,542.20	$77,542.20	$8,615.80	$8,615.80	2	1
2	9/1/2022	9/30/2022	30	$126,769.50	$204,311.70	$14,085.50	$22,701.30	5	14
3	10/1/2022	10/31/2022	31	$460,653.35	$664,965.05	$51,183.71	$73,885.01	17	27
4	11/1/2022	11/30/2022	30	$148,852.80	$813,817.85	$16,539.20	$90,424.21	21	39
5	12/1/2022	12/31/2022	31	$180,500.40	$994,318.25	$20,055.60	$110,479.81	26	52
6	1/1/2023	1/31/2023	31	$308,200.50	$1,302,518.75	$34,244.50	$144,724.31	34	65
7	2/1/2023	2/28/2023	28	$424,385.10	$1,726,903.85	$47,153.90	$191,878.21	45	77
8	3/1/2023	3/31/2023	31	$778,428.08	$2,505,331.93	-$60,018.63	$131,859.58	61	90
9	4/1/2023	4/30/2023	30	$585,017.55	$3,090,349.48	$30,790.39	$162,649.97	76	103
10	5/1/2023	5/31/2023	31	$109,588.94	$3,199,938.42	$5,767.84	$168,417.81	79	115

6/30/2023 Comments - Contractor installed small signs, shouldered up and placed top soil along the new roadway, and installed permanent pavement markings and markers throughout the project. A Ribbon Cutting Ceremony was held on 6/23/23.

Adjusted Price = $4,288,543.00



CR 245 Reconstruction
(North of RM 2338 to Ronald Reagan Boulevard)

Project Length: 0.962 Miles
Roadway Classification: Suburban Arterial

Project Schedule: January 2023 - Spring 2024
Estimated Construction Cost: $6.97 Million

JUNE 2023 IN REVIEW

6/2/2023: Joe Bland (JBC) began installing drainage lines for driveways. JBC began installing rock rip rap under bridge area. Subcontractor Greater Austin placed concrete rip rap at the bridge abutments.

6/9/2023: JBC continued installing drainage lines for driveways. JBC continued installing rock rip rap under bridge area.

6/16/2023: JBC continued spreading topsoil along completed areas of flexible base on south end of project from RM 2338 up to Smokestack Lane. Subcontractor Greater Austin began forming for flowable fill at the bridges.

6/23/2023: JBC began excavating and processing flexible base for driveways on north end of the project. Subcontractor Greater Austin continued forming and pouring flowable fill at the bridge abutments.

6/30/2023: JBC continued processing flexible base on north end of the project. Subcontractor Lonestar Paving began installing prime and seal coat on completed flexible base areas.

Design Engineer: Bridgefarmer
Contractor: Joe Bland Construction
Construction Observation:
Joseph Jones, HNTB

Williamson County
Road Bond Program

Project Name: CR 245 Reconstruction
Project No. 23IFB12

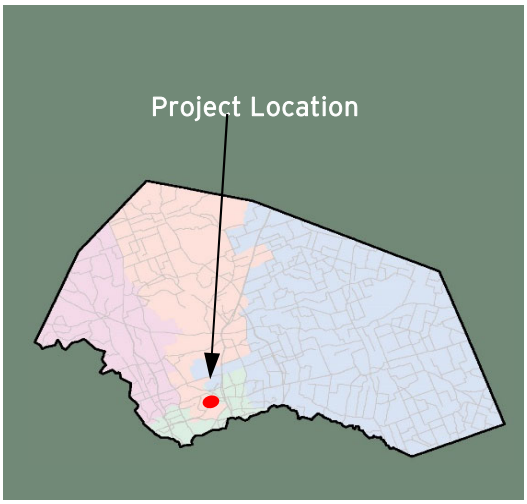
Original Contract Price = $6,969,195.21

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
12/6/2022	12/13/2022	2/1/2023	2/10/2023				423		423

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	2/10/2023	2/28/2023	19	$143,464.59	$143,464.59	$15,940.51	$15,940.51	2	4
2	3/1/2023	3/31/2023	31	$355,908.11	$499,372.70	$39,545.35	$55,485.86	8	12
3	4/1/2023	4/30/2023	30	$378,182.90	$877,555.60	$42,020.32	$97,506.18	14	19
4	5/1/2023	5/31/2023	31	$541,611.28	$1,419,166.88	$60,179.03	$157,685.21	23	26

6/30/2023 Comments - Contractor continued to work on concrete bent caps, storm drain systems, placing embankment and flex base, rock riprap at bridge abutments and installed prime and seal coat.

Adjusted Price = $6,969,195.21



Corridor H/Sam Bass Road
(RM 1431 to Wyoming Springs Drive)

Project Length: 2.578 Miles
Roadway Classification: Urban Minor Arterial

Project Schedule: January 2022 - Summer 2025
Estimated Construction Cost: $33.8 Million

JUNE 2023 IN REVIEW

6/2/2023: Cash Construction continued removing property fencing at various locations. Subcontractor HL Chapman continued trenching for the Round Rock water line at the north side of Sam Bass.

6/9/2023: Cash excavated the bore pit for the Round Rock water line south of FM 1431. Cash completed fusing the water bypass pipe east of Great Oaks Dr.

6/16/2023: Subcontractor HL Chapman trenched for the storm sewer on the east side of Sam Bass just south of RM 1431. Subcontractor Badger potholed for existing utility lines between Deer Trail and Great Oaks Dr.

6/23/2023: Cash Construction began to excavate the bore pit for the Round Rock water line south of the dam for Dry Fork Creek. Subcontractor HL Chapman continued trenching for the Round Rock water line.

6/30/2023: Cash Construction assisted with backfilling the water line trenching areas. Subcontractor HL Chapman continued trenching for the Round Rock water line along the north side of Sam Bass near Great Oaks.

Design Engineer: K Friese
Contractor: Cash Construction
Construction Observation:
Tracy Cooper, HNTB

Williamson County
Road Bond Program

Corridor H/Sam Bass Road
Project No. 23IFB8

Original Contract Price = $36,145,959.00

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
12/20/2022	1/13/2023	3/13/2023	3/23/2023				911		911

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	4/1/2023	4/30/2023	30	$21,095.55	$21,095.55	$2,343.95	$2,343.95	0	3
2	5/1/2023	5/31/2023	31	$511,459.79	$532,555.34	$56,828.87	$59,172.82	2	7

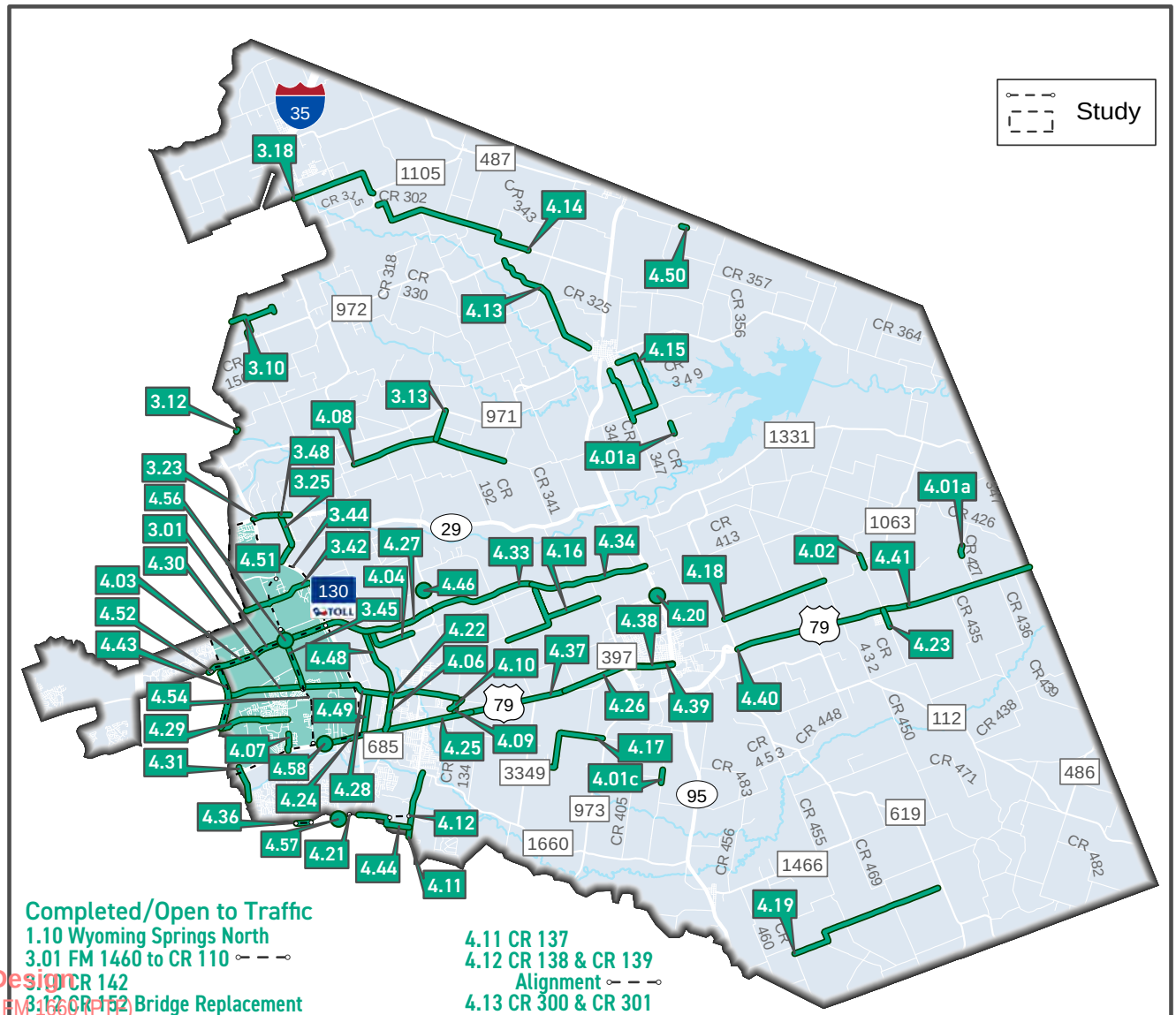
6/30/2023 Comments - Contractor excavated the bore pit, set trench boxes, and began trenching for the CORR and BCMUD water lines.

Change Order Number	Approved	Cost This CO	Total COs
01	6/27/2023	$ (2,394,078.12)	$ (2,394,078.12)

1B: Design Error or Omission. Other. This Change Order revises the earthwork quantities, BCMUD water line items and driveway quantities, per plan revisions issued after the Bid was awarded. The quantity for Item 110-6001 excavation was reduced by over 25% and the unit price is revised because it is considered a major bid item per the Contract.

Adjusted Price = $33,751,880.88

2000/2006 Road Bond Program Projects
Precinct 4 - Commissioner Boles



Completed/Open to Traffic

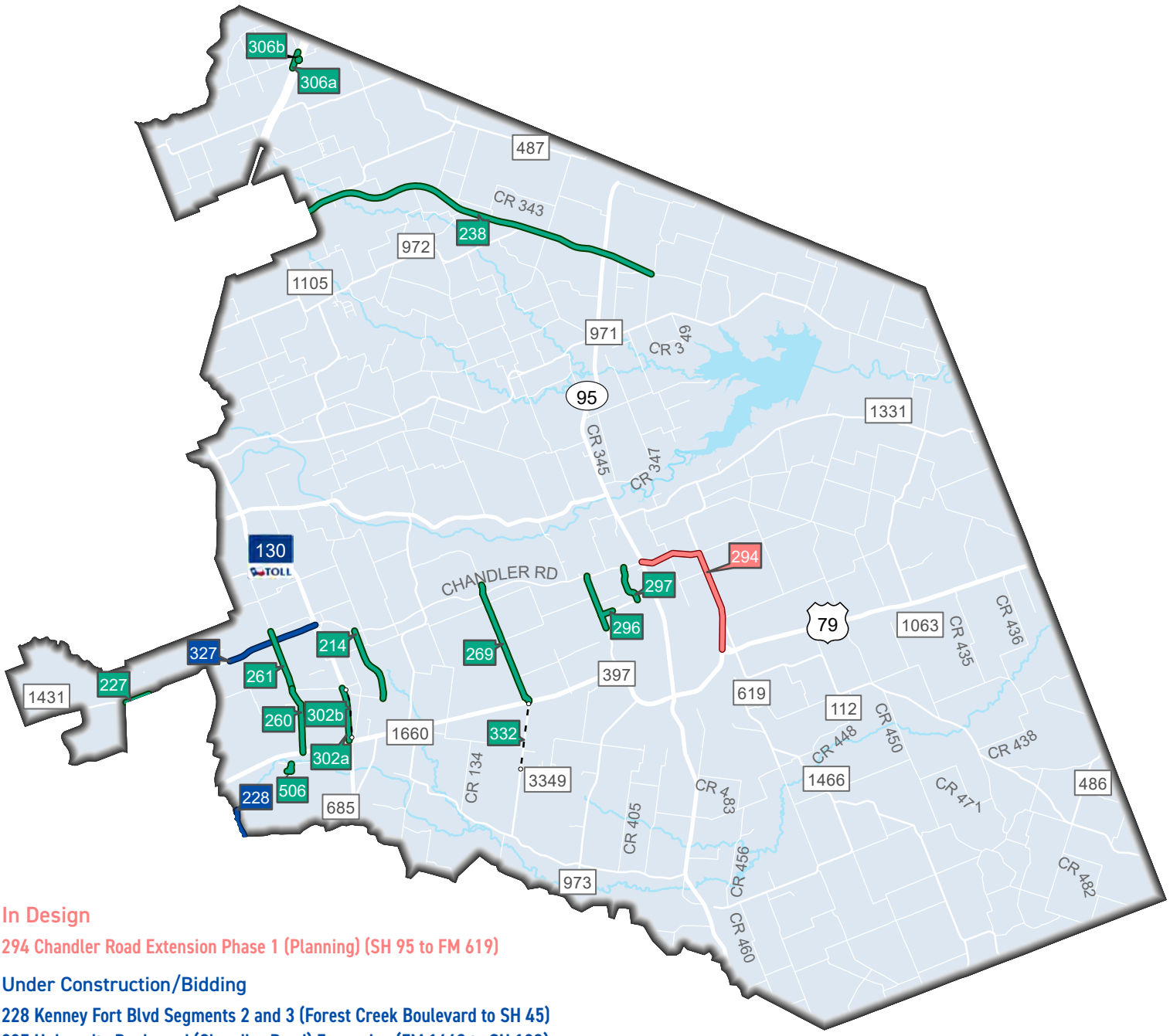
1.10 Wyoming Springs North
3.01 FM 1460 to CR 110 ⊶ – – ⊸
3.11 CR 142
3.12 CR 152 Bridge Replacement
3.13 CR 157
3.18 CR 314
3.23 SH 29/CR 104 – Phase 1
3.25 CR 104 - Phase 2
3.42 CR 111 / CR 105 (Westinghouse Rd.) - FM 1460 to SH 130
3.44 CR 110 North (North of CR 107 to North of Sam Houston)
3.45 CR 110 Middle (North of Limmer Loop to CR 107) ⊶ – – ⊸
3.48 SH 29 Widening - 12" Water Main Relocation
4.01a CR 427 Bridge Replacement
4.01b CR 390 Bridge Replacement
4.01c CR 406 Bridge Replacement
4.02 CR 424 Bridge Replacement
4.03 Chandler Road - Phase 1
4.04 CR 100
4.06 CR 119
4.07 CR 122 at US 79
4.08 CR 124
4.09 CR 132
4.10 CR 136
4.11 CR 137
4.12 CR 138 & CR 139 Alignment ⊶ – – ⊸
4.13 CR 300 & CR 301
4.14 CR 302
4.15 CR 347 & CR 348
4.16 CR 368 & CR 369 (CR 101 to CR 366)
4.17 CR 404
4.18 CR 412
4.19 CR 466
4.20 FM 397 at SH 95 Signal
4.21 Gattis School Rd. ROW ⊶ – – ⊸
4.22 Limmer Loop - Phase 1A
4.23 Thrall School Zone
4.24 US 79 - Section 1
4.25 US 79 - Section 2
4.26 US 79 - Section 3A
4.27 Chandler Rd. - Phase 2
4.28 Limmer Loop - Phase 1B
4.29 CR 113 / Old Settlers Blvd.
4.30 Limmer Loop - Phase 1C
4.31 Kenney Fort Boulevard - Phase 1
4.33 Chandler Rd. - Phase 3A
4.34 Chandler Rd. - Phase 3B
4.36 Gattis School Road ⊶ – – ⊸
4.37 US 79 - Section 3 (PTF)
4.38 2nd Street Improvements
4.39 2nd Street Drainage Improvements
4.40 US 79 Section 5A (PTF)
4.41 US 79 Section 5B (PTF)
4.43 FM 1460 Section 2
4.44 CR 138
4.46 FM 1660 at Landfill Rd. (CR 128)
4.48 CR 119
4.49 CR 108
4.50 CR 351 at Donahoe Creek
4.51 CR 110 / Arterial A ⊶ – – ⊸
4.52 University Blvd. (Chandler Rd.) Expansion ⊶ – – ⊸
4.54 CR 110 South - (US 79 to Limmer Lp) ⊶ – – ⊸
4.56 CR 110 at University Blvd. (Signal)
4.57 Gattis School Rd. at Winterfield Dr. (Signal)
4.58 Tradesman Park Crossing

In Design

4.35 FM 1660 (CR 128)

2013 ROAD BOND PROGRAM PROJECTS

Precinct 4 - Commissioner Boles



In Design

294 Chandler Road Extension Phase 1 (Planning) (SH 95 to FM 619)

Under Construction/Bidding

228 Kenney Fort Blvd Segments 2 and 3 (Forest Creek Boulevard to SH 45)

327 University Boulevard (Chandler Road) Expansion (FM 1460 to SH 130)

Completed/Open to Traffic

214 CR 119 (Limmer Loop to Chandler Road)

227 University Boulevard Widening (IH 35 to Sunrise Road)

238 Ronald Reagan Boulevard Extension Planning (IH 35 to SH 95)

269 CR 101 (US 79 to North of Chandler Road)

260 CR 110 South (US 79 to Limmer Loop)

261 CR 110 Middle (Limmer Loop to CR 107)

296 CR 366 Widening (Chandler Road to Carlos G. Parker Boulevard)

297 East Williamson County Park Road / Bill Pickett Trail (Carlos Parker Boulevard to Chandler Road)

302a SH 130 Frontage Roads Phase 3 (Southbound Frontage Road US 79 to Limmer Loop)

302b SH 130 Traffic Study ◦- -◦

306a Relocation of 48" Williamson County Regional Raw Waterline - Line A

306b CR 305 at IH 35 Bridge Replacement

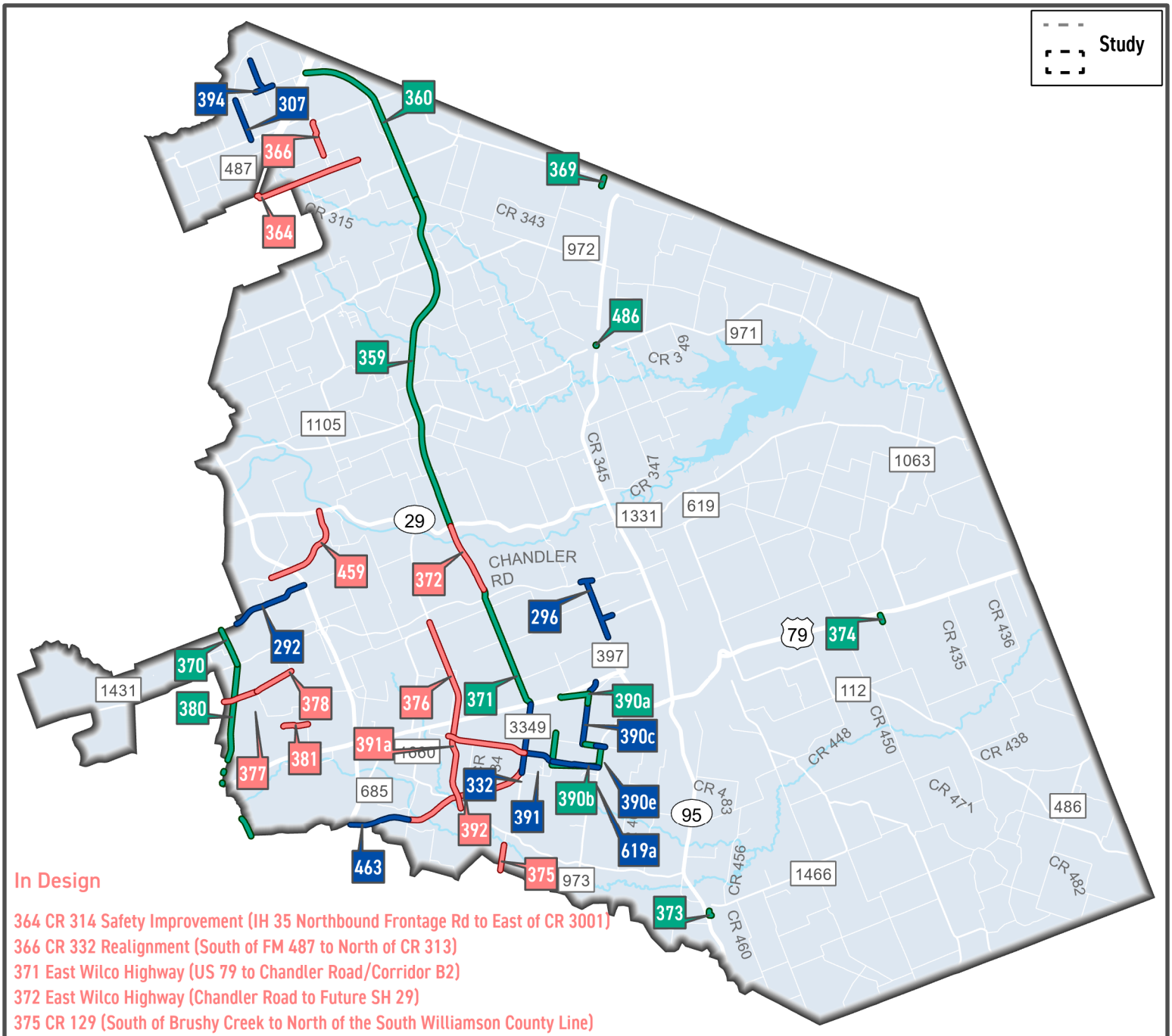
332 FM 3349/US 79 Interchange (US 79 to CR 404) ◦- -◦

506 Oak Bluff and Greenfield Drainage Improvements

Study

2019 ROAD BOND PROGRAM PROJECTS

Precinct 4 - Commissioner Boles



In Design

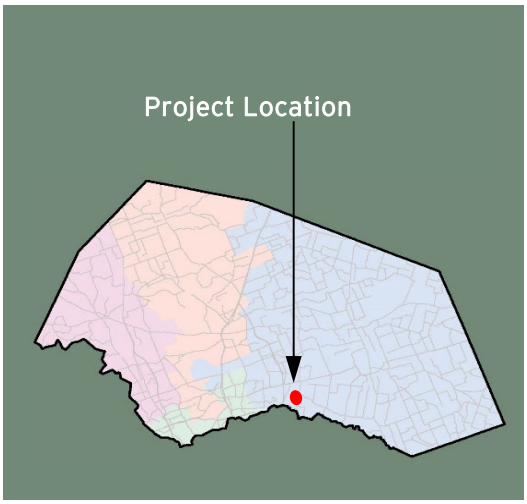
364 CR 314 Safety Improvement (IH 35 Northbound Frontage Rd to East of CR 3001)
366 CR 332 Realignment (South of FM 487 to North of CR 313)
371 East Wilco Highway (US 79 to Chandler Road/Corridor B2)
372 East Wilco Highway (Chandler Road to Future SH 29)
375 CR 129 (South of Brushy Creek to North of the South Williamson County Line)
376 CR 134/CR 132 Extension (Hutto Arterial)
377 CR 112 Widening (FM 1460/A.W. Grimes to CR 117)
378 CR 112 Widening (CR 117 to CR 110)
381 Old Settlers Boulevard (North Red Bud Lane/CR 122 to CR 110)
391a CR 132 Realignment
392 East Wilco Highway (Southeast Loop Segment 2) (CR 137 to CR 404)
459 Southeast Inner Loop Extension (Corridor C) (Sam Houston Avenue at Patriot Way to SH 29)

Under Construction/Bidding

292 CR 111/CR105 Westinghouse (FM 1460 to SH 130)
296 CR 366 (Chandler Road to Carlos G Parker Boulevard Northwest)
307 Bud Stockton Extension (CR 305 to FM 487)
332 East Wilco Highway (FM 3349/US 79 Interchange) (US 79 to CR 404)
390c CR 401/CR 404 Improvements (US 79 to CR 404)
390e CR 404 at FM 973 (CR 404)
391 Samsung Highway (CR 404 Realignment) (CR 404 to FM 3349)
394 CR 307 Reconstruction (CR 307 North of CR 305 Jarrell)
463 Southeast Loop Segment 1, Ph 1 (East Wilco Highway) (CR 138 to CR 137)
619a Samsung Highway (Future County Road) (CR 404 to FM 973)

Completed/Open to Traffic

359 East Wilco Highway (Future SH 29 to Ronald Reagan Extension/Corridor D)
360 East Wilco Highway (IH 35 to CR 302)
369 Bartlett Project (Cottrell Street)
370 MoKan (Georgetown Inner Loop to University Boulevard)
373 Coupland Street Project (S. Broad & Muery Streets)
374 Thrall Street Project - S Bounds Street
380 MoKan (University Boulevard to SH 45)
390a CR Improvements and Paving (CR 401, CR 402, CR 404)
390b CR 404 Hutto Water Line Realignment (Along future CR 404, from CR 404 to CR 404 at FM 973)
486 Granger Project (Davilla Street Culvert) (Davilla Street to N Walton Street)



East Wilco Highway (Southeast Loop Segment 1)
(Northbound Frontage of SH 130 to CR 137)

Project Length: 1.848 Miles
Roadway Classification: Rural Collector

Project Schedule: July 2021 - Summer 2023
Estimated Construction Cost: $12.1 Million

JUNE 2023 IN REVIEW

6/2/2023: Subcontractor Lonestar Paving placed the final lift of asphalt from DNT Driveway to CR 137. Subcontractor Flasher placed small signs from DNT Driveway to CR 137.

6/9/2023: James Construction (JCG) placed the temporary single-slope barrier for the westbound lane on the SCS Pond 21 Bridge. Subcontractor ESSI placed the metal beam guard fence on the northeast side.

6/16/2023: JCG continued working on punch list items. Subcontractor DIJ placed the final striping and buttons from the DNT Driveway to CR 137.

6/23/2023: JCG continued working on punch list items. Subcontractor DIJ completed the hand-work striping throughout the project.

6/30/2023: James Construction continued working on punch list items.

Design Engineer: RTG
Contractor: James Construction
Construction Observation:
Kyle McCoy, HNTB

Williamson County
Road Bond Program

Project Name: East Wilco Highway (Southeast Loop, Segment 1)
Project No. T3346

Original Contract Price = $11,526,789.09

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
3/30/2021	4/27/2021	7/12/2021	7/19/2021				534	24	558

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	7/19/2021	8/31/2021	44	$767,411.06	$767,411.06	$85,267.90	$85,267.90	7	8
2	9/1/2021	9/30/2021	30	$328,739.28	$1,096,150.34	$36,526.58	$121,794.48	10	13
3	10/1/2021	10/31/2021	31	$221,811.16	$1,317,961.50	$24,645.69	$146,440.17	12	19
4	11/1/2021	11/30/2021	30	$278,008.69	$1,595,970.19	$30,889.85	$177,330.02	15	24
5	12/1/2021	12/31/2021	31	$331,070.23	$1,927,040.42	$36,785.58	$214,115.60	18	30
6	1/1/2022	1/31/2022	31	$624,535.89	$2,551,576.31	$69,392.88	$283,508.48	23	35
7	2/1/2022	2/28/2022	28	$352,666.85	$2,904,243.16	$39,185.20	$322,693.68	27	40
8	3/1/2022	3/31/2022	31	$815,310.79	$3,719,553.95	$90,590.09	$413,283.77	34	46
9	4/1/2022	4/30/2022	30	$741,856.71	$4,461,410.66	$82,428.53	$495,712.30	41	51
10	5/1/2022	5/31/2022	31	$625,433.98	$5,086,844.64	$69,492.66	$565,204.96	47	57
11	6/1/2022	6/30/2022	30	$498,845.27	$5,585,689.91	$55,427.25	$620,632.21	51	62
12	7/1/2022	7/31/2022	31	$521,580.90	$6,107,270.81	$57,953.44	$678,585.65	56	68
13	8/1/2022	8/31/2022	31	$672,002.44	$6,779,273.25	$74,666.93	$753,252.58	62	73
14	9/1/2022	9/30/2022	30	$936,075.41	$7,715,348.66	$104,008.38	$857,260.96	71	79
15	10/1/2022	10/31/2022	31	$851,880.44	$8,567,229.10	-$406,354.16	$450,906.80	75	84
16	11/1/2022	11/30/2022	30	$625,071.12	$9,192,300.22	$32,898.48	$483,805.28	80	90
17	12/1/2022	12/31/2022	31	$290,510.48	$9,482,810.70	$15,290.02	$499,095.30	83	95
18	1/1/2023	1/31/2023	31	$55,998.20	$9,538,808.90	$2,947.27	$502,042.57	83	101
19	2/1/2023	2/28/2023	28	$161,924.00	$9,700,732.90	$8,522.32	$510,564.89	85	106
20	3/1/2023	3/31/2023	31	$291,588.78	$9,992,321.68	$15,346.78	$525,911.67	87	111
21	4/1/2023	4/30/2023	30	$160,641.77	$10,152,963.45	$8,454.83	$534,366.50	88	117
22	5/1/2023	5/31/2023	31	$79,909.01	$10,232,872.46	$4,205.73	$538,572.23	98	122

6/30/2023 Comments - Subcontractor LoneStar placed the final cap of HMA pavement; subcontractor DIJ installed pavement marking and small signs; the Contractor continued working on punch list items.

Change Order Number	Approved	Cost This CO	Total COs
01	8/3/2021	$ 148,710.35	$ 148,710.35

6B. This Change Order adds the installation of barbed wire fence and gates along the north and south sides of the right of way on the Wolfe property. The Contractor will not be able to start work until the fence is installed. Twenty four (24) days are being added to the contract to compensate the contractor for this impact.

Change Order Number	Approved	Cost This CO	Total COs
02	10/4/2022	$73,007.39	$221,717.74

2C. Differing site conditions (Unforeseeable). New development (conditions changing after PS&E completed): This Change Order documents various changes to the contract related to new developer and Church driveways on the west end of the project. 3F. County Convenience. Additional work desired by the County: In addition to the driveways, the bridge rail was changed along the bridge to a more appealing look. 1B. Design Error or Omission. Other: Additional excavation was needed in Pond 21 to create more volume and line EA had to be adjusted for optimum flow along Wall 4.

Change Order Number	Approved	Cost This CO	Total COs
03	2/28/2023	$177,807.62	399,525.36

1A. Incorrect PS&E. This Change Order replaces the SGT and MBGF with Crash Cushion Attenuators on the proposed eastbound lane at both bridges due to them not being able to be installed per plan because of the post locations being in the MSE rock backfill. 2E. Miscellaneous difference in site conditions (unforeseeable)(Item 9). This Change Order also compensates the contractor for replacing a portion of an existing concrete driveway that needed to be removed to install the 48in RCP on Line B35.

Change Order Number	Approved	Cost This CO	Total COs
04	3/28/2023	156,231.96	555,757.32

2. Differing Site Conditions (Unforeseeable) 2E: Miscellaneous difference in site conditions (unforeseeable)(Item 9): This Change Order is adding items to the Contract that have been previously paid for under the existing Force Account line item.

Adjusted Price = $12,082,546.41

CR 101 (US 79 to Chandler Road)
Project No. 2138

Original Contract Price = $13,092,842.00

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
10/10/2019	11/5/2019	6/26/2020	7/6/2020	3/1/2022	7/28/2022		540	64	604

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	7/6/2020	7/25/2020	20	$366,881.43	$366,881.43	$40,764.60	$40,764.60	3	3
2	7/26/2020	8/30/2020	36	$2,072,374.48	$2,439,255.91	$230,263.83	$271,028.43	22	9
3	8/31/2020	9/23/2020	24	$66,831.99	$2,506,087.90	$7,425.78	$278,454.21	23	13
4	9/24/2020	10/25/2020	32	$531,044.64	$3,037,132.54	$59,004.96	$337,459.17	27	19
5	10/26/2020	11/29/2020	35	$424,017.36	$3,461,149.90	$47,113.04	$384,572.21	31	24
6	11/30/2020	12/27/2020	28	$709,323.98	$4,170,473.88	$78,813.77	$463,385.98	38	29
7	12/28/2020	1/27/2021	31	$294,970.38	$4,465,444.26	$32,774.49	$496,160.47	40	34
8	2/1/2021	2/28/2021	28	$293,948.14	$4,759,392.40	$32,660.91	$528,821.38	43	39
9	3/1/2021	3/31/2021	31	$367,172.81	$5,126,565.21	$40,796.97	$569,618.35	46	44
10	4/1/2021	4/30/2021	30	$421,691.16	$5,548,256.37	$46,854.58	$616,472.93	50	49
11	5/1/2021	5/31/2021	31	$703,963.56	$6,252,219.93	$78,218.17	$694,691.10	56	54
12	6/1/2021	6/30/2021	30	$348,806.38	$6,601,026.31	$38,756.27	$733,447.37	59	59
13	7/1/2021	7/31/2021	31	$450,541.31	$7,051,567.62	$50,060.14	$783,507.51	63	64
14	8/1/2021	8/31/2021	31	$759,767.66	$7,811,335.28	$84,418.63	$867,926.14	70	69
15	9/1/2021	9/30/2021	30	$572,768.63	$8,384,103.91	$63,640.96	$931,567.10	75	74
16	10/1/2021	10/31/2021	31	$731,491.99	$9,115,595.90	-$451,798.89	$479,768.21	78	79
17	11/1/2021	11/30/2021	30	$496,699.04	$9,612,294.94	$26,142.05	$505,910.26	82	84
18	12/1/2021	12/31/2021	31	$786,832.47	$10,399,127.41	$41,412.24	$547,322.50	89	89
19	1/1/2022	1/31/2022	31	$168,386.88	$10,567,514.29	$8,862.46	$556,184.96	90	95
20	2/1/2022	2/28/2022	28	$662,254.39	$11,229,768.68	$34,855.50	$591,040.46	96	99
21	3/1/2022	3/31/2022	1	$174,865.08	$11,404,633.76	$9,203.42	$600,243.88	97	99
22	4/1/2022	4/30/2022	0	$427,447.18	$11,832,080.94	-$358,772.84	$241,471.04	98	100
23	5/1/2022	5/31/2022	0	$58,135.36	$11,890,216.30	$1,186.44	$242,657.48	98	100
24	6/1/2022	6/30/2022	0	$1,755.09	$11,891,971.39	$35.81	$242,693.29	98	100
25	7/1/2022	7/31/2022	0	$1,665.44	$11,893,636.83	$33.99	$242,727.28	98	100
26	8/1/2022	9/30/2022	0	$36,850.58	$11,930,487.41	$752.05	$243,479.33	98.6	100
27	10/1/2022	4/30/2023	0	$421,721.02	$12,352,208.43	-$243,479.33	$0.00	100.0	100

6/30/2023 Comments - Final pay estimate has been sent to the County for processing.

Change Order Number	Approved	Cost This CO	Total COs
01	9/14/2021	$ 139,570.57	$ 139,570.57

3F: County Convenience. Additional work desired by the County. This Change Order adds various changes to the project, including additional pipe underdrains to help alleviate groundwater, concrete used to backfill Culvert 4, and use of full-depth asphalt on side roads and intersections to expedite reconstruction of roadways.

Change Order Number	Approved	Cost This CO	Total COs
02	9/14/2021	$ 87,600.15	$ 227,170.72

3F: County Convenience. Additional work desired by the County. This Change Order documents the change in the method of installation of the 24" waterline encasement pipe across CR 368 and CR 101 and adds 4 - 4" bores and water meter relocations to the contract.

Change Order Number	Approved	Cost This CO	Total COs
03	9/28/2021	$ 81,281.83	$ 308,452.55

3B: County Convenience. Public relations improvement. This change order changes the pavement section from typical flexible base to full-depth asphalt at south end tie-in to existing pavement, adds a driveway for a landowner and adds a sixth wire and water gap fence across Little Mustang Creek.

Change Order Number	Approved	Cost This CO	Total COs
04	9/28/2021	$ (366,519.81)	$ (58,067.26)

3C. County Convenience. Implementation of a Value Engineering finding. This Change Order removes quantities for various Jonah Water SUD water line items, due to an alignment shift at the southern end of the project at the US 79 intersection. 3F. County Convenience. Additional work desired by the County. This change order adds a force account item to the contract to compensate the contractor for pavement repairs in the roadway and to perform grading to prevent future saturation.

Change Order Number	Approved	Cost This CO	Total COs
05	12/21/2022	$ (727,246.14)	$ (785,313.40)

2E: Differing Site Conditions (unforeseeable). Miscellaneous difference in site conditions (unforeseeable). This Change Order provides the final balancing for the overrun and underrun of Contract quantities on the project as a result of addressing field conditions not accounted for in the original plans. This Change Order also adds items to the contract to compensate the Contractor for various work including the removal of the drainage pipe at Driveway 19, installing a box culvert and the safety end treatments for the culvert per RFI 20, compensation for unused water line materials that could not be restocked, and compensation for relocation of encasement due to changing field conditions.

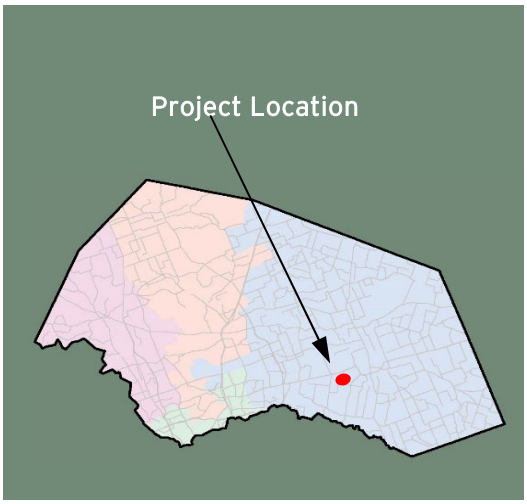
Change Order Number	Approved	Cost This CO	Total COs
06	4/24/2023	$ 40,347.72	$ (744,965.68)

2E: Differing Site Conditions (unforeseeable). Miscellaneous difference in site conditions (unforeseeable). This Change Order provides the final balancing for the overrun and underrun of Contract quantities on the project as a result of addressing field conditions not accounted for in the original plans.

Change Order Number	Approved	Cost This CO	Total COs
07	6/14/2023	$ 4,332.41	$ (740,633.27)

2E: Differing Site Conditions (unforeseeable). Miscellaneous difference in site conditions. This Change Order provides the final balancing for the overrun and underrun of Contract quantities on the project as a result of addressing field conditions not accounted for in the original plans.

Adjusted Price = $12,352,208.73



CR 401 Reconstruction

Project Length: 1.253 Miles
Roadway Classification: Rural Collector

Project Schedule: April 2022 - Summer 2023
Estimated Construction Cost: $13.5 Million

JUNE 2023 IN REVIEW

6/2/2023: James Construction (JCG) switched the traffic closure at the CR 401 and 402 intersection. Subcontractor Texas Materials continued paving the crossover at US 79.

6/9/2023: JCG continued forming and pouring riprap on the front and back slope of the ditch line. Subcontractor Sexton continued installing the water line metering station at the south end of the project.

6/16/2023: Subcontractor Austin Traffic Signal continued installing the signal cabinet foundation and conduit for the signal at US 79.

6/23/2023: Subcontractor Texas Materials paved asphalt on west CR 402, CR 401 to the south end of the project. Subcontractor Sexton continued installing the water line metering station at the south end of the project.

6/30/2023: JCG removed the temporary pipe and asphalt from the existing US 79 crossover. Subcontractor Sexton continued installing the water line metering station at the south end of the project.

Design Engineer: HNTB
Contractor: James Construction
Construction Observation:
Kyle McCoy, HNTB

Williamson County
Road Bond Program

Project Name: CR 401 Reconstruction Project
Project No. 22IFB57

Original Contract Price = $12,673,200.94

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
3/11/2022	3/22/2022	4/21/2022	5/2/2022				505	-70	435

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	4/14/2022	4/21/2022	0	$541,350.00	$541,350.00	$60,150.00	$60,150.00	5	0
2	4/22/2022	5/31/2022	30	$213,264.25	$754,614.25	$23,696.03	$83,846.03	6	7
3	6/1/2022	7/1/2022	31	$1,394,793.70	$2,149,407.95	$154,977.08	$238,823.11	18	14
4	7/2/2022	7/31/2022	30	$690,418.59	$2,839,826.54	$76,713.17	$315,536.28	23	21
5	8/1/2022	8/31/2022	31	$276,688.62	$3,116,515.16	$30,743.18	$346,279.46	26	28
6	9/1/2022	9/30/2022	30	$784,682.38	$3,901,197.54	$87,186.93	$433,466.39	32	35
7	10/1/2022	10/31/2022	31	$776,738.57	$4,677,936.11	$86,304.29	$519,770.68	38	42
8	11/1/2022	11/30/2022	30	$875,684.24	$5,553,620.35	$97,298.25	$617,068.93	46	49
9	12/1/2022	12/31/2022	31	$422,000.74	$5,975,621.09	$46,888.97	$663,957.90	49	56
10	1/1/2023	1/31/2023	31	$616,120.11	$6,591,741.20	$68,457.79	$732,415.69	54	63
11	2/1/2023	2/28/2023	28	$598,319.58	$7,190,060.78	$66,479.95	$798,895.64	59	70
12	3/1/2023	3/31/2023	31	$603,951.86	$7,794,012.64	$67,105.76	$866,001.40	64	77
13	4/1/2023	4/30/2023	30	$945,657.20	$8,739,669.84	-$406,018.78	$459,982.62	68	84
14	5/1/2023	5/31/2023	31	$1,082,327.54	$9,821,997.38	$56,964.61	$516,947.23	77	91

6/30/2023 Comments - Contractor completed the work at the existing US 79 crossover, continued shouldering up the asphalt throughout the project, installed pavement markings and small signs, and installed the water line metering station and continued work on the US 79 signals.

Change Order Number	Approved	Cost This CO	Total COs
01	9/15/2022	$ 13,315.52	$ 13,315.52

3G. County Convenience. Compliance requirements of new laws and/or policies. Revised the pavement section within the US 79 TxDOT ROW to meet their requirements and revised some signal phasing/timing at the proposed intersection of US 79 and CR 401.

Change Order Number	Approved	Cost This CO	Total COs
02	9/20/2022	$ 414,400.00	$ 427,715.52

4B. Third Party Accommodation. Third party requested work. This Change Order reduces the Contract Time by 70 days, from 505 Calendar days to 435 Calendar Days with a maximum incentive cap. This acceleration in the Contract Time is necessary, in order to meet the County's project delivery deadline of 7/31/2023.

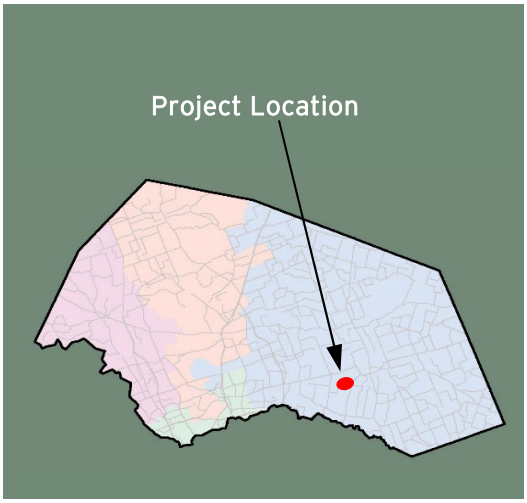
Change Order Number	Approved	Cost This CO	Total COs
03	10/5/2022	$ 214,351.37	$ 642,066.89

3F. County Convenience. Additional work desired by the County. This Change Order changes the City of Taylor water line pipe material from ductile iron to PVC. This is necessary, due to the availability of materials.

Change Order Number	Approved	Cost This CO	Total COs
04	2/28/2023	$ 188,826.95	$ 830,893.84

2G. Differing in site conditions. Unadjusted Utility (Unforeseeable) This Change Order adds new items to the Contract to adjust the existing 16in City of Taylor water line on the north side of US 79 which is in conflict with the proposed pavement and ditch cuts. 4B. Third Party Requested Work. An additional 6in line and fire hydrant assembly are being added at the request of the City of Taylor.

Adjusted Price = $13,504,094.78



Samsung Highway (Future County Road)
(CR 404 to FM 973)

Project Length: 1.466 Miles
Roadway Classification: Rural Major Collector

Project Schedule: August 2022 - Fall 2023
Estimated Construction Cost: $11.3 Million

JUNE 2023 IN REVIEW

6/2/2023: Chasco began shouldering up the paving on the west end of the project. Subcontractor ESSI placed the metal beam guard fence at the Boggy Creek Tributary Bridge.

6/9/2023: Chasco continued hauling off topsoil from the project. Chasco placed rock rip rap throughout the project. Subcontractor ESSI continued to place the metal beam guard fence at the Boggy Creek Tributary Bridge.

6/16/2023: Chasco continued to place concrete riprap around the Boggy Creek Tributary Bridge.

6/23/2023: Chasco Constructors continued hauling off topsoil from the project. Chasco continued to place concrete riprap around the Boggy Creek Tributary Bridge.

6/30/2023: Chasco Constructors subcontractor Texas Materials paved the final asphalt throughout the project.

Design Engineer: HNTB
Contractor: Chasco
Construction Observation:
Bruce Williams, HNTB

Williamson County
Road Bond Program

Project Name: Samsung Highway (Future County Road) (CR 404 to FM 973)
Project No. 22IFB126

Original Contract Price = $11,289,929.00

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
7/12/2022	7/19/2022	8/5/2022	8/15/2022				413		413

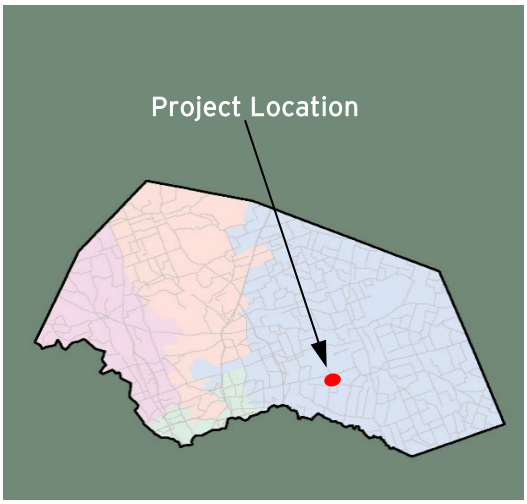
Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	8/15/2022	9/27/2022	44	$415,099.80	$415,099.80	$46,122.20	$46,122.20	4	11
2	9/28/2022	10/31/2022	34	$1,256,916.42	$1,672,016.22	$139,657.38	$185,779.58	16	19
3	11/1/2022	11/30/2022	30	$529,743.42	$2,201,759.64	$58,860.38	$244,639.96	22	26
4	12/1/2022	12/31/2022	31	$196,710.30	$2,398,469.94	$21,856.70	$266,496.66	24	34
5	1/1/2023	1/31/2023	31	$942,884.78	$3,341,354.72	$104,764.98	$371,261.64	33	41
6	2/1/2023	2/28/2023	28	$895,707.90	$4,237,062.62	$99,523.10	$470,784.74	42	48
7	3/1/2023	3/31/2023	31	$2,066,773.05	$6,303,835.67	$229,641.45	$700,426.19	62	55
8	4/1/2023	4/30/2023	30	$1,637,718.64	$7,941,554.31	-$282,449.65	$417,976.54	74	63
9	5/1/2023	5/31/2023	31	$1,177,188.70	$9,118,743.01	$61,957.30	$479,933.84	85	70

6/30/2023 Comments - Contractor paved the final asphalt throughout the project.

Change Order Number	Approved	Cost This CO	Total COs
01	1/24/2023	41,260.00	41,260.00

1B. Design Error or Omission. Other: This Change Order adds two items to the Contract for installing a 4' x 2' box culvert (EE) and related wingwalls/headwalls. The work was shown in the plans but not included in the bid tab. This Change Order also removes SET (TY 1) (S=5ft)(HW=3FT) (6:1) (C) item. The work was removed from the plans but the item was left in the bid tab. These plan revisions were made prior to bidding due to outstanding items on the TxDOT permit for the work at the FM 973 tie-in.

Adjusted Price = $11,331,189.00



East Wilco Highway (FM 3349 at US 79)
(FM 3349 from US 79 to CR 404 and new interchange on US 79 at FM 3349 and CR 101)

Project Length: 4.108 Miles
Roadway Classification: Rural Major Collector

Project Schedule: October 2022 - Summer 2025 (Roadwork)
Estimated Construction Cost: $82.9 Million

JUNE 2023 IN REVIEW

6/2/2023: James Construction (JCG) lime stabilized subgrade at the westbound US 79 Auxiliary Lane and Jug Handle intersection. JCG installed culvert and safety end treatments at CR 101 and the Jug Handle.

6/9/2023: Subcontractor ESSI finished small sign installation for the turnaround at US 79 and Jug Handle. JCG placed rock rip rap at the Jug Handle Road bridge.

6/16/2023: JCG lime stabilized subgrade for the southbound CR 101 Auxiliary Lane at the Jug Handle intersection. JCG installed underdrain at the northbound frontage road pond area.

6/23/2023: JCG began placing rip rap and continued processing flexible base at the Jug Handle and westbound US 79 Auxiliary Lane.

6/30/2023: JCG moved the barrier wall to close the CR 101 and FM 3349 intersection. Subcontractor Dig Tech continued installation of steel casing.

Design Engineer: HDR
Contractor: James Construction
Construction Observation:
Asif Mirzazada, HNTB

Williamson County
Road Bond Program

Project Name: East Wilco Highway (FM 3349 at US 79)
Project No. 22IFB139

Original Contract Price = $81,941,038.13

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
8/24/2022	9/26/2022	10/6/2022	10/17/2022				1394		1394

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	10/18/2022	11/25/2022	39	$755,690.77	$755,690.77	$0.00	$0.00	1	2
2	11/26/2022	12/25/2022	30	$5,128,955.59	$5,884,646.36	$0.00	$0.00	7	0
3	12/26/2022	1/25/2023	31	$1,448,580.10	$7,333,226.46	$0.00	$0.00	9	7
4	1/26/2023	2/25/2023	31	$1,272,882.90	$8,606,109.36	$0.00	$0.00	10	9
5	2/26/2023	3/25/2023	28	$2,922,159.15	$11,528,268.51	$0.00	$0.00	14	11
6	3/26/2023	4/25/2023	31	$1,419,905.85	$12,948,174.36	$0.00	$0.00	16	14
7	4/26/2023	5/25/2023	30	$1,672,497.88	$14,620,672.24	$0.00	$0.00	18	16

6/30/2023 Comments - Contractor continued flexible base and installing geogrid at the Jug Handle, finished small sign installation for the traffic changes on US 79 and continued the installation of steel casing and water line pipe. Contractor began installation of traffic signal components at the intersections of US 79 and Jug Handle.

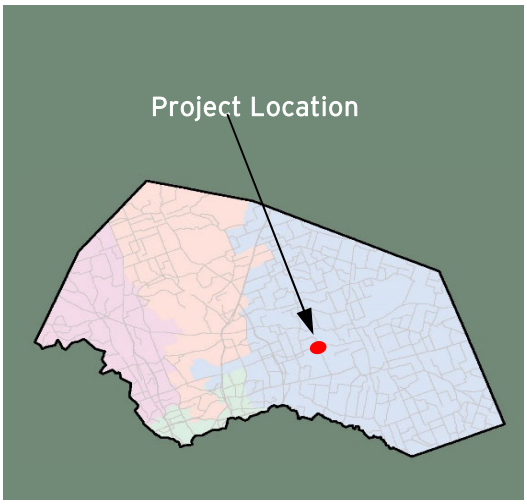
Change Order Number	Approved	Cost This CO	Total COs
01	4/25/2023	925,354.41	925,354.41

3. County Convenience. 3L Revising safety work/measures desired by the County: This Change Order provides funds to compensate the contractor for installing safety improvements on US 79 until the permanent overpasses are built. By installing these traffic control measures the drivers traveling north bound on FM 3349 can no longer proceed straight or make a left turn at the US 79 intersection. The same will apply for traffic traveling south on CR 101. Drivers will need to make a right turn on US 79

Change Order Number	Approved	Cost This CO	Total COs
02	4/25/2023	82,000.00	1,007,354.41

3. County Convenience. 3L Revising safety work/measures desired by the County: The original bid item 36-inch Ductile Iron Pipe has long lead time of material procurement and is not readily available. Contractor proposed two options with shorter lead time to the City of Hutto as alternatives. City of Hutto has approved option 2, which is 36-inch PVC DR 18 pipe as an alternative with $82,000 increase in cost to the current item and allows contractor to procure material quicker. The cost of this material change is 100% reimbursable by the City of Hutto.

Adjusted Price = $82,948,392.54



CR 366 Reconstruction
(Chandler Road to Carlos G. Parker Boulevard)

Project Length: 2.751 Miles
Roadway Classification: Rural Arterial

Project Schedule: January 2023 - Summer 2024
Estimated Construction Cost: $17.7 Million

JUNE 2023 IN REVIEW

6/2/2023: James Construction (JCG) continued processing embankment at CR 366 and Chandler Road.

6/9/2023: JCG continued mixing lime stabilized material and processing subgrade along CR 366. Subcontractor H&D Boring began directional bores and casing installation at CR 366, CR 397 and CR 357.

6/16/2023: JCG prepared and leveled the shoulder along southbound CR 366 for barrier wall installation. Subcontractor Patin continued installing water lines for Jonah at CR 366 and FM 397.

6/23/2023: JCG placed concrete barrier wall. Subcontractor Patin continued installing water lines for Jonah at CR 366 and FM 397. Subcontractor Wylie drilled and poured drill shafts at Abutment 2 of the Bull Branch Tributary Bridge.

6/30/2023: JCG continued processing subgrade along CR 366. JCG placed geogrid and flexible base at CR 366 and Chandler Road.

Design Engineer: Garver
Contractor: James Construction
Construction Observation:
Asif Mirzazada, HNTB

Williamson County
Road Bond Program

CR 366 Reconstruction (Chandler Road to Carlos G. Parker Boulevard)
Project No. 22IFB138

Original Contract Price = $17,694,262.46

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
8/31/2022	9/28/2022	12/27/2022	1/6/2023				515		515

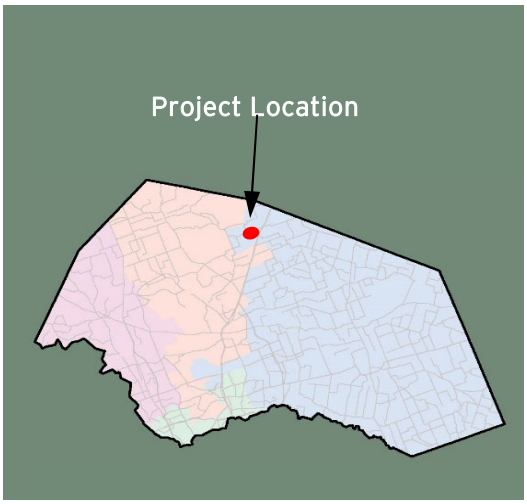
Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	1/6/2023	2/28/2023	54	$1,184,919.53	$1,184,919.53	$131,657.73	$131,657.73	7	10
2	3/1/2023	3/31/2023	31	$220,649.15	$1,405,568.68	$24,516.57	$156,174.30	9	17
3	4/1/2023	4/30/2023	30	$195,624.79	$1,601,193.47	$21,736.09	$177,910.39	10	22
4	5/1/2023	5/31/2023	31	$540,591.96	$2,141,785.43	$60,065.77	$237,976.16	13	28

6/30/2023 Comments - Contractor continued processing embankment and flexible base and continued installing water lines for the City of Taylor and Jonah. Subcontractor Wylie drilled and poured drill shafts for abutment 1 and 2 of the Bull Branch tributary bridge.

Change Order Number	Approved	Cost This CO	Total COs
01	6/6/2023	$ 11,562.50	$ 11,562.50

1A. Design Error or Omission. Incorrect PS&E. : This change order adds the installation of the construction exits along CR 366 and FM 397 Carlos G Parker to access to the project site. The construction entrances or exits are to provide a stable pathway to keep the mud sediment off the public roads and improve safety.

Adjusted Price = $17,705,824.96



Bud Stockton Extension
(CR 305 to FM487)

Project Length: 1.78 Miles
Roadway Classification: Rural Arterial

Project Schedule: Early 2023 - Fall 2023
Estimated Construction Cost: $5.9 Million

JUNE 2023 IN REVIEW

6/2/2023: Cash Construction completed lime treating subgrade on CR 305. Cash continued material haul off and excavation along FM 487.

6/9/2023: Cash continued processing flexible base from the FM 487 intersection to CR 305.

6/16/2023: Cash completed installing drainage items on CR 305 and began hauling in flexible base. Subcontractor Greater Austin began forming and pouring concrete for the safety end treatments on various drainage structures.

6/23/2023: Cash began excavating and installing rock rip rap at various drainage structures. Subcontractor Greater Austin continued pouring concrete for box culverts and safety end treatments on various drainage structures.

6/30/2023: Cash began processing flexible base for widening along FM 487. Subcontractor Greater Austin continued forming and pouring concrete for safety end treatments on various drainage structures.

Design Engineer: Pape-Dawson
Contractor: Cash Construction
Construction Observation:
Joseph Jones, HNTB

Williamson County
Road Bond Program

Bud Stockton Extension (CR 305 to FM 487)
Project No. 23IFB13

Original Contract Price = $5,917,275.00

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
12/12/2022	12/20/2022	1/3/2023	2/9/2023				177		177

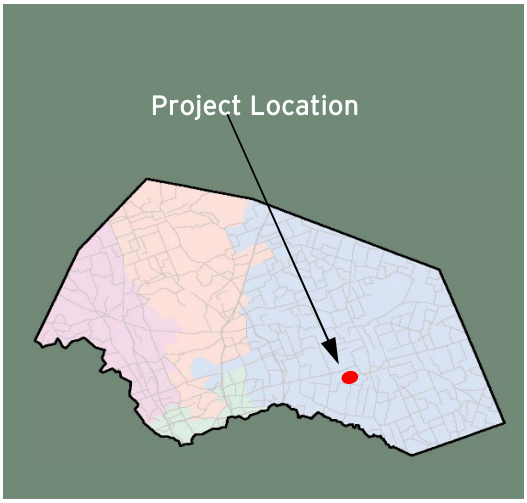
Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	2/1/2023	2/28/2023	16	$173,685.65	$173,685.65	$19,298.41	$19,298.41	3	9
2	3/1/2023	3/31/2023	31	$509,595.69	$683,281.34	$56,622.07	$75,920.48	13	27
3	4/1/2023	4/30/2023	30	$596,757.76	$1,280,039.10	$66,306.42	$142,226.90	24	44
4	5/1/2023	5/31/2023	31	$935,377.65	$2,215,416.75	$103,930.85	$246,157.75	41	61

6/30/2023 Comments - Contractor continued processing flexible base, continued material haul off and excavation along FM 487 and poured concrete for safety end treatments.

Change Order Number	Approved	Cost This CO	Total COs
01	3/7/2023	$ 35,830.59	$ 35,830.59

6D. Untimely ROW/Utilities. Other.: As part of the ROW Agreement, Williamson County is responsible for installing the new fence along the ROW. The Agreement was finalized after the design, so the items were not included in the bid documents. Also, temporary fence must be installed around the existing pond while the pond is being backfilled.

Adjusted Price = $5,953,105.59



CR 404 at FM 973 Improvements

Project Length: 1.477 Miles
Roadway Classification: Rural Minor Arterial

Project Schedule: Early 2023 - Summer 2023
Estimated Construction Cost: $4.6 Million

JUNE 2023 IN REVIEW

6/2/2023: Jordan Foster (JFC) continued lime treating the subgrade on the southbound widening of FM 973, north of the CR 404 intersection.

6/9/2023: JFC placed topsoil and shouldered up the edge of paving for the northbound widening throughout the project. Subcontractor Lone Star Paving paved the northbound widening from the south to north ends of the project.

6/16/2023: JFC began placing flexible base for the northbound and southbound widenings of FM 973, north of the CR 404 intersection. JFC began constructing the FM 973 and Samsung Highway intersection.

6/23/2023: JFC completed placing flexible base on the north half of CR 404 East. Subcontractor Lone Star Paving placed prime and asphalt on the northbound and southbound widenings, the east side of CR 404.

6/30/2023: JFC completed constructing the FM 973 and Samsung Highway intersection. Subcontractor ATS placed signal and controller box foundations at the CR 404 and Samsung Highway intersections.

Design Engineer: HNTB
Contractor: Jordan Foster Construction
Construction Observation:
Kyle McCoy, HNTB

Williamson County
Road Bond Program

Project Name: CR 404 at FM 973
Project No. 23IFB6

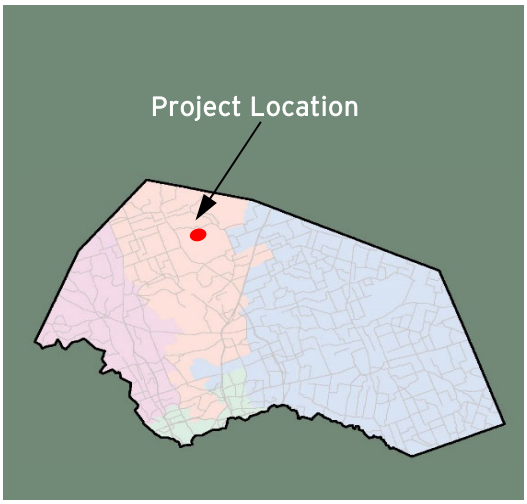
Original Contract Price = $4,622,143.93

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
11/22/2022	12/6/2022	2/1/2023	2/10/2023				150		150

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	2/10/2023	2/28/2023	19	$358,668.36	$358,668.36	$39,852.04	$39,852.04	9	13
2	3/1/123	3/31/2023	31	$668,378.84	$1,027,047.20	$74,264.32	$114,116.36	25	33
3	4/1/2023	4/30/2023	30	$601,756.01	$1,628,803.21	$66,861.78	$180,978.14	39	53
4	5/1/2023	5/31/2023	31	$555,140.47	$2,183,943.68	$61,682.27	$242,660.41	52	74

6/30/2023 Comments - Contractor completed the roadway widening and pavement markings on FM 973 and started the installation of the traffic signals at CR 404 and FCR.

Adjusted Price = $4,622,143.93



CR 307 and CR 305
(CR 307 North of CR 305)

Project Length: 0.75 Miles
Roadway Classification: Rural Local

Project Schedule: Spring 2023 - Summer 2023
Estimated Construction Cost: $2.8 Million

JUNE 2023 IN REVIEW

6/2/2023: Joe Bland Construction (JBC) continued lime treating subgrade on CR 307. JBC began hauling in and processing flexible base on CR 307 on completed lime treated area.

6/9/2023: JBC continued processing flexible base for CR 307. JBC installed metal pipes and safety end treatments.

6/16/2023: JBC completed processing flexible base along CR 307. Subcontractor Alpha Paving shot prime on the completed flexible base along CR 307.

6/23/2023: Subcontractor Alpha Paving placed the seal coat and paved asphalt on CR 307.

6/30/2023: JBC began spreading topsoil and shouldering up along the edge of CR 307.

Design Engineer: K.C. Engineering
Contractor: Joe Bland Construction
Construction Observation:
Joseph Jones, HNTB

Williamson County
Road Bond Program

HNTB

CR 307 and CR 305
Project No. 23IFB34

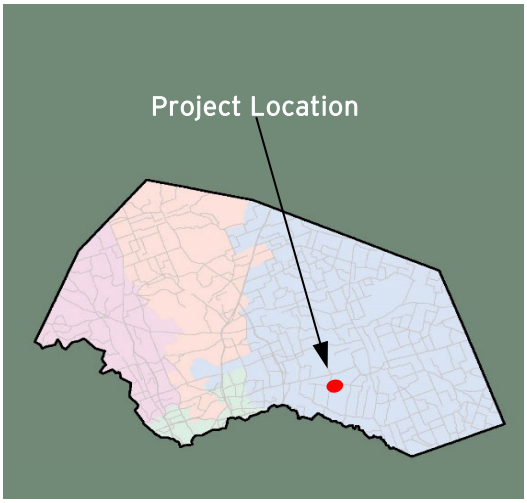
Original Contract Price = $2,796,832.80

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
2/22/2023	3/7/2023	4/7/2023	4/17/2023				120		120

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	4/1/2023	4/30/2023	13	$105,372.90	$105,372.90	$11,708.10	$11,708.10	4	11
2	5/1/2023	5/31/2023	31	$78,480.00	$183,852.90	$8,720.00	$20,428.10	7	37

6/30/2023 Comments - Contractor completed the westerly half of the reconstruction of CR 307, switched traffic, and began the reconstruction of the easterly half of CR 307.

Adjusted Price = $2,796,832.80



Samsung Highway (CR 404 Realignment)
(CR 404 to FM 3349)

Project Length: 0.942 Miles
Roadway Classification: Urban Major Collector

Project Schedule: Spring 2023 - Summer 2024
Estimated Construction Cost: $5.1 Million

JUNE 2023 IN REVIEW

6/2/2023: Capital Excavation continued stripping and stockpiling topsoil on the west end of the project.

6/9/2023: Capital Excavation continued stripping and stockpiling topsoil at the west end of the project.

6/16/2023: Capital Excavation continued stripping and stockpiling topsoil at the east end of the project.

6/23/2023: Capital Excavation began processing lime slurry on the east end of the project near CR 404.

6/30/2023: Capital Excavation continued processing lime slurry on the west and middle sections of the project.

Design Engineer: RPS
Contractor: Capital Excavation Company
Construction Observation:
Kyle McCoy, HNTB

Williamson County
Road Bond Program

Samsung Highway (CR 404 Realignment) (FM 3349 to CR 404)
Project No. 23IFB33

Original Contract Price = $5,139,487.45

Letting	Award	Notice To Proceed	Begin Work	Substantial Completion	Completion Certificate		Total Bid Days	Days Added	Total Days
2/15/2023	2/28/2023	4/12/2023	4/24/2023				312		312

Invoice Number	Beginning Date	Ending Date	Days Charged	Current Invoice	Invoiced Total	Current Retainage	Total Retainage	% ($) Used	% Time Used
1	4/24/2023	5/31/2023	38	$427,494.19	$427,494.19	$47,499.35	$47,499.35	9	12

6/30/2023 Comments - Contractor continued applying and processing lime slurry to stabilize existing subgrade throughout the project.

Adjusted Price = $5,139,487.45

Commissioners Court - Regular Session **50.**

Meeting Date: 07/18/2023

CR 258 TCEQ Agent Authorization Form

Submitted By: Marie Walters, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action regarding a TCEQ Agent Authorization Form for the Edwards Aquifer Protection Program associated with the CR 258 Project, a 2013 Road Bond Project in Commissioner Pct. 2. Project: P277

Background

The CR 258 project requires TCEQ approval of a Contributing Zone Plan (CZP) prior to construction. A TCEQ Agent Authorization Form is required to authorize an employee of American Structurepoint Inc. to submit the needed CZP Exception for TCEQ review and approval on behalf of the County.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

CR258-TQEQ-AgentAuthorization

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/06/2023 03:40 PM
Form Started By: Marie Walters		Started On: 07/05/2023 05:54 PM
Final Approval Date: 07/06/2023		

Agent Authorization Form
For Required Signature
Edwards Aquifer Protection Program
Relating to 30 TAC Chapter 213
Effective June 1, 1999

I Bill Gravell, Jr.,
Print Name

Williamson County Judge,
Title - Owner/President/Other

of Williamson County, Texas,
Corporation/Partnership/Entity Name

have authorized Adam Pfeiffer
Print Name of Agent/Engineer

of American Structurepoint Inc.
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

_____ _____
Applicant's Signature Date

THE STATE OF ___Texas__ §

County of _____Williamson____ §

BEFORE ME, the undersigned authority, 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 (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this ____ day of _____,_____.

_____
NOTARY PUBLIC

_____
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: _____

Commissioners Court - Regular Session **51.**

Meeting Date: 07/18/2023

CR 134/CR 132 Ext (Hutto Arterial) Contract Assignment - Dannenbaum to DEC

Submitted By: Marie Walters, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on the CR 134/CR 132 Extension (Hutto Arterial) Consent to Contract Assignment between Williamson County and DEC - Central Texas, LLC, relating to the 2019 Road Bond Program. Project: P376 Funding Source: Road Bonds

Background

Dannenbaum Engineering Company - Austin, LLC has changed its name to DEC - Central Texas, LLC and is requesting approval of assigning all CR 134/CR 132 Extension (Hutto Arterial) contract responsibilities to DEC - Central Texas, LLC.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

CR134CR132HuttoArterial-DEC-ContractAssignment

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 10:44 AM
Form Started By: Marie Walters		Started On: 07/12/2023 09:11 AM
Final Approval Date: 07/13/2023		

CONSENT TO CONTRACT ASSIGNMENT

For good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged by the parties hereto, **Dannenbaum Engineering Company – Austin, LLC** (hereinafter "Assignor") hereby request consent from Williamson County, Texas (hereinafter "County") of the assignment and transfers of all of Assignor's interest, rights and obligations to **DEC – Central Texas, LLC** (hereinafter "Assignee") in the contract(s) described as follows:

> **CR 134 / CR 132 Extension (Hutto Arterial)**, which is incorporated herein by reference for all purposes (hereinafter "Contract").

In consideration of the mutual promises and covenants contained herein, County, Assignor and Assignee hereby agree as follows:

1. Assignor agrees that all rights and obligations of Assignor arising under the Contract or otherwise by law or by the existence of conditions precedent, which may or may not have occurred as of the date of this Consent to Contract Assignment, are hereby included in the Assignment of the Contract to Assignee and Assignee hereby agrees to accept same as if Assignee was an original party to the aforesaid Contract.

2. Following the execution of this Consent to Contract Assignment, Assignee shall fully perform all services and/or provide all goods in accordance with terms and condition of the Contract as if Assignee was an original party to the Contract.

3. Assignor and Assignee have agreed the assignment of the Contract shall be binding upon and inure to the benefit of Assignor and Assignee and their respective affiliates, successors, assigns, heir and devisees and legal representatives.

4. UPON EXECUTION OF THIS CONSENT TO CONTRACT ASSIGNMENT AND IN CONSIDERATION OF COUNTY'S CONSENT TO THE ASSIGNMENT SUBJECT HEREOF, ASSIGNEE HEREBY AGREES THAT ASSIGNEE SHALL ASSUME ENTIRE RESPONSIBILITY AND LIABILITY (OTHER THAN AS A RESULT OF COUNTY'S GROSS NEGLIGENCE) AND INDEMNIFY COUNTY FOR ANY CLAIM OR ACTION BASED ON OR ARISING OUT OF THE PERSONAL INJURY, OR DEATH, OF ANY EMPLOYEE OF ASSIGNOR, OR OF ANY SUBCONTRACTOR, OR OF ANY OTHER ENTITY FOR WHOSE ACTS ASSIGNOR MAY BE LIABLE, WHICH OCCURRED OR WAS ALLEGED TO HAVE OCCURRED IN CONNECTION WITH ASSIGNOR'S PERFORMANCE OF SERVICES UNDER THE CONTRACT PRIOR TO EXECUTION OF THIS CONSENT TO CONTRACT ASSIGNMENT; AND FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, ARISING OUT OF OR ALLEGED TO BE RESULTING FROM ASSIGNOR'S PERFORMANCE OF THE CONTRACT OR THE SERVICES PROVIDED UNDER THE CONTRACT PRIOR TO THE EXECUTION OF THIS CONSENT TO CONTRACT ASSIGNMENT, TO THE EXTENT CAUSED BY THE NEGLIGENCE, ACTS, ERRORS, OR OMISSIONS OF ASSIGNOR OR ITS SUBCONTRACTORS, ANYONE EMPLOYED BY ASSIGNOR OR ANYONE FOR WHOSE ACTS THEY MAY BE LIABLE.

5. In consideration of the terms, conditions, agreements and covenants set forth herein, County agrees and does hereby consent to Assignor's assignment of the Contract to Assignee.

6. It is the intention of the parties hereto that in the event a court of competent jurisdiction finds that any provision or portion of this Consent to Contract Assignment is unenforceable for any reason, the balance and remainder of this Consent to Contract Assignment shall remain effective and enforceable to the extent possible under the circumstances then existing.

7. Each party to this Consent to Contract Assignment acknowledges that it and its counsel have reviewed this Consent to Contract Assignment and that the normal rules of construction are not applicable and there will be no presumption that any ambiguities will be resolved against the drafting party in the interpretation of this Consent to Contract Assignment.

8. Each party to this Consent to Contract Assignment hereby agrees and acknowledges that venue and jurisdiction of any suit, right, or cause of action arising out of or in connection with this Consent to Contract Assignment shall lie exclusively in Williamson County, Texas, and the parties hereto expressly consent and submit to such jurisdiction. Furthermore, except to the extent that this Consent to Contract Assignment is governed by the laws of the United States, this Consent to Contract Assignment shall be governed by and construed in accordance with the laws of the State of Texas, excluding, however, its choice of law rules.

9. This Consent to Contract Assignment represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations, or agreements, either oral or written relating to the subject matter hereof. This Consent to Contract Assignment may be amended only by written instrument signed by each party.

AGREED, signed and made effective as of the date of the last party's execution below.

COUNTY:

Williamson County, Texas

By: _____
Bill Gravell, Jr., County Judge

Date: _____ _____, 20___

ASSIGNOR:

Dannenbaum Engineering Company-Austin, LLC

By: Shari F. Bricarell

Printed Name: Shari F. Bricarell

Title: Treasurer

Date: July 5th, 2023

ASSIGNEE:

DEC-CENTRAL TEXAS, LLC

By: Shari F. Bricarell

Printed Name: Shari F. Bricarell

Title: Treasurer

Date: July 5th, 2023

Commissioners Court - Regular Session **52.**

Meeting Date: 07/18/2023

22IFB139 FM 3349 at US 79 - Change Order #3 (Utility Sleeve)

Submitted By: Julissa Vasquez, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action regarding Change Order No. 3 in the amount of $195,302.81 for Project 22IFB139 FM3349 at US79 (James Construction Group) P: 332 Funding Source: Road Bond.

Background

This Change Order compensates the contractor for installing one steel utility sleeve casing, 24 inches in diameter, under FM 3349 at station 421+00. Installation of this utility was stipulated as a requirement in the purchase agreement for the project Right-of-Way at this location. Please see attached Change Order.

This Change Order results in a net increase of $195,302.81 to the Contract amount, for an adjusted Contract total of $83,143,695.35. The original Contract amount was $81,941,038.13. As a result of this and all Change Orders to-date, $1,202,657.22 has been added to the Contract, resulting in an 1.47% net increase in the Contract cost. No additional days will be added to or deducted from the Contract as a result of this Change Order.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

22IFB139-FM3349_CO#3

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/12/2023 12:48 PM
Form Started By: Julissa Vasquez		Started On: 06/21/2023 03:49 PM
Final Approval Date: 07/12/2023		

WILLIAMSON COUNTY, TEXAS
CHANGE ORDER NUMBER: 3

1. CONTRACTOR: James Construction Group

2. Change Order Work Limits: Sta. 421+00 to Sta. 421+09

3. Type of Change(on federal-aid non-exempt projects): M (Major/Minor)

4. Reasons: 3F (3 Max. - In order of importance - Primary first)

Project:	*22IFB139*
Roadway:	*FM 3349*
CSJ Number:	*Williamson Co*

5. Describe the work being revised:

3. County Convenience. 3F Additional work desired by the County: This Change Order compensates the contractor for installing one steel utility sleeve casing 24 inches in diameter on FM 3349 at station 421+00.

6. Work to be performed in accordance with Items: **See Attached**

7. New or revised plan sheet(s) are attached and numbered: **FM 3349 Utility Sleeve Exhibits**

8. New Special Provisions/Specifications to the contract are attached: ☐ Yes ☑ No

9. New Special Provisions to Item N/A No. N/A, Special Specification Item N/A are attached.

Each signatory hereby warrants that each has the authority to execute this Change Order (CO).

The contractor must sign the Change Order and, by doing so, agrees to waive any and all claims for additional compensation due to any and all other expenses, additional changes for time, overhead and profit, or loss of compensation as a result of this change

THE CONTRACTOR Date 6-21-23

By

Typed/Printed Name Joey Williams

Typed/Printed Title Division Manager

The following information must be provided

Time Ext. #: _____ Days added on this CO: _____

Amount added by this change order: **$195,302.81**

RECOMMENDED FOR EXECUTION:

Project Manager 6/21/2023
Date

N/A
Design Engineer Date

Christen Eichberger 6/21/2023
Program Manager Date

Design Engineer's Seal:

County Commissioner Precinct 1 Date
☐ APPROVED ☐ REQUEST APPROVAL

County Commissioner Precinct 2 Date
☐ APPROVED ☐ REQUEST APPROVAL

County Commissioner Precinct 3 Date
☐ APPROVED ☐ REQUEST APPROVAL

County Commissioner Precinct 4 Date
☐ APPROVED ☐ REQUEST APPROVAL

County Judge Date
☐ APPROVED

WILLIAMSON COUNTY, TEXAS

CHANGE ORDER NUMBER: *3* ***Project #*** *22IFB139*

TABLE A: Force Account Work and Materials Placed into Stock

	LABOR	HOURLY RATE			HOURLY RATE

TABLE B: Contract Items:

				ORIGINAL + PREVIOUSLY REVISED		ADD or (DEDUCT)	NEW		
ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	QUANTITY	ITEM COST	OVERRUN/ UNDERRUN
RJ-24.1	Furnish and install 24" Steel Encasement pipe (Bored), 0.0375" thickness	LF	$587.23	0.00	$0.00	96.00	96.00	$56,374.08	$56,374.08
RJ-24.2	Furnish and install 24" Steel Encasement pipe (Open Cut), 0.0375" Thickness	LF	$356.23	0.00	$0.00	390.00	390.00	$138,928.73	$138,928.73
TOTALS					$0.00			$195,302.81	$195,302.81

CHANGE ORDER REASON(S) CODE CHART

1. Design Error or Omission	1A. Incorrect PS&E 1B. Other
2. Differing Site Conditions (unforeseeable)	2A. Dispute resolution (expense caused by conditions and/or resulting delay) 2B. Unavailable material 2C. New development (conditions changing after PS&E completed) 2D. Environmental remediation 2E. Miscellaneous difference in site conditions (unforeseeable)(Item 9) 2F. Site conditions altered by an act of nature 2G. Unadjusted utility (unforeseeable) 2H. Unacquired Right-of-Way (unforeseeable) 2I. Additional safety needs (unforeseeable) 2J. Other
3. County Convenience	3A. Dispute resolution (not resulting from error in plans or differing site conditions) 3B. Public relations improvement 3C. Implementation of a Value Engineering finding 3D. Achievement of an early project completion 3E. Reduction of future maintenance 3F. Additional work desired by the County 3G. Compliance requirements of new laws and/or policies 3H. Cost savings opportunity discovered during construction 3I. Implementation of improved technology or better process 3J. Price adjustment on finished work (price reduced in exchange for acceptance) 3K. Addition of stock account or material supplied by state provision 3L. Revising safety work/measures desired by the County 3M. Other
4. Third Party Accommodation	4A. Failure of a third party to meet commitment 4B. Third party requested work 4C. Compliance requirements of new laws and/or policies (impacting third party) 4D. Other
5. Contractor Convenience	5A. Contractor exercises option to change the traffic control plan 5B. Contractor requested change in the sequence and/or method of work 5C. Payment for Partnering workshop 5D. Additional safety work/measures desired by the contractor 5E. Other
6. Untimely ROW/Utilities	6A. Right-of-Way not clear (third party responsibility for ROW) 6B. Right-of-Way not clear (County responsibility for ROW) 6C. Utilities not clear 6D. Other

Williamson County Road Bond Program

FM3349 at US 79
Williamson County Project No. 22IFB139

Change Order No. 3

Reason for Change

This Change Order compensates the contractor for installing one steel utility sleeve casing 24 inches in diameter on FM 3349 at station 421+00. The required utility sleeve is listed in section 2.05 of the Real Estate Contract executed on July 27, 2021, that acquired a section of Right-of-Way for the project.

Following is summary of new items required for this Change Order.

ITEM	DESCRIPTION	QTY	UNIT
RJ-24.1	Furnish and install 24" Steel Encasement pipe (Bored), 0.0375" thickness	96	LF
RJ-24.2	Furnish and install 24" Steel Encasement pipe (Open Cut), 0.0375" thickness	390	LF

This Change Order results in a net increase of $195,302.81 to the Contract amount, for an adjusted Contract total of $83,143,695.35. The original Contract amount was $81,941,038.13. As a result of this and all Change Orders to-date, $1,202,657.22 has been added to the Contract, resulting in an 1.47% net increase in the Contract cost. No additional days will be added to or deducted from the Contract as a result of this Change Order.

HNTB Corporation

Oscar Salazar-Bueno, P.E.

INVOICE

Date: 6/13/2023

Invoice #

Primoris Services Corporation

James Construction Group

Bill To:
HNTB- WILLIAMSON COUNTY

RE:
FM3349 & HWY 79
ASIF MIRZAZADA
3486-01-008

Qty	UM	Description	Unit Price	Total
96.00	LF	24" STEEL ENC. PIPE, BORED	$587.23	**$56,374.08**
390.00	LF	24" STEEL ENC. PIPE, OPEN CUT	$356.2275	**$138,928.73**
		*PIPE THICKNESS .0375"		
		*CL FM3349 STA 421+00		
		*PRICE DOES NOT INCLUDE CARRIER PIPE		
		PREPARED BY: KYLE OLDHAM		
			Total	**$195,302.81**

James Construction Group, LLC

Contractor's Basis of Estimate

Date:	5/2/2023	**Project:**	FM339 & HWY79	**County:**	WILLIAMSON
CO Pricing Good For:	15 Days	**Control:**	3486-01-008	**Highway:**	FM3349
Description:	ADD 24" WL CASING OPEN CUT/BORE	**Original Contract:**		**Net CO:**	**Revised Contract:**
Estimated Qty:	1.00 LS	**Narrative:**			
Estimated Change in Contract Sum:	$ 195,302.81				
Estimated Change in Contract Time:	TBD				

JCG reserves the right to request equitable time and monetary adjustments for additional or unforeseen work resulting from this change order.

LABOR	Reg Hrs	OT Hrs	UM	Reg Rate	OT Rate (x1.5)	Extended
SURVEY						
PARTY CHIEF	4.00	0.00	HR	$ 58.85	$ -	$ 235.40
RODMAN	4.00	0.00	HR	$ 27.78	$ -	$ 111.12
DRAFTSMAN	2.00	0.00	HR	$ 19.29	$ -	$ 38.58
REMOVE SPOILS (63 CY)						
OPERATOR (MEDIUM)	12.00	0.00	HR	$ 32.87	$ -	$ 394.44
TRAFFIC CONTROL (FM3349)						
FOREMAN- BARRICADES	24.00	0.00	HR	$ 56.23	$ -	$ 1,349.52
LABORER- BARRICADES	24.00	0.00	HR	$ 17.85	$ -	$ 428.40
					Subtotal	$ 2,557.46
					25% Profit	$ 639.37
					55% Burdens	$ 1,406.60
					Total Labor	**$ 4,603.43**

EQUIPMENT	QTY	UM	Rate	Extended
TRAFFIC CONTROL TRUCK	24.00	HRS	$ 41.74	$ 1,001.76
SURVEY TRUCK	4	HRS	$ 41.74	$ 166.96
CAT IT38G	12	HRS	$ 46.28	$ 555.36
TANDEM TRK	12	HRS	$ 95.00	$ 1,140.00
			Subtotal	$ 2,864.08
			15% Profit	$ 429.61
			Total Equipment	**$ 3,293.69**

SUBCONTRACTORS	QTY	UM	Price	Extended
24" STEEL ENC. PIPE (BORED	96.00	LF	$ 540.00	$ 51,840.00
24" STEEL ENC. PIPE (OPEN CUT)	390.00	LF	$ 320.00	$ 124,800.00
			Subtotal	$ 176,640.00
			5% Profit	$ 8,832.00
			Total Subcontract	**$ 185,472.00**

MATERIAL	QTY	UM	Price	Extended
			Subtotal	$ -
			25% Markup	$ -
			Total Material	**$ -**

TOTAL OF WORK PERFORMED	**$ 193,369.12**
BOND FEE (ADD 1%)	**$ 1,933.69**
TOTAL COST	**$ 195,302.81**
UNIT PRICE (TOTAL COST/EST. QTY)	**$ 195,302.81**

Patin Construction LLC

3800 W. Second Street
Taylor, TX 76574
Phone: (512) 269-1071
Fax: (512) 269-1072

CHANGE ORDER

March 28, 2023

JAMES CONSTRUCTION GROUP

Email: Hector Garcia, Kyle Oldham

Project Name: FM 3349 at US 79- Water Line scope

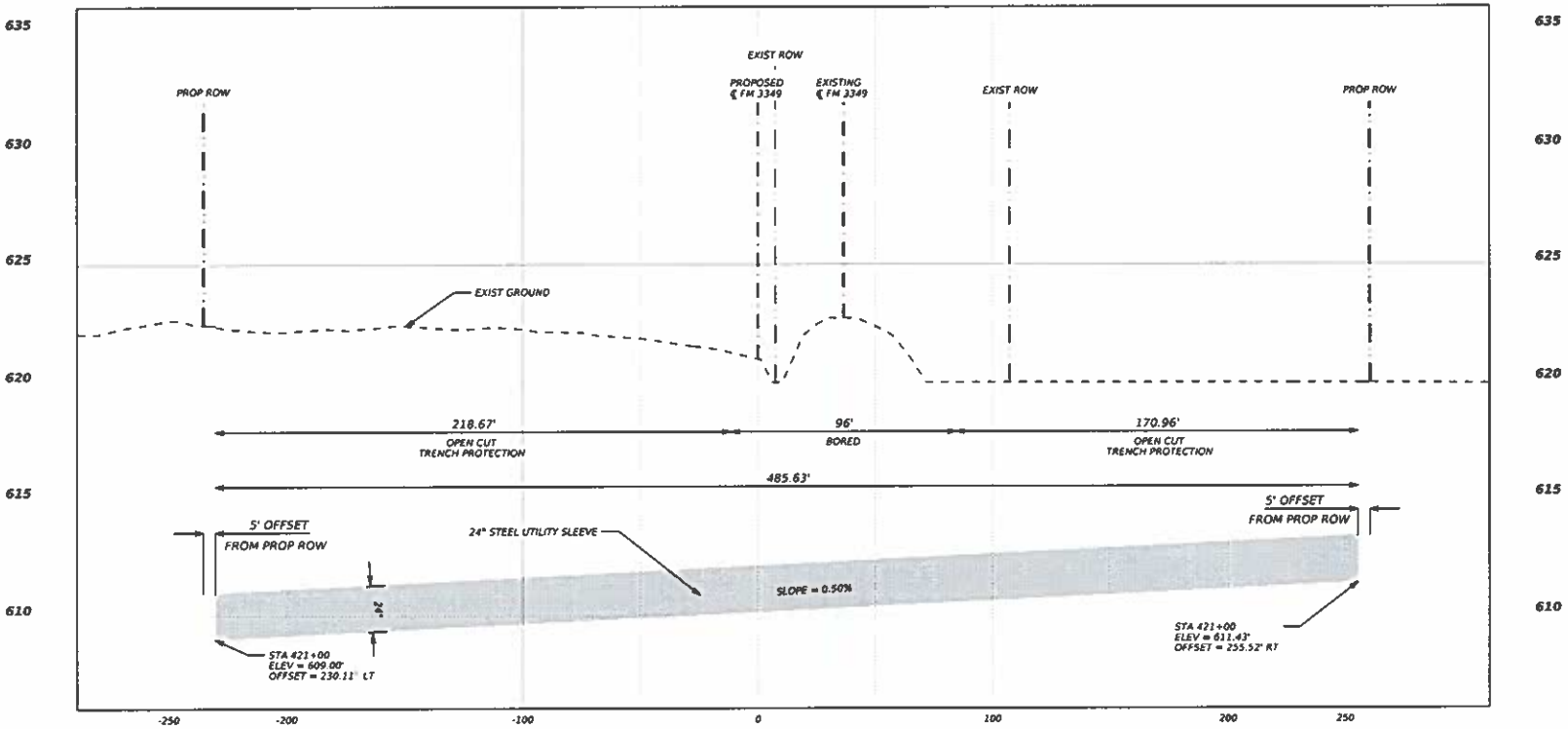
Item No.	Qty.	Unit	Description		Unit Price	Total
1	96.00 ~~425~~	LF	24" Steel Enc. Pipe, Bored	$	540.00	$ $51,840.00 ~~67,500.00~~
2	390.00 ~~298~~	LF	24" Steel Enc. Pipe, Open Cut	$	320.00	$ $124,800.00 ~~95,360.00~~
					Subtotal	**$** $176,640.00 ~~**162,860.00**~~

TOTAL CHANGE ORDER #2 $ ~~**162,860.00**~~
$176,640.00

* Pricing is per request by James Construction and does not include carrier pipe

Subcontractor:
BY: *Jeff Birkhead*
Patin Construction, LLC

General Contractor
BY:
James Construction



℄ FM 3349 STA 421+00
486 LF 24" STEEL UTILITY SLEEVE
PIPE THICKNESS = 0.375"
SLOPE = 0.50%

WILLIAMSON COUNTY

FM 3349
UTILITY SLEEVE
EXHIBIT

SCALE
HORIZ: 1"=50'
VERT: 1" = 5'

HNTB

HNTB Corporation
The HNTB Companies
Infrastructure Solutions
Firm Registration Number 420

DATE: SDATES
FILE: $FILES

Email: accountspayable@prim.com
LEWISVILLE, TX 75067
Job Phone: 972-538-5300
Job Fax: 866-785-2025

6/21/2023

JCG Letter# 10906-002

ASIF MIRZAZADA
HNTB CORPORATION
101 E. OLD SETTLERS BLVD. STE.225
ROUND ROCK, TX 78664

FM 3349 @ US 79
Job #: 22IFB139
Control#: 22IFB139
RE: Change Order #003- Returned Signed Letter

Mr. Mirzazada:

Please see attached signed Change Order #003 for the above referenced project.

Please review, sign and return executed copy.

James Construction Group does not waive any original contract conditions to submit costs or claims associated or arising from delayed or changed work. This includes occasions when it becomes necessary to perform extra work at HNTB's request. Upon execution of HNTB's change order form, the contractor reserves its right to submit or claim any extra costs, overhead, and delay time with associated costs arising from or pertaining to the change order regardless of the unilateral disclaimer clauses or "statement of agreement" on the attached Change Order. Please note that JCG will submit a request for Time Impact Analysis in accordance with TxDOT Specification 5.5.4.

Respectfully yours,
James Construction Group

Kyle Oldham
Project Manager

Commissioners Court - Regular Session **53.**

Meeting Date: 07/18/2023

T3346 Southeast Loop Segment 1 Phase 1 Change Order #5 (Quantity Corrections)

Submitted By: Julissa Vasquez, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action regarding Change Order No. 5 in the amount of $1,093,581.24 for Project T3346 Southeast Loop Segment 1 Phase 1 (James Construction Group) P: 463 Funding Source: Road Bond.

Background

This Change Order revises the quantities for earthwork, roadway and various other bid items. The original quantities were incorrect in the Bid documents. See attached Change Order for additional information. Revised plan sheets are also being issued with this Change Order, per the changes mentioned above.

This Change Order results in a net increase of $1,093,581.24 to the Contract amount, for an adjusted Contract total of $13,176,127.65. The original Contract amount was $11,526,789.09. As a result of this and all Change Orders to-date, $1,649,338.56 has been added to the Contract, resulting in a 14.31% net increase in the overall Contract cost.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

T3346 SE Loop Seg1 P1-CO#5

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 09:22 AM
Form Started By: Julissa Vasquez		Started On: 07/12/2023 11:13 AM
Final Approval Date: 07/13/2023		

WILLIAMSON COUNTY, TEXAS

CHANGE ORDER NUMBER: 5

Project:	*Southeast Loop Phase I*
Roadway:	*Roadway Improvements*
CSJ Number:	*T3346*

1. CONTRACTOR: **James Construction Group, LLC**
2. Change Order Work Limits: Sta. **1159+00** to Sta. **1197+50**
3. Type of Change(on federal-aid non-exempt projects): **Minor** (Major/Minor)
4. Reasons: **1A** (3 Max. - In order of importance - Primary first)
5. Describe the work being revised:

1. Design Error or Omission. 1A: Incorrect PS&E. This Change Order addresses quantity revisions with the earthwork, roadway and various other bid items. The original quantities were incorrect in the Bid documents. The Engineer of Record re-calculated the quantities and provided revised numbers.

6. Work to be performed in accordance with Items: **See Attached**
7. New or revised plan sheet(s) are attached and numbered: **Multiple sheets attached**
8. New Special Provisions/Specifications to the contract are attached: ☐ Yes ☑ No
9. New Special Provisions to Item N/A No. N/A, Special Specification Item N/A are attached.

Each signatory hereby warrants that each has the authority to execute this Change Order (CO).

The contractor must sign the Change Order and, by doing so, agrees to waive any and all claims for additional compensation due to any and all other expenses; additional changes for time, overhead and profit; or loss of compensation as a result of this change.

THE CONTRACTOR Date 7-6-23

by

Typed/Printed Name Joey Williams

Typed/Printed Title Division Manager

The following information must be provided

Time Ext. #: **0** Days added on this CO: **0**

Amount added by this change order: **$1,093,581.24**

RECOMMENDED FOR EXECUTION:

Project Manager — 7/10/2023 Date

N/A
Design Engineer — Date

Christen Eschberger — 7/12/2023
Program Manager — Date

Design Engineer's Seal:

County Commissioner Precinct 1	Date
☐ APPROVED	☐ REQUEST APPROVAL

County Commissioner Precinct 2	Date
☐ APPROVED	☐ REQUEST APPROVAL

County Commissioner Precinct 3	Date
☐ APPROVED	☐ REQUEST APPROVAL

County Commissioner Precinct 4	Date
☐ APPROVED	☐ REQUEST APPROVAL

County Judge	Date
☐ APPROVED	

WILLIAMSON COUNTY, TEXAS

CHANGE ORDER NUMBER: 5 *Project #* Southeast Loop Phase I

TABLE A: Force Account Work and Materials Placed into Stock

	LABOR	HOURLY RATE			HOURLY RATE

TABLE B: Contract Items:

				ORIGINAL + PREVIOUSLY REVISED		ADD or (DEDUCT)	NEW			
ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	QUANTITY	ITEM COST	OVERRUN/ UNDERRUN	
										35,486 Revised Quantity
										18,052 Original Contract Qty
110-6001	EXCAVATION (ROADWAY)	CY	$3.92	18,052.00	$70,763.84	17,434.00	35,486.00	$139,105.12	$68,341.28	17,434 Total Qty Overrun
										1,851 Future Work
										15,583 Portion by JCG
										58,144 Revised Quantity
										31,399 Original Contract Qty
										26,745 Total Qty Overrun
132-6006	EMBANKMENT (FINAL)(DENS CONT)(TY C)	CY	$23.96	31,399.00	$752,320.04	7,850.00	39,249.00	$940,406.04	$188,086.00	7,850 25% Overrun of Bid Qty
132-WC01	EMBANKMENT (FINAL)(DENS CONT)(TY C)	CY	$39.99	0.00	$0.00	18,895.00	18,895.00	$755,611.05	$755,611.05	18,895 Remaining Overrun Qty
										1,046 Future Work
										17,849 Portion at New Price
TOTALS					$823,083.88			$1,835,122.21	$1,012,038.33	

WILLIAMSON COUNTY, TEXAS

CHANGE ORDER NUMBER: 5 *Project #* Southeast Loop Phase I

TABLE B: Contract Items (*Continued*)

				ORIGINAL + PREVIOUSLY REVISED		ADD or (DEDUCT)	NEW				
ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	QUANTITY	ITEM COST	OVERRUN/ UNDERRUN		
										13,172	Revised Quantity
										11,455	Original Contract Qty
247-6044	FL BS (CMP IN PLC)(TY A GR 4)(FNAL POS)	CY	$35.83	11,455.00	$410,432.65	1,717.00	13,172.00	$471,952.76	$61,520.11	1,717	Total Qty Overrun
										805	Future Work
										912	Portion by JCG
										39,326	Revised Quantity
										36,377	Original Contract Qty
260-6011	LIME TRT (EXST MATL) (12")	SY	$3.05	36,377.00	$110,949.85	2,949.00	39,326.00	$119,944.30	$8,994.45	2,949	Total Qty Overrun
										2,672	Future Work
										277	Portion by JCG
										1,045	Revised Quantity
										980	Original Contract Qty
260-6043	LIME (HYD, COM OR QK)(SLURRY)	TON	$140.67	980.00	$137,856.60	65.00	1,045.00	$147,000.15	$9,143.55	65	Total Qty Overrun
										72	Future Work
										-7	Portion by JCG
										7,429	Revised Quantity
										6,840	Original Contract Qty
310-6001	PRIME COAT (MULTI OPTION)	GAL	$3.20	6,840.00	$21,888.00	589.00	7,429.00	$23,772.80	$1,884.80	589	Total Qty Overrun
										519	Future Work
										70	Portion by JCG
The "Totals" from Table B of the previous work sheet:					$823,083.88			$1,835,122.21	$1,012,038.33		
TOTALS					$1,504,210.98			$2,597,792.22	$1,093,581.24		

CHANGE ORDER REASON(S) CODE CHART

1. Design Error or Omission	1A. Incorrect PS&E 1B. Other
2. Differing Site Conditions (unforeseeable)	2A. Dispute resolution (expense caused by conditions and/or resulting delay) 2B. Unavailable material 2C. New development (conditions changing after PS&E completed) 2D. Environmental remediation 2E. Miscellaneous difference in site conditions (unforeseeable)(Item 9) 2F. Site conditions altered by an act of nature 2G. Unadjusted utility (unforeseeable) 2H. Unacquired Right-of-Way (unforeseeable) 2I. Additional safety needs (unforeseeable) 2J. Other
3. County Convenience	3A. Dispute resolution (not resulting from error in plans or differing site conditions) 3B. Public relations improvement 3C. Implementation of a Value Engineering finding 3D. Achievement of an early project completion 3E. Reduction of future maintenance 3F. Additional work desired by the County 3G. Compliance requirements of new laws and/or policies 3H. Cost savings opportunity discovered during construction 3I. Implementation of improved technology or better process 3J. Price adjustment on finished work (price reduced in exchange for acceptance) 3K. Addition of stock account or material supplied by state provision 3L. Revising safety work/measures desired by the County 3M. Other
4. Third Party Accommodation	4A. Failure of a third party to meet commitment 4B. Third party requested work 4C. Compliance requirements of new laws and/or policies (impacting third party) 4D. Other
5. Contractor Convenience	5A. Contractor exercises option to change the traffic control plan 5B. Contractor requested change in the sequence and/or method of work 5C. Payment for Partnering workshop 5D. Additional safety work/measures desired by the contractor 5E. Other
6. Untimely ROW/Utilities	6A. Right-of-Way not clear (third party responsibility for ROW) 6B. Right-of-Way not clear (County responsibility for ROW) 6C. Utilities not clear 6D. Other

Williamson County Road Bond Program

Southeast Loop Phase 1 Road Improvements
Williamson County Project No. T3346

Change Order No. 5

Reason for Change

This Change Order addresses quantity revisions with the earthwork, roadway and various other bid items. The original quantities were incorrect in the Bid documents. The Engineer of Record re-calculated the quantities and provided revised numbers.

This Change Order adjusts existing quantities. One new item will be added per this Change Order. Revised plan sheets are also being issued with this Change Order, per the necessary changes mentioned above.

The following new item(s) will be added by this Change Order.

ITEM	DESCRIPTION	QTY	UNIT
132-WC01	EMBANKMENT (FINAL)(DENS CONT)(TY C)	18,895	CY

This Change Order results in a net increase of $1,093,581.24 to the Contract amount, for an adjusted Contract total of $13,176,127.65. The original Contract amount was $11,526,789.09. As a result of this and all Change Orders to-date, $1,649,338.56 has been added to the Contract, resulting in a 14.31% net increase in the overall Contract cost.

HNTB Corporation

Oscar Salazar-Bueno, P.E.

INVOICE

Date:

Invoice # 10850-012

Primoris Services Corporation
James Construction Group

Bill To:
Eddie Church
HNTB Corporation
101 E. Old Settlers Blvd, Suite 100
Round Rock, TX 78664

RE:
Williamson
SE LOOP
Project No.: T3346
Control No.: T3346

Qty	UM	Description	Unit Price	Total	
-	CY	5/26/22 Monty's and Rene from Perrys crew was processing the TY C embankment on the EBFR from station 1148+40 to 1150+00.		~~$4,273.84~~	4,102.13
-	CY	5/27/22 Montys and Rene from Perrys crew was processing the TY C embankment on the EBFR from station 1150+00 to 1167+50.		~~$4,244.80~~	2,667.31
66.45	CY	6/1/22 Marco Alvarez crew backfill the mse wall rock at wall 6 to get the emankment at the wall. (RW 6 Station 11+10 to 12+75).		~~$6,220.23~~	6,048.50
246.83	CY	6/2/22 Marco Alvarez crew backfill the mse wall rock at wall 6 to get the embankment at the wall. (RW 6 Station 11+10 to 12+75 & Randys crew did the processing of TY C embankment at station 1157+00 to 1166+00.		~~$15,449.48~~	15,344.44
226.73	CY	6/3/22 Marco Alvarez crew backfill the mse wall rock at wall 6 to get the emankment at the wall. (RW 6 Station 11+10 to 12+75)		~~$10,624.50~~	10,452.78
88.56	CY	6/6/22 Randys crew did TY C emabnkment at the slopes at Abut 1 Tibutary bridge for riprap		~~$5,172.77~~	5,002.05
-	CY	6/7/22 Marco Alvarez crew backfill the mse wall rock at wall 6 to get the emankment at the wall. (RW 6 Station 10+75 to 18+40)		~~$2,560.85~~	2,389.13
154.46	CY	6/9/22 Marco Alvarez crew backfill the mse wall rock at wall 7 to get the emankment at the wall. (RW 7 Station 10+74 to 13+10)		~~$9,066.33~~	8,899.61
119.21	CY	6/14/22 Marco Alvarez crew backfill the mse wall rock at wall 4 to get the emankment at the wall. (RW 4 Station 10+75 to 18+40)		~~$5,919.59~~	5,747.87
1,441.31	CY	6/15/22 Randys crew did the embankment in front of retaining walls 4, 5, 6, and 6 from station 1180+50 to 1196+50		~~$43,102.52~~	42,980.80
906.38	CY	6/16/22 Randys crew did the embankment in front of retaining walls 4, 5, 6, and 6 from station 1180+50 to 1196+50.		~~$30,533.08~~	30,361.34
1,104.92	CY	6/17/22 Randys crew did the embankment in front of retaining walls 4, 5, 6, and 6 from station 1180+50 to 1196+50.		~~$40,327.59~~	40,053.19
1,053.13	CY	6/20/22 Randys crew did the embankment in front of retaining walls 4, 5, 6, and 6 from station 1180+50 to 1196+50.		~~$39,702.21~~	39,530.50
1,217.36	CY	6/21/22 Randys crew did the embankment in front of retaining walls 4, 5, 6, and 6 from station 1180+50 to 1196+50.		~~$48,265.80~~	48,093.87
433.28	CY	6/24/22 Tracking the embankment operation at Wall 4, Wall 5, Wall 6, & Wall 7		~~$20,816.64~~	20,644.92
			$ 40.56		
7,058.61			**Total**	~~$286,281.02~~	$ 282,263.4

$ 39.9885/CY

$ 39.99 → $ 282,273.81
$ 39.98 → $ 282,203.22

100% SUBMITTAL

Revised earthwork qty's, per RFI #16 and Change Order #5.

ROADWAY SUMMARY

PLAN & PROFILE SHEET	100 6002 PREPARING ROW	104 6022 REMOVING CONC (CURB AND GUTTER)	105 6088 REMOVING STAB BASE AND ASPH PAVE (0"-5")	106 6002 OBLITER-ATING ABANDONED ROAD	110 6001 EXCAVATION (ROADWAY)	132 6006 EMBANKMENT (FINAL) (DENS CONT) (TY C)	247 6044 FLEX BASE (CMP IN PLC) (TY A GR 4) (FINL POS)	260 6011 LIME TREAT (EXST MATL) (12")	260 6043 LIME (HYD, COM OR QK) (SLURRY)	310 6001 PRIME COAT (MULTI OPTION)	316 6002 AGGR (MULTI OPTION)	316 6413 ASPH (AC-15P, HFRS-2P OR CRS-2P)	351 6002 FLEXIBLE PAVEMENT STRUCTURE REPAIR (6")	354 6022 PLANE ASPH CONC PAV (0-3")	432 6001 RIPRAP (CONC) (4 IN)	432 6002 RIPRAP (CONC) (5 IN)	432 6045 RIPRAP (MOW STRIP) (4 IN)	496 6002 REMOV STR (INLET)	496 6003 REMOV STR (MANHOLE)	496 6004 REMOV STR (SET)	496 6007 REMOV STR (PIPE)
	STA	LF	SY	SY	CY	CY	CY	SY	TON	GAL	CY	GAL	SY	SY	CY	CY	CY	EA	EA	EA	LF
EBFR																						
1 OF 19	2.5	234			67	128	134	461	12	92	4	163	285*	1,533						2	28
2 OF 19	5.5				749	161	371	1,272	34	254	10	460	335*	979						4	39
3 OF 19	5.5				365	79	70	239	6	48	2	82	267*	541							
4 OF 19	5.5				92	58					1	49	252*	241							
5 OF 19	5.5		421	421	836	1,089					23	1,015									47
6 OF 19	5.5		2,004	2,004	1,205	1,248	612	2,090	56	396	23	946							1		137
7 OF 19	5.5				2125	190	883	2,747	74	513	23	928				10	6				
8 OF 19	5.5				9213	547	884	2,750	74	513	23	929				22	10				
9 OF 19	5.5				87	10795	882	2,745	74	512	23	927					14				
10 OF 19	5.5				2243	1547	884	2,750	74	513	23	929					11				
11 OF 19	5.5				1048	904	854	2,649	72	471	22	876					6				
12 OF 19	5.5				2792	122	833	2,577	70	442	21	839									
13 OF 19	5.5				4728	69	833	2,577	70	442	21	839									
14 OF 19	5.5				1259	8366	689	2,127	57	365	18	693			0.25		23				
15 OF 19	5.5														0.25		1				
16 OF 19	5.5				994	16843	1,000	3,156	85	631	26	1,060					17				
17 OF 19	5.5				2290	2448	829	2,564	69	513	21	835					17				
18 OF 19	5.5				142	12597	685	1,447	39	289	12	471			0.50		19				
19 OF 19	0.8				119	54	116	399	11	80	3	139									
EBFR TOTALS	96.8	234	2,425	2,425	30,354	57,288	10,339	32,880	877	6,074	299	12,178	1,139	3,294	1.00	32	124	0	1	6	251

Qty's carry over to next sheet. (2)

ROADWAY SUMMARY

PLAN & PROFILE SHEET	512 6001 PORT CTB (FUR & INST) (SQL SLOPE) (TY 1)	529 6008 CONC CURB & GUTTER (TY II)	529 6038 CONC CURB (RIBBON)	530 6005 DRIVEWAYS (ACP)	531 6002 CONC SIDEWALKS (5")	531 6010 CURB RAMPS (TY 7)	540 6001 MTL W-BEAM GD FEN (TIM POST)	540 6006 MTL BEAM GD FEN TRANS (THRIE-BEAM)	540 6016 DOWNSTREAM ANCHOR TERMINAL SECTION	544 6001 GUARD RAIL END TREATMENT (INSTALL)	560 6001 MAILBOX INSTALL-S (TWG-POST) TY 1	3076 6001 D-GR HMA TY-B PG64-22	3076 6038 D-GR HMA TY-D PG64-22 (LEVEL-UP)	3076 6042 D-GR HMA TY-D SAC-B PG70-22	3076 6066 TACK COAT	5001 6002 GEOGRID BASE REINFORCE-MENT (TY II)	6049 6001 LONG CHANNEL MOUNT CURB SYS (INSTALL)	6049 6003 LONG CHANNEL MOUNT CURB SYS (REMOVE)
	LF	LF	LF	SY	SY	EA	LF	EA	EA	EA	EA	TON	TON	TON	GAL	SY	LF	LF
EBFR																		
1 OF 19												86	15	467	32	461	125	125
2 OF 19				113							3	244	19	47	92	1,272		
3 OF 19				68								43	16	411	15	239		
4 OF 19												113	16	378	10			
5 OF 19												2,328		307	214			
6 OF 19		318			18	2						928		286	199	2,090		
7 OF 19		550			612		225		1			491		281	195	2,747		
8 OF 19		515			520	2	25	1	1	1		492		281	196	2,750		
9 OF 19		1,073			612							491		281	195	2,745		
10 OF 19		972 (1)	(1)		612	2	25	1		1		492		281	196	2,750		
11 OF 19		1,103			610	(1)						464		265	184	2,649		
12 OF 19		1,104			610							444		254	177	2,577		
13 OF 19		1,104			610							444		254	177	2,577		
14 OF 19		912			535		100	3		3		367		210	146	2,127		
15 OF 19																		
16 OF 19	450	1,056			631		100	3		3		561		321	223	3,156		
17 OF 19		1,099			626		25	1		1		442		253	176	2,564		
18 OF 19		620			390		150	4		4		250		143	99	1,447		
19 OF 19		102	94		90							70		40	28	399		
EBFR TOTALS	450	10,528 (1)	94	181	6476	5 (1)	650	13	2	13	3	8,750	66	4,760	2,554	32,550	125	125

*351 6002 & 3076 6038 (LEVEL-UP) TO BE USED AS DIRECTED BY THE ENGINEER

NO.	REVISION	BY	DATE
2	UPDATED EARTHWORK QUANTITIES	OK	3/2022
1	SOUTHGATE/STAR RANCH/COVER BDG	OK	6/2021

WILLIAMSON COUNTY

RTG RODRIGUEZ TRANSPORTATION GROUP

SE LOOP SEGMENT 1 PHASE 1

SUMMARY OF ROADWAY

SHEET 1 OF 2

DESIGNED	PROJECT NUMBER		ROADWAY
CHECKED			SE LOOP
DRAWN	STATE	COUNTY	CITY
CHECKED	TEXAS	WILLIAMSON	

SHEET NO. 15

p:\\rtg-pw benitez corridgan\Documents\8708291\CADD\Plan Sheets\Summaries\SELSP1-HDR-SUM-01R.dgn
5/30/2022 10:05:43 AM

100% SUBMITTAL

Qty's from previous sheet.
30,354 & 57,265

ROADWAY SUMMARY

PLAN & PROFILE SHEET	100 6002 PREPARING ROW	104 6022 REMOVING CONC (CURB AND GUTTER)	105 6088 REMOVING STAB BASE AND ASPH PAVE (0"-5")	106 6002 OBLITER-ATING ABANDONED ROAD	110 6001 EXCAVATION (ROADWAY)	132 6006 EMBANKMENT (FINAL) (DENS CONT) (TY C)	247 6044 FLEX BASE (CMP IN PLC) (TY A GR 4) (FINL POS)	260 6011 LIME TREAT (EXST MATL) (12")	260 6043 LIME (HYD, COM OR QK) (SLURRY)	310 6001 PRIME COAT (MULTI OPTION)	316 6002 AGGR (MULTI OPTION)	316 6413 ASPH (AC-15P, HFRS-2P OR CRS-2P)	351 6002 FLEXIBLE PAVEMENT STRUCTURE REPAIR (6")	354 6022 PLANE ASPH CONC PAV (0-3")	432 6001 RIPRAP (CONC) (4 IN)	432 6002 RIPRAP (CONC) (5 IN)	432 6045 RIPRAP (MOW STRIP) (4 IN)	496 6002 REMOV STR (INLET)	496 6003 REMOV STR (MANHOLE)	496 6004 REMOV STR (SET)	496 6007 REMOV STR (PIPE)
	STA	LF	SY	SY	CY	CY	CY	SY	TON	GAL	CY	GAL	SY	SY	CY	CY	CY	EA	EA	EA	LF
STAR_1																						
1 OF 1					1670	38	671	1,725	41	345	14	656										
STAR_2																						
1 OF 1					643	3	315	810	19	162	7	308										
CR 137																						
1 OF 3	1.9				33	5	40	138	4	28	1	45	66 *	219								
2 OF 3	5.5				303	71	231	791	21	158	6	281	195 *									
3 OF 3	3.6				156	14	96	329	9	66	2	110	128 *	216								
DANA DRIVE																						
1 OF 1		491			971								1						2			31
OLD CR 138																						
1 OF 1					719	69	757	1,947	46	389	16	740										
CHURCH																						
1 OF 1					250	250	302	1,036	28	207	9	394					4					
SOUTHGATE																						
1 OF 2					299	294	206				2	30										
2 OF 2					88	135	215															
SIDE TOTALS	11.0	491			3,132	879	2,833	6,776	168	1,355	57	2,564	389 *	435	0.00	4			2			31
PROJECT TOTALS	107.8	725	2,425	2,425	36,486	68,144	13,172	39,326	1,045	7,429	356	14,740	1,629 *	3,729	1.00	36	124	2	1	6	282

2 Totals including previous sheet.

Revised earthwork qty's, per RFI #16 and Change Order #5.

ROADWAY SUMMARY

PLAN & PROFILE SHEET	512 6001 PORT CTB (FUR & INST) (SQL SLOPE) (TY 1)	529 6008 CONC CURB & GUTTER (TY II)	529 6038 CONC CURB (RIBBON)	530 6005 DRIVEWAYS (ACP)	531 6002 CONC SIDEWALKS (5")	531 6010 CURB RAMPS (TY 7)	540 6001 MTL W-BEAM GD FEN (TIM POST)	540 6006 MTL BEAM GD FEN TRANS (THRIE-BEAM)	540 6016 DOWNSTREAM ANCHOR TERMINAL SECTION	544 6001 GUARD RAIL END TREATMENT (INSTALL)	560 6001 MAILBOX INSTALL-S (TWG-POST) TY 1	3076 6001 D-GR HMA TY-B PG64-22	3076 6038 D-GR HMA TY-D PG64-22 (LEVEL-UP)	3076 6042 D-GR HMA TY-D SAC-B PG70-22	3076 6066 TACK COAT	5001 6002 GEOGRID BASE REINFORCE-MENT (TY II)	6049 6001 LONG CHANNEL MOUNT CURB SYS (INSTALL)	6049 6003 LONG CHANNEL MOUNT CURB SYS (REMOVE)
	LF	LF	LF	SY	SY	EA	LF	EA	EA	EA	EA	TON	TON	TON	GAL	SY	LF	LF
STAR_1																		
1 OF 1			943									279		160	111			1
STAR_2																		
1 OF 1			486									132		76	53			
CR 137																		
1 OF 3												24		98	8	136		
2 OF 3												149	57	381	55	791		
3 OF 3												58		206	20	329		
DANA DRIVE																		
1 OF 1												588		72	50			
OLD CR 138																		
1 OF 1		0	417	81								369		211	147			1
CHURCH																		
1 OF 1		251	329									251		143	159	1,496		
SOUTHGATE																		
1 OF 2			99															
2 OF 2																		1
SIDE TOTALS		251	2,244	81								1,850	57	1,347	602	2,754		
PROJECT TOTALS	450	10,779	2,338	262	6,478	6	650	13	2	13	3	10,600	123	6,107	3,156	35,304	125	125

351 6002 & 3076 6038 (LEVEL-UP) TO BE USED AS DIRECTED BY THE ENGINEER

NO.	REVISION	BY	DATE
2	UPDATED EARTHWORK QUANTITIES	OK	3/2022
1	SOUTHGATE/STAR RANCH/COVER BDG	OK	6/2021

WILLIAMSON COUNTY

RTG RODRIGUEZ TRANSPORTATION GROUP

SE LOOP SEGMENT 1 PHASE 1

SUMMARY OF ROADWAY

SHEET 2 OF 2

DESIGNED	PROJECT NUMBER		ROADWAY
CHECKED			SE LOOP
DRAWN	STATE	COUNTY	CITY
CHECKED	TEXAS	WILLIAMSON	

15A

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5/30/2022 10:05:45 AM

Commissioners Court - Regular Session **54.**

Meeting Date: 07/18/2023

22IFB110 Southwest Bypass Extension - Change Order #1 (Additional Work)

Submitted By: Julissa Vasquez, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action regarding Change Order No. 1 in the amount of $3,440.89 for Project 22IFB110 Southwest Bypass Extension (Joe Bland Construction) P: 352 Funding Source: Road Bond.

Background

This Change Order compensates the Contractor for additional work related to several different changes made after the final plans were finalized.

1. The ditch line along the north side of Wolf Ranch was adjusted to avoid conflict with the City of Georgetown water line and proposed valve.
2. Per TCEQ's request, cave gates were installed at Lobo's Lair and Rattlesnake Cave in lieu of the proposed chain link fence around the perimeter.
3. The alignment of the Shared Use Path under the bridge was revised to better accommodate the future City Park and adjacent development.
4. A concrete driveway was placed to tie into existing concrete at the Wolf Ranch Apartments, instead of placing asphalt.
5. Due to the high rate of speed and the amount of traffic on SH 29, concrete barriers were installed for additional safety measures to protect the workers while constructing the eastbound widening on SH 29 at Southwest Bypass.

This Change Order also reimburses the contractor for the electrical service fee that was paid to the City of Georgetown for the signals at SH 29 and Southwest Bypass tie-in. See the attached Change Order for additional details.

This Change Order results in a net increase of $3,440.89 to the Contract amount, for an adjusted Contract total of $4,291,983.89. The original Contract amount was $4,288,543.00. As a result of this and all Change Orders to-date, $3,440.89 has been added to the Contract, resulting in a .08% net increase in the overall Contract cost. As a result of this Change Order, thirty seven (37) days will be added to the contract.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

22IFB110-SWBypassExtension-CO#1

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 09:23 AM
Form Started By: Julissa Vasquez		Started On: 07/12/2023 12:25 PM
Final Approval Date: 07/13/2023		

WILLIAMSON COUNTY, TEXAS

CHANGE ORDER NUMBER: 1

1. CONTRACTOR: **Joe Bland**

2. Change Order Work Limits: Sta. **9+53.38** to Sta. **67+95.89**

3. Type of Change(on federal-aid non-exempt projects): **Minor** (Major/Minor)

4. Reasons: **2C, 5D** (3 Max. - In order of importance - Primary first)

Project:	***221FB110***
Roadway:	***SW Bypass Ext***
CSJ Number:	

5. Describe the work being revised:

2C. Differing Site Conditions (unforeseeable). New development (conditions changing after PS&E completed). This Change Order covers several different changes that took place on the project, including adjusting the ditch along Wolf Ranch to avoid water line, installing cave gates instead of the fencing, revising the sidewalk under the bridge, placing concrete driveway instead of asphalt driveway into Wolf Ranch Apartments and revising the SWPPP sheets per the updated WPAP. **5D. Contractor Convenience. Additional safety work/measures desired by the contractor.** Barrier was installed along the work zone for the SH 29 widening at the Southwest Bypass.

6. Work to be performed in accordance with Items: **See Attached.**

7. New or revised plan sheet(s) are attached and numbered: **2,3,26,27,30,50A,70,74,75,82-86,86A,107,110,111, 117,169,170,182,207,208,DWMB-22 & 47-48markups**

8. New Special Provisions/Specifications to the contract are attached: ☐ Yes ☑ No

9. New Special Provisions to Item _N/A_ No. _N/A_, Special Specification Item __N/A__ are attached.

Each signatory hereby warrants that each has the authority to execute this Change Order (CO).

The contractor must sign the Change Order and, by doing so, agrees to waive any and all claims for additional compensation due to any and all other expenses; additional changes for time, overhead and profit; or loss of compensation as a result of this change.

THE CONTRACTOR Date 7/12/23

By

Typed/Printed Name Kyle Klussmann

Typed/Printed Title PM

The following information must be provided

Time Ext. #: **1** Days added on this CO: **37**

Amount added by this change order: **$3,440.89**

RECOMMENDED FOR EXECUTION:

7/11/2023
Project Manager Date

N/A
Design Engineer Date

7/12/2023
Program Manager Date

Design Engineer's Seal:

see attached plan sheets

County Commissioner Precinct 1 Date
☐ APPROVED ☐ REQUEST APPROVAL

County Commissioner Precinct 2 Date
☐ APPROVED ☐ REQUEST APPROVAL

County Commissioner Precinct 3 Date
☐ APPROVED ☐ REQUEST APPROVAL

County Commissioner Precinct 4 Date
☐ APPROVED ☐ REQUEST APPROVAL

WILLIAMSON COUNTY, TEXAS

CHANGE ORDER NUMBER: 1 ***Project # 221FB110***

TABLE A: Force Account Work and Materials Placed into Stock

	LABOR	HOURLY RATE			HOURLY RATE

TABLE B: Contract Items:

				ORIGINAL + PREVIOUSLY REVISED		ADD or (DEDUCT)	NEW		
ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	QUANTITY	ITEM COST	OVERRUN/ UNDERRUN
SW BYPASS ROADWAY									
132-6025	EMBANKMENT (FINAL) (DENS CONT) (TY C1)	CY	$35.00	5,442.00	$190,470.00	23.00	5,465.00	$191,275.00	$805.00
464-6017	RC PIPE (CL IV) (18IN)	LF	$115.00	71.00	$8,165.00	8.00	79.00	$9,085.00	$920.00
464-6018	RC PIPE (CL IV) (24IN)	LF	$140.00	535.00	$74,900.00	(8.00)	527.00	$73,780.00	($1,120.00)
512-6005	PORT CTB (FURN & INSTL) (F-SHAPE) (TY1)	LF	$28.00	0.00	$0.00	1,200.00	1,200.00	$33,600.00	$33,600.00
512-6053	PORT CTB (REMOVE) (F-SHAPE) (TY1)	LF	$8.00	0.00	$0.00	1,200.00	1,200.00	$9,600.00	$9,600.00
530-6004	DRIVEWAY (CONC)	SY	$60.25	0.00	$0.00	146.00	146.00	$8,796.50	$8,796.50
530-6005	DRIVEWAY (ACP)	SY	$50.00	170.00	$8,500.00	(170.00)	0.00	$0.00	($8,500.00)
545-6005	CRASH CUSH ATTEN (REMOVE)	EA	$1,400.00	0.00	$0.00	2.00	2.00	$2,800.00	$2,800.00
545-6019	CRASH CUSH ATTEN (INSTL)(S)(N)(TL3)	EA	$9,800.00	0.00	$0.00	2.00	2.00	$19,600.00	$19,600.00
550-6001	CHAIN LINK FENCE (INSTALL) (6')	LF	$40.00	1,339.00	$53,560.00	(1,339.00)	0.00	$0.00	($53,560.00)
550-6011	CHAIN LINK FENCE GATE (INSTALL) (6'X4')	EA	$2,250.00	2.00	$4,500.00	(2.00)	0.00	$0.00	($4,500.00)
999-WC-03	CAVE GATE	LS	$36,225.00	0.00	$0.00	1.00	1.00	$36,225.00	$36,225.00
999-WC-04	CITY OF GEORGETOWN ELECTRIC SERVICE FEE	LS	$12,478.39	0.00	$0.00	1.00	1.00	$12,478.39	$12,478.39
SIDEWALK WORK WILCO PARKS									
110-6001	EXCAVATION (ROADWAY)	CY	$18.00	804.00	$14,472.00	1,463.00	2,267.00	$40,806.00	$26,334.00
132-6005	EMBANKMENT (FINAL) (ORD COMP) (TYC)	CY	$9.00	3,641.00	$32,769.00	(532.00)	3,109.00	$27,981.00	($4,788.00)
531-6002	CONC SIDEWALKS (5IN)	SY	$50.00	7,025.00	$351,250.00	(1,505.00)	5,520.00	$276,000.00	($75,250.00)
TOTALS					$738,586.00			$742,026.89	$3,440.89

CHANGE ORDER REASON(S) CODE CHART

1. Design Error or Omission	1A. Incorrect PS&E 1B. Other
2. Differing Site Conditions (unforeseeable)	2A. Dispute resolution (expense caused by conditions and/or resulting delay) 2B. Unavailable material 2C. New development (conditions changing after PS&E completed) 2D. Environmental remediation 2E. Miscellaneous difference in site conditions (unforeseeable)(Item 9) 2F. Site conditions altered by an act of nature 2G. Unadjusted utility (unforeseeable) 2H. Unacquired Right-of-Way (unforeseeable) 2I. Additional safety needs (unforeseeable) 2J. Other
3. County Convenience	3A. Dispute resolution (not resulting from error in plans or differing site conditions) 3B. Public relations improvement 3C. Implementation of a Value Engineering finding 3D. Achievement of an early project completion 3E. Reduction of future maintenance 3F. Additional work desired by the County 3G. Compliance requirements of new laws and/or policies 3H. Cost savings opportunity discovered during construction 3I. Implementation of improved technology or better process 3J. Price adjustment on finished work (price reduced in exchange for acceptance) 3K. Addition of stock account or material supplied by state provision 3L. Revising safety work/measures desired by the County 3M. Other
4. Third Party Accommodation	4A. Failure of a third party to meet commitment 4B. Third party requested work 4C. Compliance requirements of new laws and/or policies (impacting third party) 4D. Other
5. Contractor Convenience	5A. Contractor exercises option to change the traffic control plan 5B. Contractor requested change in the sequence and/or method of work 5C. Payment for Partnering workshop 5D. Additional safety work/measures desired by the contractor 5E. Other
6. Untimely ROW/Utilities	6A. Right-of-Way not clear (third party responsibility for ROW) 6B. Right-of-Way not clear (County responsibility for ROW) 6C. Utilities not clear 6D. Other

Williamson County Road Bond Program

Southwest Bypass Extension
Williamson County Project No. 22IFB110

Change Order No. 1
Reason for Change

This Change Order compensates the Contractor for additional work related to several different changes made after the final plans were finalized.

1. The ditch line along the north side of Wolf Ranch had to be adjusted to avoid conflict with the City of Georgetown water line and proposed valve.
2. Per TCEQ's request, cave gates were installed at Lobo's Lair and Rattlesnake Cave in lieu of the proposed chain link fence around the perimeter.
3. Revised the alignment of the Shared Use Path under the bridge to better accommodate the future City Park and adjacent development.
4. Placed concrete driveway to tie into existing concrete at the Wolf Ranch Apartments, instead of placing asphalt.
5. Due to the high rate of speed and the amount of traffic on SH 29, concrete barriers were installed for additional safety measures to protect the workers while constructing the eastbound widening on SH 29 at Southwest Bypass.

This Change Order also reimburses the contractor for the electrical service fee that was paid to the City of Georgetown for the signals at SH 29 and Southwest Bypass tie-in. The following new items will be added by this Change Order.

ITEM	DESCRIPTION	QTY	UNIT
512-6005	PORT CTB (FURN & INSTL) (F-SHAPE) (TY1)	12000	LF
512-6053	PORT CTB (REMOVE) (F-SHAPE) (TY1)	1200	LF
530-6004	DRIVEWAY (CONC)	146	SY
545-6005	CRASH CUSH ATTEN (REMOVE)	2	EA
545-6019	CRASH CUSH ATTEN (INSTL)	2	EA
999-WC-03	CAVE GATE	1	LS
999-WC-04	CITY OF GTOWN ELECTRIC SERVICE FEE	1	LS

This Change Order results in a net increase of $3,440.89 to the Contract amount, for an adjusted Contract total of $4,291,983.89. The original Contract amount was $4,288,543.00. As a result of this and all Change Orders to-date, $3,440.89 has been added to the Contract, resulting in a .08% net increase in the overall Contract cost. As a result of this Change Order, thirty seven (37) days will be added to the contract.

HNTB Corporation

Oscar Salazar-Bueno, P.E.

Eddie R. Church

From: Andrew Batten <abatten@joeblandconstruction.com>
Sent: Tuesday, February 7, 2023 6:54 PM
To: Steven Shull
Cc: Pete Nodecker; John Nichols; 70391_SouthwestBypassExtension(SH29toWolfRanch); David Thomas
Subject: Concrete Traffic Barrier Southwest Bypass Ph 2 Step 2
Attachments: 02_07_23 15_07_07 DOC.pdf

Steven,

Joe Bland Construction respectfully requests to propose using concrete traffic barrier on Ph 2 Step 2 of the traffic control plan for Southwest Bypass. This is the work for the widening of SH 29. We feel that this would be a safer method for our employees due to the heavy traffic flow along SH 29. This would speed up production as we would be limited to daily lane closures as it calls out for in the plans which would limit the work time. Attached are the plan sheets highlighting what we have proposed. There are no pay items in the contract for traffic barriers or crash cushions but below is what the cost would be if accepted.

- PORT CTB (FUR & INSTL)(F-SHAPE)(TY I)------1,200' X $28.00/LF= $33,600.00
- PORT CTB (REMOVE)(F-SHAPE)(TY I)------1,200' X $8.00/LF=$9,000.00
- CRASH CUSH ATTEN (INSTL)------2 EA X $9,800= $19,600.00
- CRASH CUSH REMOVE------2 EA X $1,400.00=$2,800.00

TOTAL--$65,000.00

THANKS,

ANDREW BATTEN
PROJECT MANAGER
OFFICE: 512.821.2808
CELL: 512.579.9221

JOE BLAND CONSTRUCTION

To: HNTB
101 E. Old Settlers Blvd. Suite 225
Round Rock, Tx 78664

Job: Southwest Bypass Date: 12/8/2022

Cave Gates Proposal

ITEM NO.	DESCRIPTION	U/M	QUANTITY	UNIT PRICE	AMOUNT
	Cave Gates	LS	1	~~$36,225.00~~ $34,500.00	$ ~~36,225.00~~ $34,500.00
				Total:	$ ~~36,225.00~~

5% Mark-up Sub $1,725.00
Total $36,225.00

SUBMITTED BY:
Joe Bland Construction, L.P.

Andrew Batten — By: NAME, Project Manager
12/8/22 — Date

ACCEPTED:

By: NAME
Date

13111 Dessau Rd. • Austin, Texas 78754
(512) 821-2808 • Fax: (512) 821-2805

Received 11 May 2023
by Kory Jackson
signed

$11,884.18X5%=$594.21
Total to be paid per TxDOT item 628: $12,478.39

AUSTIN TRAFFIC SIGNAL CONST CO., INC 1CITYGEORG CITY OF GEORGETOWN

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT		
5-08-23	050823	2559: SVC CNNCT COST	11884.18	.00	11884.18
CHECK DATE	5-10-23	CHECK NUMBER 606730578	TOTAL >	11884.18	.00 11884.18

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

WARNING - THIS CHECK IS PROTECTED BY SPECIAL SECURITY FEATURES

AUSTIN TRAFFIC SIGNAL CONST CO., INC
OPERATING ACCOUNT
PO BOX 130
ROUND ROCK TEXAS 78680
512-255-9951

FIRST STATE BANK OF BURNET 88-738/1149
PO DRAWER 10
BURNET, TEXAS 78611

606730578

DATE 05/10/2023

Pay:**********Eleven thousand eight hundred eighty-four dollars and 18 cents $ ****11,884.18

TO THE ORDER OF
CITY OF GEORGETOWN
696 EM S. IH 35
GEORGETOWN, TX

SECURITY FEATURES INCLUDE MICROPRINTING • VOID PANTOGRAPH • ENDORSEMENT BACKER • BROWNSTAIN CHEMICAL REACTANT

⑈606730578⑈ ⑆114907387⑆ ⑈052159⑈

JOE BLAND CONSTRUCTION, L.P.

13111 DESSAU ROAD

AUSTIN, TX 78754

Contact: **Andrew Batten**

Phone: **512-579-9221**

Fax:

Quote To: HNTB

Phone:

Fax:

Job Name: Southwest Bypass

Date of Plans:

Revision Date:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
530-6004 10	CONCRETE DRIVEWAY	146.00	SY	60.25	8,796.50
GRAND TOTAL					**$8,796.50**

This SY price is acceptable compared to TxDOT Avg Low Bid.

Commissioners Court - Regular Session **55.**

Meeting Date: 07/18/2023

22IFB126 - Future County Road (CR 404 to FM 973) Change Order #2 (Quantity Adjustments)

Submitted By: Julissa Vasquez, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action regarding Change Order No. 2 in the amount of $83,559.50 for Project 22IFB126 Future County Road (CR404 to FM973) (Chasco Constructors) P: 619a Funding Source: Road Bond.

Background

This Change Order adds quantities to existing items due to unexpected changes in field conditions, causing overruns on the project. The excavation and embankment quantities were adjusted in order to tie into CR 404. Both the 18-inch and 36-inch drill shafts at the Boggy Creek Bridge needed to be extended to ensure the shafts had proper embedment into stable material. No new items were added by this Change Order.

This Change Order results in an increase of $83,559.50 to the Contract amount, for an adjusted Contract total of $11,414,748.50. The original Contract amount was $11,289,929.00. As a result of this and all Change Orders to-date, $124,819.50 has been added to the Contract, resulting in a 1.11% net increase to the overall Contract cost.

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

22IFB126-FCR_CO#2

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 09:24 AM
Form Started By: Julissa Vasquez		Started On: 07/12/2023 01:00 PM
Final Approval Date: 07/13/2023		

WILLIAMSON COUNTY, TEXAS

CHANGE ORDER NUMBER: 2

1. CONTRACTOR: **Chasco**

2. Change Order Work Limits: Sta. **295+42.09** to Sta. **372+06.29**

3. Type of Change(on federal-aid non-exempt projects): **Minor** (Major/Minor)

4. Reasons: **2E** (3 Max. - In order of importance - Primary first)

Project:	***22IFB126***
Roadway:	**Future Co. Rd.**
CSJ Number:	

5. Describe the work being revised:

2E. Miscellaneous difference in site conditions (unforeseeable)(Item 9). This Change Order adds quantities to existing items due to unexpected changes in field conditions, causing overruns on the project. The excavation and embankment quantities had to be adjusted, due to the existing elevations at the west tie-in. The 18-inch and 36-inch drill shafts needed to be extended to ensure the shafts had proper embedment into stable material.

6. Work to be performed in accordance with Items: **See attached.**

7. New or revised plan sheet(s) are attached and numbered: **See attached.**

8. New Special Provisions/Specifications to the contract are attached: ☐ Yes ☑ No

9. New Special Provisions to Item N/A No. N/A, Special Specification Item N/A are attached.

Each signatory hereby warrants that each has the authority to execute this Change Order (CO).

The contractor must sign the Change Order and, by doing so, agrees to waive any and all claims for additional compensation due to any and all other expenses; additional changes for time, overhead and profit; or loss of compensation as a result of this change.

THE CONTRACTOR Date 7.12.23

By

Typed/Printed Name CHARLES KING

Typed/Printed Title VP

The following information must be provided

Time Ext. #: **N/A** Days added on this CO:

Amount added by this change order: **$83,559.50**

RECOMMENDED FOR EXECUTION:

7/12/2023
Project Manager Date

N/A
Design Engineer Date

7/13/2023
Program Manager Date

Design Engineer's Seal:

County Commissioner Precinct 1 Date
☐ APPROVED ☐ REQUEST APPROVAL

County Commissioner Precinct 2 Date
☐ APPROVED ☐ REQUEST APPROVAL

County Commissioner Precinct 3 Date
☐ APPROVED ☐ REQUEST APPROVAL

County Commissioner Precinct 4 Date
☐ APPROVED ☐ REQUEST APPROVAL

County Judge Date
☐ APPROVED

WILLIAMSON COUNTY, TEXAS

CHANGE ORDER NUMBER: *2* ***Project #*** *22IFB126*

TABLE A: Force Account Work and Materials Placed into Stock

	LABOR	HOURLY RATE			HOURLY RATE

TABLE B: Contract Items:

				ORIGINAL + PREVIOUSLY REVISED		ADD or (DEDUCT)	NEW		
ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST	QUANTITY	QUANTITY	ITEM COST	OVERRUN/ UNDERRUN
110-6001	EXCAVATION (ROADWAY)	CY	$7.50	64,310.00	$482,325.00	1,901.00	66,211.00	$496,582.50	$14,257.50
132-6047	EMBANKMENT (FINAL) (ORD COMP) (TY C1)	CY	$38.00	13,469.00	$511,822.00	609.00	14,078.00	$534,964.00	$23,142.00
416-6001	DRILL SHAFT (18 IN)	LF	$120.00	360.00	$43,200.00	32.00	392.00	$47,040.00	$3,840.00
416-6004	DRILL SHAFT (36 IN)	LF	$230.00	3,015.00	$693,450.00	184.00	3,199.00	$735,770.00	$42,320.00
TOTALS					$1,730,797.00			$1,814,356.50	$83,559.50

CHANGE ORDER REASON(S) CODE CHART

1. Design Error or Omission	1A. Incorrect PS&E 1B. Other
2. Differing Site Conditions (unforeseeable)	2A. Dispute resolution (expense caused by conditions and/or resulting delay) 2B. Unavailable material 2C. New development (conditions changing after PS&E completed) 2D. Environmental remediation 2E. Miscellaneous difference in site conditions (unforeseeable)(Item 9) 2F. Site conditions altered by an act of nature 2G. Unadjusted utility (unforeseeable) 2H. Unacquired Right-of-Way (unforeseeable) 2I. Additional safety needs (unforeseeable) 2J. Other
3. County Convenience	3A. Dispute resolution (not resulting from error in plans or differing site conditions) 3B. Public relations improvement 3C. Implementation of a Value Engineering finding 3D. Achievement of an early project completion 3E. Reduction of future maintenance 3F. Additional work desired by the County 3G. Compliance requirements of new laws and/or policies 3H. Cost savings opportunity discovered during construction 3I. Implementation of improved technology or better process 3J. Price adjustment on finished work (price reduced in exchange for acceptance) 3K. Addition of stock account or material supplied by state provision 3L. Revising safety work/measures desired by the County 3M. Other
4. Third Party Accommodation	4A. Failure of a third party to meet commitment 4B. Third party requested work 4C. Compliance requirements of new laws and/or policies (impacting third party) 4D. Other
5. Contractor Convenience	5A. Contractor exercises option to change the traffic control plan 5B. Contractor requested change in the sequence and/or method of work 5C. Payment for Partnering workshop 5D. Additional safety work/measures desired by the contractor 5E. Other
6. Untimely ROW/Utilities	6A. Right-of-Way not clear (third party responsibility for ROW) 6B. Right-of-Way not clear (County responsibility for ROW) 6C. Utilities not clear 6D. Other

Williamson County Road Bond Program

Future County Road
Williamson County Project No. 22IFB126

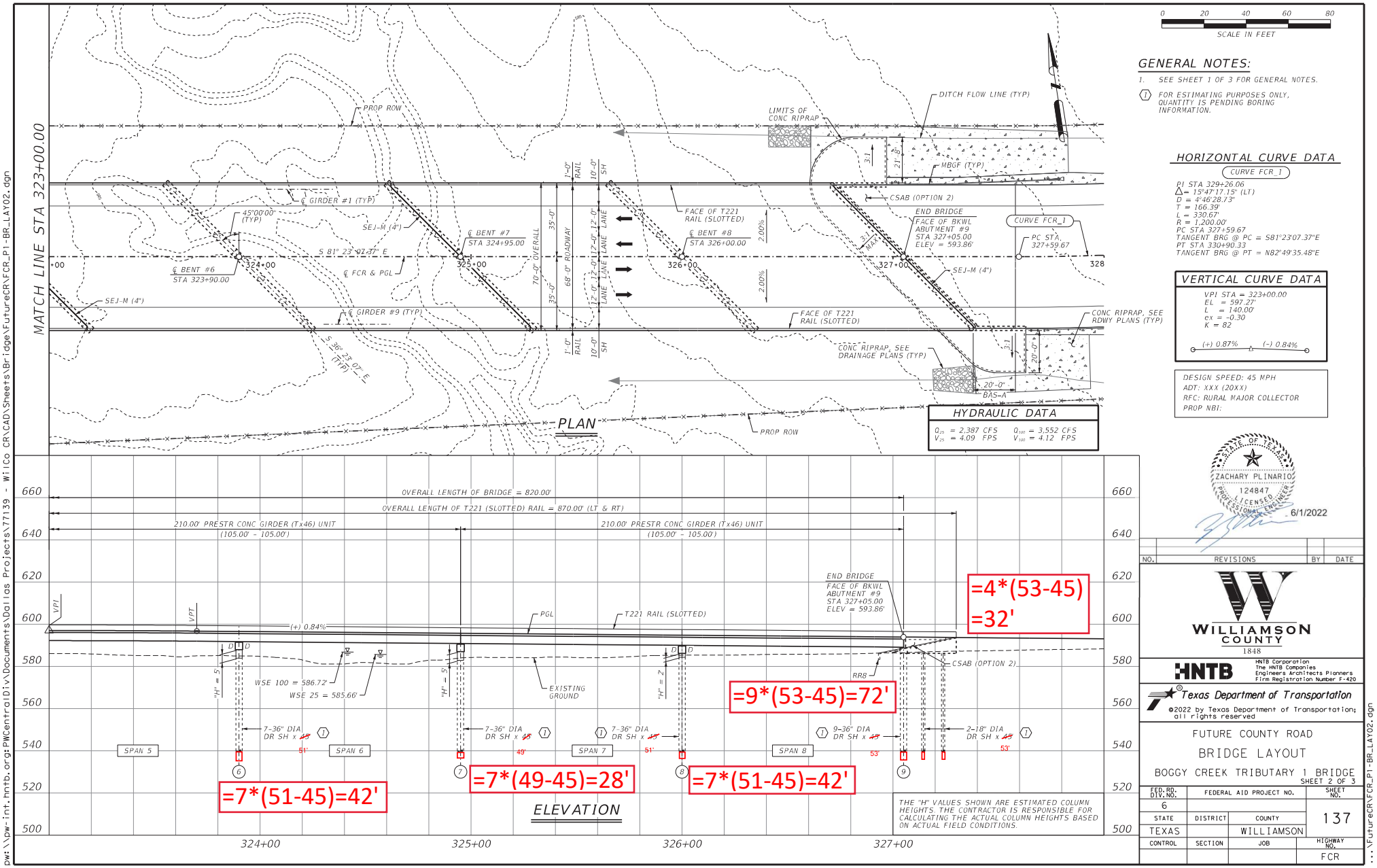
Change Order No. 2
Reason for Change

This Change Order adds quantities to existing items due to unexpected changes in field conditions, causing overruns on the project. The excavation and embankment quantities had to be adjusted, due to the existing elevations at the west tie-in of the project to CR 404. Both the 18-inch and 36-inch drill shafts needed to be extended to ensure the shafts had proper embedment into stable material. No new items were added by this Change Order.

This Change Order results in an increase of $83,559.50 to the Contract amount, for an adjusted Contract total of $11,414,748.50. The original Contract amount was $11,289,929.00. As a result of this and all Change Orders to-date, $124,819.50 has been added to the Contract, resulting in a 1.11% net increase to the overall Contract cost.

HNTB Corporation

Oscar Salazar-Bueno, P.E.



0 20 40 60 80
SCALE IN FEET

GENERAL NOTES:

1. SEE SHEET 1 OF 3 FOR GENERAL NOTES.
(1) FOR ESTIMATING PURPOSES ONLY, QUANTITY IS PENDING BORING INFORMATION.

HORIZONTAL CURVE DATA

CURVE FCR_1

PI STA 329+26.06
Δ = 15°47'17.15" (LT)
D = 4°46'28.73"
T = 166.39'
L = 330.67'
R = 1,200.00'
PC STA 327+59.67
TANGENT BRG @ PC = S81°23'07.37"E
PT STA 330+90.33
TANGENT BRG @ PT = N82°49'35.48"E

VERTICAL CURVE DATA

VPI STA = 323+00.00
EL = 597.27'
L = 140.00'
ex = -0.30
K = 82
(+) 0.87% (-) 0.84%

DESIGN SPEED: 45 MPH
ADT: XXX (20XX)
RFC: RURAL MAJOR COLLECTOR
PROP NBI:

STATE OF TEXAS
ZACHARY PLINARIO
124847
LICENSED PROFESSIONAL ENGINEER
6/1/2022

NO.	REVISIONS	BY	DATE

WILLIAMSON COUNTY
1848

HNTB
HNTB Corporation
The HNTB Companies
Engineers Architects Planners
Firm Registration Number F-420

Texas Department of Transportation

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FUTURE COUNTY ROAD
BRIDGE LAYOUT
BOGGY CREEK TRIBUTARY 1 BRIDGE
SHEET 2 OF 3

FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		SHEET NO.
6			137
STATE	DISTRICT	COUNTY	
TEXAS		WILLIAMSON	
CONTROL	SECTION	JOB	HIGHWAY NO.
			FCR

5:03:48 PM
5/31/2022
dw:\\pw-int.hntb.org:PWCentralDiv\Documents\Dallas Projects\77139 - WilCo CR\CAD\Sheets\Bridge\FutureCR\FCR_P1-BR_LAY02.dgn
...\FutureCR\FCR_P1-BR_LAY02.dgn

Commissioners Court - Regular Session **56.**

Meeting Date: 07/18/2023

CR 255 Purchase Contract

Submitted For: Charlie Crossfield **Submitted By:** Charlie Crossfield, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a real estate contract with Kenneth Bell and Carrie Bell for 0.063 acres and 0.378 acres needed as right of way on the CR 255 project (Parcel 3). Funding Source: TANS P588

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

contract

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 09:25 AM
Form Started By: Charlie Crossfield		Started On: 07/12/2023 02:59 PM
Final Approval Date: 07/13/2023		

REAL ESTATE CONTRACT
CR 255 Right of Way

THIS REAL ESTATE CONTRACT ("Contract") is made by and between **KENNETH M. BELL AND CARRIE BELL** (referred to in this Contract as "Seller", whether one or more) and **WILLIAMSON COUNTY, TEXAS** (referred to in this Contract as "Purchaser"), upon the terms and conditions set forth in this Contract.

ARTICLE I
PURCHASE AND SALE

By this Contract, Seller sells and agrees to convey, and Purchaser purchases and agrees to pay for, the tract(s) of land described as follows:

> All of that certain 0.063-acre (2,742 square foot) tract of land, out of and situated in the James Northcross Survey, Abstract No. 478, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 3 Part 1):**
>
> All of that certain 0.378-acre (16,459 square foot) tract of land, out of and situated in the James Northcross Survey, Abstract No. 478, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "B", attached hereto and incorporated herein (**Parcel 3 Part 2):**

together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the "Property"), and any improvements and fixtures situated on and attached to the Property described herein not otherwise retained by Seller, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

ARTICLE II
PURCHASE PRICE AND ADDITIONAL COMPENSATION

Purchase Price

2.01. The Purchase Price for the fee simple Property interests described in Exhibits "A-B" shall be the sum of FORTY THOUSAND THREE HUNDRED FORTY and 92/100 Dollars ($40,340.92).

2.01.1. As Additional Compensation for the acquisition of any improvements on the Property, replacement of fencing and any cost of cure for the remaining property of Seller, Purchaser shall pay the amount of TEN THOUSAND ONE HUNDRED and 00/100 Dollars ($10,100.00).

Payment of Purchase Price and Additional Compensation

2.02. The Purchase Price shall be payable in cash or other readily available funds at the Closing.

Special Provisions

2.03. Driveway Replacement. As an obligation which shall survive the Closing of this transaction, Purchaser agrees that as part of the proposed CR 255 roadway improvement construction project on the Property it shall at its sole expense cause the reconstruction of a driveway connection between the proposed road improvements and the remaining property line of Seller. The driveway construction shall include any required culverts and drainage according to Williamson County design standards and shall otherwise be constructed in substantial compliance with the plans, notes and specifications as shown in Exhibit "C" attached hereto and incorporated herein. By execution of this Contract Seller agrees to allow Purchaser, its agents and contractors to temporarily access the remaining property of Seller solely in the location and for the time period necessary to carry out the obligations of this paragraph.

ARTICLE III
PURCHASER'S OBLIGATIONS

Conditions to Purchaser's Obligations

3.01. The obligations of Purchaser hereunder to consummate the transactions contemplated hereby are subject to the satisfaction of each of the following conditions (any of which may be waived in whole or in part by Purchaser at or prior to the Closing).

Miscellaneous Conditions

3.02. Seller shall have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Contract to be performed, observed, and complied with by Seller prior to or as of the Closing.

ARTICLE IV
REPRESENTATIONS AND WARRANTIES OF SELLER

4.01. Seller hereby represents and warrants to Purchaser as follows, which representations and warranties shall be deemed made by Seller to Purchaser also as of the Closing Date, to the best of Seller's knowledge:

(a) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers, other than previously disclosed to Purchaser.

(b) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof.

4.02. The Property is being conveyed to Purchaser under threat of condemnation.

ARTICLE V
CLOSING

Closing Date

5.01. The Closing shall be held at the office of Longhorn Title Company on or before July 31, 2023, or at such time, date, and place as Seller and Purchaser may agree upon, or within 10 days after the completion of any title curative matters if necessary for items as shown on the Title Commitment or in the contract (which date is herein referred to as the "Closing Date").

Seller's Obligations at Closing

5.02. At the Closing Seller shall:

(1) Deliver to Purchaser a duly executed and acknowledged Deed conveying good and indefeasible title to Williamson County, Texas in fee simple to the right of way Property described in Exhibits "A-B", conveying such interest in and to the portion of the Property free and clear of any and all monetary liens and restrictions, except for the following:

(a) General real estate taxes for the year of closing and subsequent years not yet due and payable.

(b) Any exceptions approved by Purchaser pursuant to Article III hereof; and

(c) Any exceptions approved by Purchaser in writing.

(d) It is expressly understood and agreed that Seller is retaining title to the following improvements located on the Property, to wit: Gate/Fence improvements.

(2) The Deed shall be in the form as shown in Exhibit "D" attached hereto and incorporated herein.

(3) Provide reasonable assistance as requested, at no cost to Seller, to cause the Title Company to deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, in Grantee's favor in the full amount of the Purchase Price, insuring Purchaser's contracted interests in and to the permanent interests being conveyed in the Property subject only to those title exceptions listed herein, such other exceptions as may be approved in writing by Purchaser, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy, provided, however:

(a) The boundary and survey exceptions shall be deleted.

(b) The exception as to restrictive covenants shall be endorsed "None of Record", if applicable; and

(c) The exception as to the lien for taxes shall be limited to the year of closing and shall be endorsed "Not Yet Due and Payable".

(4) Deliver to Purchaser possession of the Property if not previously done.

Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall:

(a) Pay the cash portion of the Purchase Price and Additional Compensation.

Prorations

5.04. General real estate taxes for the then current year relating to the portion of the Property conveyed in fee shall be prorated as of the Closing Date and shall be adjusted in cash at the Closing but shall otherwise remain the obligation of Seller to satisfy. If the Closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be upon the basis of the tax rate for the next preceding year applied to the latest assessed valuation. Agricultural roll-back taxes, if any, which directly result from this Contract and conveyance shall be paid by Purchaser.

Closing Costs

5.05. All costs and expenses of closing in consummating the sale and purchase of the Property shall be borne and paid as follows:

(1) Owner's Title Policy and survey to be paid by Purchaser.

(2) Deed, tax certificates, and title curative matters, if any, paid by Purchaser.

(3) All other closing costs shall be paid by Purchaser.

(4) Attorney's fees paid by each respectively.

ARTICLE VI
BREACH BY SELLER

In the event Seller shall fail to fully and timely perform any of its obligations hereunder or shall fail to consummate the sale of the Property for any reason, except Purchaser's default, Purchaser may: (1) enforce specific performance of this Contract; or (2) request that the Escrow Deposit, if any, shall be forthwith returned by the title company to Purchaser.

ARTICLE VII
BREACH BY PURCHASER

In the event Purchaser should fail to consummate the purchase of the Property, the conditions to Purchaser's obligations set forth in Article III having been satisfied and Purchaser being in default and Seller not being in default hereunder, Seller shall have the right to receive the Escrow Deposit, if any, from the title company, the sum being agreed on as liquidated damages for the failure of Purchaser to perform the duties, liabilities, and obligations imposed upon it by the terms and provisions of this Contract, and Seller agrees to accept and take this cash payment as its total damages and relief and as Seller's sole remedy hereunder in such event. If no Escrow Deposit has been made, then Seller shall receive the amount of $500 as liquidated damages for any failure by Purchaser.

ARTICLE VIII
MISCELLANEOUS

Notice

8.01. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Seller or Purchaser, as the case may be, at the address set forth opposite the signature of the party.

Texas Law to Apply

8.02. This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas.

Parties Bound

8.03. This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Contract.

Legal Construction

8.04. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

Prior Agreements Superseded

8.05. This Contract constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Time of Essence

8.06. Time is of the essence in this Contract.

Gender

8.07. Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

Memorandum of Contract

8.08. Upon request of either party, the parties shall promptly execute a memorandum of this Contract suitable for filing of record.

Compliance

8.09 In accordance with the requirements of Section 20 of the Texas Real Estate License Act, Purchaser is hereby advised that it should be furnished with or obtain a policy of title insurance or Purchaser should have the abstract covering the Property examined by an attorney of Purchaser's own selection.

Effective Date

8.10 This Contract shall be effective as of the date it is approved by the Williamson County commissioners' court, which date is indicated beneath the County Judge's signature below.

Counterparts

8.11 This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile or electronic mail may be considered effective as originals for purposes of this Contract.

Contingent Possession and Use Agreement

8.12. Upon completion of (1) the full execution of this Contract by all parties, and (2) acknowledgment by the Title Company of delivery by Purchaser of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time to enter and possess the Property prior to Closing for the purpose of completing any and all necessary testing, utility relocation and construction activities associated with the proposed CR 255 improvement construction project of Purchaser, and Seller agrees to make any gate access available to Purchaser, its contractors or utility facility owners as necessary to carry out the purposes of this paragraph. The parties further agree to continue to use diligence in assisting with any title curative measures or mortgage lien release required by the Contract to complete the Closing of the purchase transaction.

DocuSign Envelope ID: 25721C14-93A7-4B2C-BBDD-E915D82B9FE5

SELLER:

DocuSigned by:
Kenneth M Bell
1AD8E5D63C34480...

KENNETH M. BELL

Date: 7/7/2023

Address: PO Box 991
Cedar Park, TX 78630

DocuSigned by:
Carrie Bell
84081325A4FC4AB...

CARRIE BELL

Date: 7/8/2023

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

Date: _____

Address: 710 Main Street, Suite 101
Georgetown, Texas 78626

EXHIBIT "A"

WALKER
TEXAS SURVEYORS
P. O. Box 324
Cedar Park, Texas 78630-0324
(512) 259-3361
T.B.P.L.S. Firm No. 10103800

0.063 ACRE RIGHT-OF-WAY PARCEL NO. 03-PT1
KENNETH M. BELL AND CARRIE BELL
PORTION OF
WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 0.063 ACRES (APPROXIMATELY 2,742 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 24.56 ACRE TRACT OF LAND CONVEYED TO KENNETH M. BELL AND CARRIE BELL, IN A DEED DATED AUGUST 13, 2012 AND RECORDED IN DOCUMENT NO. 2012065087 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.063 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the Northwest corner of the herein described tract, a 4"X4" conc. Right-ow-way marked found in the East right-of-way line of County Road 255 (right-of-way width varies, the Northwest corner of a called 24.56 acre tract of land as described in the deed conveyed to Kenneth M. Bell and Carrie Bell, of record in document no.: 2012065087, Official Public Records Williamson County, Texas and the Southwest corner of a called 17.97 acre tract as described in the deed convey to Terry Mont Dooley and Laura Jeanette Dooley, filed of record in document number 2021159166 and 2021175017, Official Public Records, Williamson County, Texas;

THENCE North 68°29'00" East with the North line of said Bell tract and the South line of said Dooley tract a distance of 17.38 feet to the Northeast corner of the herein described tract a set ½ inch iron rod with cap marked "Walker 5283" from which the Northeast corner of said Bell tract bears North 68°29'00" East a distance of 1,042.82feet;

THENCE in a Southeasterly direction with said curve an arc distance of 284.23 feet (having a delta of 02°24'22", a chord bearing of South 16°20'07" East, a chord distance of 284.21 feet) to the South corner of the herein described tract a set ½ inch iron rod with cap marked "Walker 5283";

PRELIMINARY

THENCE North 19°50'22" West with the West line of said Bell tract and the East right-of-way line of said County Road 255 a distance of 283.17 feet to the **POINT OF BEGINNING**, containing 0.063 acres of land more or less.

All bearings, distances, coordinates, and areas shown are The Texas Coordinate System of 1983 (NAD83), Texas Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS). Attachments: Survey Drawing No. 075054-02-PARCEL 03-PT1.

.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS THE FINAL SURVEY DOCUMENT."

Charles G. Walker Date
Registered Professional Land Surveyor
State of Texas No. 5283
Walker Texas Surveyors, Inc.
T.B.P.L.S. FIRM NO. 10103800

PRELIMINARY

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.063 ACRES (APPROXIMATELY 2,742 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO KENNETH M. BELL AND CARRIE BELL, IN A DEED DATED AUGUST 13, 2012, AND RECORDED IN DOCUMENT NO. 2012065087 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LINE	BEARING	DISTANCE
L1	N 68°29'00" E	17.38'
L2	N 19°50'22" W	283.17'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6768.00'	284.23'	284.21'	S 16°20'07" E	2°24'22"

LEGEND

○	*1/2" IRON ROD WITH "WALKER 5283" CAP SET*
●	*1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)*
● M-H-S	*1/2" IRON ROD FOUND WITH CAP MARKED "MATKIN-HOOVER-SURVEY&ENG"*
△	*CALCULATED POINT*
P.R.W.C.T.	*PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS*
O.P.R.W.C.T.	*OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS*
O.R.W.C.T.	*OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS*
——X——	*FENCE LINE*
( )	*RECORD INFORMATION*

ALL BEARINGS, DISTANCES, COORDINATES AND AREAS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEO DETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

COMBINED SCALE FACTOR = 0.999849624
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000115040
(FOR GRID TO SURFACE CONVERSION)

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS THE FINAL SURVEY DOCUMENT."

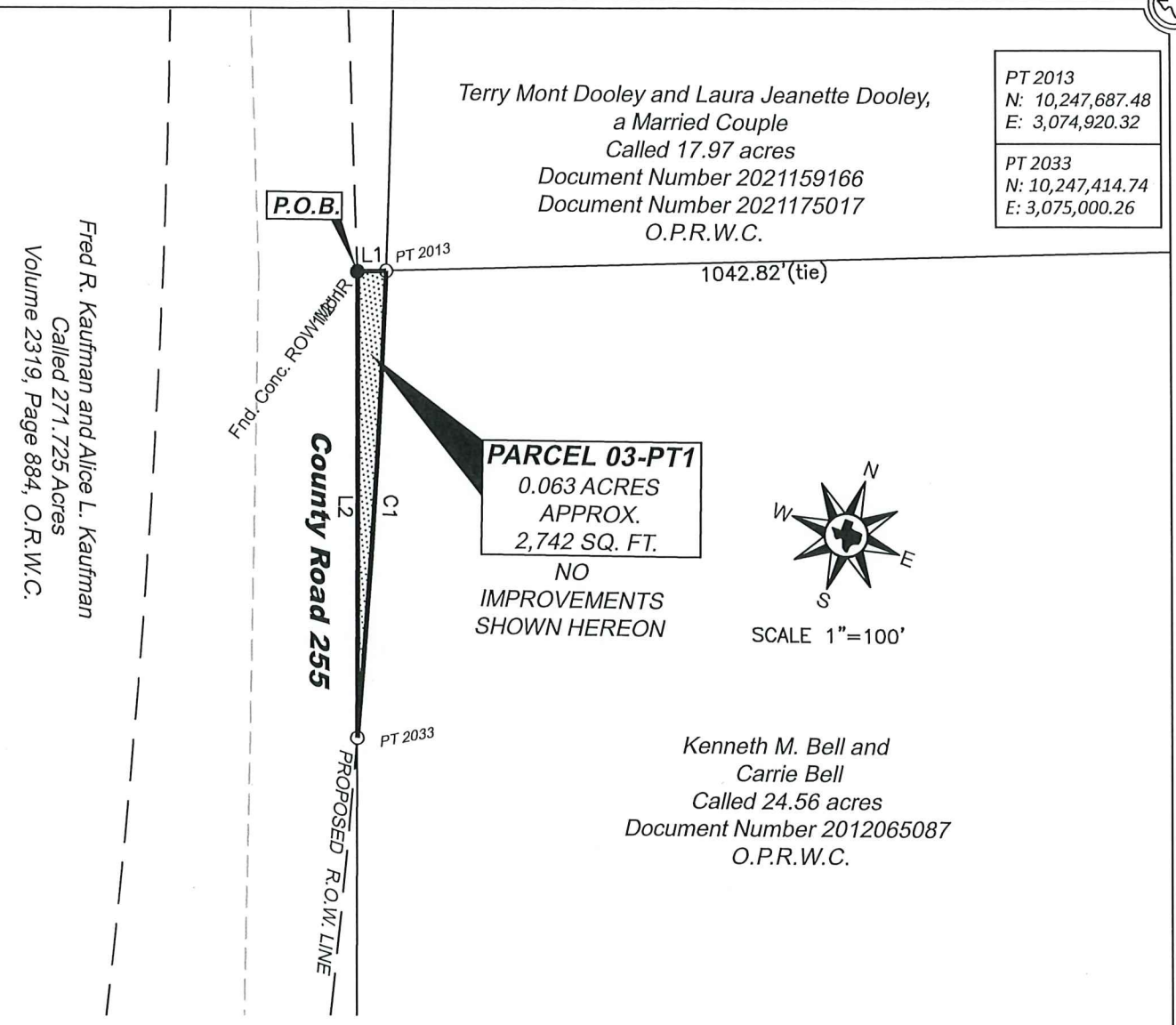
THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT AND NO TITLE SEARCH WAS PERFORMED BY THE SURVEYOR. THERE MAY BE EASEMENTS OR OTHER INSTRUMENTS PERTAINING TO THIS PROPERTY THAT ARE NOT SHOWN HEREON.

WALKER TEXAS SURVEYORS, INC.
P.O. BOX 324
CEDAR PARK, TEXAS 78630
(512) 259-3361
T.B.P.L.S. FIRM NO. 10103800

DATE OF SURVEY: OCTOBER, 2022
DRAWING NO.: 0750504-02-PARCEL 03-PT1
PROJECT NO.: 0750504
DRAWN BY: MLH

WILLIAMSON COUNTY 1848

WALKER TEXAS SURVEYORS



ALL BEARINGS, DISTANCES, COORDINATES AND AREAS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEO DETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

COMBINED SCALE FACTOR = 0.999849624
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000115040
(FOR GRID TO SURFACE CONVERSION)

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS THE FINAL SURVEY DOCUMENT."

WILLIAMSON COUNTY 1848

WALKER TEXAS SURVEYORS

EXHIBIT "B"

WALKER
TEXAS SURVEYORS
P. O. Box 324
Cedar Park, Texas 78630-0324
(512) 259-3361
T.B.P.L.S. Firm No. 10103800

0.378 ACRE RIGHT-OF-WAY PARCEL NO. 03-PT2
KENNETH M. BELL AND CARRIE BELL
PORTION OF
WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 0.378 ACRES (APPROXIMATELY 16,459 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION THAT CERTAIN CALLED 24.56 ACRE TRACT OF LAND CONVEYED TO KENNETH M. BELL AND CARRIE BELL, IN A DEED DATED AUGUST 13, 2012 AND RECORDED IN DOCUMENT NO. 2012065087 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.378 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the Southwest corner of the herein described tract, a ½ inch iron rod with plastic cap marked "B&G Surveying" found in the East right-of-way line of County Road 255 (right-of-way width varies), the Southwest corner of a called 24.56 acre tract of land as described in the deed conveyed to Kenneth M. Bell and Carrie Bell, of record in document no.: 2012065087, Official Public Records Williamson County, Texas and the Northwest corner of a called 11.00 acre tract as described in the deed conveyed to Sasha M. Tingle, filed of record in document number 2019059921, Official Public Records, Williamson County, Texas;

THENCE North 06°09'40" West with the West line of said Bell tract and the East right-of-way line of said County Road 255, a distance of 302.12 feet to a found ½ inch iron rod;

THENCE North 03°52'28" West with the West line of said Bell tract and the East right-of-way line of said County Road 255, a distance of 50.93 feet to an angle point;

THENCE North 01°14'12" West with the West line of said Bell tract and the East right-of-way line of said County Road 255, a distance of 58.79 feet to an angle point;

THENCE North 03°55'25" West with the West line of said Bell tract and the East right-

of-way line of said County Road 255, a distance of 92.21 feet to the North corner of the herein described tract a set ½ inch iron rod with cap marked "Walker 5283";

THENCE in a Southeasterly direction across said Bell tract with a curve to the Right an arc distance of 366.75 feet, (having a radius of 6,768.00 feet, an delta angle of 03°06'17", a chord bearing of South 09°01'27" East, a chord distance of 366.70 feet) to a ½ inch iron rod with cap marked "Walker 5283" set at a point of reverse curvature;

THENCE in continuing in a Southeasterly direction across said Bell tract with a curve to the Left an arc distance of 124.56 feet, (having a radius of 4,612.00 feet, an delta angle of 01°32'51", a chord bearing of South 08°14'43" East, a chord distance of 124.56 feet) to a ½ inch iron rod with cap marked "Walker 5283" set in the South line of said Bell tract and the North line of said Tingle tract from which a ½ inch iron rod found at the Southeast corner of said Bell tract and an interior corner of said Tingle tract bears North 69°39'12" East a distance of 624.28 feet;

THENCE South 69°39'12" West with the South line of said Bell tract and the North line said Tingle tract a distance of 47.52 feet to the **POINT OF BEGINNING**, containing 0.378 acres of land more or less.

All bearings, distances, coordinates, and areas shown are The Texas Coordinate System of 1983 (NAD83), Texas Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-Line Positioning User Service (OPUS). Attachments: Survey Drawing No. 075054-02-PARCEL 03-PT2.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS THE FINAL SURVEY DOCUMENT."

Charles G. Walker Date
Registered Professional Land Surveyor
State of Texas No. 5283
Walker Texas Surveyors, Inc.
T.B.P.L.S. FIRM NO. 10103800

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.378 ACRES (APPROXIMATELY 16,459 SQ. FT.) IN THE JAMES NORTHCROSS SURVEY, ABSTRACT NO. 478, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO KENNETH M. BELL AND CARRIE BELL, IN A DEED DATED AUGUST 12, 2012 AND RECORDED IN DOCUMENT NO. 2012065087 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

LINE	BEARING	DISTANCE
L1	S 69°39'12" W	47.52'
L2	N 06°09'40" W	302.12'
L3	N 03°52'28" W	50.93'
L4	N 01°14'12" W	58.79'
L5	N 03°55'25" E	92.21'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6768.00'	366.75'	366.70'	S 09°01'27" E	3°06'17"
C2	4612.00'	124.56'	124.56'	S 08°14'43" E	1°32'51"

LEGEND

○	*1/2" IRON ROD WITH "WALKER 5283" CAP SET*
●	*1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)*
● M-H-S	*1/2" IRON ROD FOUND WITH CAP MARKED "MATKIN-HOOVER-SURVEY&ENG"*
△	*CALCULATED POINT*
P.R.W.C.T.	*PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS*
O.P.R.W.C.T.	*OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS*
O.R.W.C.T.	*OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS*
——X——	*FENCE LINE*
( )	*RECORD INFORMATION*

ALL BEARINGS, DISTANCES, COORDINATES AND AREAS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), TEXAS CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEO DETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

COMBINED SCALE FACTOR = 0.999849624
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(FOR GRID TO SURFACE CONVERSION)

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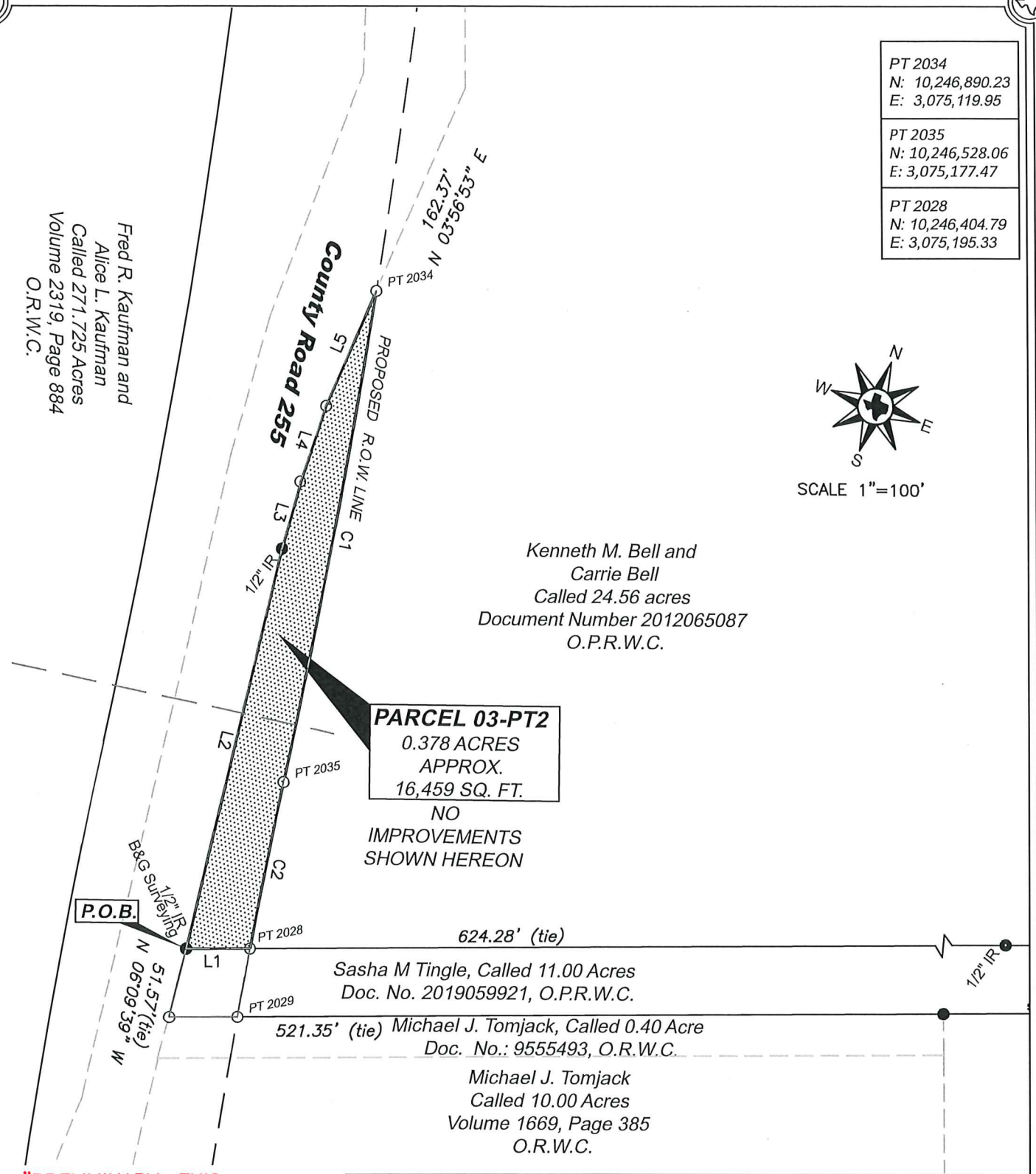
THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT AND NO TITLE SEARCH WAS PERFORMED BY THE SURVEYOR. THERE MAY BE EASEMENTS OR OTHER INSTRUMENTS PERTAINING TO THIS PROPERTY THAT ARE NOT SHOWN HEREON.

WALKER TEXAS SURVEYORS, INC.
P.O. BOX 324
CEDAR PARK, TEXAS 78630
(512) 259-3361
T.B.P.L.S. FIRM NO. 10103800

DATE OF SURVEY: OCTOBER, 2022
DRAWING NO.: 0750504-02-PARCEL 03-PT2
PROJECT NO.: 0750504
DRAWN BY: MLH

WILLIAMSON COUNTY 1848

WALKER TEXAS SURVEYORS



"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS THE FINAL SURVEY DOCUMENT."

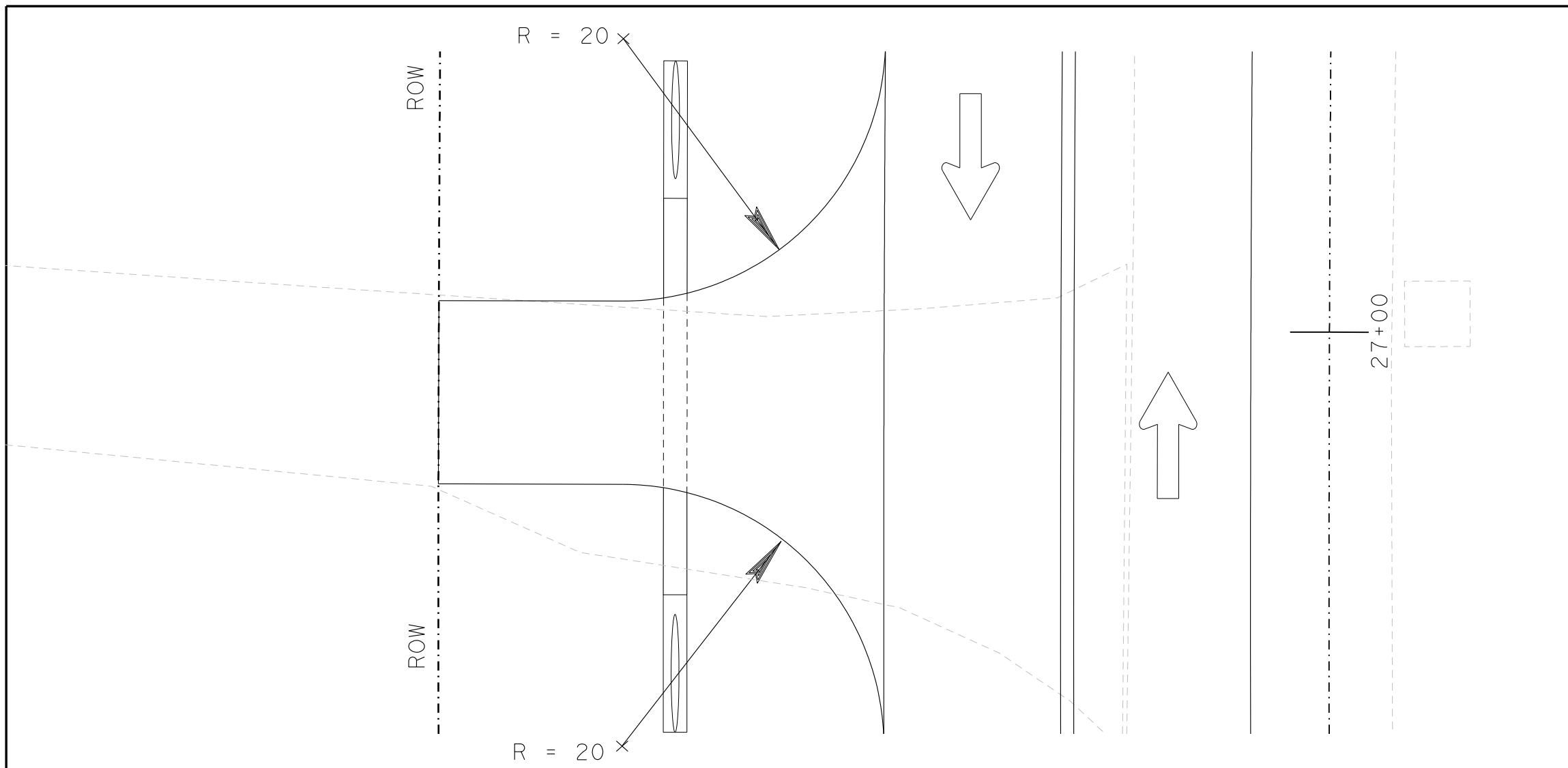
WILLIAMSON COUNTY
1848

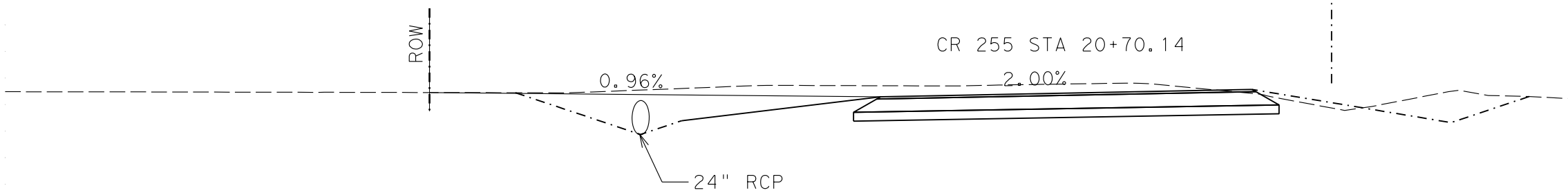
WALKER
TEXAS SURVEYORS

DRAWING NO.: 075054-02--PARCEL 03-PT2
PAGE 4 OF 4

60% SUBMITTAL

EXHIBIT "C"





0 5 10

SCALE: 1" = 10'

LEGEND

- EXISTING EDGE OF ROADWAY
- FENCE LINE
- TRAFFIC FLOW ARROW
- OVERHEAD ELECTRIC
- BURIED COMM UTILITY
- PROPERTY LINE
- DRIVEWAY
- MAILBOX ASSEMBLY NUMBER

NO.	REVISION	BY	DATE

PRELIMINARY

FOR INTERIM REVIEW ONLY. NOT FOR PERMITTING, BIDDING, OR CONSTRUCTION.
Prepared by or under the
Direct Supervision of
GERALD A. LANKES, P.E. 107484
6/30/2023

WILLIAMSON COUNTY
1848

Seiler Lankes Group
TBPE License No. 12670
PLANNING • ENGINEERING • CONSTRUCTION

CR 255
PLAN & PROFILE
PARCEL 3 DRIVEWAY

$SN#OF#$

DESIGNED: ___	FED. RD DIV. No.	STATE	FEDERAL AID PROJECT No.	HIGHWAY No.
CHECKED: ___		TEXAS		FM 81
DRAWN: ___	STATE DISTRICT	COUNTY		JOB No. / SHEET No.
CHECKED: ___	CRP	KARNES		SN

USER: korahoske
DATE: 6/30/2023 4:04
SCRIPT: pw://server.sllgeng.com:Sllg-ds/Documents/WILCO302-CR255_CR289/Design_Data\4 - Design\Miscellaneous\CR255.pen
FILE: pw://server.sllgeng.com:Sllg-ds/Documents/WILCO302-CR255_CR289/Design_Data\3 - ROW\Acquisition\CR255_Parcel 3 Driveway.dgn

EXHIBIT "D"

Parcel 3

DEED

County Road 255 Right of Way

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

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

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That **KENNETH M. BELL AND CARRIE BELL,** hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto **WILLIAMSON COUNTY, TEXAS**, all that certain tract(s) or parcel(s) of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows (the "Property"):

All of that certain 0.063-acre (2,742 square foot) tract of land, out of and situated in the James Northcross Survey, Abstract No. 478, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 3 Part 1):**

All of that certain 0.378-acre (16,459 square foot) tract of land, out of and situated in the James Northcross Survey, Abstract No. 478, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "B", attached hereto and incorporated herein (**Parcel 3 Part 2):**

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property, to wit (the "Retained Improvements"): Gate/Fence improvements.

Such Retained Improvements shall be removed from the Property conveyed by Grantor at its own expense on or before the expiration of sixty (60) days following the date this Deed is recorded in the Official Records of Williamson County, Texas, subject to such extensions of time as may be granted by Grantee in writing, but in the event that Grantor fails for any reason to remove said improvements within the time provided, title to that portion of the improvement located on the Property shall vest in the Grantee and be subject to removal at any time.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of Grantee's roadway facilities and all related appurtenances.

TO HAVE AND TO HOLD the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the ___ day of _____, 2023.

[signature page follows]

GRANTOR:

_____
KENNETH M. BELL

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2023 by KENNETH M. BELL in the capacity and for the purposes and consideration recited therein.

_____
Notary Public, State of Texas

_____
CARRIE BELL

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2023 by CARRIE BELL in the capacity and for the purposes and consideration recited therein.

_____
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

Commissioners Court - Regular Session **57.**

Meeting Date: 07/18/2023

E. Wilco Highway purchase contract

Submitted For: Charlie Crossfield **Submitted By:** Charlie Crossfield, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action on a purchase contract with 3349 Business Holdings, LLC for 60.628 acres needed as right of way, 6.386 acres for a drainage easement and 0.466 acres for a temporary construction easement on the E. Wilco Highway project (SE Loop Segment 2) parcel 46. Funding Source: TANS P588

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

contract

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 09:27 AM
Form Started By: Charlie Crossfield		Started On: 07/12/2023 03:05 PM
Final Approval Date: 07/13/2023		

REAL ESTATE CONTRACT
Southeast Loop (Segment 2) Right of Way

THIS REAL ESTATE CONTRACT ("Contract") is made by and between **3349 BUSINESS HOLDINGS, LLC** (referred to in this Contract as "Seller", whether one or more) and **WILLIAMSON COUNTY, TEXAS** (referred to in this Contract as "Purchaser"), upon the terms and conditions set forth in this Contract.

ARTICLE I
PURCHASE AND SALE

By this Contract, Seller sells and agrees to convey, and Purchaser purchases and agrees to pay for, the tract(s) of land described as follows:

All of that certain 60.628 acre (2,640,956 square foot) tract of land, out of and situated in the J. Kuykendall Survey, Section No. 8, Abstract No. 378, and in the R.S. Neighbors Survey, Section No. 27, Abstract No. 483, and in the Chase Gerlack Survey, Section No. 26, Abstract No. 260, all in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 46**); and

Drainage easement interest in and across all of that certain 6.386 acre (278,174 square foot) tract of land, out of and situated in the J. Kuykendall Survey, Section No. 8, Abstract No. 378, and in the R.S. Neighbors Survey, Section No. 27, Abstract No. 483, and in the Chase Gerlack Survey, Section No. 26, Abstract No. 260, all in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "B", attached hereto and incorporated herein (**Parcel 46DE**); and

Grading temporary construction easement interest in and across all of that certain 0.466 acre (20,309 square foot) tract of land, out of and situated in the J. Kuykendall Survey, Section No. 8, Abstract No. 378, in Williamson County, Texas; being more fully described by metes and bounds in Exhibit "C", attached hereto and incorporated herein (**Parcel 46TCE**);

together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the "Property"), and any improvements and fixtures situated on and attached to the Property described herein not otherwise retained by Seller, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

ARTICLE II
PURCHASE PRICE

Purchase Price

2.01. The Purchase Price for the Property interests described in Exhibits "A-C", any improvements thereon, and any damage to or cost of cure for the remaining property of Seller shall be the sum of TEN MILLION FIVE HUNDRED THOUSAND and 00/100 Dollars ($10,500,000.00).

Pursuant to the terms of that certain Possession and Use Agreement for Transportation Purposes approved by the Commissioners Court of Williamson County, Texas, on June 27, 2023, Purchaser has previously paid $6,553,198.00 to Seller, which amount was to be deducted from any final settlement or purchase amount for the Property, leaving a current balance of the Purchase Price now due and owing in the amount of **THREE MILLION NINE HUNDRED FORTY SIX THOUSAND EIGHT HUNDRED TWO AND 00/100 Dollars ($3,946,802.00).**

Payment of Purchase Price

2.02. The Purchase Price shall be payable in cash or other readily available funds at the Closing.

ARTICLE III
PURCHASER'S OBLIGATIONS

Conditions to Purchaser's Obligations

3.01. The obligations of Purchaser hereunder to consummate the transactions contemplated hereby are subject to the satisfaction of each of the following conditions (any of which may be waived in whole or in part by Purchaser at or prior to the Closing).

Miscellaneous Conditions

3.02. Seller shall have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Contract to be performed, observed, and complied with by Seller prior to or as of the Closing.

ARTICLE IV
REPRESENTATIONS AND WARRANTIES OF SELLER

4.01. Seller hereby represents and warrants to Purchaser as follows, which representations and warranties shall be deemed made by Seller to Purchaser also as of the Closing Date, to the best of Seller's knowledge:

(a) There are no parties in possession of any portion of the Property as lessees, tenants at sufferance, or trespassers, other than previously disclosed to Purchaser;

(b) Seller has complied with all applicable laws, ordinances, regulations, statutes, rules and restrictions relating to the Property, or any part thereof;

4.02. The Property is being conveyed to Purchaser under threat of condemnation.

ARTICLE V
CLOSING

Closing Date

5.01. The Closing shall be held at the office of Texas National Title Company on or before August 15, 2023, or at such time, date, and place as Seller and Purchaser may agree upon, or within 10 days after the completion of any title curative matters if necessary for items as shown on the Title Commitment or in the contract (which date is herein referred to as the "Closing Date").

Seller's Obligations at Closing

5.02. At the Closing Seller shall:

(1) Deliver to Williamson County a duly executed and acknowledged Deed conveying good and indefeasible title in fee simple to all of the Property described in Exhibit "A", deliver to Williamson County a duly executed and acknowledged Drainage Easement conveying such interest in all of the Property described in Exhibit "B", and deliver to Williamson County a duly executed and acknowledged Grading Temporary Construction Easement in and across the portion of the Property described in Exhibit "C", all free and clear of any and all monetary liens and restrictions, except for the following:

(a) General real estate taxes for the year of closing and subsequent years not yet due and payable;

(b) Any exceptions approved by Purchaser pursuant to Article III hereof; and

(c) Any exceptions approved by Purchaser in writing.

(2) The Deed to Purchaser shall be in the form as shown in Exhibit "D" attached hereto. The Drainage Easement shall be in the form as shown in Exhibit "E" attached hereto. The Grading Temporary Construction Easement shall be in the form as shown in Exhibit "F".

(3) Provide reasonable assistance as requested, at no cost to Seller, to cause the Title Company to deliver to Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, in Grantee's favor in the full amount of the Purchase Price, insuring Purchaser's contracted interests in and to the permanent interests being conveyed in the Property subject only to those title exceptions listed herein, such other exceptions as may be approved in writing by Purchaser, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy, provided, however:

(a) The boundary and survey exceptions shall be deleted;

(b) The exception as to restrictive covenants shall be endorsed "None of Record", if applicable; and

(c) The exception as to the lien for taxes shall be limited to the year of closing and shall be endorsed "Not Yet Due and Payable".

(4) Deliver to Purchaser possession of the Property.

Purchaser's Obligations at Closing

5.03. At the Closing, Purchaser shall:

(a) Pay the cash portion of the Purchase Price.

Prorations

5.04. General real estate taxes for the then current year relating to the portion of the Property conveyed in fee shall be prorated as of the Closing Date and shall be adjusted in cash at the Closing, but shall otherwise remain the obligation of Seller to satisfy. If the Closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be upon the basis of the tax rate for the next preceding year applied to the latest assessed valuation. Agricultural roll-back taxes, if any, which directly result from this Contract and conveyance shall be paid by Purchaser.

Closing Costs

5.05. All costs and expenses of closing in consummating the sale and purchase of the Property shall be borne and paid as follows:

(1) Owner's Title Policy and survey to be paid by Purchaser.

(2) Deed, tax certificates, and title curative matters, if any, paid by Purchaser.

(3) All other closing costs shall be paid by Purchaser.

(4) Attorney's fees paid by each respectively.

ARTICLE VI
BREACH BY SELLER

In the event Seller shall fail to fully and timely perform any of its obligations hereunder or shall fail to consummate the sale of the Property for any reason, except Purchaser's default, Purchaser may: (1) enforce specific performance of this Contract; or (2) request that the Escrow Deposit, if any, shall be forthwith returned by the title company to Purchaser.

ARTICLE VII
BREACH BY PURCHASER

In the event Purchaser should fail to consummate the purchase of the Property, the conditions to Purchaser's obligations set forth in Article III having been satisfied and Purchaser being in default and Seller not being in default hereunder, Seller shall have the right to receive the Escrow Deposit, if any, from the title company, the sum being agreed on as liquidated damages for the failure of Purchaser to perform the duties, liabilities, and obligations imposed upon it by the terms and provisions of this Contract, and Seller agrees to accept and take this cash payment as its total damages and relief and as Seller's sole remedy hereunder in such event. If no Escrow Deposit has been made then Seller shall receive the amount of $500 as liquidated damages for any failure by Purchaser.

ARTICLE VIII
MISCELLANEOUS

Notice

8.01. Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Seller or Purchaser, as the case may be, at the address set forth opposite the signature of the party.

Texas Law to Apply

8.02. This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas.

Parties Bound

8.03. This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Contract.

Legal Construction

8.04. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

Prior Agreements Superseded

8.05. This Contract constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Time of Essence

8.06. Time is of the essence in this Contract.

Gender

8.07. Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

Memorandum of Contract

8.08. Upon request of either party, the parties shall promptly execute a memorandum of this Contract suitable for filing of record.

Compliance

8.09 In accordance with the requirements of Section 20 of the Texas Real Estate License Act, Purchaser is hereby advised that it should be furnished with or obtain a policy of title insurance or Purchaser should have the abstract covering the Property examined by an attorney of Purchaser's own selection.

Effective Date

8.10 This Contract shall be effective as of the date it is approved by the Williamson County commissioners' court, which date is indicated beneath the County Judge's signature below.

Counterparts

8.11 This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile or electronic mail may be considered effective as originals for purposes of this Contract.

Contingent Possession and Use Agreement

8.12. Upon completion of (1) the full execution of this Contract by all parties, and (2) acknowledgment by the Title Company of delivery by Purchaser of the full Purchase Price to the Title Company, Purchaser, its agents and contractors shall be permitted at any time after August 31, 2023 to enter and possess the Property prior to Closing for the purpose of completing any and all necessary testing, utility relocation and construction activities associated with the proposed Southeast Loop (Segment 2) improvement construction project of Purchaser, and Seller agrees to make any gate access available to Purchaser, its contractors or utility facility owners as necessary to carry out the purposes of this paragraph. The parties further agree to continue to use diligence in assisting with any title curative measures or mortgage lien release required by the Contract to complete the Closing of the purchase transaction.

[signature page follows]

SELLER:

3349 BUSINESS HOLDINGS, LLC

By: Sathish Babu Chakka

Name: Sathish Babu Chakka

Title: Manager

Date: 07/06/2023

Address: 4126 Remington Road

Cedar Park, TX-78613

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

Date: _____

Address: 710 Main Street, Suite 101
Georgetown, Texas 78626

EXHIBIT "A"

County: Williamson
Parcel No.: 46
Tax ID: R442484 & R624084
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

September 28, 2022

PROPERTY DESCRIPTION FOR PARCEL 46

DESCRIPTION OF A 60.628 ACRE (2,640,956 SQ. FT.) PARCEL OF LAND LOCATED IN THE J. KUYKENDALL SURVEY, SECTION NO. 8, ABSTRACT NO. 378, WILLIAMSON COUNTY, TEXAS, AND IN THE R.S. NEIGHBORS SURVEY, SECTION NO. 27, ABSTRACT NO. 483, WILLIAMSON COUNTY, TEXAS, AND ALSO IN THE CHASE GERLACK SURVEY, SECTION NO. 26, ABSTRACT NO. 260, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 70.731 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO 3349 BUSINESS HOLDINGS, RECORDED JANUARY 4, 2022 IN DOCUMENT NO. 2022001628, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AS CORRECTED IN DOCUMENT NO. 202207155 O.P.R.W.C.TX., ALSO A PORTION OF 92.278 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2 IN SAID DEED TO 3349 BUSINESS HOLDINGS, LLC; SAID 60.628 ACRE (2,640,956 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found 690.05 feet left of Southeast Loop Engineer's Centerline Station (E.C.S.) 409+52.81 on the common line of said 92.278 acre tract and remainder of a called 64.814 acre tract of land, described in a deed to FM 3349 Holdings, LLC, recorded in Document No. 2006048396, O.P.R.W.C.TX.;

THENCE S 82°11'49" E, with the common line of said 92.278 acre tract and said remainder of a called 64.814 acre tract, a distance of 480.93 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,167,248.41, E=3,192,173.47) set 230.00 feet left of Southeast Loop E.C.S 411+06.48 on the proposed north right-of-way line of Southeast Loop, for the most northerly northwest corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** S 82°11'49" E, departing the proposed north right-of-way line of said Southeast Loop, continuing with the common line of said 92.278 acre tract and said remainder of a called 64.814 acre tract, a distance of 419.02 feet to a 1/2-inch iron rod with a plastic cap found on the existing west right-of-way line of F.M. 3349, a variable width right-of-way, described to the State of Texas in Volume 669, Page 359, Deed Records of Williamson County, Texas (D.R.W.C.TX.), and as depicted in TXDOT strip map CSJ No. 3486-001-03 dated July 1977, for the southeast corner of said remainder of a called 64.814 acre tract, same being the northeast corner of said 92.278 acre tract and of the parcel described herein;

2) **THENCE** S 07°26'33" W, departing the common line of said 92.278 acre tract and said remainder of a called 64.814 acre tract, with the existing west right-of-way line of said F.M. 3349, a distance of 782.20 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 429.74 feet right of Southeast Loop E.C.S 405+19.23 on the proposed south right-of-way line of said Southeast Loop, for the southeast corner of the parcel described herein, said point being the beginning of a curve to the right;

THENCE departing the existing west right-of-way line of said F.M. 3349, with the proposed south right-of-way line of said Southeast Loop, over and across said 92.278 acre tract, the following five (5) courses and distances numbered 3-7:

3) With said curve to the right, an arc distance of 129.81 feet, through a delta 03°29'29", having a radius of 2,130.26 feet, and a chord that bears N 76°08'10" W, a distance of 129.79 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 305.37 feet right of Southeast Loop E.C.S 404+84.53,

4) S 68°17'38" W, a distance of 119.01 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 233.50 feet right of Southeast Loop E.C.S. 403+94.25, said point being a beginning of a curve to the right,

5) With said curve to the right, an arc distance of 424.29 feet, through a delta 04°23'36", having a radius of 5,533.50 feet, and a chord that bears S 33°50'00" W, a distance of 424.18 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 233.50 feet right of Southeast Loop E.C.S 399+87.87,

6) S 38°04'07" W, a distance of 201.17 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of Southeast Loop E.C.S 397+95.14, said point being the beginning of a curve to the right, and

7) With said curve to the right, an arc distance of 1,038.80 feet, through a delta 10°45'46", having a radius of 5,530.00 feet, and a chord that bears S 43°29'42" W, a distance of 1,037.27 to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 right of Southeast Loop E.C.S. 387+99.55 on the common line of said 92.278 acre tract and of a remainder of a called 72.25 acre tract of land, described in a deed to Herbert Wayne Raesz and wife, Karen D. Raesz, recorded in Volume 749, Page 932, D.R.W.C.TX.;

8) **THENCE** N 82°29'42" W, departing the proposed south right-of-way line of said Southeast Loop, with a common line of said 92.278 acre tract and said remainder of a called 72.25 acre tract, a distance of 95.71 feet to a 1/2 inch iron rod on the east line of said 70.731 acre tract, for the northwest corner of said remainder of a called 72.25 acre tract;

9) **THENCE** S 07°24'47" W, departing the common line of said 92.278 acre tract and said remainder of a called 72.25 acre tract, with the common line of said 70.731 acre tract and said remainder of a called 72.25 acre tract, a distance of 105.70 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of Southeast Loop E.C.S. 386+62.99 on the proposed south right-of-way line of said Southeast Loop, for the beginning of a Control of Access (C.O.A.), same being the southeast corner of said 70.731 acre tract, also being the northeast corner of a called 69.333 acre tract of land, described in a deed to HWY 3349 Holding, LLC, recorded in Document No. 2022040581, O.P.R.W.C.TX., said point being the beginning of a curve to the right;

THENCE departing the common line of said 70.731 acre tract and said remainder of a called 72.25 acre tract, with the proposed south right-of-way line of said Southeast Loop, over and across said 70.731 acre tract, the following five (5) courses and distances numbered 10-13:

10) With said curve to the right, passing at an arc distance of 423.92 feet a calculated point 230.00 feet right of Southeast Loop E.C.S. 382+56.70, for the end of a C.O.A., passing at an arc distance of 1,221.70 feet a calculated point 230.00 feet right of Southeast Loop E.C.S. 374+92.10, for the beginning of a C.O.A., passing at an arc distance of 2,160.38 feet a calculated point 230.00 feet right of Southeast Loop E.C.S. 365+92.46, for the end of a C.O.A., and continuing for a total arc distance of 2,521.09 feet, through a delta 26°07'15", having a radius of 5,530.00 feet, and a chord that bears S 63°24'47" W, a distance of 2,499.32 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of Southeast Loop E.C.S. 362+46.75,

11) S 76°28'25" W, a distance of 642.88 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet right of Southeast Loop E.C.S. 356+03.87,

12) S 07°48'09" W a distance of 32.21 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 260.00 feet right of Southeast Loop E.C.S. 355+92.16, and

13) S 76°28'25" W, a distance of 106.82 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 260.00 feet right of Southeast Loop E.C.S. 354+85.34 on the east line of a called 63.6 acre tract of land, described in a deed to Mark S. Krueger, recorded in Volume 2551, Page 599, Official Records of Williamson County, Texas (O.R.W.C.TX.), for the northwest corner of said called 69.333 acre tract, same being the southwest corner of said 70.731 acre tract and the southwest corner of the parcel described herein;

14) **THENCE** N 07°47'00" E, departing the proposed south right-of-way line of said Southeast Loop, with the common line of said 63.6 acre tract and said remainder of a called 70.731 acre tract, a distance of 724.10 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 414.59 feet left of Southeast Loop E.C.S. 357+48.49 on the proposed north right-of-way line of said Southeast Loop, for the most westerly northwest corner of the parcel described herein;

THENCE departing the common line of said 63.6 acre tract and said remainder of a called 70.731 acre tract, with the north proposed right-of-way line of said Southeast Loop, over and across said 70.731 acre tract, the following four (4) courses and distances numbered 15-18:

15) S 82°11'51" E, distance of 97.74 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 379.04 feet left of Southeast Loop E.C.S. 358+39.54,

16) S 07°48'09" W, a distance of 160.00 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Southeast Loop E.C.S. 357+81.34,

17) N 76°28'25" E, a distance of 465.41 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Southeast Loop E.C.S 362+46.75, said point being the beginning of a curve to the left, and

THIS SPACE INTENTIONALLY LEFT BLANK

18) With said curve to the left, passing at an arc distance of 379.82 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 366+43.80, for the beginning of a C.O.A., passing at an arc distance of 931.01 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 371+35.13, for the end of a C.O.A., passing at an arc distance of 1,849.49 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 380+95.28, for the beginning of a C.O.A., passing at an arc distance of 2,652.17 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 389+34.37, for the end of a C.O.A., and continuing for a total arc distance of 4,648.84, through a delta of 52°32'10", having a radius of 5,070.00 feet, and a chord that bears N 50°12'19" E, a distance of 4,487.68 to the **POINT OF BEGINNING**, and containing 60.628 acres (2,640,956 sq. ft.) of land, more or less.

This property description is accompanied by a separate plat of even date.

Bearing Basis:
All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. All coordinated shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

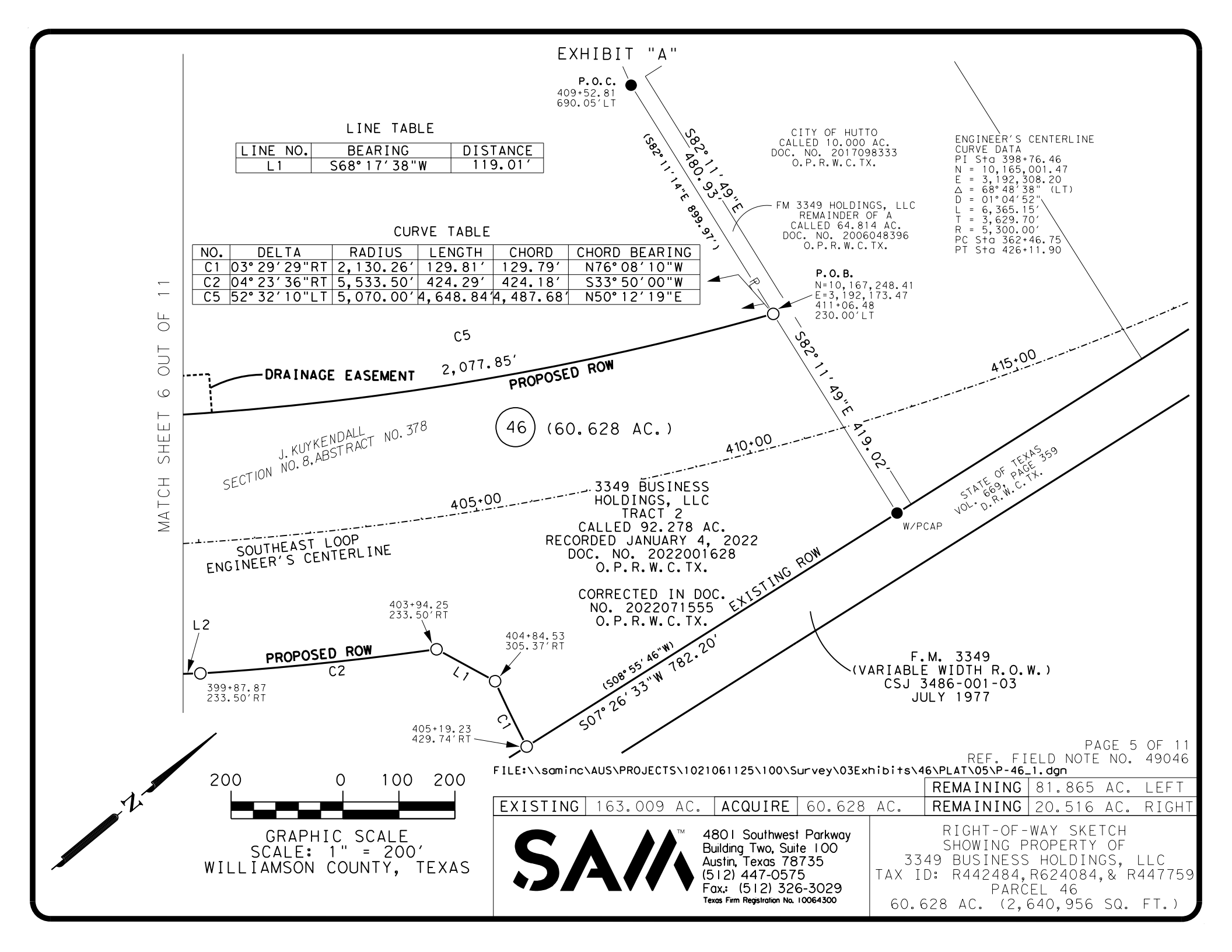
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300

9/28/2022

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

EXHIBIT "A"



MATCH SHEET 6 OUT OF 11

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S68° 17' 38"W	119.01'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	03° 29' 29"RT	2,130.26'	129.81'	129.79'	N76° 08' 10"W
C2	04° 23' 36"RT	5,533.50'	424.29'	424.18'	S33° 50' 00"W
C5	52° 32' 10"LT	5,070.00'	4,648.84'	4,487.68'	N50° 12' 19"E

GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

REF. FIELD NOTE NO. 49046

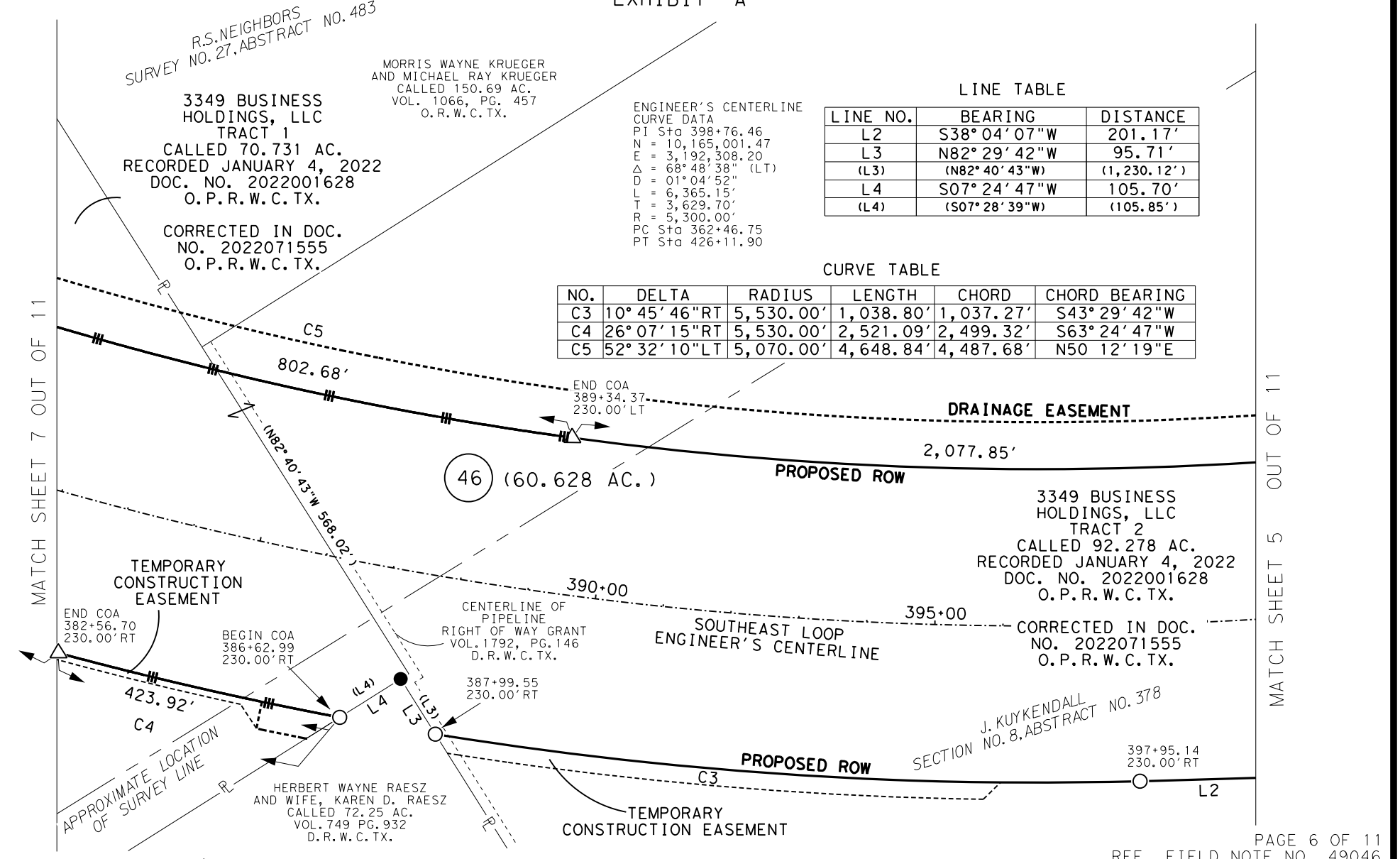
FILE:\\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46\PLAT\05\P-46_1.dgn

				REMAINING	81.865 AC. LEFT
EXISTING	163.009 AC.	ACQUIRE	60.628 AC.	REMAINING	20.516 AC. RIGHT

SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
PARCEL 46
60.628 AC. (2,640,956 SQ. FT.)

EXHIBIT "A"



LINE TABLE

LINE NO.	BEARING	DISTANCE
L2	S38°04'07"W	201.17'
L3	N82°29'42"W	95.71'
(L3)	(N82°40'43"W)	(1,230.12')
L4	S07°24'47"W	105.70'
(L4)	(S07°28'39"W)	(105.85')

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C3	10°45'46"RT	5,530.00'	1,038.80'	1,037.27'	S43°29'42"W
C4	26°07'15"RT	5,530.00'	2,521.09'	2,499.32'	S63°24'47"W
C5	52°32'10"LT	5,070.00'	4,648.84'	4,487.68'	N50 12'19"E

REF. FIELD NOTE NO. 49046

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				REMAINING	81.865 AC. LEFT
EXISTING	163.009 AC.	ACQUIRE	60.628 AC.	REMAINING	20.516 AC. RIGHT

200 0 100 200

GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

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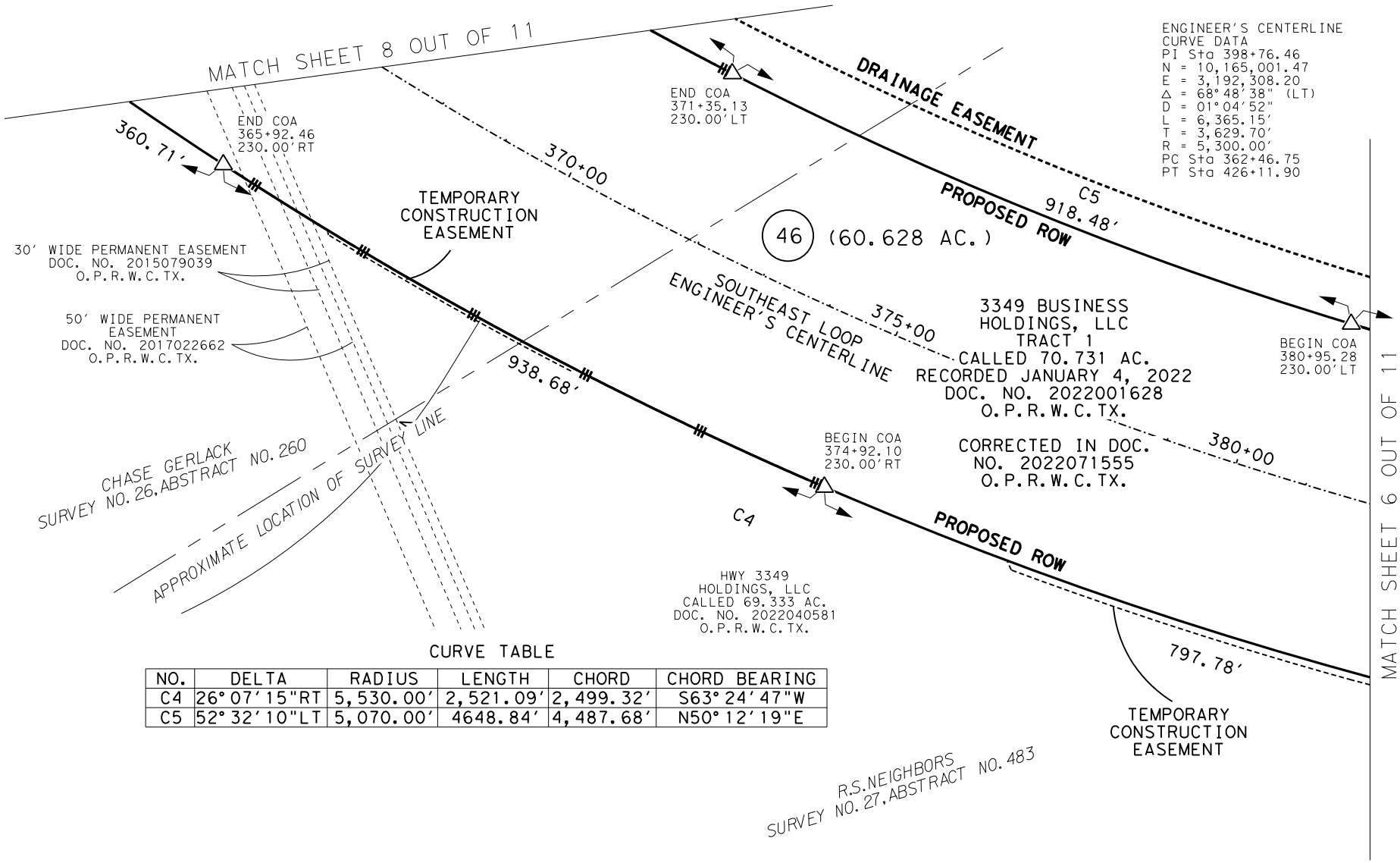

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C4	26°07'15"RT	5,530.00'	2,521.09'	2,499.32'	S63°24'47"W
C5	52°32'10"LT	5,070.00'	4648.84'	4,487.68'	N50°12'19"E

REF. FIELD NOTE NO. 49046

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				REMAINING	81.865 AC. LEFT
EXISTING	163.009 AC.	ACQUIRE	60.628 AC.	REMAINING	20.516 AC. RIGHT

200 0 100 200

GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

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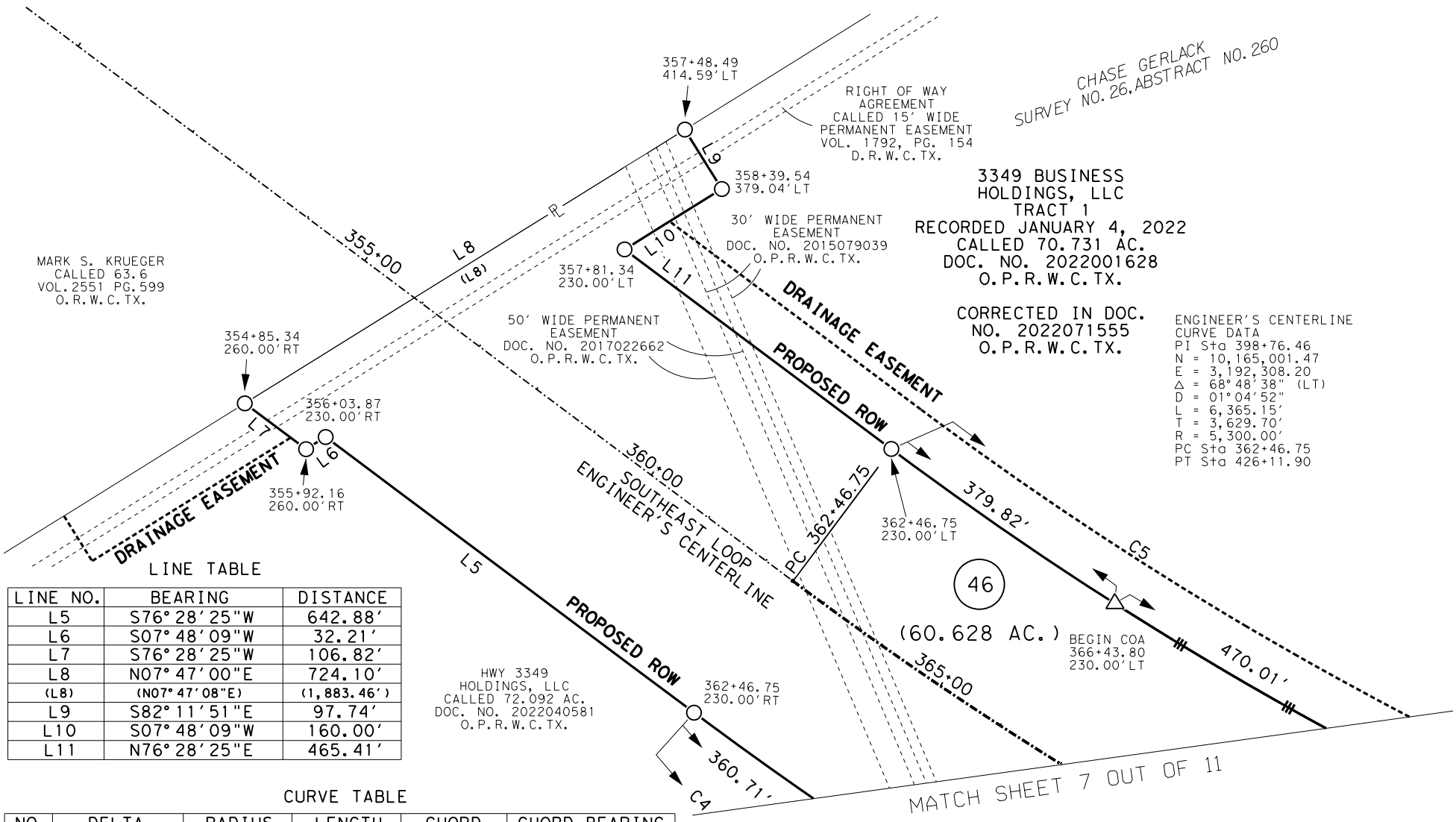

LINE TABLE

LINE NO.	BEARING	DISTANCE
L5	S76°28'25"W	642.88'
L6	S07°48'09"W	32.21'
L7	S76°28'25"W	106.82'
L8	N07°47'00"E	724.10'
(L8)	(N07°47'08"E)	(1,883.46')
L9	S82°11'51"E	97.74'
L10	S07°48'09"W	160.00'
L11	N76°28'25"E	465.41'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C4	26°07'15"RT	5,530.00'	2,521.09'	2,499.32'	S63°24'47"W
C5	52°32'10"LT	5,070.00'	4648.84'	4,487.68'	N50°12'19"E

REF. FIELD NOTE NO. 49046

FILE:\\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46\PLAT\05\P-46_4.dgn

				REMAINING	81.865 AC. LEFT
EXISTING	163.009 AC.	ACQUIRE	60.628 AC.	REMAINING	20.516 AC. RIGHT

N

200 0 100 200

GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

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4801 Southwest Parkway
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Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
PARCEL 46
60.628 AC. (2,640,956 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. T-162378, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JUNE 22, 2022, AND ISSUED DATE JUNE 30, 2022.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

1. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 282, PAGE 345, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

2. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 283, PAGE 26, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY SUPPLEMENTAL EASEMENT RECORDED IN DOCUMENT NO. 2011072901, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

3. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 367, PAGE 462, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

4. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 376, PAGE 433, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

5. A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 384, PAGE 621, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

6. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 388, PAGE 253, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

7. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 410, PAGE 601, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

8. AN ELECTRIC POWER LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 448, PAGE 565, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

9. A PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORP., AS DESCRIBED IN VOLUME 582, PAGE 106, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

10. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY OF TEXAS AS DESCRIBED IN VOLUME 608, PAGE 210, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

11. A CHANNEL/DRAINAGE EASEMENT GRANTED TO STATE OF TEXAS, ACTING BY AND THROUGH THE STATE HIGHWAY AND PUBLIC TRANSPORTATION COMMISSION AS DESCRIBED IN VOLUME 669, PAGE 347, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

12. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 705, PAGE 822, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

13. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 710, PAGE 74, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

14. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 711, PAGE 847, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

15. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 801, PAGE 299, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

16. A PIPELINE AND APPURTENANCES EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 832, PAGE 116, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

17. A WATER PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 1138, PAGE 559, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

18. A WATER LINES EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 1539, PAGE 194, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

19. A PIPELINE EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 146, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)

20. A PIPELINE AND APPURTENANCES EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 154, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)

21. A WATER DISTRIBUTION LINES AND APPURTENANCES EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018112441, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

22. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

23. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-275-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STYLED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERCHAN AND EMZY BOEHM, DEFENDANTS OF RECORD IN VOLUME 2507, PAGE 187, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. AMENDMENT TO EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2019013650, OFFICIAL PUBLIC, RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)

24. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-252-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STYLED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERCHAN AND EMZY BOEHM, DEFENDANTS, AND BEING FURTHER AFFECTED BY AMENDMENT RECORDED IN DOCUMENT NO. 2019013651, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)

25. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2015079039, OFFICIAL PUBLIC RECORDS, WILLIAMSONCOUNTY, TEXAS. (AFFECTED AS SHOWN)

REF. FIELD NOTE NO. 49046
FILE:\\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46\PLAT\05\P-46_2.dgn

				REMAINING	81.865 AC. LEFT
EXISTING	163.009 AC.	ACQUIRE	60.628 AC.	REMAINING	20.516 AC. RIGHT

SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
PARCEL 46
60.628 AC. (2,640,956 SQ. FT.)

26. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2017022662, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY MEMORANDUM OF MERGER RECORDED IN DOCUMENT NO. 2020082921, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (AFFECTS AS SHOWN)

27. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.

28. RIGHTS OF PARTIES IN POSSESSION (OWNERS POLICY ONLY)

29. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOTE: THIS ITEM CAN BE DELETED UPON RECEIPT OF AN AFFIDAVIT EXECUTED BY THE SELLER EVIDENCING THERE ARE NOT ANY OUTSTANDING LEASES OR RENTAL AGREEMENTS. IF THE AFFIDAVIT REVEALS UNRECORDED OUTSTANDING LEASES OR RENTAL AGREEMENTS THE EXCEPTION MAY BE MODIFIED TO MAKE SPECIFIC EXCEPTION TO THOSE MATTERS.)

30. ASSESSMENT OF ROLLBACK OR SUPPLEMENTAL TAXES AGAINST THE LAND, AND ALL INTEREST AND PENALTIES WHICH MAY ACCRUE.

31. THE POLICY TO BE ISSUED DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY HAS RIGHTS OF INGRESS AND EGRESS TO AND FROM A DEDICATED ROADWAY.

32. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (OWNER'S POLICY ONLY)

REF. FIELD NOTE NO. 49046
FILE:\\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46\PLAT\05\P-46_2.dgn

				REMAINING	81.865 AC. LEFT
EXISTING	163.009 AC.	ACQUIRE	60.628 AC.	REMAINING	20.516 AC. RIGHT

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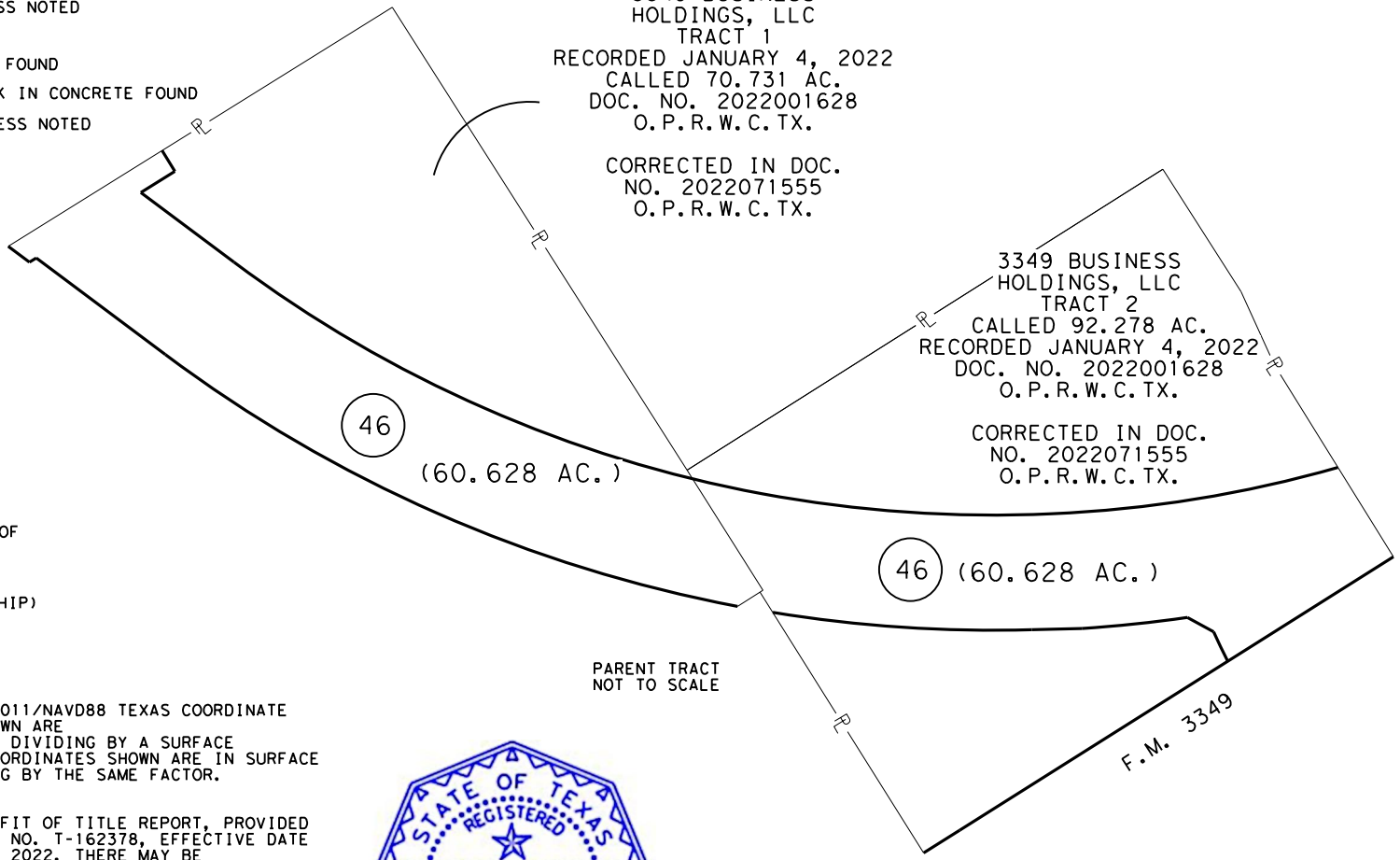
LEGEND

○	5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
●	1/2" IRON ROD FOUND UNLESS NOTED
⬡	FENCE POST (TYPE NOTED)
■	TYPE I CONCRETE MONUMENT FOUND
⊡	TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
⊙	1/2" IRON PIPE FOUND UNLESS NOTED
▲	80D NAIL FOUND
⊕	MAGNAIL FOUND
◎	SPINDLE FOUND
✖	RAILROAD TIE
△	CALCULATED POINT
℄	PROPERTY LINE
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
N.T.S.	NOT TO SCALE
D.R.W.C.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.TX.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
	DISTANCE NOT TO SCALE
	DEED LINE (COMMON OWNERSHIP)

EXHIBIT "A"



NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. T-162378, EFFECTIVE DATE JUNE 22, 2022, AND ISSUED DATE JUNE 30, 2022. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN OCTOBER, 2021.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM,LLC.

STATE OF TEXAS
REGISTERED
SCOTT C. BRASHEAR
6660
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

9/28/2022
DATE

REF. FIELD NOTE NO. 49046
FILE:\\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46\PLAT\05\P-46_2.dgn

EXISTING	163.009 AC.	ACQUIRE	60.628 AC.	REMAINING	81.865 AC. LEFT
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RIGHT-OF-WAY SKETCH
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3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
PARCEL 46
60.628 AC. (2,640,956 SQ. FT.)

EXHIBIT "B"

County: Williamson
Parcel No.: DE-46
Tax ID: R442484, R357756, & R624084
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

September 29, 2022

PROPERTY DESCRIPTION FOR DRAINAGE EASEMENT 46

DESCRIPTION OF A 6.386 ACRE (278,174 SQ. FT.) EASEMENT LOCATED IN THE J. KUYKENDALL SURVEY, SECTION NO. 8, ABSTRACT NO. 378, THE R.S. NEIGHBORS SURVEY, SECTION NO. 27, ABSTRACT NO. 483, AND IN THE CHASE GERLACK SURVEY, SECTION NO. 26, ABSTRACT NO. 260, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 70.731 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 IN A DEED TO 3349 BUSINESS HOLDINGS, RECORDED JANUARY 4, 2022 IN DOCUMENT NO. 2022001628, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AS CORRECTED IN DOCUMENT NO. 2022071555 O.P.R.W.C.TX., ALSO A PORTION OF A CALLED 92.278 ACRE TRACT OF LAND, DESCIRBED AS TRACT 2 IN SAID DEED TO 3349 BUSINESS HOLDINGS, LLC; SAID 6.386 ACRE (278,174 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found 690.05 feet left of Southeast Loop Engineer's Centerline Station (E.C.S.) 409+52.81 on the north line of said 92.278 acre tract, same being the south line of the remainder of a called 64.814 acre tract of land, described in a deed to FM 3349 Holdings, LLC, recorded in Document No. 2006048396, O.P.R.W.C.TX.;

THENCE S 82°11'49" E, with the common line of said 92.278 acre tract and said remainder of a called 64.814 acre tract, a distance of 480.93 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Southeast Loop E.C.S. 411+06.48 on the proposed north right-of-way line of Southeast Loop, said point being the beginning of a curve to the right;

THENCE departing the common line of said 92.278 acre tract and said remainder of a called 64.814 acre tract, with the proposed north right-of-way line of said Southeast Loop, and said curve to the right, over and across said 92.278 acre tract, an arc distance of 1,019.94 feet, through a delta 11°31'35", having a radius of 5,070.00 feet, and a chord that bears S 29°42'01" W, a distance of 1,018.22 feet to a calculated point (Surface Coordinates: N=10,166,363.95, E=3,191,668.98) 230.00 feet left of Southeast Loop E.C.S. 400+40.27, for the southeast corner and the **POINT OF BEGINNING** of the easement described herein, said point being the beginning of a curve to the right;

THENCE, continuing with the proposed north right-of-way line of said Southeast Loop, over and across said 92.278 acre tract and said 70.731 acre tract, the following three (3) courses and distances numbered 1-3:

1) With said curve to the right, passing at an arc distance of 1,057.91 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 389+34.37, for the beginning of a Control of Access (C.O.A.), passing at an arc distance of 1,860.59 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 380+95.28, for the end of a C.O.A., passing at an arc distance of 2,779.07 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 371+35.13, for the beginning of a C.O.A., passing at an arc distance of 3,249.08 feet a calculated point 230.00 feet left of Southeast Loop E.C.S. 366+43.80 and continuing for a total arc distance of 3,628.90 feet, through a delta 41°00'36", having a radius of 5,070.00 feet, and a chord that bears S 55°58'07" W, a distance of 3,551.93 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Southeast Loop E.C.S. 362+46.75,

2) S 76°28'25" W, a distance of 465.41 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 230.00 feet left of Southeast Loop E.C.S. 357+81.34, for the southwest corner of the easement described herein, and

3) N 07°48'09" E, a distance of 74.07 feet to a calculated point 299.00 feet left of Southeast Loop E.C.S. 358+08.28, for the northwest corner of the easement described herein;

THENCE departing the proposed north right-of-way line of said Southeast Loop, over and across said remainder of a called 70.731 acre tract, the following two (2) courses and distances numbered 4-5:

4) N 76°28'25'' E, a distance of 438.47 feet to a calculated point 299.00 feet left of Southeast Loop E.C.S. 362+46.75, said point being the beginning of a curve to the left, and

5) With said curve to the left, an arc distance of 1,939.02 feet, through a delta 22°12'54", having a radius of 5,001.00 feet, and a chord that bears N 65°21'57" E, a distance of 1,926.90 feet to a calculated point 299.00 feet left of Southeast Loop E.C.S. 383+01.70 on the common line of said 70.731 acre tract and a called 150.69 acre tract of land described in a deed to Morris Wayne Krueger and Michael Ray Krueger, recorded in Volume 1066, Page 457, Official Records Williamson County, Texas (O.R.W.C.TX.);

6) **THENCE** S 82°48'29" E, with the common line of said 150.69 acre tract and said 70.731 acre tract, a distance of 60.20 feet to a calculated point 257.81 feet left of Southeast Loop E.C.S. 383+48.03, for the southeast corner of said 150.69 acre tract, same being the southwest corner of said 92.278 acre tract;

7) **THENCE** N 07° 22'38" E, departing the common line of said called 150.69 acre tract and said 70.731 acre tract, with the common line of said 150.69 acre tract and said 92.278 acre tract, a distance of 57.12 feet to a calculated point 299.16 feet left of Southeast Loop E.C.S. 383+89.51, said point being the beginning of a curve to the left;

THENCE departing the common line of said 150.69 acre tract of land and said 92.278 acre tract, over and across said 92.278 acre tract, the following two (2) courses and distances numbered 8-9;

8) With said curve to the left, an arc distance of 1,557.37 feet, through a delta of 17°50'33", having a radius of 5,001.00 feet, and a chord that bears N 44°23'05" E, a distance of 1,551.09 feet to a calculated point 299.00 feet left of Southeast Loop E.C.S. 400+40.27, for the northeast corner of the easement described herein, and

THIS SPACE INTENTIONALLY LEFT BLANK

9) S 54°32'11" E, a distance of 69.00 feet to the **POINT OF BEGINNING**, and containing 6.386 acres (278,174 sq. ft.) of land, more or less.

This property description is accompanied by a separate plat of even date.

Bearing Basis:
All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. All coordinated shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

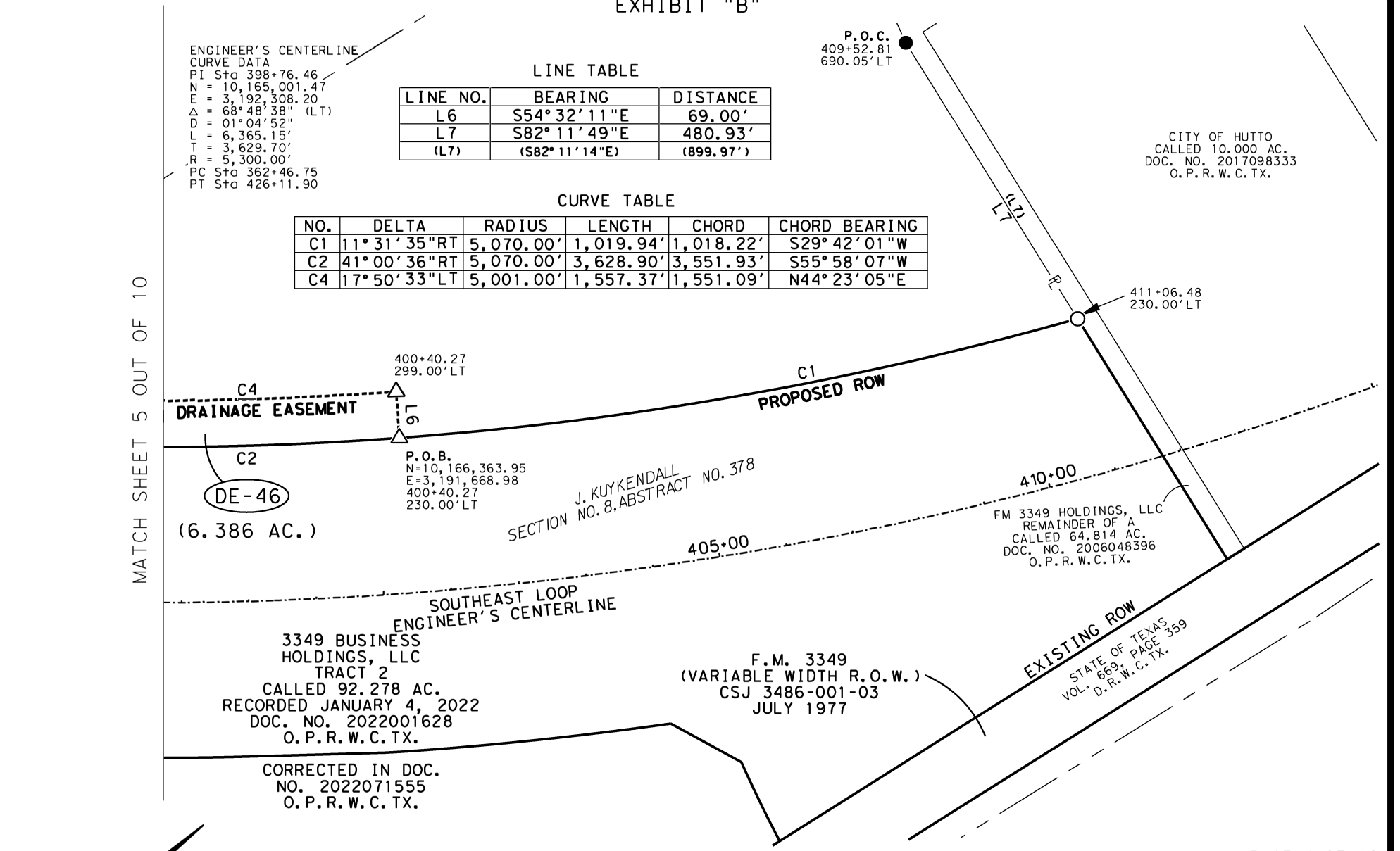
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300

Scott C. Brashear 9/29/22
Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

EXHIBIT "B"



LINE TABLE

LINE NO.	BEARING	DISTANCE
L6	S54°32'11"E	69.00'
L7	S82°11'49"E	480.93'
(L7)	(S82°11'14"E)	(899.97')

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	11°31'35"RT	5,070.00'	1,019.94'	1,018.22'	S29°42'01"W
C2	41°00'36"RT	5,070.00'	3,628.90'	3,551.93'	S55°58'07"W
C4	17°50'33"LT	5,001.00'	1,557.37'	1,551.09'	N44°23'05"E

REF. FIELD NOTE NO. 49083

FILE:\\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46_DE\PLAT\02\DE-46_1.dgn

200 0 100 200

GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.

SAM™
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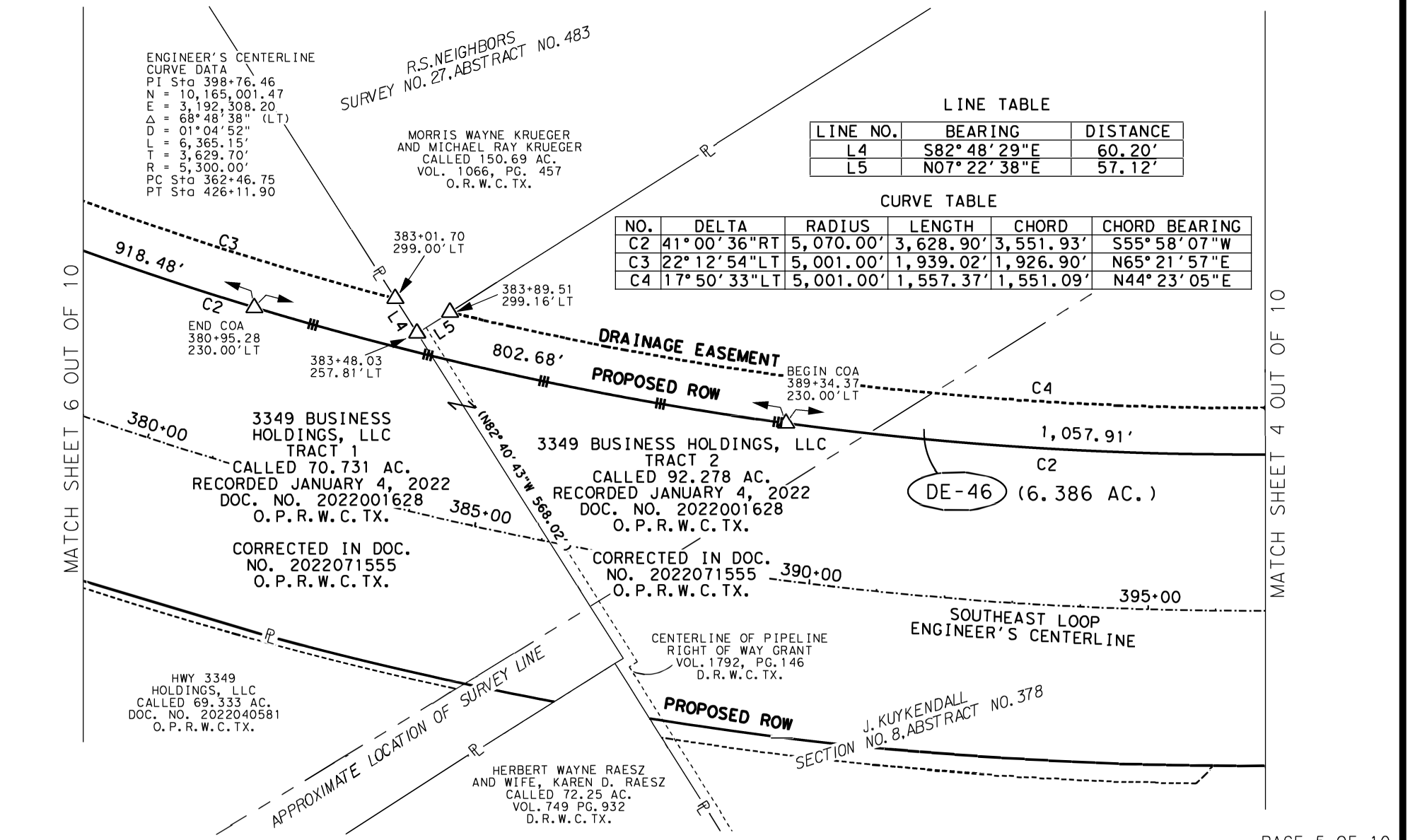
DRAINAGE EASEMENT SKETCH
SHOWING PROPERTY OF
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
DE-46
6.386 AC. (278,174 SQ. FT.)

EXHIBIT "B"



LINE TABLE

LINE NO.	BEARING	DISTANCE
L4	S82°48'29"E	60.20'
L5	N07°22'38"E	57.12'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	41°00'36"RT	5,070.00'	3,628.90'	3,551.93'	S55°58'07"W
C3	22°12'54"LT	5,001.00'	1,939.02'	1,926.90'	N65°21'57"E
C4	17°50'33"LT	5,001.00'	1,557.37'	1,551.09'	N44°23'05"E

REF. FIELD NOTE NO. 49083

FILE:\\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46_DE\PLAT\02\DE-46_2.dgn

200 0 100 200

GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

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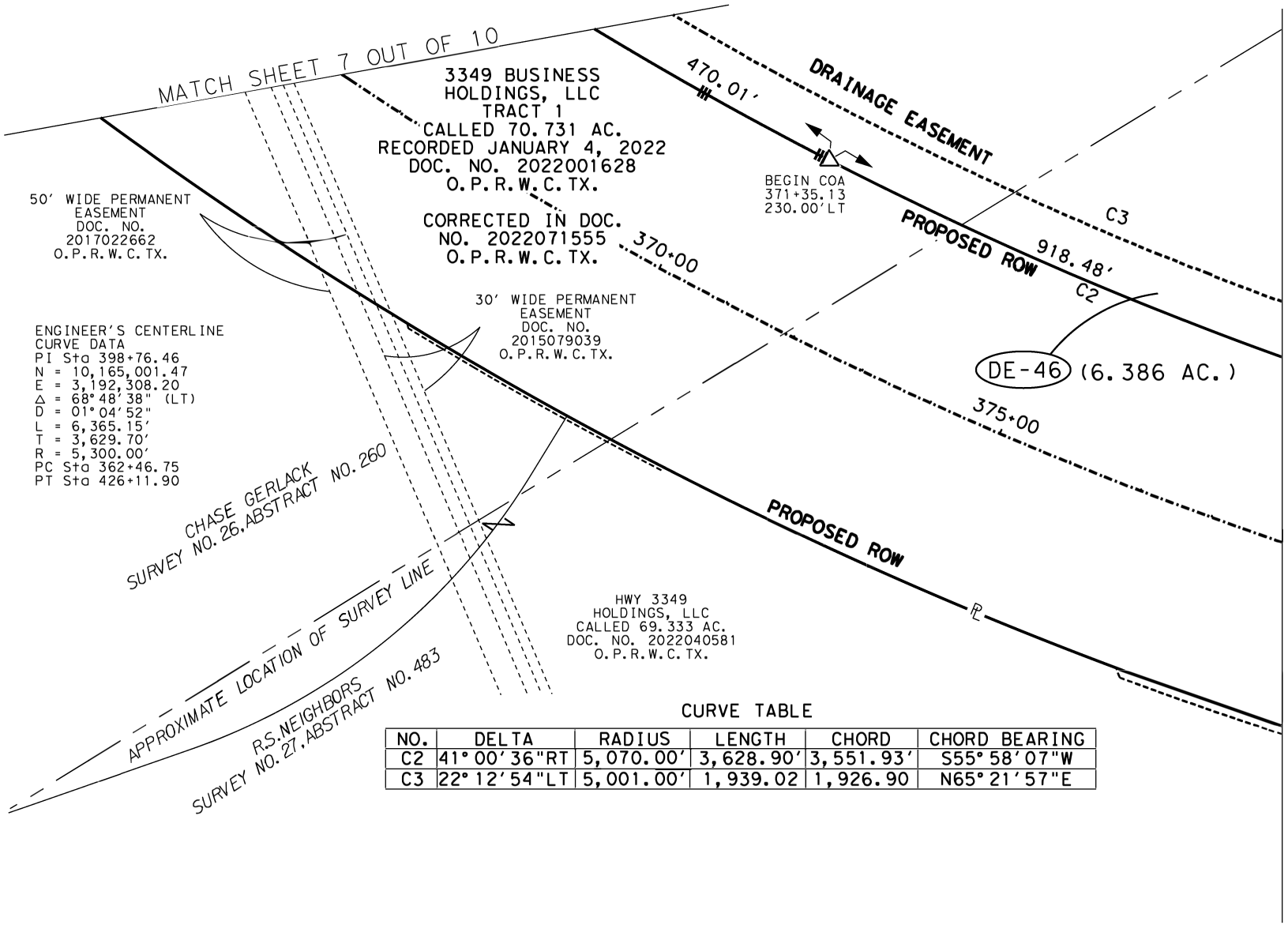
EXHIBIT "B"



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	41°00'36"RT	5,070.00'	3,628.90'	3,551.93'	S55°58'07"W
C3	22°12'54"LT	5,001.00'	1,939.02	1,926.90	N65°21'57"E

REF. FIELD NOTE NO. 49083

FILE:\\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46_DE\PLAT\02\DE-46_3.dgn

200 0 100 200

GRAPHIC SCALE
SCALE: 1" = 200'
WILLIAMSON COUNTY, TEXAS

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC. LEFT

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DE-46
6.386 AC. (278,174 SQ. FT.)

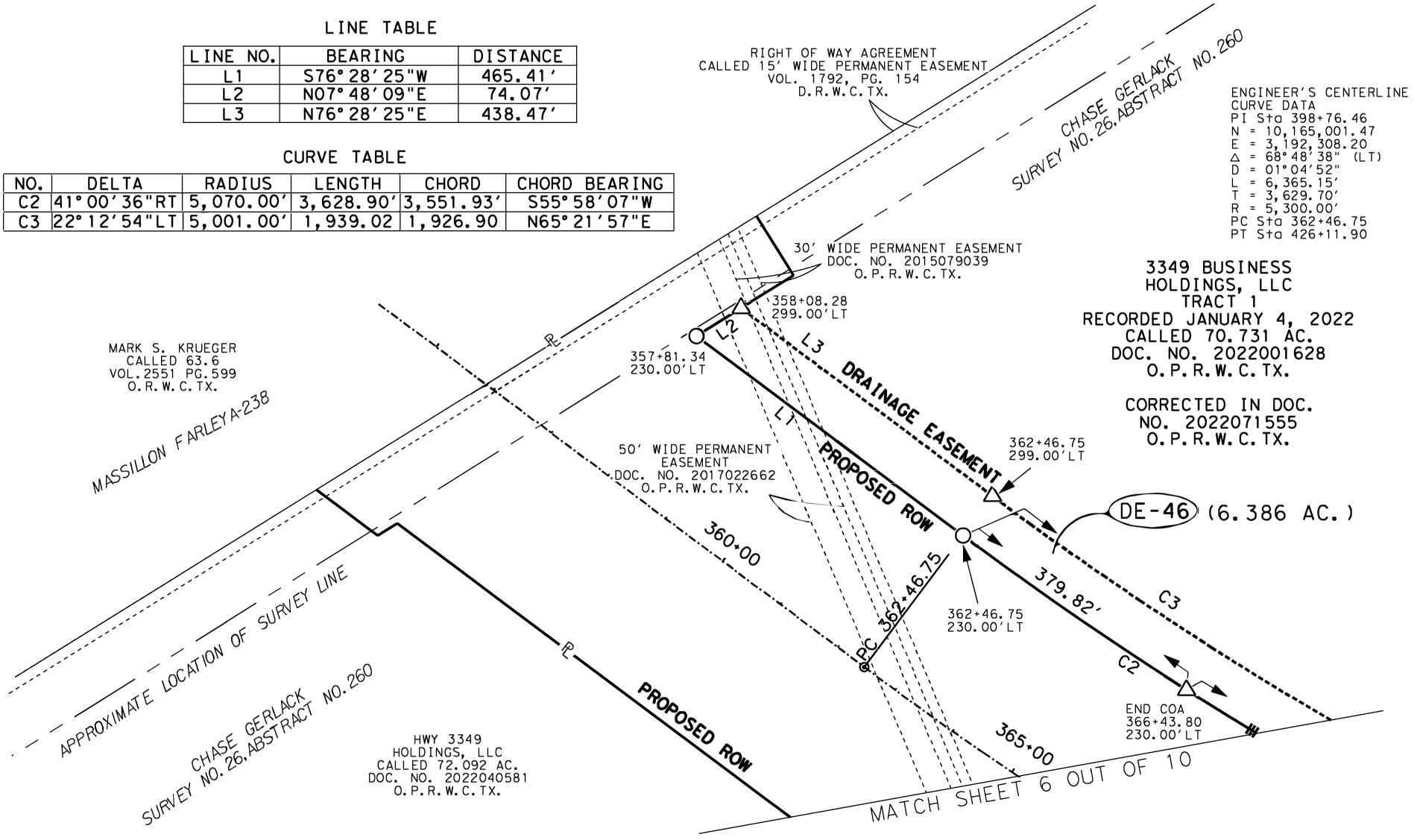
EXHIBIT "B"

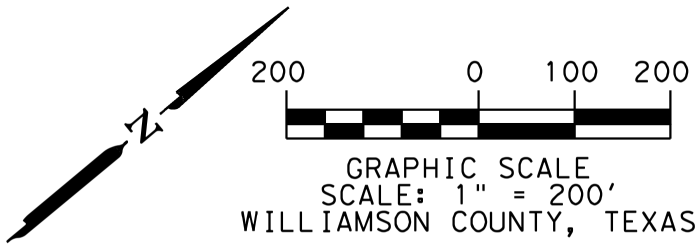
LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S76°28'25"W	465.41'
L2	N07°48'09"E	74.07'
L3	N76°28'25"E	438.47'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	41°00'36"RT	5,070.00'	3,628.90'	3,551.93'	S55°58'07"W
C3	22°12'54"LT	5,001.00'	1,939.02	1,926.90	N65°21'57"E





REF. FIELD NOTE NO. 49083

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EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.

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TAX ID: R442484, R624084, & R447759
DE-46
6.386 AC. (278,174 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. T-162378, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JUNE 22, 2022, AND ISSUED DATE JUNE 30, 2022.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

1. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 282, PAGE 345, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

2. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 283, PAGE 26, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY SUPPLEMENTAL EASEMENT RECORDED IN DOCUMENT NO. 2011072901, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

3. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 367, PAGE 462, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

4. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 376, PAGE 433, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

5. A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 384, PAGE 621, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

6. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 388, PAGE 253, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

7. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 410, PAGE 601, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

8. AN ELECTRIC POWER LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 448, PAGE 565, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

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18. A WATER LINES EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 1539, PAGE 194, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

19. A PIPELINE EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 146, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)

20. A PIPELINE AND APPURTENANCES EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 154, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)

21. A WATER DISTRIBUTION LINES AND APPURTENANCES EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018112441, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

22. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

23. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-275-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STYLED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERCHAN AND EMZY BOEHM, DEFENDANTS OF RECORD IN VOLUME 2507, PAGE 187, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. AMENDMENT TO EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2019013650, OFFICIAL PUBLIC, RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)

24. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-252-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STYLED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERCHAN AND EMZY BOEHM, DEFENDANTS, AND BEING FURTHER AFFECTED BY AMENDMENT RECORDED IN DOCUMENT NO. 2019013651, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)

25. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2015079039, OFFICIAL PUBLIC RECORDS, WILLIAMSONCOUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)

REF. FIELD NOTE NO. 49083
FILE:\\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46_DE\PLAT\02\DE-46_2.dgn

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.

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Fax: (512) 326-3029
Texas Firm Registration No. 10064300

DRAINAGE EASEMENT SKETCH
SHOWING PROPERTY OF
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
DE-46
6.386 AC. (278,174 SQ. FT.)

26. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2017022662, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY MEMORANDUM OF MERGER RECORDED IN DOCUMENT NO. 2020082921, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (SUBJECT TO IF APPLICABLE)

27. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.

28. RIGHTS OF PARTIES IN POSSESSION (OWNERS POLICY ONLY)

29. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOTE: THIS ITEM CAN BE DELETED UPON RECEIPT OF AN AFFIDAVIT EXECUTED BY THE SELLER EVIDENCING THERE ARE NOT ANY OUTSTANDING LEASES OR RENTAL AGREEMENTS. IF THE AFFIDAVIT REVEALS UNRECORDED OUTSTANDING LEASES OR RENTAL AGREEMENTS THE EXCEPTION MAY BE MODIFIED TO MAKE SPECIFIC EXCEPTION TO THOSE MATTERS.)

30. ASSESSMENT OF ROLLBACK OR SUPPLEMENTAL TAXES AGAINST THE LAND, AND ALL INTEREST AND PENALTIES WHICH MAY ACCRUE.

31. THE POLICY TO BE ISSUED DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY HAS RIGHTS OF INGRESS AND EGRESS TO AND FROM A DEDICATED ROADWAY.

32. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (OWNER'S POLICY ONLY)

REF. FIELD NOTE NO. 49083
FILE:\\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46_DE\PLAT\02\DE-46_2.dgn

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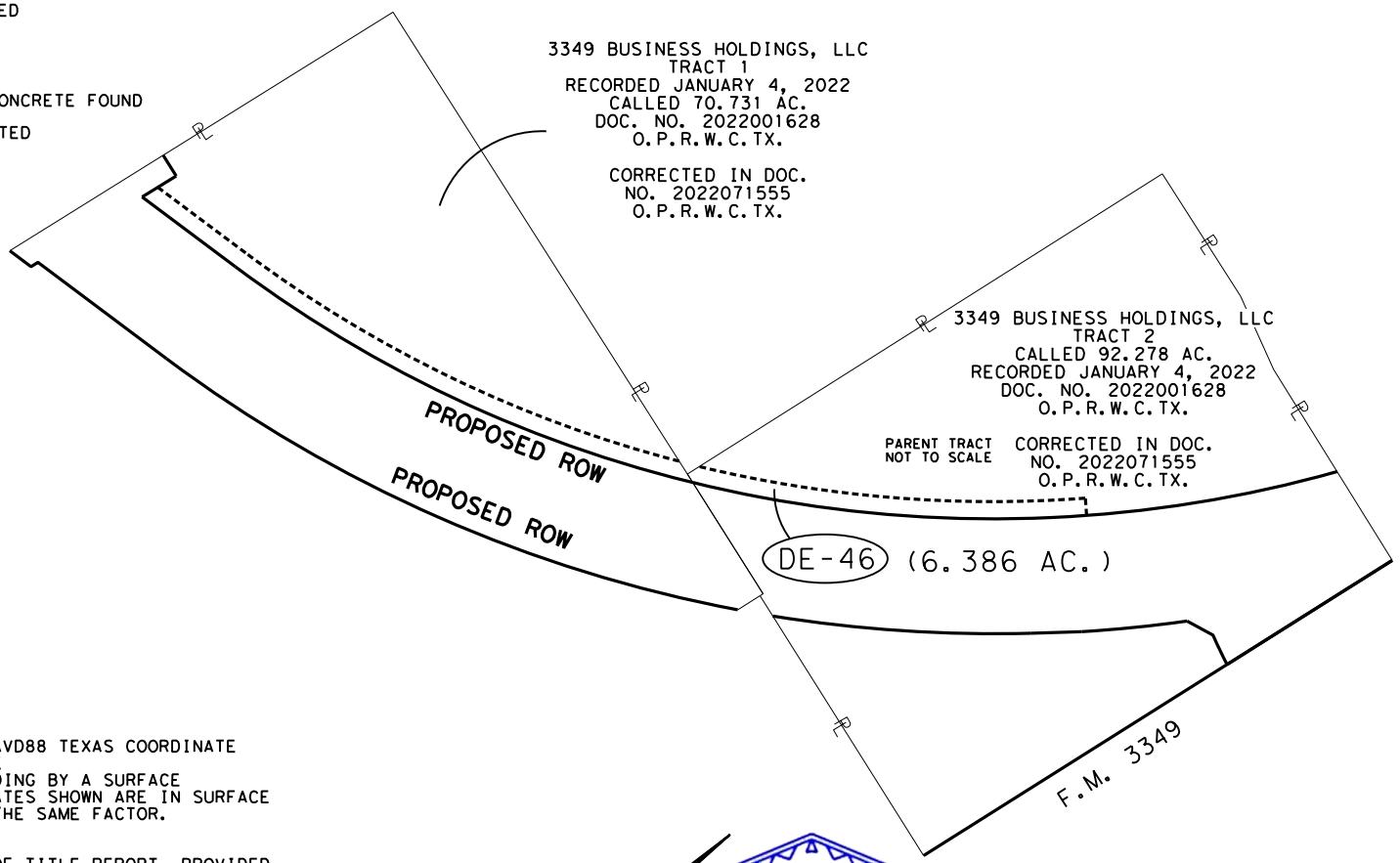
LEGEND

○	5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
●	1/2" IRON ROD FOUND UNLESS NOTED
⬡	FENCE POST (TYPE NOTED)
■	TYPE I CONCRETE MONUMENT FOUND
⊡	TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
⊙	1/2" IRON PIPE FOUND UNLESS NOTED
▲	80D NAIL FOUND
⊕	MAGNAIL FOUND
◎	SPINDLE FOUND
✖	RAILROAD TIE
△	CALCULATED POINT
℄	PROPERTY LINE
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
N.T.S.	NOT TO SCALE
D.R.W.C.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.TX.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
—/—	DISTANCE NOT TO SCALE
——1——	DEED LINE (COMMON OWNERSHIP)

EXHIBIT "B"



NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.

2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY TITLE RESOURCES GUARANTY COMPANY, GF NO. T-162378, EFFECTIVE DATE JUNE 22, 2022, AND ISSUED DATE JUNE 30, 2022. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.

3. SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN OCTOBER, 2021.

4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM,LLC.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF TEXAS
REGISTERED
SCOTT C. BRASHEAR
6660
PROFESSIONAL
LAND SURVEYOR

Scott C. Brashear

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

9/29/2022
DATE

REF. FIELD NOTE NO. 49083
FILE:\\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46_DE\PLAT\02\DE-46_2.dgn

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TAX ID: R442484, R624084, & R447759
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6.386 AC. (278,174 SQ. FT.)

EXHIBIT "C"

County: Williamson
Parcel No.: TCE-46
Tax ID: R442484, R357756, R624084
Highway: Southeast Loop
Limits: From: C.R. 137
To: C.R. 404

September 29, 2022

PROPERTY DESCRIPTION FOR TEMPORARY CONSTRUCTION EASEMENT 46

DESCRIPTION OF A 0.466 ACRE (20,309 SQ. FT.) TEMPORARY CONSTRUCTION EASEMENT LOCATED IN THE J. KUYKENDALL SURVEY, SECTION NO. 8, ABSTRACT NO. 378, WILLIAMSON COUNTY, TEXAS BEING A PORTION OF A CALLED 92.278 ACRE TRACT OF LAND, DESCIRBED AS TRACT 2 IN A DEED TO 3349 BUSINESS HOLDINGS, LLC, RECORDED JANUARY 4, 2022 IN DOCUMENT NO. 2022001628, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), AS CORRECTED IN DOCUMENT NO. 2022071555 O.P.R.W.C.TX., SAID 0.466 ACRE (20,309 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod found 2,234.34 feet right of Southeast Loop Engineer's Centerline Station (E.C.S.) 373+16.39 on the east line of a called 69.333 acre tract, described in a deed to HWY 3349 Holding, LLC, recorded in Document No. 2022040581, O.P.R.W.C.TX., for the northwest corner of a called 96.742 acre tract of land, described in a deed to HWY 3349 Holdings LLC, recorded in Document No. 2021187894, O.P.R.W.C.TX., same being the southwest corner of a called 56.00 acre tract of land, described in a deed to Solidair Real Estate Investments LLC and Territorial Real Estate Investments LLC, recorded in Document No. 2021191178, O.P.R.W.C.TX. ;

THENCE N 07°24'47" E, with the common line of said of a called 69.333 acre tract and said 56.00 acre tract, a distance of 2,692.81 feet to a 5/8-inch iron rod found on the east line of a called 70.731 acre tract, described as Tract 1 in said deed to 3349 Business Holdings, LLC, recorded in Document No. 2022001628, O.P.R.W.C.TX., for the northwest corner of the remainder of a called 72.25 acre tract of land, described in a deed to Herbert Wayne Raesz and Wife, Karen D. Raesz, recorded in Volume 749, Page 932, Deed Records Williamson County, Texas (D.R.W.C.TX.) and an exterior ell corner of said 92.278 acre tract;

THENCE S 82°29'42" E, with the common line of said remainder of a called 72.25 acre tract and said 92.278 acre tract, a distance of 95.71 feet to a 5/8-inch iron rod set with an aluminum cap stamped "WILLIAMSON COUNTY" set (Surface Coordinates: N=10,165,139.78, E=3,191,176.54) 230.00 feet right of Southeast Loop E.C.S. 387+99.55 on the proposed south right-of-way line of Southeast Loop, for the northwest corner and the **POINT OF BEGINNING** of the easement described herein, said point being the beginning of a curve to the left;

1) **THENCE,** departing the common line of said remainder of a called 72.25 acre tract and said 92.278 acre tract, with the proposed south right-of-way line of said Southeast Loop and said curve to the left, over and across said 92.278 acre tract, an arc distance of 834.02 feet, through a delta of 08°38'28", having a radius of 5,530.00 feet, and a chord that bears N 44°33'21" E, a distance of 833.23 feet to a calculated point 230.00 feet right of Southeast Loop E.C.S. 395+98.88, for the northeast corner of the easement described herein;

THENCE, departing the proposed south right-of-way line of said Southeast Loop, over and across said 92.278 acre tract, the following two (2) courses and distances numbered 2-3:

2) S 04°35'15" E, a distance of 35.38 feet to a calculated point 255.00 feet right of Southeast Loop E.C.S. 395+74.93, for the southeast corner of the easement described herein, said point being the beginning of a curve to the right, and

3) With said curve to the right, an arc distance of 790.71 feet, through a delta of 08°09'20", having a radius of 5,555.00 feet, and a chord that bears S 44°34'19" W, a distance of 790.04 feet to a calculated point 255.00 feet right of Southeast Loop E.C.S. 388+20.52 on the common line of said remainder of a called 72.25 acre tract and said 92.278 acre tract, for the southwest corner of the easement described herein;

4) **THENCE** N 82°29'42" W, with the common line of said 92.278 acre tract and said remainder of a called 72.25 acre tract, a distance of 33.26 feet to the **POINT OF BEGINNING**, and containing 0.466 acres (20,309 sq. ft.) of land, more or less.

This property description is accompanied by a separate plat of even date.

Bearing Basis:
All bearings shown are based on NAD83/2011/NADV88 Texas Coordinate System, Central Zone. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. All coordinates shown are in surface and may be converted by dividing by the same factor. Project units are in U.S. Survey Feet.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

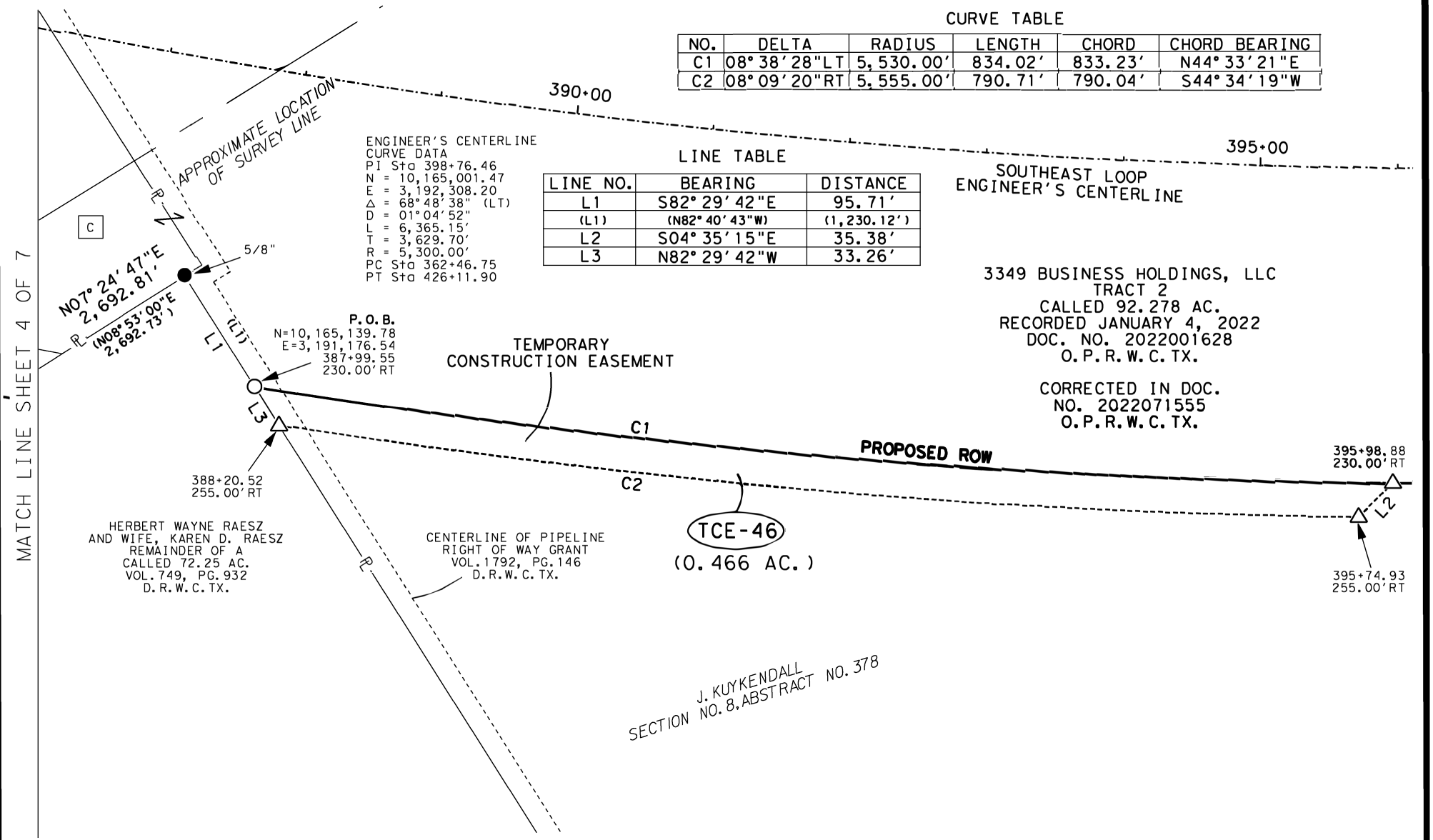
That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

Scott C. Brashear 9/29/2022
Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300

EXHIBIT "D"



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	08°38'28"LT	5,530.00'	834.02'	833.23'	N44°33'21"E
C2	08°09'20"RT	5,555.00'	790.71'	790.04'	S44°34'19"W

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S82°29'42"E	95.71'
(L1)	(N82°40'43"W)	(1,230.12')
L2	S04°35'15"E	35.38'
L3	N82°29'42"W	33.26'

100 0 50 100

GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

REF. FIELD NOTE NO. 49046

FILE:\\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46_TCE\PLAT\04\TCE-46.dgn

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.

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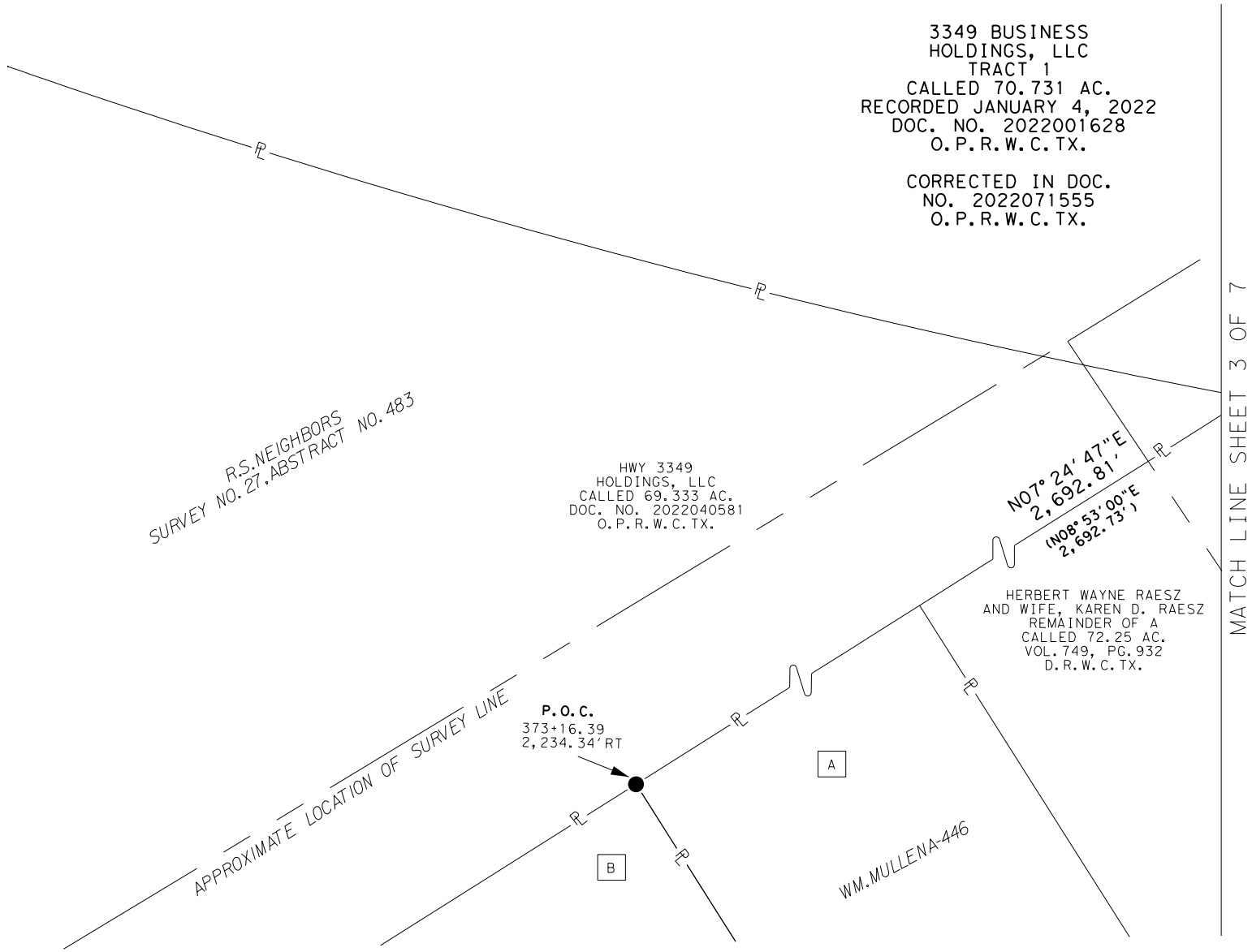
TEMPORARY CONSTRUCTION
EASEMENT SKETCH
SHOWING PROPERTY OF
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
TCE-46
0.466 AC. (20,309 SQ. FT.)



REF. FIELD NOTE NO. 49046

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EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.

100 0 50 100

GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

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SHOWING PROPERTY OF
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TAX ID: R442484, R624084, & R447759
TCE-46
0.466 AC. (20,309 SQ. FT.)

SCHEDULE B:

THIS SURVEY HEREON WAS PREPARED IN CONJUCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. T-162378, ISSUED BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JUNE 22, 2022, AND ISSUED DATE JUNE 30, 2022.

10. THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS. (WE MUST INSERT MATTERS OR DELETE THIS EXCEPTION.):

1. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 282, PAGE 345, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

2. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 283, PAGE 26, DEED RECORDS, WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY SUPPLEMENTAL EASEMENT RECORDED IN DOCUMENT NO. 2011072901, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

3. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 367, PAGE 462, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

4. AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 376, PAGE 433, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

5. A CHANNEL EASEMENT GRANTED TO STATE OF TEXAS ACTING BY AND THROUGH THE STATE HIGHWAY COMMISSION AS DESCRIBED IN VOLUME 384, PAGE 621, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

6. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 388, PAGE 253, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

7. AN ELECTRIC DISTRIBUTION LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 410, PAGE 601, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

8. AN ELECTRIC POWER LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AS DESCRIBED IN VOLUME 448, PAGE 565, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

9. A PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORP., AS DESCRIBED IN VOLUME 582, PAGE 106, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

10. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND SOUTHWESTERN BELL TELEPHONE COMPANY OF TEXAS AS DESCRIBED IN VOLUME 608, PAGE 210, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

11. A CHANNEL/DRAINAGE EASEMENT GRANTED TO STATE OF TEXAS, ACTING BY AND THROUGH THE STATE HIGHWAY AND PUBLIC TRANSPORTATION COMMISSION AS DESCRIBED IN VOLUME 669, PAGE 347, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

12. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 705, PAGE 822, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

13. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 710, PAGE 74, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

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15. AN ELECTRIC DISTRIBUTION LINE AND TELEPHONE LINE EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY AND THE SOUTHWESTERN BELL TELEPHONE COMPANY AS DESCRIBED IN VOLUME 801, PAGE 299, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

16. A PIPELINE AND APPURTENANCES EASEMENT GRANTED TO SEMINOLE PIPELINE COMPANY AS DESCRIBED IN VOLUME 832, PAGE 116, DEED RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

17. A WATER PIPELINE EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 1138, PAGE 559, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

18. A WATER LINES EASEMENT GRANTED TO JONAH WATER SUPPLY CORPORATION AS DESCRIBED IN VOLUME 1539, PAGE 194, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

19. A PIPELINE EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 146, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (AFFECTS AS SHOWN)

20. A PIPELINE AND APPURTENANCES EASEMENT GRANTED TO KOCH REFINING COMPANY AS DESCRIBED IN VOLUME 1792, PAGE 154, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. (DOES NOT AFFECT)

21. A WATER DISTRIBUTION LINES AND APPURTENANCES EASEMENT GRANTED TO MANVILLE WATER SUPPLY CORPORATION AS DESCRIBED IN DOCUMENT NO. 2018112441, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (UNABLE TO PLOT, MAY AFFECT)

22. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.

23. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-275-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STYLED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERCHAN AND EMZY BOEHM, DEFENDANTS OF RECORD IN VOLUME 2507, PAGE 187, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS. AMENDMENT TO EASEMENT AS SET FORTH IN INSTRUMENT RECORDED IN DOCUMENT NO. 2019013650, OFFICIAL PUBLIC, RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)

24. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENTS AND RIGHTS OF WAY ACQUIRED BY CONDEMNATION IN CAUSE NO. 92-252-C368 IN THE 368TH DISTRICT COURT OF WILLIAMSON COUNTY, TEXAS, STYLED SEMINOLE PIPELINE COMPANY, PLAINTIFF VS. EDNA WERCHAN AND EMZY BOEHM, DEFENDANTS, AND BEING FURTHER AFFECTED BY AMENDMENT RECORDED IN DOCUMENT NO. 2019013651, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SUBJECT TO IF APPLICABLE)

25. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2015079039, OFFICIAL PUBLIC RECORDS, WILLIAMSONCOUNTY, TEXAS. (DOES NOT AFFECT)

REF. FIELD NOTE NO. 49046
FILE:\\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46_TCE\PLAT\04\TCE-46.dgn

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.

SAM™
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
PARCEL 46
60.628 AC. (2,640,956 SQ. FT.)

26. ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN PERMANENT EASEMENT AGREEMENT OF RECORD IN DOCUMENT NO. 2017022662, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AS AFFECTED BY MEMORANDUM OF MERGER RECORDED IN DOCUMENT NO. 2020082921, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (DOES NOT AFFECT)

27. ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED.

28. RIGHTS OF PARTIES IN POSSESSION (OWNERS POLICY ONLY)

29. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOTE: THIS ITEM CAN BE DELETED UPON RECEIPT OF AN AFFIDAVIT EXECUTED BY THE SELLER EVIDENCING THERE ARE NOT ANY OUTSTANDING LEASES OR RENTAL AGREEMENTS. IF THE AFFIDAVIT REVEALS UNRECORDED OUTSTANDING LEASES OR RENTAL AGREEMENTS THE EXCEPTION MAY BE MODIFIED TO MAKE SPECIFIC EXCEPTION TO THOSE MATTERS.)

30. ASSESSMENT OF ROLLBACK OR SUPPLEMENTAL TAXES AGAINST THE LAND, AND ALL INTEREST AND PENALTIES WHICH MAY ACCRUE.

31. THE POLICY TO BE ISSUED DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY HAS RIGHTS OF INGRESS AND EGRESS TO AND FROM A DEDICATED ROADWAY.

32. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, INCLUDING BUT NOT LIMITED TO FENCES NOT FOLLOWING THE PROPERTY BOUNDARIES, THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE SUBJECT PROPERTY. (OWNER'S POLICY ONLY)

REF. FIELD NOTE NO. 49046
FILE:\\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46_TCE\PLAT\04\TCE-46.dgn

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.

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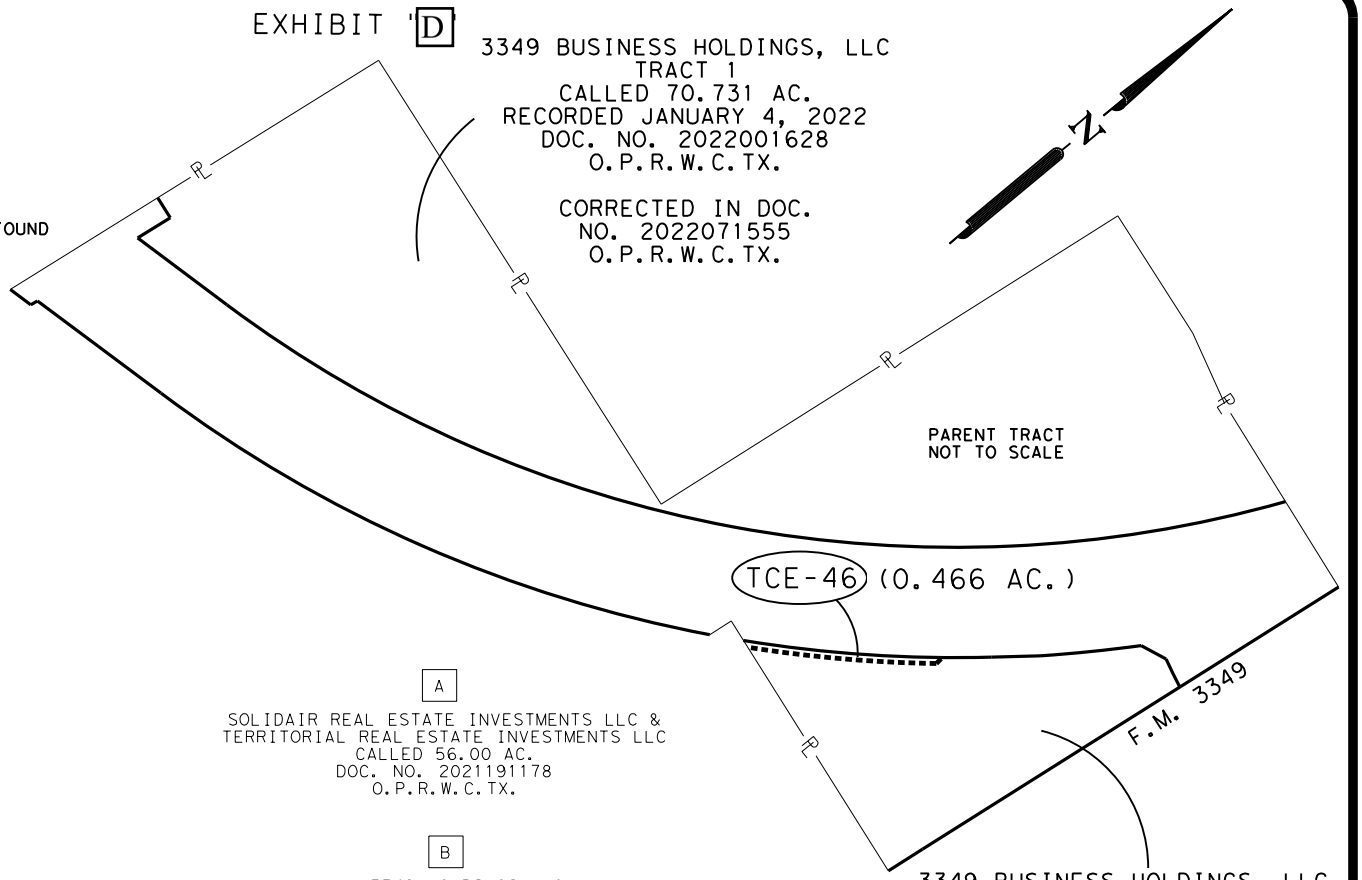
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
PARCEL 46
60.628 AC. (2,640,956 SQ. FT.)

LEGEND

○	5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
●	1/2" IRON ROD FOUND UNLESS NOTED
⬡	FENCE POST (TYPE NOTED)
■	TYPE I CONCRETE MONUMENT FOUND
⊡	TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
⊙	1/2" IRON PIPE FOUND UNLESS NOTED
▲	80D NAIL FOUND
⊕	MAGNAIL FOUND
◎	SPINDLE FOUND
✖	RAILROAD TIE
△	CALCULATED POINT
℄	PROPERTY LINE
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
N.T.S.	NOT TO SCALE
D.R.W.C.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.TX.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
	DISTANCE NOT TO SCALE
	DEED LINE (COMMON OWNERSHIP)

EXHIBIT 'D'



A

SOLIDAIR REAL ESTATE INVESTMENTS LLC &
TERRITORIAL REAL ESTATE INVESTMENTS LLC
CALLED 56.00 AC.
DOC. NO. 2021191178
O.P.R.W.C.TX.

B

HWY 3349 HOLDINGS LLC
CALLED 96.742 AC.
DOC. NO. 2021187894
O.P.R.W.C.TX.

C

HWY 3349
HOLDINGS, LLC
CALLED 69.333 AC.
DOC. NO. 2022040581
O.P.R.W.C.TX.

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOTSHOWN.
3. SOUTHEAST LOOP ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM JOHNSON, MIRMIRAN & THOMPSON, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN OCTOBER, 2021.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM,LLC.

STATE OF TEXAS
REGISTERED
SCOTT C. BRASHEAR
6660
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

9/29/2022

DATE

REF. FIELD NOTE NO. 49046

FILE:\\saminc\AUS\PROJECTS\1021061125\100\Survey\03Exhibits\46_TCE\PLAT\04\TCE-46.dgn

EXISTING	163.009 AC.	ACQUIRE	0.000 AC.	REMAINING	163.009 AC.

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Austin, Texas 78735
(512) 447-0575
Fax.: (512) 326-3029
Texas Firm Registration No. 10064300

TEMPORARY CONSTRUCTION
EASEMENT SKETCH
SHOWING PROPERTY OF
3349 BUSINESS HOLDINGS, LLC
TAX ID: R442484, R624084, & R447759
TCE-46
0.466 AC. (20,309 SQ. FT.)

EXHIBIT "D"

Parcel 46

DEED

Southeast Loop (Segment 2) Right of Way

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

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

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That **3349 BUSINESS HOLDINGS, LLC**, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to Grantor in hand paid by Williamson County, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto **WILLIAMSON COUNTY, TEXAS**, all that certain tract or parcel of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows (the "Property"):

> All of that certain 60.628 acre (2,640,956 square foot) tract of land in the J. Kuykendall Survey, Section No. 8, Abstract No. 378, Williamson County; being more fully described by metes and bounds in Exhibit "A", attached hereto and incorporated herein (**Parcel 46)**

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property, to wit: NONE

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

CONTROL OF ACCESS: Access on and off Grantor's remaining property to and from the proposed roadway facility of Grantee from the abutting remainder property shall be permitted except to the extent that such access is expressly prohibited by the provisions and in the locations of the designated Control of Access Line ("COA") set out in Exhibit "A". Grantor acknowledges that such access on and off the County roadway facility is subject to regulation as may be determined by Grantee, its successors and assigns to be necessary in the interest of public safety or by applicable local municipal or county zoning, platting or permitting requirements.

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of Williamson County, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of Southeast Loop.

TO HAVE AND TO HOLD the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto Williamson County, Texas and its assigns forever; and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto Williamson County, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the ____ day of _____, 2023.

[signature page follows]

GRANTOR:

3349 BUSINESS HOLDINGS, LLC

By:_____

Name:_____

Its:_____

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on this the ____ day of _____, 2023 by _____, in the capacity and for the purposes and consideration recited therein.

_____
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

EXHIBIT "E"

DRAINAGE EASEMENT
Southeast Loop (Segment 2)

THE STATE OF TEXAS '
' KNOW ALL BY THESE PRESENTS:
COUNTY OF WILLIAMSON '

That **3349 BUSINESS HOLDINGS, LLC**, their successors and assigns, hereinafter referred to as Grantor (whether one or more), for and in consideration of the sum of Ten and No/100 ($10.00) Dollars cash in hand paid and other good and valuable consideration paid to Grantor by **WILLIAMSON COUNTY, TEXAS**, its agents and assigns, hereinafter referred to as Grantee, receipt of which consideration is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these premises does hereby GRANT, SELL and CONVEY unto Grantee a perpetual easement interest in, on, over, upon, above and across the following property ("Property"):

> All of that certain 6.386 acre (278,174 square feet) tract of land, more or less, being out of the J. Kuykendall Survey, Section No. 27, Abstract No. 483, Williamson County, Texas; said tract being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein (**Parcel 46DE**).

The perpetual easement, rights and privileges herein granted shall be used for the purposes of opening, constructing and maintaining a permanent drainage way and/or channel, along with any structures, pipes and grading which may be necessary to facilitate the proper drainage of the adjacent property and roadway facilities, in, along, upon and across said premises described in Exhibit "A" together with the right and privilege at all times of the Grantee herein, its agents, employees and representatives of ingress and egress to and from said premises for the purpose of making any improvements, modifications or repairs which Grantee deems necessary.

The perpetual easement, right-of-way, rights and privileges herein granted shall also encompass the right of Grantee to trim, cut, fell and remove therefrom all trees, underbrush, vegetation, and obstructions, structures or obstacles within the limits of the Property, but only such as necessary to carry out the purposes of the easement; reserving to the landowners and their heirs and assigns, however, all such rights and privileges as may be used without interfering with or abridging the rights and purposes of the Easement herein acquired by Grantee.

To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment. Grantee shall be responsible for the correction of, or compensation for, any damage to Grantor's property which is the result of actions outside the granted purposes of this easement.

TO HAVE AND TO HOLD the same, in perpetuity, in and to Grantee, and its successors and assigns, together with all and singular all usual and customary rights thereto in anywise belonging, and together with the right and privilege at any and all times to enter said premises, or any part thereof, for the purpose of constructing or maintaining said drainage way and for making connections therewith.

And Grantor does hereby bind his heirs, executors, administrators and assigns to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto Williamson County, Texas, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This grant is subject to any easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the Property, but only to the extent that said items are still valid and in force and effect at this time. The perpetual easement, right-of-way, rights and privileges granted herein are non-exclusive, however Grantor covenants not to convey any other easement or conflicting rights within the premises covered by this grant that interfere with the purpose or function of any improvements or modifications placed thereon, or the maintenance of the surface of the Property for the conveyance of stormwater drainage, without the express written consent of Grantee, which consent shall not be unreasonably withheld.

EXECUTED on this the ____day of _____, 2022.

[signature page follows]

GRANTOR:

3349 BUSINESS HOLDINGS, LLC,

By:_____

Name:_____

Its:_____

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the ____ day of _____, 2022 by _____, in the capacity and for the purposes and consideration recited herein.

_____
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

EXHIBIT "F"

GRADING TEMPORARY CONSTRUCTION EASEMENT
Southeast Loop (Segment 2)

KNOW ALL PERSONS BY THESE PRESENTS:

That **3349 BUSINESS HOLDINGS, LLC** (hereafter referred to as "Grantor"), whether one or more, in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration paid by Williamson County, Texas, the receipt of which is hereby acknowledged, does hereby grant to **WILLIAMSON COUNTY, TEXAS**, its agents, contractors, successors and assigns (referred to as "Grantee"), a temporary construction easement for the purpose of installing, removing, shaping, constructing and/or reconstructing earthen, vegetative or related materials for side slope and lateral support surface grading, erosion control, and revegetation adjacent to the proposed roadway facilities and appurtenances and improvements within the adjacent right of way owned or possessed by Grantee ("Project"), in, along, upon and across the property described in Exhibit "A" ("the Property") as necessary to carry out the purposes of this easement. The construction, reconstruction and/or removal of any material or other improvements or modifications on the Property shall be in the location of, subject to, and shall substantially comply with any notes, details, specifications or other requirements or restrictions as shown on the plan sheets attached hereto as Exhibit "B" and incorporated herein.

The parties agree further as follows:

Following completion of work within the temporary construction easement area Property, Grantee shall at its expense and within ninety (90) days of completion of the work restore any portion of the Property injured or damaged by Grantee's use of the Property and activities thereon, including specifically erosion control, landscaping, irrigation, parking, pavement, or vegetation, as closely as possible to substantially the same condition or better than existed immediately previous to Grantee's entry upon the Property, or otherwise in compliance with the specifications as set out on the plans in Exhibit "B" or other applicable Williamson County Project manual erosion control or vegetative replacement requirements, taking into consideration the use and purposes to which the Property is to be put.

This temporary construction easement shall be in full force and effect at all times during the accomplishment and completion of the construction activities described above. This temporary construction easement shall terminate and the easement rights and improvements constructed within the easement area, if any, shall fully revert to Grantor, Grantor's successors, and assigns, and all interest conveyed shall terminate on the earlier of (a) the expiration of thirty-six (36) months after the date of written Notice to Proceed to Grantee's contractors to begin construction of the Project (a copy of which shall be provided to Grantee), (b) on the date of completion of construction of the Project, or (c) on December 31, 2028.

To the extent allowed by law, Grantee shall indemnify Grantor against any loss and damage which shall be caused by the exercise of the rights of ingress and egress or by any wrongful or negligent act or omission of Grantee's agents or employees in the course of their employment.

At no time during the grant of this easement shall Grantor be denied reasonable driveway or other ingress and egress to its remaining property for the purposes to which the parent tract is currently being put, unless there is an agreement between Grantor and Grantee to do so in advance.

This conveyance is subject to all easements and rights of way of record, visible or apparent on the ground, all restrictions, reservations, covenants, conditions, oil, gas, or other mineral leases, mineral severances and other instruments that affect the Property.

IN WITNESS WHEREOF, the parties hereto have executed this instrument to be effective the _____ day of _____ , 2022.

[signature page follows]

GRANTOR:

3349 BUSINESS HOLDINGS, LLC,

By:_____

Name:_____

Its:_____

Acknowledgment

State of Texas §
§
County of _____ §

This instrument was acknowledged before me on this the ____ day of _____ _____, 202__ by _____, in the capacity and for the purposes and consideration recited herein.

_____
Notary Public, State of Texas

ACCEPTED AND AGREED BY GRANTEE:

WILLIAMSON COUNTY, TEXAS

By:_____
Bill Gravell, Jr.
County Judge

Acknowledgment

State of Texas §
§
County of Williamson §

This instrument was acknowledged before me on _____ by Bill Gravell, Jr., Williamson County Judge, in the capacity and for the purposes and consideration recited herein.

_____
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
Sheets & Crossfield, PLLC
309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:
Williamson County, Texas
Attn: County Auditor
710 Main Street, Suite 101
Georgetown, Texas 78626

AFTER RECORDING RETURN TO:

EXHIBIT "B" TO TCE (Page 1 of 4)

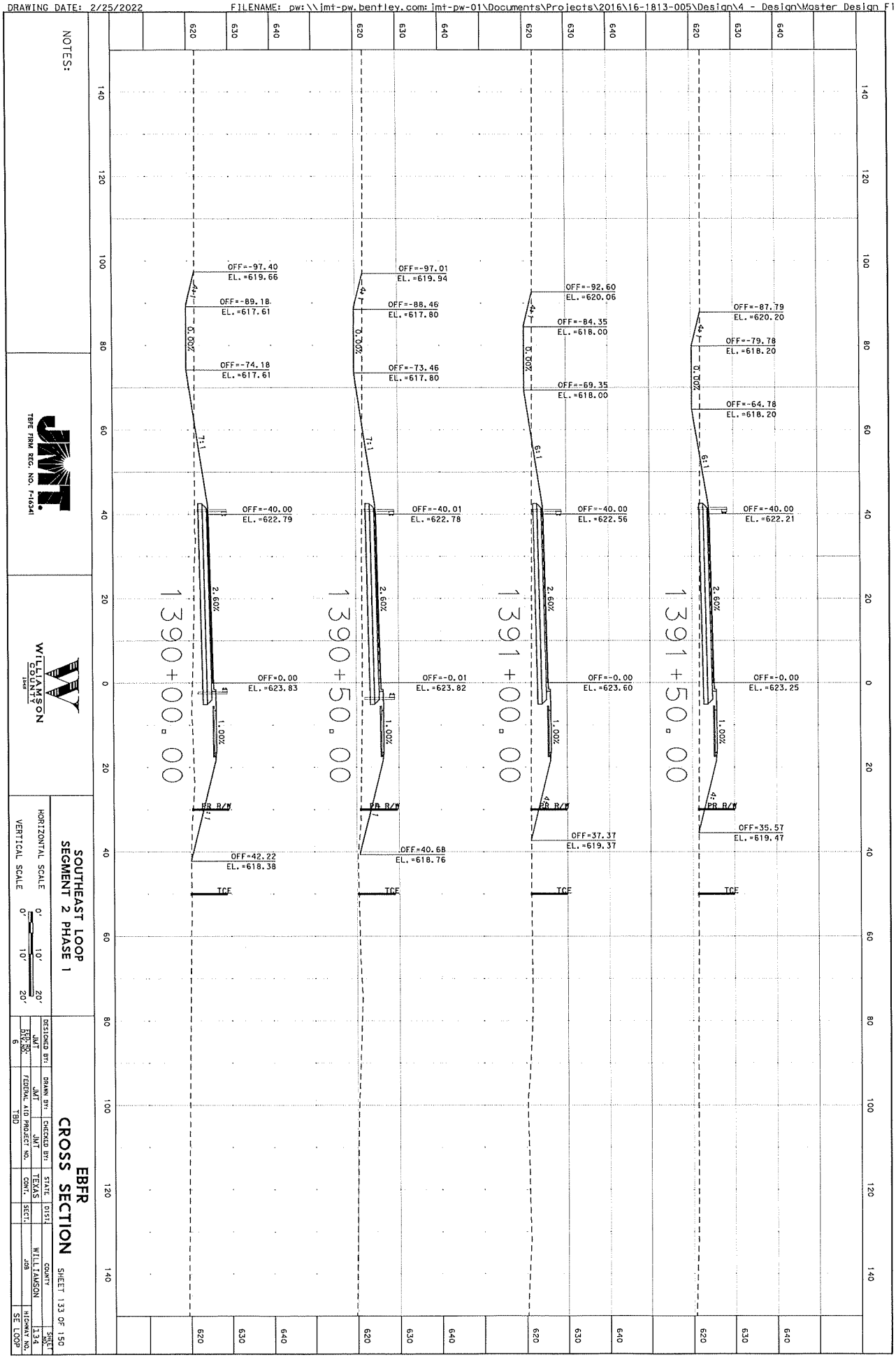

EXHIBIT "B" TO TCE (Page 2 of 4)

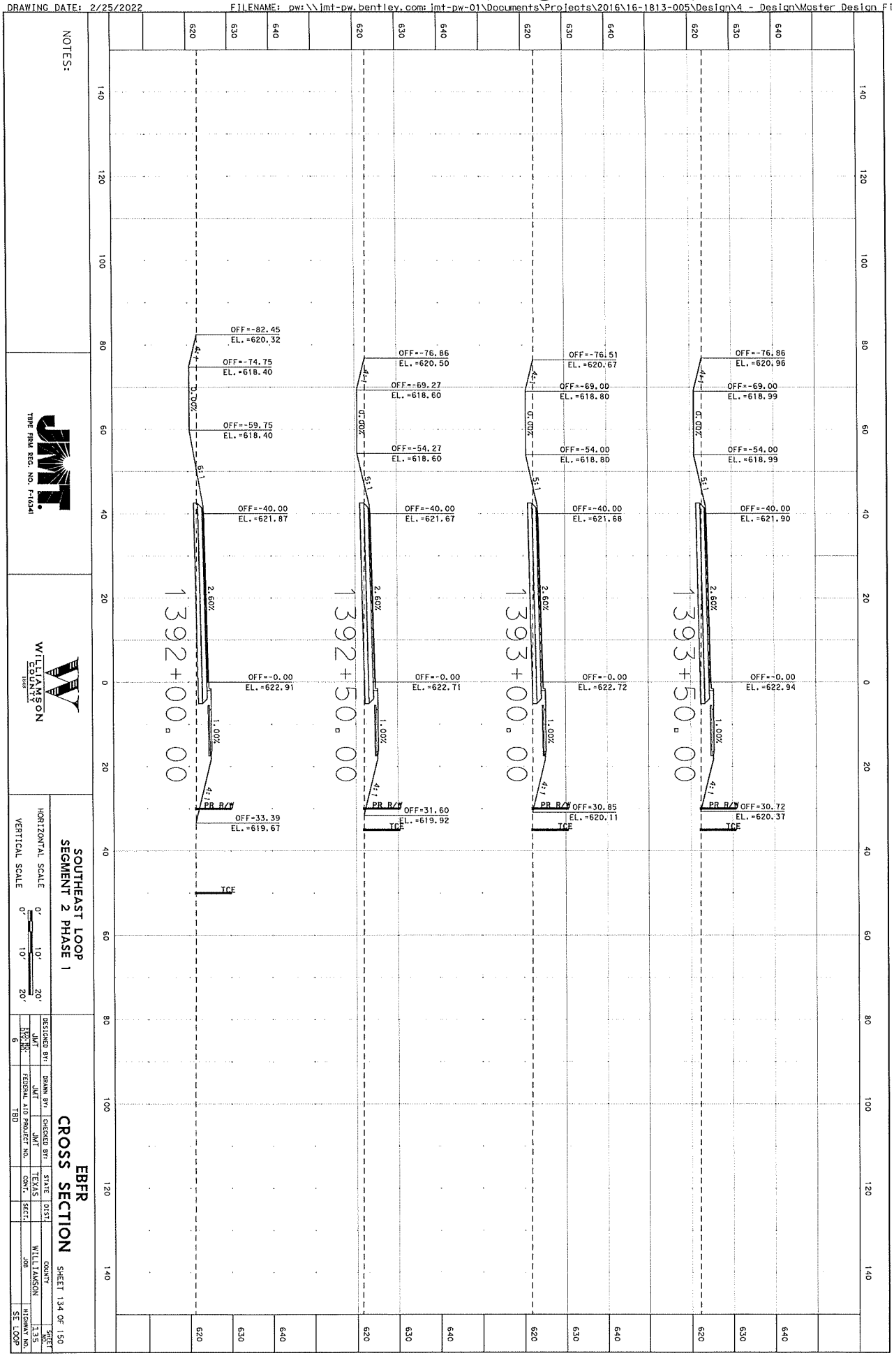

EXHIBIT "B" TO TCE (Page 3 of 4)

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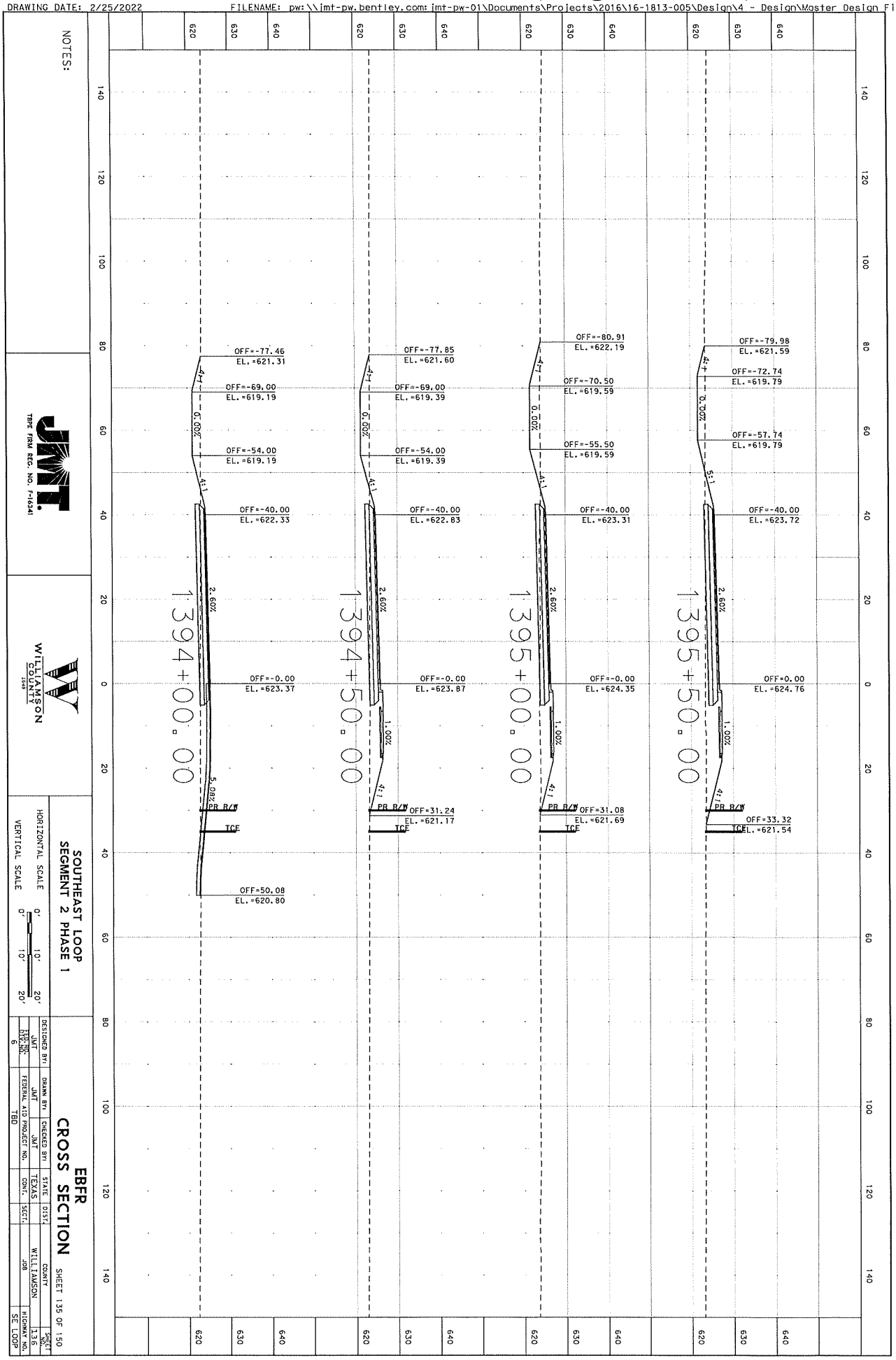
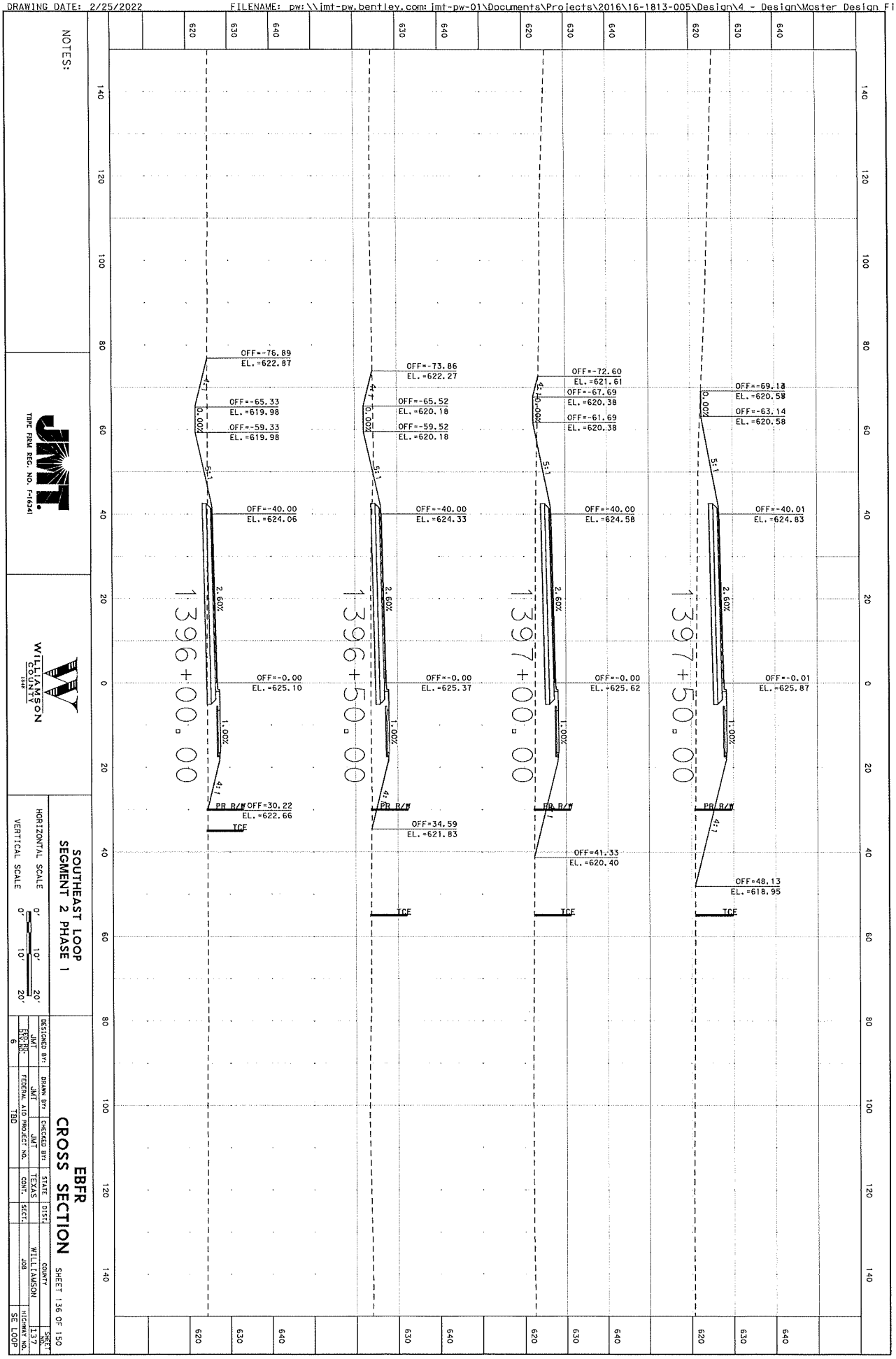


EXHIBIT "B" TO TCE (Page 4 of 4)



Commissioners Court - Regular Session **58.**

Meeting Date: 07/18/2023

Sam Bass Road PEC Easement

Submitted For: Charlie Crossfield **Submitted By:** Charlie Crossfield, Road Bond

Department: Road Bond

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider and take appropriate action authorizing the County Judge to execute an Electric and Aerial Utility Easement to Pedernales Electric Cooperative, Inc. on property currently owned by Williamson County on Sam Bass Road (Corridor H). Funding Source: Road Bond P462

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Easement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 09:28 AM
Form Started By: Charlie Crossfield		Started On: 07/12/2023 03:09 PM
Final Approval Date: 07/13/2023		

ELECTRIC AND AERIAL UTILITY EASEMENT

Sam Bass Road/Corridor H

THE STATE OF TEXAS §

§ **KNOW ALL MEN BY THESE PRESENTS:**

COUNTY OF WILLIAMSON §

THAT WILLIAMSON COUNTY, TEXAS, hereinafter referred to as "Grantor(s)" (whether one or more), for and in consideration of ONE DOLLAR ($1.00) in hand paid by PEDERNALES ELECTRIC COOPERATIVE, INC., of Johnson City, Texas, granted, sold, and conveyed and by these presents does grant, sell, and convey unto Pedernales Electric Cooperative, Inc., the following:

An easement and right-of-way as herein described for the purpose of an electric distribution line consisting of a variable number of wires and all necessary or desirable appurtenances (including a riser pole or other poles made of wood or other materials, guys and anchors), and/or a variable number of underground cables, and all necessary appurtenances (including conduits, primary cables, secondary conductors, enclosures, ground rods, concrete pads, ground clamps, transformers, cable terminators, cable riser shields, cutouts, and lightning arrestors overground) through, across, and under the following described lands located in Williamson County, Texas, to wit:

> Being all of that certain 0.274 acre portion of a 0.460 acre strip of land out of and part of the J.H. Dillard Survey, Abstract 179, Williamson County, Texas; said tract being more particularly described on the sketch which accompanies the metes and bounds in Exhibit "A" attached hereto and incorporated herein (the "Easement")(Parcel 13E).

Together with the right of ingress and egress over Grantor(s) adjacent lands to or from said right-of-way for the purpose of constructing, reconstructing, inspecting, patrolling, operating, maintaining and removing said lines, cables and appurtenances, however, such right of ingress and egress over adjacent lands shall only be used if no reasonable access from public right of way is otherwise available; the right to place new or additional cable or cables in said system and to change the sizes thereof; the right to relocate along the same general direction of said system; the right to remove from said lands all trees or parts thereof, or other obstructions, which may endanger or interfere with the efficiency and maintenance of said system or their appurtenances; and the right to place temporary structures for use in constructing or repairing said system.

Grantor further grants to Pedernales Electric Cooperative, Inc. the following additional aerial only easement and right-of-way as hereinafter described for an electric distribution line consisting of a variable number of wires, and all necessary or desirable aerial appurtenances (including telephone and telecommunication wire) (the "Aerial Facilities"), over and across the following described lands located in Williamson County, Texas, to-wit:

> All of that certain 0.186 acre portion of a 0.460 acre strip of land, more or less, out of the J.H. DILLARD SURVEY, ABSTRACT NO. 179, and being more particularly described on the sketch which accompanies the metes and bounds attached hereto as Exhibit A, said exhibits being incorporated herein by reference for all purposes (Parcel 13-AE), which unobstructed aerial easement and right of way shall be limited to and extend from a plane fifteen feet (15' 0") above ground level upward from the surface of the Property (the "Aerial Easement").

Together with the right of ingress and egress over the surface area of such land where the Aerial Easement is located for the sole purpose of constructing, reconstructing, inspecting, patrolling, pulling new wire on, maintaining, and removing said aerial lines and Aerial Facilities; the right to relocate within the limits of said Aerial Easement; the right to remove from said lands all trees and parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or their appurtenances.

Other than for an area within the Aerial Easement being a twenty foot (20') radius around the center of any installed pole, following completion of any limited ingress and egress over the surface area of the Aerial Easement as set out herein, if Grantee has removed or damaged improvements, herbage, grading or planted landscaping within the surface of the Aerial Easement area, Grantee shall at its sole expense restore any areas injured by Grantee's activities as closely as commercially possible to the same condition as existed prior to Grantee's entry upon the particular property.

This Aerial Easement is subject to the following covenants, conditions, and reservations:

1. The Grantor has the right to place, construct, operate, repair, replace, and maintain driveways, parking, water and wastewater lines, signs and landscaping on, over, and across the surface of the Aerial Easement property, to dedicate and grant public or private easements for such purposes, and to construct improvements on and otherwise use the surface of the Aerial Easement property which shall not exceed a plane fifteen (15) feet above ground level upward from the surface of the Aerial Easement property, so long as such use also complies with any clearance or separation distances required by the National Electrical Safety Code or other applicable state or local statute or permitting requirements.

2. This Aerial Easement is granted and accepted subject to any and all easements, covenants, rights-of-way, conditions, restrictions, encumbrances, mineral reservations, royalty reservations, liens, if any, relating to the Property to the extent, and only to the extent that the same may still be in force and effect, and either shown or record in the office of the County Clerk of Williamson County, Texas, or visible and apparent on the ground.

3. This Aerial Easement is granted for the purposes set forth herein and shall not include the right to use the Property for any improvement of Grantee that actually touches or is connected to the surface of the Property.

Grantor(s) warrants that Grantor(s) is/are the owner(s) of said property and has the right to execute this easement.

TO HAVE AND TO HOLD the above-described Easement and Aerial Easement and rights unto Pedernales Electric Cooperative, Inc. and their successors and assigns, until said easement and rights shall be relinquished by the Cooperative.

Grantor(s), Grantor(s) heirs and legal representatives bind themselves to warrant and forever defend all and singular the above-described Easement and Aerial Easement and rights unto Pedernales Electric Cooperative, Inc., their successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

WITNESS my/our hand(s) this _____ day of _____, 2023.

Grantor(s) Signature(s):

WILLIAMSON COUNTY, TEXAS

By:_____
Bill Gravell, Jr.
County Judge

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, the undersigned authority, on this day personally appeared Bill Gravell, Jr., Williamson County Judge, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity and for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on _____, 2023.

_____
Notary Public in and for the State of Texas

Accepted:

PEDERNALES ELECTRIC COOPERATIVE, INC.

By:_____

Name:_____

Its:_____

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, 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 this _____ day of _____, 2023.

_____
Notary Public in and for the State of Texas

Please return to:

Pedernales Electric Cooperative
_____
_____

EXHIBIT "A"

County: Williamson
Parcel No.: 13E June 30, 2023
Highway: C.R. 175 (Sam Bass Road)
Limits: From: F.M. 1431
To: 1,000' East of Wyoming Springs Drive

PROPERTY DESCRIPTION FOR EASEMENT 13E

DESCRIPTION OF A 0.460 ACRE (20,035 SQ. FT.) EASEMENT LOCATED IN THE J.H. DILLARD SURVEY, ABSTRACT 179, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 7.643 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO WILLIAMSON COUNTY, TEXAS, RECORDED JUNE 2, 2021 IN DOCUMENT NO. 2021082407, OFFICAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 0.460 ACRE (20,035 SQ. FT.) EASEMENT, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a plastic cap found 489.12 feet left of County Road 175 (Sam Bass Road) Engineer's Centerline Station (E.C.S.) 296+15.23 on the south line a called 254.4 acre tract of land, described in a deed to the City of Round Rock, recorded in Document No. 20000066640, O.P.R.W.C.TX., for the northwest corner of the remainder of a called 32.96 acre tract of land, described in a deed to Bruce E. Gessaman, and wife, Carole D. Gessaman, recorded in Volume 2553, Page 222, Official Records of Williamson County, Texas (O.R.W.C.TX.), same being the northeast corner of said 7.643 acre tract;

THENCE S 00°10'15" E, departing the south line of said 254.4 acre tract, with the common line of said 7.643 acre tract and said remainder of a called 32.96 acre tract, a distance of 402.57 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found 90.77 feet left of Sam Bass Road E.C.S 296+73.32 on the existing north right-of-way line of Sam Bass Road, for the south corner of said 7.643 acre tract and the southwest corner of said remainder of a called 32.96 acre tract;

THENCE departing the common line of said 7.643 acre tract and said remainder of a called 32.96 acre tract, with the existing north right-of-way line of Sam Bass Road, the following two (2) courses and distances:

N 87°07'40" W, passing at a distance of 95.78 feet a calculated point, for the northeast corner of a Waterline Easement, recorded in Document No. 2022027074, O.P.R.W.C.TX., and continuing for a total distance of 204.97 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found 72.00 feet left of Sam Bass Road E.C.S. 294+69.22, and

N 81°52'22" W, a distance of 101.86 feet to a calculated point being 72.00 feet left of Sam Bass Road E.C.S. 293+67.36 (Surface Coordinates: N=10,170,368.67, E=3,109,316.56) for the southeast corner and **POINT OF BEGINNING** of the easement described herein;

THENCE continuing with the existing north right-of-way line of Sam Bass Road, the following three (3) courses and distances numbered 1 – 3:

1) N 81°52'22" W, a distance of 466.90 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found for the beginning of a curve to the left,

2) With said curve to the left, an arc distance of 242.80 feet, through a central angle 12°58'38", having a radius of 1,072.00 feet, and a chord that bears N 88°21'41" W, a distance of 242.28 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found, and

3) S 85°09'00" W, a distance of 232.32 feet to a calculated point being 72.00 feet left of Sam Bass Road E.C.S. 284+41.64, for the southwest corner of the easement described herein;

THENCE departing the existing north right-of-way line of Sam Bass Road, over and across said 7.643 acre tract, the following twelve (12) courses and distances numbered 4 – 15:

4) N 04°51'00" W, passing at a distance of 5.35 feet a calculated point on the north line of said Waterline Easement, and continuing for a total distance of 27.59 feet to a calculated point being 99.59 feet left of Sam Bass Road E.C.S. 284+41.64, for the northwest corner of the easement described herein,

5) N 88°06'03" E, a distance of 396.57 feet to a calculated point being 91.53 feet left of Sam Bass Road E.C.S. 288+24.52,

6) N 02°38'38" E, a distance of 23.37 feet to a calculated point being 114.89 feet left of Sam Bass Road E.C.S. 288+24.11,

7) S 87°21'22" E, a distance of 10.00 feet to a calculated point being 115.13 feet left of Sam Bass Road E.C.S. 288+33.07,

8) S 02°38'38" W, a distance of 23.37 feet to a calculated point, being 91.77 feet left of Sam Bass Road E.C.S. 288+33.68,

9) S 82°47'44" E, a distance of 492.78 feet to a calculated point being 97.27 feet left of Sam Bass Road E.C.S. 293+20.33,

10) N 08°00'47" E, a distance of 32.07 feet to a calculated point being 129.35 feet left of Sam Bass Road E.C.S. 293+20.66,

11) S 81°59'13" E, a distance of 10.00 feet to a calculated point being 129.37 feet left of Sam Bass Road E.C.S. 293+30.26,

12) S 08°00'47" W, a distance of 31.93 feet to a calculated point being 97.43 feet left of Sam Bass Road E.C.S. 293+30.33,

13) S 82°46'33" E, a distance of 36.87 feet to a calculated point being 98.01 feet left of Sam Bass Road E.C.S. 293+67.19,

14) S 07°31'08" W, a distance of 16.06 feet to a calculated point being 98.01 feet left of Sam Bass Road E.C.S. 293+67.19 on the north line of said Waterline Easement, and

15) S 08°07'38" W, a distance of 9.95 feet to the **POINT OF BEGINNING,** and containing 0.460 acres (20,035 sq. ft.) of land.

This property description is accompanied by a separate plat of even date.

Bearing Basis:
All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012. Units: U.S. Survey Feet.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

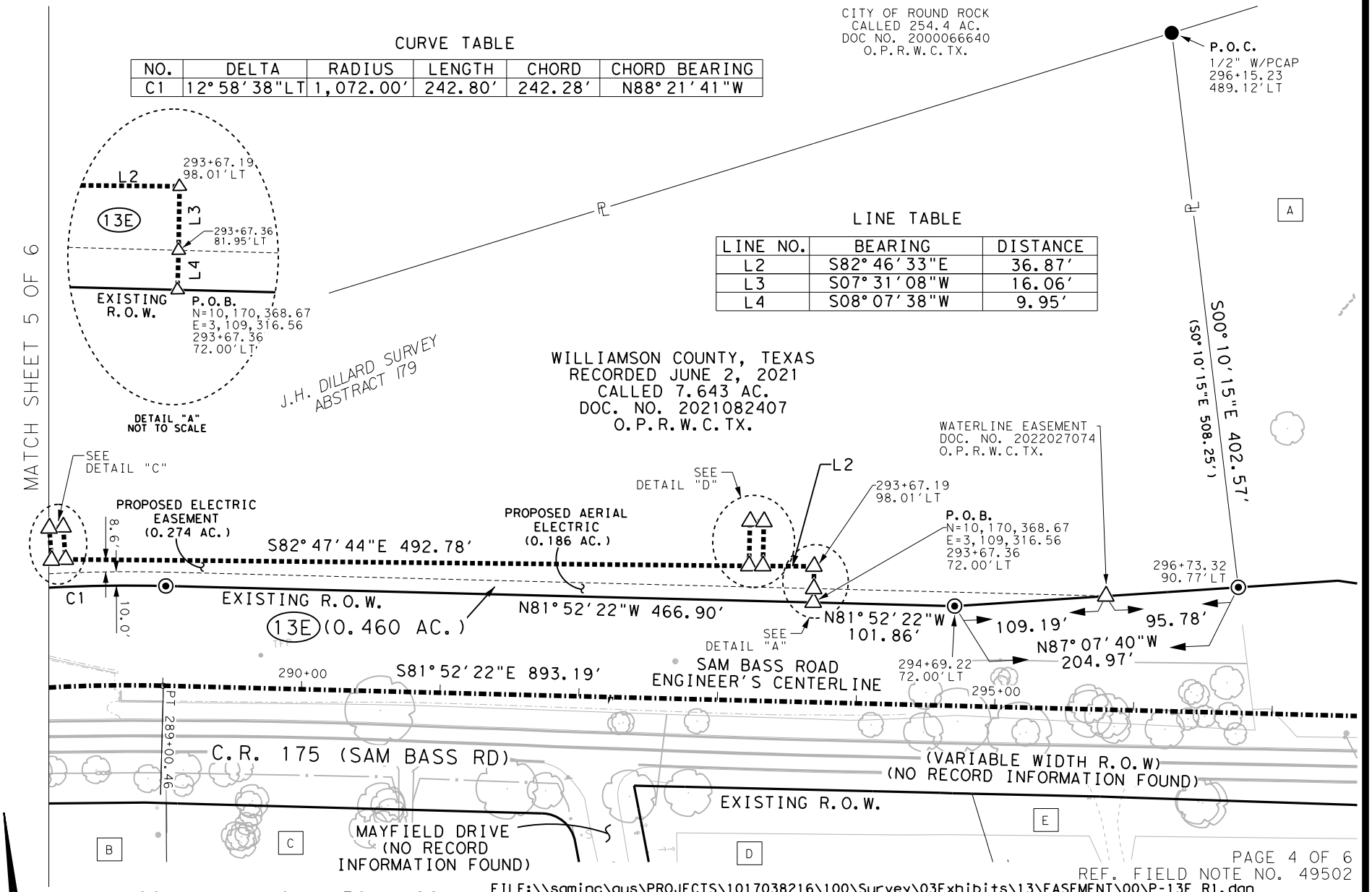
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

Scott C. Brashear 6/30/2023

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300

Scott C. Brashear Date
Registered Professional Land Surveyor
No. 6660 – State of Texas

EXHIBIT "A"



REF. FIELD NOTE NO. 49502

N

100 0 50 100

GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

FILE:\\saminc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\13\EASEMENT\00\P-13E_R1.dgn

EXISTING	7.643 AC.	ACQUIRE	0.000 AC.	REMAINING	7.643 AC. LEFT

SAM
SURVEYING·AERIAL MAPPING·ENGINEERING
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

EASEMENT SKETCH
SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS
EASEMENT 13E
0.460 AC. (20,035 SQ. FT.)

EXHIBIT "A"

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 276+98.02
N = 10,170,276.64
E = 3,107,519.58
△ = 74°08'11.95" (LT)
D = 09°48'39.32"
L = 755.65'
T = 441.17'
R = 584.00'
PC Sta 272+56.86
PT Sta 280+12.51

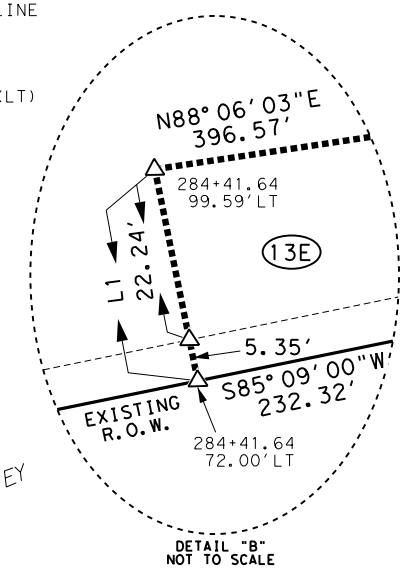
ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 287+87.70
N = 10,170,379.48
E = 3,108,731.58
△ = 12°58'38" (RT)
D = 05°43'46"
L = 226.49'
T = 113.73'
R = 1,000.00'
PC Sta 286+73.96
PT Sta 289+00.46

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N04°51'00"W	27.59'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	12°58'38"LT	1,072.00'	242.80'	242.28'	N88°21'41"W



DETAIL "B"
NOT TO SCALE

J.H. DILLARD SURVEY
ABSTRACT 179

CITY OF ROUND ROCK
CALLED 254.4 AC.
DOC NO. 2000066640
O.P.R.W.C.TX.

PROPOSED AERIAL
ELECTRIC
(0.186 AC.)

13E (0.460 AC.)

PROPOSED ELECTRIC
EASEMENT
(0.274 AC.)

WILLIAMSON COUNTY, TEXAS
RECORDED JUNE 2, 2021
CALLED 7.643 AC.
DOC. NO. 2021082407
O.P.R.W.C.TX.

N88°06'03"E 396.57'

S85°09'00"W 232.32'

286+73.96
72.00'LT

4.9'

9.9'

C1

MATCH SHEET 4 OF 6

FENCE

GRAVEL
PARKING LOT

SEE
DETAIL "B"

EXISTING R.O.W.

285+00

PC
286+73.96

(VARIABLE WIDTH R.O.W)
(NO RECORD INFORMATION FOUND)

C.R. 175 (SAM BASS RD)

EXISTING R.O.W.

S81°52'22"E 893.19'

SAM BASS ROAD
ENGINEER'S CENTERLINE

279+00

PT 280+12.51

PLEONA MAY
2.37 AC.
TRACT II
VOL. 867, PG. 337
D.R.W.C.TX.

PLEONA MAY
2.29 AC.
VOL. 685, PG. 109
D.R.W.C.TX.

EDWARD B. ROHA & WIFE
REBECCA R. ROHA
CALLED 2.22 AC
DOC NO. 2013003444
O.P.R.W.C.TX.

ALFRED C. HARTMAN III
LORRAINE L. HARTMAN
CALLED 2.28 AC
DOC NO. 2000048362
O.P.R.W.C.TX.

B

REF. FIELD NOTE NO. 49502

N

100 0 50 100

GRAPHIC SCALE
SCALE: 1" = 100'
WILLIAMSON COUNTY, TEXAS

FILE:\\saminc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\13\EASEMENT\00\P-13E_R1_2.dgn

EXISTING	7.643 AC.	ACQUIRE	0.000 AC.	REMAINING	7.643 AC. LEFT

SAM
SURVEYING·AERIAL MAPPING·ENGINEERING
4801 Southwest Parkway
Building Two, Suite 100
Austin, Texas 78735
(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

EASEMENT SKETCH
SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS
EASEMENT 13E
0.460 AC. (20,035 SQ. FT.)

LEGEND

◉	5/8" IRON ROD FOUND WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
●	1/2" IRON ROD FOUND UNLESS NOTED
⬡	FENCE POST (TYPE NOTED)
△	CALCULATED POINT
℄	PROPERTY LINE
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
N.T.S.	NOT TO SCALE
D.R.W.C.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.TX.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
—/—	DISTANCE NOT TO SCALE
—1—	DEED LINE (COMMON OWNERSHIP)

EXHIBIT "A"

A

BRUCE E. GESSAMAN &
WIFE, CAROLE D. GESSAMAN
REMAINDER OF A CALLED 32.96 AC.
VOL. 2553, PG. 222
O.R.W.C.TX.

B

SKAGGS FAMILY REVOCABLE TRUST
DOC. NO. 2012066334
O.P.R.W.C.TX.

LOT 4A
REPLAT OF LOT AND 5
BRUSHY BEND PARK
SECTION II, PHASE II
CABINET P, SLIDE 295
P.R.W.C.TX.

C

PAT O. JORDEN &
DEBORAH V. JORDEN,
HUSBAND AND WIFE
DOC. NO. 1998028459
O.R.W.C.TX.

LOT 5A
REPLAT OF LOT 4 AND 5
BRUSHY BEND PARK
SECTION II, PHASE II
CABINET P, SLIDE 295
P.R.W.C.TX.

D

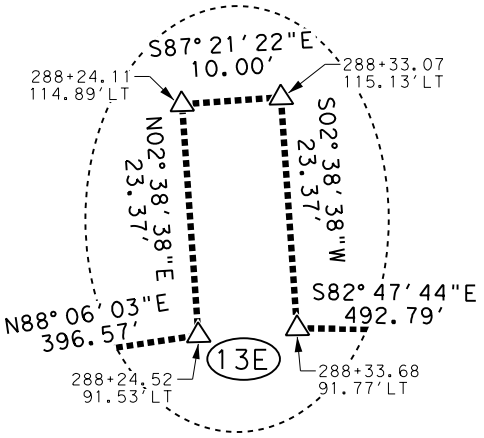
JOHN M. LINDELL
VOL. 617, PG. 825
D.R.W.C.TX.

TRACT NO. 71
BRUSHY BEND PARK
SECTION II, PHASE II
VOL. 10, PG. 25
P.R.W.C.TX.

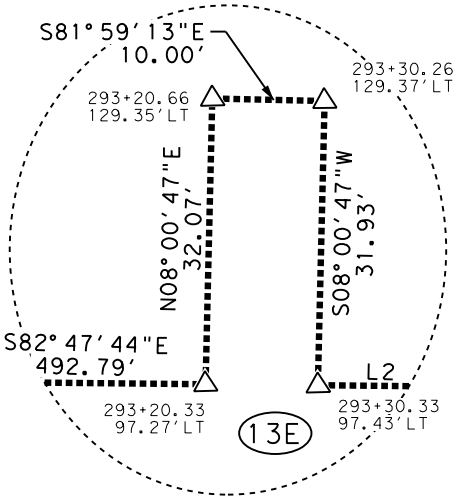
E

KEVIN JOHN LINDELL
DOC. NO. 2002032117
O.P.R.W.C.TX.

LOT 3
RESUBDIVISION OF
LOTS 71 & 72
BRUSHY BEND PARK
SECTION II, PHASE II
CABINET U, SLIDE 313
P.R.W.C.TX.



DETAIL "C"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
3. SAM BASS ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM KFRIESE. SCHEMATIC RECEIVED BY SAM, LLC. IN APRIL, 2019.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.

* AREA CALCULATED BY SAM, LLC.

**UNABLE TO SET AT TIME OF SURVEY, 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" MAY BE SET UPON COMPLETION OF THE ROAD CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Scott C. Brashear — 6/30/2023

SCOTT C. BRASHEAR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6660, STATE OF TEXAS

DATE

REF. FIELD NOTE NO. 49502

FILE:\\saminc\aus\PROJECTS\1017038216\100\Survey\03Exhibits\13\EASEMENT\00\P-13E_R1_2.dgn

EXISTING	7.643 AC.	ACQUIRE	0.000 AC.	REMAINING	7.643 AC. LEFT

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Texas Firm Registration No. 10064300

EASEMENT SKETCH
SHOWING PROPERTY OF
WILLIAMSON COUNTY, TEXAS
EASEMENT 13E
0.460 AC. (20,035 SQ. FT.)

Commissioners Court - Regular Session **59.**

Meeting Date: 07/18/2023

Executive Session

Submitted For: Charlie Crossfield **Submitted By:** Charlie Crossfield, Road Bond

Department: Road Bond

Agenda Category: Executive Session

Information

Agenda Item

Discuss real estate matters (EXECUTIVE SESSION as per VTCA Govt. Code sec. 551.072 Deliberation Regarding Real Estate Property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with third person.)

A. Real Estate Owned by Third Parties

Preliminary discussions relating to proposed or potential purchase or lease of property owned by third parties

a) Discuss the acquisition of real property: CR 332
b) Discuss the acquisition of real property for County Facilities.
c) Discuss the acquisition of real property for CR 255.
d) Discuss the acquisition of real property for CR 111.
e) Discuss the acquisition of real property for Corridor H
f) Discuss the acquisition of real property for future SH 29 corridor.
g) Discuss the acquisition of right-of-way for Hero Way.
h) Discuss the acquisition of right-of-way for Corridor C.
i) Discuss the acquisition of right-of-way for Corridor F.
j) Discuss the acquisition of right-of-way for Corridor D.
k) Discuss the acquisition of right-of-way for SE Loop/Corridor A.
l) Discuss the acquisition of right-of-way for Reagan extension.
m) Discuss the acquisition of drainage/detention easements for real property North of WMCO Juvenile Detention Center
n) Discuss acquisition of right of way for Corridor E.
o) Discuss acquisition of right of way for Liberty Hill Bypass.
p) Discuss the acquisition of 321 Ed Schmidt Blvd., #300, Hutto, Texas

B. Property or Real Estate owned by Williamson County

Preliminary discussions relating to proposed or potential sale or lease of property owned by the County

a) Discuss County owned real estate containing underground water rights and interests.
b) Discuss possible uses of property owned by Williamson County on Main St. between 3rd and 4th Streets. (Formerly occupied by WCCHD)
c) Sale of property located 747 County Rd. 138 Hutto, Texas

C. Discuss the Williamson County Reimbursement Agreement for Construction of San Gabriel Blvd. and New Hope Road with the City of Leander and TIRZ #1

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 09:28 AM
Form Started By: Charlie Crossfield		Started On: 07/12/2023 03:45 PM
Final Approval Date: 07/13/2023		

Commissioners Court - Regular Session **60.**

Meeting Date: 07/18/2023

Economic Development

Submitted For: Charlie Crossfield **Submitted By:** Charlie Crossfield, Road Bond

Department: Road Bond

Agenda Category: Executive Session

Information

Agenda Item

Discussion regarding economic development negotiations pursuant to Texas Government Code, Section 551.087: Business prospect(s) that may locate or expand within Williamson County.

a) Project Fittipaldi
b) Project Acropolis
c) Project World
d) Project Mellencamp
e) Project Corgi
f) Project Anniversary
g) Project Glee
h) Project Skyfall
i) Project Stamper
j) Project Soul Train

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/13/2023 09:29 AM
Form Started By: Charlie Crossfield		Started On: 07/12/2023 03:45 PM
Final Approval Date: 07/13/2023		

Commissioners Court - Regular Session **65.**

Meeting Date: 07/18/2023

July Opioid Settlements

Submitted By: Hal Hawes, General Counsel

Department: General Counsel

Agenda Category: Regular Agenda Items

Information

Agenda Item

Discuss, consider, and take appropriate action on authorizing the Williamson County Judge to execute the settlement participation and release forms regarding settlement offers from Walmart, Inc.; CVS Health Corporation/CVS Pharmacy, Inc.; and Walgreens Co. in the matter of Texas opioid multi-district litigation for Williamson County in the matter of *County of Williamson v. Purdue Pharma, Inc., et al.,* MDL PRETRIAL CAUSE NO. 2018-63587, in the 152d District Court of Harris County, Texas.

Background

Fiscal Impact

From/To	Acct No.	Description	Amount

Attachments

Walmart Settlement

Walgreens Settlement

CVS Settlement

Form Review

Inbox	Reviewed By	Date
County Judge Exec Asst.	Becky Pruitt	07/07/2023 12:28 PM
Form Started By: Hal Hawes		Started On: 07/07/2023 11:08 AM
Final Approval Date: 07/07/2023		

Exhibit D

TEXAS SETTLEMENT SUBDIVISION PARTICIPATION AND RELEASE FORM

Political Subdivision: Williamson County, Texas
Authorized Official: Williamson County Judge Bill Gravell, Jr.
Address 1: 710 Main Street
Address 2: Suite 101
City, State, Zip: Georgetown, Texas 78626
Phone: 512.943.1550
Email: ctyjudge@wilco.org

The governmental entity identified above ("Texas Political Subdivision"), in order to obtain and in consideration for the benefits provided to the Texas Political Subdivision pursuant to the Walmart Texas Settlement Agreement and Full Release of All Claims dated June 15, 2023 ("Walmart Texas Settlement"), and acting through the undersigned authorized official, hereby elects to participate in the Walmart Texas Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Texas Political Subdivision above is aware of and has reviewed the Walmart Settlement Agreement, understands that all terms in this Participation and Release Form have the meanings defined therein, and agrees that by executing this Participation and Release Form, the Texas Political Subdivision elects to participate in the Walmart Texas Settlement and become a Participating Texas Political Subdivision as provided therein.

2. The Texas Political Subdivision shall immediately cease any and all litigation activities as to the Released Entities and Released Claims and, within 14 days of executing this Participation and Release Form, its counsel shall work with Walmart's counsel to dismiss with prejudice any Released Claims that it has filed.

3. The Texas Political Subdivision agrees to the terms of the Walmart Texas Settlement pertaining to Texas Political Subdivisions as provided therein.

4. By agreeing to the terms of the Walmart Texas Settlement and becoming a Releasor, the Texas Political Subdivision is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date of the Release.

5. The Texas Political Subdivision agrees to use any monies it received through the Walmart Texas Settlement solely for the purposes provided therein.

6. The Texas Political Subdivision submits to the exclusive jurisdiction and authority of the Texas Consolidated Litigation Court as defined in the Walmart Texas Settlement. For the avoidance of doubt, nothing contained in this Participation and Release Form, or the Walmart Texas Settlement, constitutes consent to jurisdiction, express or implied, over the Texas Political Subdivision or its selected counsel to the jurisdiction of any other court (including without limitation MDL 2804, the MDL 2804 Fee Panel, the MDL 2804 Enforcement Committee, or the Court in which any Texas Consent Judgment is filed) for any purpose whatsoever.

7. The Texas Political Subdivision, as a Participating Texas Subdivision, has the right to enforce the Walmart Texas Settlement in the Texas Consolidated Litigation Court as provided therein.

8. The Texas Political Subdivision, as a Participating Texas Subdivision, hereby becomes a Releasor for all purposes in the Walmart Texas Settlement, including but not limited to all provisions of Section V (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Texas Political Subdivision hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entities in any forum whatsoever. The releases provided for in the Walmart Texas Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entity the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Texas Political Subdivision to release claims. The Walmart Texas Settlement shall be a complete bar to any Released Claim.

9. The Texas Political Subdivision hereby takes on all rights and obligations of a Participating Texas Subdivision as set forth in the Walmart Texas Settlement.

10. In connection with the releases provided for in the Walmart Texas Settlement, each Texas Political Subdivision expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

> **General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Texas Political Subdivision hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Walmart Texas Settlement.

11. The Texas Political Subdivision acknowledges, agrees, and understands that the Maximum Texas Settlement Amount to be paid under the Walmart Texas Settlement for the benefit of the Participating Texas Political Subdivision, is less than or equal to the amount, in the aggregate, of the Alleged Harms allegedly suffered by the governmental entity, constitutes restitution and remediation for damage or harm allegedly caused by Walmart in order to restore, in whole or part, the governmental entity to the same position or condition that it would be in had it not suffered the Alleged Harms; and constitutes restitution and remediation for damage or harm allegedly caused by the potential violation of a law and/or is an amount paid to come into compliance with the law.

12. Nothing herein is intended to modify in any way the terms of the Walmart Texas Settlement Agreement, to which the Texas Political Subdivision hereby agrees. To the extent this Participation and Release Form is interpreted differently from the Walmart Texas Settlement, the Walmart Texas Settlement controls.

I have all necessary power and authorization to execute this Participation and Release Form on behalf of the Texas Political Subdivision.

Signature: _____
Name: Bill Gravell, Jr.
Title: County Judge
Date: _____

Exhibit D

TEXAS SETTLEMENT SUBDIVISION PARTICIPATION FORM AND RELEASE

Political Subdivision: Williamson County	Texas
Authorized Official: Williamson County Judge Bill Gravell, Jr.	
Address 1: 710 Main Street	
Address 2: Suite 101	
City, State, Zip: Georgetown, Texas 78626	
Phone: 512.943.1550	
Email: ctyjudge@wilco.org	

The governmental entity identified above ("Texas Political Subdivision"), in order to obtain and in consideration for the benefits provided to the Texas Political Subdivision pursuant to the Walgreens Texas Settlement Agreement and Full Release of All Claims dated May 25, 2023("Walgreens Texas Settlement"), and acting through the undersigned authorized official, hereby elects to participate in the Walgreens Texas Settlement, release all Released Claims against all Releasees, and agrees as follows.

1. The Texas Political Subdivision above is aware of and has reviewed the Walgreens Texas Settlement Agreement, understands that all terms in this Election and Release have the meanings defined therein, and agrees that by this Election, the Political Subdivision, Hospital District or Independent School District elects to participate in the Walgreens Texas Settlement and become a Participating Political Subdivision, Hospital District or Independent School District as provided therein.

2. The Texas Political Subdivision shall immediately cease any and all litigation activities as to the Releasees and Released Claims and, within 14 days of executing this Participation Form, its counsel shall work with Walgreens's counsel to dismiss with prejudice any Released Claims that it has filed.

3. The Texas Political Subdivision agrees to the terms of the Walgreens Texas Settlement Agreement pertaining to Political Subdivisions as provided therein.

4. By agreeing to the terms of the Walgreens Texas Settlement Agreement and becoming a Releasor, the Texas Political Subdivision is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date of the Release.

5. The Texas Political Subdivision submits to the exclusive jurisdiction and authority of the Texas Consolidated Litigation Court as defined in the Walgreens Texas Settlement Agreement. For the avoidance of doubt, nothing contained in this Participation Form, or the Walgreens Texas Settlement Agreement constitutes consent to jurisdiction, express or implied, over the governmental entity or its selected counsel to the jurisdiction of any other court or forum (including without limitation MDL 2804, the MDL 2804 Fee Panel, the MDL 2804 Enforcement Committee, or the Court in which any Texas Consent Judgment is filed) for any

purpose whatsoever.

6. The Texas Political Subdivision has the right to enforce the Walgreens Settlement in the Texas Consolidated Litigation Court as provided therein.

7. The Texas Political Subdivision, as a Participating governmental entity, hereby becomes a Releasor for all purposes in the Walgreens Texas Settlement Agreement, including but not limited to all provisions of Section VIII (Settlement of Claims, General Release, and Covenant Not to Sue), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Local Government hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Releasee in any forum whatsoever. The releases provided for in the Walgreens Texas Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Releasee the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Local Government to release claims. The Walgreens Texas Settlement shall be a complete bar to any Released Claim.

8. In connection with the releases provided for in the Walgreens Texas Settlement, each Local Government expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

> **General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Local Government hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Walgreens Texas Settlement.

9. The Texas Political Subdivision acknowledges, agrees, and understands that the Settlement Amount in Section IV of the Walgreens Texas Settlement Agreement for the benefit of the Participating Texas Political Subdivision, is less than or equal

to the amount, in the aggregate, of the Alleged Harms allegedly suffered by the governmental entity, constitutes restitution and remediation for damage or harm allegedly caused by Walgreens in order to restore, in whole or part, the governmental entity to the same position or condition that it would be in had it not suffered the Alleged Harms; and constitutes restitution and remediation for damage or harm allegedly caused by the potential violation of a law and/or is an amount paid to come into compliance with the law.

10. Nothing herein is intended to modify in any way the terms of the Walgreens Texas Settlement Agreement, to which the Texas Political Subdivision hereby agrees. To the extent this Election and Release is interpreted differently from the Walgreens Texas Settlement Agreement, the Walgreens Texas Settlement Agreement controls.

I have all necessary power and authorization to execute this Election and Release on behalf of the Texas Political Subdivision.

Signature: _____
Name: Bill Gravell, Jr.
Title: County Judge
Date: _____

Exhibit D

TEXAS SETTLEMENT SUBDIVISION PARTICIPATION AND RELEASE FORM

Political Subdivision:	Williamson County	Texas
Authorized Official:	Williamson County Judge Bill Gravell, Jr.	
Address 1:	710 Main Street	
Address 2:	Suite 101	
City, State, Zip:	Georgetown, Texas 78626	
Phone:	512.943.1550	
Email:	ctyjudge@wilco.org	

The governmental entity identified above ("Texas Political Subdivision"), in order to obtain and in consideration for the benefits provided to the Texas Political Subdivision pursuant to the CVS Texas Settlement Agreement and Full Release of All Claims dated June 6, 2023 ("CVS Texas Settlement"), and acting through the undersigned authorized official, hereby elects to participate in the CVS Texas Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Texas Political Subdivision above is aware of and has reviewed the CVS Settlement Agreement, understands that all terms in this Participation and Release Form have the meanings defined therein, and agrees that by executing this Participation and Release Form, the Texas Political Subdivision elects to participate in the CVS Texas Settlement and become a Participating Texas Political Subdivision as provided therein.

2. The Texas Political Subdivision shall immediately cease any and all litigation activities as to the Released Entities and Released Claims and, within 14 days of executing this Participation and Release Form, its counsel shall work with CVS's counsel to dismiss with prejudice any Released Claims that it has filed.

3. The Texas Political Subdivision agrees to the terms of the CVS Texas Settlement pertaining to Texas Political Subdivisions as provided therein.

4. By agreeing to the terms of the CVS Texas Settlement and becoming a Releasor, the Texas Political Subdivision is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date of the Release.

5. The Texas Political Subdivision agrees to use any monies it received through the CVS Texas Settlement solely for the purposes provided therein.

6. The Texas Political Subdivision submits to the exclusive jurisdiction and authority of the Texas Consolidated Litigation Court as defined in the CVS Texas Settlement. For the avoidance of doubt, nothing contained in this Participation and Release Form, or the CVS Texas Settlement, constitutes consent to jurisdiction, express or implied, over the Texas Political Subdivision or its selected counsel to the jurisdiction of any other court (including without limitation MDL 2804, the MDL 2804 Fee Panel, the MDL 2804 Enforcement Committee, or the Court in which any Texas Consent Judgment is filed) for any purpose whatsoever.

7. The Texas Political Subdivision, as a Participating Texas Subdivision, has the right to enforce the CVS Texas Settlement in the Texas Consolidated Litigation Court as provided therein.

8. The Texas Political Subdivision, as a Participating Texas Subdivision, hereby becomes a Releasor for all purposes in the CVS Texas Settlement, including but not limited to all provisions of Section V (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Texas Political Subdivision hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entities in any forum whatsoever. The releases provided for in the CVS Texas Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entity the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Texas Political Subdivision to release claims. The CVS Texas Settlement shall be a complete bar to any Released Claim.

9. The Texas Political Subdivision hereby takes on all rights and obligations of a Participating Texas Subdivision as set forth in the CVS Texas Settlement.

10. In connection with the releases provided for in the CVS Texas Settlement, each Texas Political Subdivision expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

> **General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it

knows, believes, or assumes to be true with respect to the Released Claims, but each Texas Political Subdivision hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the CVS Texas Settlement.

11. The Texas Political Subdivision acknowledges, agrees, and understands that the Maximum Texas Settlement Amount to be paid under the CVS Texas Settlement for the benefit of the Participating Texas Political Subdivision, is less than or equal to the amount, in the aggregate, of the Alleged Harms allegedly suffered by the governmental entity, constitutes restitution and remediation for damage or harm allegedly caused by CVS in order to restore, in whole or part, the governmental entity to the same position or condition that it would be in had it not suffered the Alleged Harms; and constitutes restitution and remediation for damage or harm allegedly caused by the potential violation of a law and/or is an amount paid to come into compliance with the law.

12. Nothing herein is intended to modify in any way the terms of the CVS Texas Settlement Agreement, to which the Texas Political Subdivision hereby agrees. To the extent this Participation and Release Form is interpreted differently from the CVS Texas Settlement, the CVS Texas Settlement controls.

I have all necessary power and authorization to execute this Participation and Release Form on behalf of the Texas Political Subdivision.

Signature: _____
Name: Bill Gravell, Jr.
Title: County Judge
Date: _____